Wake Forest Board of Commissioners
Meeting Agenda
October 15, 2024 at 6:00 PM
All items listed are for discussion and possible action.

Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall board chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Wake Forest should contact ADA Coordinator Mickey Rochelle at 919-435-9455 or Town Clerk Terry Savary at 919-435-9432 as soon as possible, but no less than 48 hours before the scheduled event.

Cable & Online Broadcast of Board of Commissioners Meetings

All Board of Commissioners (BOC) meetings are broadcast live on WFTV 10 beginning at 6 p.m. Meetings are also streamed online on the Public Meetings Portal on the Town of Wake Forest website. Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

The BOC meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free E-Notifier subscription service.

Public Hearings

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the BOC regarding the item under consideration.Anyone wishing to address the BOC concerning a public hearing item should complete and submit the BOC Public Comment Form on the Town website. Proponents and opponents shall each be given three minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed three minutes each to express his/her comments, ideas, concerns, expressions, and desires. A designated speaker for a group will be allowed 10 minutes to speak. Only comments on a Public Hearing will be allowed during this time.

Public Comment

During the Public Comment period, anyone wishing to address the BOC concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the BOC Public Comment Form on the Town website. Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have three minutes to speak. Thank you for your cooperation.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

2.A. September 3, 2024 Work Session
September 17, 2024 Regular Meeting
DraftBOCWSMinutesSept202403.pdf
DraftBOCMinutes_Sept202417.pdf

3.Presentations

3.A. Presentation of Annual Reports from the Town's Advisory Boards
2024 Advisory Boards Annual Report.pdf

3.B. Proclamation Recognizing November 2024 as "Native American Heritage Month"
Proclamation_NativeAmericanHeritageMonthOct202415.pdf

3.C. Introduction of Candidates for the Board of Adjustment and Planning Board
Summary Sheet_Candidates_Oct202415.pdf

4.Public hearings / Public Comment

4.A. Public Hearing on LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
BOC Agenda Summary RZ-23-11.pdf
RZ-23-11_Staff_Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment E - TIA Executive Summary and NCDOT Review Report.pdf
Exhibit 1 - Legal Description.pdf
Exhibit 2 - Consistency Statement RZ-23-11.pdf
Exhibit 3 - Proposed Conditional District Plan.pdf

Ordinance RZ-23-11 418 Jones Dairy Road.docx

4.B. Public Hearing on a contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.
101524 BOC Agenda Summary AN-24-03.pdf
Attachment A - Legal Description AN-24-03.pdf
Attachment B - Annexation Exhibit AN-24-03.pdf
Attachment C - Contiguous Annexation Petition AN-24-03.pdf
DRAFT ORDINANCE AN-24-03.docx

4.C. Public Hearing on LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).
BOC Agenda Summary RZ-23-12.pdf
Staff Report RZ-23-12.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment E - TIA Executive Summary and NCDOT Report.pdf
Exhibit 1 - Legal Description.pdf
Exhibit 2 - Consistency Statement.pdf
Exhibit 3 - Proposed Master Plan.pdf
Exhibit 4 - Proposed Building Elevations.pdf
Ordinance RZ-23-12.docx

5.Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

5.A. Approval of a Resolution to Accept the 2024 North Carolina Parks and Recreation Trust Funds (PARTF) Grant Award

Summary Sheet - PARTF Grant Acceptance .pdf

Resolution - PARTF Grant for Skate Park.docx

6.Legislative Items

6.A. Consideration of Appointment of Candidates for the Board of Adjustment and Planning Board
Board ofAdjustment and Planning Board Candidates Cover letter 2024.pdf
2024 Applicants BOA.pdf
2024 PB Applicants.pdf
PB Waiver Statement_Oct202417.pdf
BOA WaiverStatement_Oct202417.pdf
BOA Waiver Statement_Oct202417.pdf

7.Planning Items

7.A. Consideration of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).

7.B. Consideration of a contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

7.C. Consideration of LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

8.Administration and Financial Items

8.A. Consideration of Approval Amending the Parks & Recreation Impact Fees
Wake Forest Parks and Rec. IF Update_DRAFT Rpt 6-16-24.pdf
BOC_Agenda_Item_Summary_PRCR_Impact_Fee_Update_2024_Request_Approval_10.15.2024.docx

9.Public Services Items

10.Parks and Recreation Items

10.A. Consideration of Ordinance to Adopt the Parks, Recreation and Cultural Resources Department 2024 Master Plan CPA-24-01
Exhibit #1 - PRCR Master Plan.pdf
PRCR Master Plan Ordinance Oct. 15, 2024.docx
Summary Sheet - Ordinance to Adopt the PRCR Master Plan.pdf

11.Public Safety Items

12.Other Business

12.A. Wake County Tax Release
WF-TXREP-OCT-2024-BOC-MTG.pdf

12.B. Department Monthly Report
September 2024 Monthly Report.pdf

12.C. Commissioner Reports

13.Adjournment

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-327-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
September 3, 2024 Work Session
September 17, 2024 Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- DraftBOCWSMinutesSept202403.pdf
- DraftBOCMinutes_Sept202417.pdf

Wake Forest Board of Commissioners
Work Session Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, September 3, 2024,** at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Commissioners Present: Mayor Vivian A. Jones, Commissioner Ben Clapsaddle, Commissioner Faith Cross, Commissioner Keith Shackleford, Commissioner Nick Sliwinski, and Commissioner Adam Wright.

Commissioners Absent: None.

Staff Members Present:

Town Manager Kip Padgett
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Assistant Town Manager/CFO Aileen Staples
Town Attorney Hassan Kingsberry
Town Clerk Theresa Savary
Parks, Recreation & Cultural Resources Director Ruben Wall
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Senior Planner Kari Grace
Planner II Emma Linn
Engineering Director Tim Watson
Police Captain Brandon High
Police Captain Julius Jefferson

1. Presentations

1.1. Proclamation Recognizing September 11, 2024, as a Day to Remember and Reflect

Mayor Jones stated the Proclamation Recognizing September 11th as a Day to Remember will be read during an upcoming event at the Senior Center:

9/11 PROCLAMATION

WHEREAS, the United States of America was brutally attacked on our own soil on September 11, 2001 through a senseless and cowardly act of terrorism; and

WHEREAS, nearly 3,000 innocent people were killed and many more injured and our citizenry threatened because of these horrific acts; and
WHEREAS, this brutal attack did not weaken the spirit of the American people, but instead it resulted in the renewal of Patriotism and unity; and
WHEREAS, we salute those who responded to the tragic events with their courage and selfless determination, resources and skill and in some instances, their lives; and
WHEREAS, we pay honor and tribute to all of our First Responders who unselfishly serve to protect and save us from evil and danger; and
WHEREAS, we continue our pledge of allegiance to our great Country and the freedom it provides for each and every one of us, regardless of age, race, gender, or faith; and
WHEREAS, future generations should be raised to respect our Nation, its history, and all those that serve to protect us and our liberties.
NOW, THEREFORE, BE IT RESOLVED, I, Vivian A. Jones, Mayor of the Town of Wake Forest, North Carolina, and the Board of Commissioners do hereby proclaim September 11, 2024 as a day to remember and reflect on the tragedies that occurred 23 years ago; and urge the citizens of Wake Forest to never forget the sacrifice, courage, and dedication of our First Responder Heroes.
This the 3rd day of September 2024.

1.2. Unified Development Ordinance (UDO) Comprehensive Update - Work Session #7

Senior Planner Kari Grace introduced Jackie Berg from Houseal Lavigne Associates.

Ms. Berg provided an overview of the Draft Unified Development Ordinance Update and discussed the major changes in each chapter.

Commissioner Cross inquired about the considerations behind allowing a 50% reduction in open space, a 25% reduction in tree canopy, and a height increase of six stories. Ms. Grace explained that these incentives were designed to accommodate affordable housing units by creating more units within the development to make the project financially viable.

Commissioner Cross also inquired about the reasoning for a 50% reduction in open space. Ms. Grace explained that these are questions staff has asked the Technical Review Group. She mentioned that a 10% reduction may not be sufficient to facilitate the inclusion of affordable housing on the site. She acknowledged the need for refinement if the current approach is not meeting the intended goals.

Commissioner Cross asked if there were any changes to the Watershed Overlay boundaries. Ms. Berg indicated that she did not believe there had been any changes to the boundaries.

Commissioner Cross inquired whether a developer of a big box store would need to propose an entire plaza. Ms. Berg explained that it would be more of a master plan development with additional uses beyond just the single big box store.

Commissioner Sliwinski asked about the terracing requirements. Ms. Berg stated that there are specific terracing standards and believed there's a range of five to ten feet between each terrace.

Commissioner Cross asked about potential changes to the level of detail in the site plans. Ms. Grace confirmed that under the conditional zoning process, a site plan is usually included. She explained that complex zoning conditions typically have a site plan attached, while Planned Unit Developments (PUD) currently have more of a sketch plan level.

Commissioner Cross then inquired about whether there were changes only to rear-loaded townhomes or if front-loaded townhomes were still being offered. She asked for the specific location of that information. Ms. Grace replied that the draft still requires lots under fifty feet in width to have driveway access from the rear. This requirement is mentioned in a footnote in the dimensional standard table and is also located in Chapter 9 under access and circulation, where driveways are discussed.

No further questions or comments heard.

1.3. Blueprint for Safety Presentation

Planner II Emma Linn introduced Kenneth Withrow from CAMPO and Jared Draper with Toole Design.

Mr. Withrow and Mr. Draper gave a presentation on the Blueprint for Safety.

Mayor Jones asked the Board if they had any questions. No questions were heard.

Mayor Jones expressed her admiration for the approach they are taking.

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1.4 Presentation of the Parks, Recreation and Cultural Resources Department Master Plan Update

Parks, Recreation & Cultural Resources Director Ruben Wall introduced Shweta Nanekar from McAdams.

Ms. Shweta gave a presentation on the PRCR Master Plan Update.

Mayor Jones asked the Board if they had any questions. No questions were heard.

Mayor Jones thanked Ms. Shweta for the presentation and is looking forward to reading the plan.

1.5. Presentation of Parks & Recreation Impact Fee Update

Assistant Town Manager Candace Davis explained that as part of the 2024 Parks & Recreation Master Plan Update, they also look at their Recreation Impact fees. She mentioned that the initial fees were established in 1997, updated in 2003, and again in 2018.

Ms. Davis introduced Nilgun Kamp from Benesch.

Ms. Benesch gave a presentation on the PRCR Impact Fee Updates.

Mayor Jones asked if any of the other towns used a percentage option of the value. Ms. Kamp said she couldn't obtain that information from Rolesville, which suggests that their study might be outdated. She noted that the other towns were mostly in-lieu fees. Additionally, Mayor Jones inquired about the percentage they used in 2018, to which Ms. Davis responded that it ranged from 70%, 80%, to 90% over three years.

Ms. Davis inquired about the Board's preferences for staff to proceed with the impact fee in anticipation of a resolution for the regular Board Meeting on September 17th. The Board agreed to pursue an annual increase of 70%, 80%, and 90% over the course of three years.

In the draft UDO, Assistant Planning Director Jennifer Currin mentioned a provision under the housing incentives. It states that in all residential districts, if true affordable housing is provided, there is an option for an impact fee reimbursement or waiver that may be offered for certain percentages of true affordable housing.

Commissioner Clapsaddle inquired about the potential negative impacts of implementing an increase in the fee every six months as opposed to annually. Mr. Wall responded that they need to balance the effects of the two approaches and emphasized that they have had success with the annual adjustment.

No further questions or comments were heard.

2. Discussion of Monthly Financial Report

2.1 Monthly Financial Report

Received.

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1 Review of Draft Agenda for Upcoming Regular Meeting

The draft agenda was reviewed.

Town Manager Padgett reminded the Board that there should be no ex-parte communications regarding the quasi-judicial item scheduled for the September 17th Board of Commissioners meeting.

4. Other Business

No Other Business presented.

5. Commissioner Reports

Commissioner Wright attended the Technology Advisory Board Meeting. He also mentioned that there will be a debate for local candidates at the Wake Forest Area Chamber of Commerce on Wednesday, September 11th.

Commissioner Shackleford attended the S-Line Mobility Hub Design Workshop and will attend the Wake Forest Downtown Meeting.

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Commissioner Cross attended the Urban Forestry Advisory Board Meeting. She thanked the presenters for their presentations this evening and encouraged people to attend the UDO Open Houses.

Commissioner Clapsaddle announced that the Memorial Flag Raising will be held on Monday, September 9th at 11:00 a.m. at Centennial Plaza. He also expressed gratitude to Courtney Tanner for her years of service.

Commissioner Sliwinski mentioned that the Concert in the Park is on Sunday, September 8th at Joyner Park. He will be hosting FNOW on September 13th and recently attended the Carolina Pines Regional Council Meeting.

Mayor Jones and staff met with the Rating Agency and expect to retain their AAA bond ratings. In addition, she attended the Women's Equality Day and the Dubois Alumni Meeting. She also met with the Triangle Apartment Association and was invited to sit on a panel with the NC Site Board. She congratulated Aileen and her team on receiving the GFOA Award for Outstanding Achievement for its citizen's financial report. She also attended the Saving Grace Day Event to celebrate their 20 years in business.

Town Manager Padgett commented that the cleanup of the pond at Joyner Park is ongoing and progressing well, with a shift towards restoration and recovery of the area.

6. Adjournment

The Board of Commissioners adjourned the meeting at 8:11 p.m.

Duly approved in open session this 15th day of October 2024.

(ATTEST)

_____
Vivian A. Jones, Mayor

_____
Theresa Savary, Town Clerk

Wake Forest Board of Commissioners
Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, September 17, 2024,** at **6:00** p.m. in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Mayor Jones stated that Commissioner Shackleford would not be in attendance for tonight's meeting.

Mayor Jones led everyone in the Pledge of Allegiance.

Council Members Present: Mayor Vivian A. Jones, Commissioner Ben Clapsaddle, Commissioner Faith Cross, Commissioner Keith Shackleford, Commissioner Nick Sliwinski, and Commissioner Adam Wright.

Commissioner Members Absent: None.

Staff Members Present

Town Manager Kip Padgett
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Assistant Town Manager/CFO Aileen Staples
Town Attorney Hassan Kingsberry
Town Clerk Theresa Savary
Assistant Planning Director Jennifer Currin
Parks, Recreation & Cultural Resources Director Ruben Wall
Senior Planner Patrick Reidy
Budget and Performance Analyst Ben Blevins
Senior Planner Tim Richards
Public Facilities Specialist Steven Carpenter
Finance Director Samantha Sanchez
Budget & Performance Manager Michelle Daniels
Fire Chief Ron Early
Police Chief Jeff Leonard
Police Captain Julius Jefferson
Police Captain Brandon High

1. Approval of Agenda

ACTION:
Mover: Commissioner Wright moved to approve the agenda as presented.
Seconder: Commissioner Sliwinski.

Vote: Motion carried 5-0.

2. Approval of Minutes

2.A. Approval of Minutes:

- August 6, 2024 Work Session
- August 20, 2024 Regular Meeting

ACTION:
Mover: Commissioner Wright moved to approve the minutes as presented.
Seconder: Commissioner Shackleford.
Vote: Motion carried 5-0.

3. Presentations

3.A. Presentation by Emily Ziegler about UNC Rex Hospital

Executive Director Emily Ziegler with UNC Health gave a presentation on behalf of UNC Health and UNC Health Rex to share their growth plans in Wake Forest.

3.B. Proclamation Recognizing the Month of October 2024 as "P.A.N.D.A.S. Month"

Mayor Jones read the proclamation into the record:

PROCLAMATION
RECOGNIZING OCTOBER 2024 AS "P.A.N.D.A.S. AWARENESS MONTH" IN THE TOWN OF WAKE FOREST, NORTH CAROLINA

WHEREAS, *Pediatric Autoimmune Neuropsychiatric Disorders Associated with Streptococcal Infections, better known as PANDAS, is said to be a rare condition but is actually rarely diagnosed; and*

WHEREAS, *PANDAS is a term used to describe a subset of children who have Obsessive Compulsive Disorder and/or tic disorders such as Tourette Syndrome and in whom symptoms worsen following strep infections such as Strep Throat and Scarlett Fever; and*

WHEREAS, *children are often misdiagnosed and treatment is delayed. There are many treatments and options for treating this condition but, unfortunately, they are often very expensive and not covered by insurance;*

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WHEREAS, *my friend Jay Jay Wilson suffers from this debilitating condition and I have been issuing proclamations for 11 years on his behalf; and*
WHEREAS, *Jay Jay's parents work so hard to provide everything he needs to live a good life; and*
NOW THEREFORE, *I, Vivian A. Jones, Mayor of the Town of Wake Forest, and the Board of Commissioners, do hereby proclaim October 2024 as*
"P.A.N.D.A.S. MONTH IN THE TOWN OF WAKE FOREST"
and urge all citizens to become aware of this debilitating condition for children and work to make it more readily recognized by the medical profession and insurance providers.

Mayor Jones presented the proclamation to the Wilson Family.

3.C. Proclamation Recognizing September 23-27, 2024 as National Falls Prevention Awareness Week and September 24, 2024, as Falls Prevention Awareness Day in the Town of Wake Forest, North Carolina

Mayor Jones recognized National Falls Prevention Awareness Week:

RECOGNIZING THE WEEK OF SEPTEMBER 23rd - 27th AS THE 17th NATIONAL FALLS PREVENTION AWARENESS WEEK
and
SEPTEMBER 24TH AS FALLS PREVENTION AWARENESS DAY IN THE TOWN OF WAKE FOREST, NC.

WHEREAS, the urgency of the issue is underscored by the fact that an estimated one fourth of Americans aged 65 and older fall each year; and
WHEREAS, the alarming frequency of falls is evident as every second of every day, an older adult (age 65+) falls in the U.S. and
WHEREAS, Falls result in more than 3 million injuries treated in emergency departments annually, including over 800,000 hospitalizations and more than 32,000 deaths.
WHEREAS, the financial burden of falls is significant, with about $50 billion spent on medical costs related to nonfatal fall injuries each year, and $754 million on fatal falls. WHEREAS, The state of North Carolina ranks #27, where 28.9% of older adults fell in the number of falls for those 65 and older, and
WHEREAS, Falls are the leading cause of fatal and nonfatal injuries among older adults and
WHEREAS, Older adults who fall once are two to three times more likely to fall again, and
WHEREAS, Each year, 3 million older people are treated in emergency departments for fall injuries and
WHEREAS, Each year, at least 300,000 older people are hospitalized for hip fractures and

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WHEREAS, A growing number of older adults fear falling and, as a result, often self-limit activities and social engagements and
WHEREAS, Injuries from falls are essentially a preventable community health problem and
WHEREAS, Evidence-based programs show promise in reducing falls and facilitating cost-effective interventions, such as comprehensive clinical assessments, exercise programs to improve balance and health, medication management, vision correction, and reduction of home hazards.
WHEREAS, the Town of Wake Forest recommends that every citizen over the age of 65 participates in the Falls Free Checkup, a screening tool designed to [purpose of the Falls Free Checkup]. This tool can be accessed [specific instructions on how to access the Falls Free Checkup].
NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest, and the Board of Commissioners do hereby proclaim the week of September 23, 2024, as "FALLS PREVENTION AWARENESS WEEK" in the Town of Wake Forest, and September 24, 2024 as "FALLS PREVENTION AWARENESS DAY" and I urge all citizens to promote multidisciplinary strategies as mentioned from Campaign above, From AWARENESS TO ACTION: "Preventing Falls Starts with You and Starts Today" to prevent falls, and encourage our residents to take steps to protect those who are at increased risk of falling.

3.D. AARP Age Friendly Community Presentation

Ann Welton shared that she has been working closely with the Wake Forest Senior Center and the Town of Wake Forest as they embark on a journey as they become a more Age-Friendly Community in Wake Forest. Ms. Welton provided a presentation on the AARP Age-Friendly Program process.

3.E. Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation

Assistant Planning Director Jennifer Currin introduced Nik Davis and Jack Carso from Houseal Lavigne Associates.

Nik Davis provided a presentation and update on the Wake Forest Downtown Plan process.

4. Public hearings / Public Comment

4.A. Public Hearing on Parks and Recreation Impact Fee Update

Mayor Jones opened the Public Hearing.

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The following citizens provided comments:

- Suzanne Harris, 5580 Centerview Drive, Suite 115, Raleigh, NC 27597
- Jacob Rogers, 8801 Fast Park Drive, Suite 117, Raleigh, NC 27617
- Erin Pandullo, 3105 Glenwood Avenue, Raleigh, NC 27612
- Margaret Watkins, 407 Belmellen Court, Wake Forest, NC 27587
- John Meyers, JPM South Development, 7208 Falls of the Neuse Road, Raleigh NC 27615
- Irene Butler, Triangle Apartment Association, 7920 ACC Boulevard, Suite 220, Raleigh, NC 27617
- Vail Barnes, 1201 Barnford Mill Road, Wake Forest, NC 27587

Mayor Jones asked if anyone else would like to speak. No one came forward to speak.

Mayor Jones declared the public hearing closed and mentioned that this item would go before the Board for approval at their October 15, 2024 meeting.

4.B. Public Hearing on LEGISLATIVE CASE RZ-22-05-01, Reserve at Dunn Creek, a rezoning amendment by filed by Timmons Group to amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village

Senior Planner Patrick Reidy presented Case RZ-22-15-01, Reserve at Dunn Creek and explained the requested action is to act on the following:

1. Plan Consistency Statement
2. Amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village.

    a. Mr. Reidy stated that the plan remains the same as what was previously approved, and the new condition specifies the construction of a right-turn lane from Heritage Lake Road onto west-bound Friendship Chapel Rd. shall commence construction prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit.

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Mr. Reidy stated that Staff recommends approval of the proposed conditional rezoning and finds it to be consistent with the Comprehensive Plan and in the public interest for the following reasons:

1. The proposed rezoning amendment is consistent with the Community Character section in the Community Plan. The rezoning amendment provides a turn lane on Heritage Lake Road, which was a result of working with NCDOT to identify areas for roadway enhancements.
2. The proposed rezoning amendment is in the public interest as the request only adjusts the timing of the right turn lane to coincide with the opening of the western crossing of Friendship Chapel Rd. to allow through traffic to continue at a normal speed and allowing for a safer turning movement.

Mayor Jones asked the Board if they had any questions. No questions were asked by the Board.

Allison Stone with Timmons Group, 5410 Trinity Road, Raleigh, NC 27607 was present to address any questions. Ms. Stone stated nothing with the plan changes and it's just a timing issue on the right-turn lane which would work better with the opening of Friendship Chapel Rd. at the western crossing when there will be more traffic on those roads. She also noted that they conducted a Neighborhood Meeting, had no attendees, and believes they only had one phone conversation with a neighbor and assured that nothing was changing with the plan.

Mayor Jones asked if anyone else wanted to speak on this item. No one came forward to speak.

Mayor Jones declared the public hearing closed.

4.C. Evidentiary Hearing on QUASI-JUDICIAL CASE SUP-24-01, Whataburger, a Special Use Permit application filed by Alan Moseley on behalf of G98 COMMERCIAL PH I LLC, for the establishment of a drive-thru on 1.29± acres located at 489 Dr Calvin Jones Hwy, being Wake County Tax PIN 1830767787

Town Attorney Hassan Kingsberry provided background and information on how the meeting would proceed.

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Town Attorney Kingsberry asked if any members of the Board had any conflicts of interest in this matter and if any Board member had any undisclosed ex-parte communications regarding this matter. Attorney Kingsberry asked the Board members if there were any conflicts or any ex-parte communications to disclose. No conflicts of interest nor ex-parte communications were disclosed.

Town Attorney Kingsberry asked if there was anyone who had standing to please come forward at this time. If not, they will begin with the staff report. No one came forward with standing.

Senior Planner Tim Richards was sworn in by Town Attorney Kingsberry.

Senior Planner Tim Richards presented the staff report and provided an overview of Quasi-Judicial Case SUP-24-01, Whataburger located at 489 Dr. Calvin Jones Hwy.

Mayor Jones asked the Board if they had any questions. No questions were asked by the Board.

Lee Bakely, P.E. with BL Companies, 3420 Toringdon Way, Suite 210, Charlotte, NC 28277 was sworn in by Town Attorney Kingsberry.

Mr. Bakely stated that Whataburger is looking to propose a drive-thru restaurant with two queuing lanes located at 489 Dr. Calvin Jones Hwy in the Grove 98 Planned Unit Development.

There were no questions for Mr. Bakely. Attorney Kingsberry turned the hearing over to Mayor Jones.

Mayor Jones closed the Public Hearing.

4.D. Public Hearing to receive public input on capital needs for inclusion in the five-year Capital Improvements Plan (CIP) update for FY 2025-2030

Mayor Jones asked if anyone would like to speak on this item. No one came forward to speak.

Mayor Jones declared the Public Hearing closed.

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4.E. Public Hearing of the Parks, Recreation and Cultural Resources Department Master Plan

The following citizens provided comments:

- Ric Riccobono, 1203 Santa Cruz Street Wake Forest, NC 275857
- David McCracken, 1133 Santa Cruz Street, Wake Forest, NC 27587
- Margaret Watkins, 407 Belmellen Court, Wake Forest, NC 27587
- Angela DiPaolo, 929 Barnford Mill Road, Wake Forest, NC 27587

Mayor Jones asked if anyone else would like to speak on this item. No one came forward to speak.

Mayor Jones declared the Public Hearing closed.

4.F. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 3 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

The following citizens provided comments:

- Deborah Bates, 1216 Heritage Hills Way, Wake Forest, NC 27587
- Matthew Tarpley, 1900 Lakewood Avenue, Lake Waccamaw, NC 28450
- Janice Davis, 1009 Lightfoot Court, Wake Forest, NC 27587
- Margaret Watkins, 407 Belmellen Court, Wake Forest, NC 27587
- Abby Black, 520 S. Main Street, Wake Forest, NC 27587
- Tripp Black, 520 S. Main Street, Wake Forest, NC 27587
- Nicki Black, 520 S. Main Street, Wake Forest, NC 27587
- Martha Gruber, 1133 Shadow Shade Drive, Wake Forest, NC 27587

Mayor Jones asked if anyone else would like to speak. No one came forward to speak.

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The Board paused for a break at approximately 8:50 p.m. and reconvened at 8:55 p.m.

5. Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

5.A. Approval of a Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance

[Filed in the Clerk's Office as Resolution 2024-53.]

5.B. Approval of the Contract for the Construction of the Dunn Creek Greenway Phases 3 and 4

[Filed in the Clerk's Office as Resolution 2024-54.]

5.C. Approval of a resolution to schedule the public hearing and certify the sufficiency for a petition requesting contiguous annexation submitted by property owners Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres

[Filed in the Clerk's Office as Resolution 2024-51.]

ACTION:
Mover: Commissioner Sliwinski moved to approve the consent agenda as presented.
Seconder: Commissioner Wright.
Vote: Motion carried 5-0.

6. Legislative Items

No Legislative Items presented.

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7. Planning Items

7.A. Consideration of LEGISLATIVE CASE RZ-22-05-01, Reserve at Dunn Creek, a rezoning amendment by filed by Timmons Group to amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village

Commissioner Wright expressed his disappointment with what has happened at the site. He said that when he voted to approve this project, he did so largely because the area desperately needs the road connection that would be provided at Friendship Chapel Rd. However, he didn't anticipate the extent to which the land would be stripped. Given the land's close proximity to the greenway, he had hoped that more care would be taken. He had envisioned a balance between development and nature, and he expects developers in Wake Forest to do better. He emphasized that it's not just about meeting minimum requirements, but also about respecting the character of the community. Moving forward, he expects to see a higher standard of care for projects and other work in the community.

Mayor Jones appreciated Commissioner Wright's comments. She mentioned that the land was part of a dairy farm when she moved here 43 years ago, and those beautiful trees that were cut down were not there at that time. She clarified that it's not like they did something that had always been there.

ACTION:
Mover: Commissioner Wright moved to approve Case RZ-22-05-01, Reserve at Dunn Creek with the consistency statement.
Seconder: Commissioner Shackleford.
Vote: Motion carried 5-0.

7.B. Consideration of QUASI-JUDICIAL CASE SUP-24-01, Whataburger, a Special Use Permit application filed by Alan Moseley on behalf of G98 COMMERCIAL PH I LLC, for the establishment of a drive-thru on 1.29± acres located at 489 Dr Calvin Jones Hwy, being Wake County Tax PIN 1830767787.

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Town Attorney Hassan Kingsberry stated they would need to reopen the hearing for Case SUP-24-01, Whataburger in order to get more evidence. Mr. Kingsberry said they need to get a testimony on each of the findings of fact.

Mayor Jones reopened the hearing for Case SUP-24-01, Whataburger.

Findings of Fact #1: The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.

Staff Analysis:

- The Grove 98 PUD Document (see Exhibit 10) speaks to the desired character in the neighborhood. Among the purposes identified for the Grove 98 are encouraging both connectivity between uses and sensitivity to natural resources, and facilitating the provision of adequate public amenities. Themes from Town plans that are referenced include promoting a compact, walkable community; encouraging conservation of remaining open spaces through higher-density development; establishing strong pedestrian and bicyclist connectivity to adjacent uses; and preserving and enhancing the visual quality of main traffic corridors (see Section 4: PUD Intent and Compatibility Statement). In addition, design criteria for parking and loading include this language: "All practicable efforts will be made to minimize or eliminate off-street parking between public rights-of-way and building frontage to adhere to generally accepted urban design best practices (pedestrian friendly streetscapes with a building street presence." (See Section 6.6 – Parking and Loading).
- The Grove 98 commercial development immediately to the East of the site consists of two, one-story commercial buildings that front directly on Dr Calvin Jones Highway. Buildings are massed so as to frame the abutting streets along most of the frontage 5 (totaling approximately 285' of the frontage), with a 40' wide pedestrian plaza between the two buildings. The buildings feature glazing, articulation, and pedestrian-scale elements on all facades, including on their multi-use path/Dr. Calvin Jones Highway facing facades, even though all primary entrances face the parking area on the north of the buildings. Buildings provide visual interest through variations in roofline, articulation, use of murals, and variation of high-quality materials, patterns, and colors. Connecting the plaza directly to the multi-use path is a 20' wide sidewalk, and additional 9' wide and 11' wide pedestrian connections to the multi-use path are provided on the

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Western and Eastern corners, respectively, of that commercial frontage. All parking is located in the rear of the buildings.

- The Grove 98 multifamily development immediately to the West of the site consists of two, three-story multifamily buildings that front directly on Dr Calvin Jones Highway. They are massed so as to frame the abutting street along a total of approximately 340' of the street frontage. There is a single, approximately 60' wide parking bay fronting the street between the two buildings. The building design incorporates glazing, articulation, variation in rooflines, and a mix of materials and colors. Each building is served by two direct, 6' wide sidewalk connections to the abutting multi-use path, and an additional 6' wide sidewalk connection is provided between the street fronting parking bay and the multi-use path. Landscaping around the buildings includes sod on the periphery and mulched shrubs closer to the building foundations.
- The multi-use path along Dr Calvin Jones Highway is located within a 30' wide vegetated buffer, with shrubs on the south side of the path and a mixture of trees and shrubs on the north side of the path. As noted above, multiple direct sidewalk connections are provided from the multi-use path to the abutting multifamily and commercial development,
- The drive-thru design features two parking bays along approximately 130' of the street frontage beginning near the corner of the intersection of the abutting private drive and Dr Calvin Jones Highway. There is a 12' wide drive-thru lane between the building frontage and the multi-use path and street. As discussed in the staff analysis above, that lane is proposed to include a raised, stamped asphalt surface along the building frontage with a high-visibility, 5' wide crosswalk connecting the building to the multi-use path. The proposed building frontage along Dr Calvin Jone Highway, located near the Western property line abutting the multifamily development, is shown at approximately 34' wide. Proposed landscaping includes a continuous row of 3' tall shrubs around the periphery of the drive-thru and other site landscaping required by the UDO and Grove 98 PUD standards.

Mr. Bakely stated that they believe their plan conforms with the UDO requirements for building and parking lot placement. All of their drive-thru queuing is located at the back of the parcel, which separates drive-thru customers from dining room customers, ensuring safety for all users.

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Mr. Bakely stated that they have collaborated with staff to ensure adequate public access, pedestrian safety, and bicycle safety. There is also a large Multi-Use Path (MUP) along Dr. Calvin Jones Hwy.

Mr. Bakely believes they have worked in conjunction with the town's UDO and the Grove 98 PUD, and that the site plan is in line with the character of the PUD neighborhood.

Findings of Fact #2: The proposed use will not cause undue traffic congestion or create a traffic hazard.

Staff Analysis:

- As discussed in the staff analysis section above, the drive-thru design complies UDO requirements for storage/stacking area location, pedestrian-conscious design, and on-site vehicular stacking lanes.
- The applicant has provided an engineer's evaluation of queuing needs for the site (see Exhibit 6).
- The 2018 Traffic Impact Analysis (TIA) for the Grove 98 PUD included two 4,000 square foot fast food restaurants with drive-thrus in the uses evaluated (see Exhibit 12).

Mr. Bakely stated they provided staff with a traffic queuing analysis that Whataburger had done for similar-sized buildings. They also complied with the town's UDO regarding the minimum stacking requirements for a drive-thru restaurant.

Findings of Fact #3: Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

Staff Analysis:

- A drive-thru generally does not require access to water and sewer utilities. Stormwater infrastructure serving the drive-thru will be reviewed during Site Master Plan and Construction Plans review to ensure it complies with UDO standards. Electricity is available on the site.

Mr. Bakely stated the above staff analysis for findings of fact #3 is correct.

Findings of Fact #4: The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

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Staff Analysis:

- The application does not include information regarding any noxious or offensive vibration, noise, odor, dust, smoke, or gas that may result from the proposed drive-thru, but staff assumes that cars idling and moving through the drive-thru lanes will generate some vibration, noise, odor, dust, smoke, and gas. Hours of operation were not specified in the application. The applicant may provide additional information at the hearing for consideration.
- The drive-thru design includes two lanes along the North and West property lines abutting the multifamily development. The lanes are located 5' from the Northern property line and 7' from the Western property line. The closest multifamily building West of the site is located approximately 18' from the lanes, with windows on all three stories facing the drive-thru. The nearest multifamily building North of the site is located approximately 90' from the nearest lanes, with an intervening parking bay. It also has windows on all three stories facing the drive-thru.
- As discussed in the staff analysis section above, the drive-thru design complies with the UDO's screening requirements for drive-thrus by providing a continuous row of 3' tall evergreen shrubs around the periphery of the site. An additional berm planted with taller shrubs is currently present along the North and West of the site, except where a garage structure abuts the site along its Northwest corner. It is not clear from the 7 application what portions of the berm are located on the site versus on the abutting properties.

Mr. Bakely pointed out that the staff analysis indicated that the applicant did not provide specific information about whether noxious or offensive vibration, noise, odor, dust, smoke, or gas would result from their drive-thru use. He acknowledged that as a restaurant with a drive-thru, there will be some noise and potential odors, but they don't believe there will be any dust, smoke, gas, or unusual vibrations from the drive-thru use. He noted that vibrations could occur from certain vehicles and large trucks visiting the drive-thru lane, but that wouldn't be any different than the large trucks parked next door in the multi-family apartment complex or the trucks that typically drive up and down Dr. Calvin Jones Hwy. Regarding noise, they have mini boards with volume controls and will work with the town to ensure they install the correct landscape buffers. The proposed landscaping will help further mitigate the light lumens. As for odors, they acknowledge that there will be some odors from the drive-thru.

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Findings of Fact #5: The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property.

Staff Analysis:

- Property on all sides of the site have been development in accordance with Grove 98 Planned Unit Development guidelines and regulations.
  - The UDO states that Planned Unit Developments should promote a compatible mix of uses to instigate an integrated and sustainable development consistent with the Town's unique character.
  - As noted above, the Grove 98 PUD Document (see Exhibit 10) has an overall purpose of encouraging design flexibility, connectivity between uses, and sensitivity to natural resources, and of facilitating the efficient provision of infrastructure, utilities, and adequate public amenities. The PUD Document also references common themes from Town plans that include promoting a compact, walkable community; encouraging conservation of remaining open spaces through higher-density development; establishing strong pedestrian and bicyclist connectivity to adjacent uses; and preserving and enhancing the visual quality of main traffic corridors (see Section 4: PUD Intent and Compatibility Statement).
  - Design criteria in the PUD Document include parking and loading standards. Those standards state, in part, "All practicable efforts will be made to minimize or eliminate off-street parking between public rights-of-way and building frontage to adhere to generally accepted urban design best practices (pedestrian-friendly streetscapes with a building street presence." (See Section 6.6 – Parking and Loading).

Mr. Bakely stated that their project includes multiple access points to promote pedestrian and bicycle availability and accessibility. Bicycle parking is available at the building for customers. With the Planned Unit Development (PUD), the drive-thru facility needs to be permitted as part of the Special Use Permit (SUP). They believe that adding a Whataburger will be a great addition to the Grove 98 Development and the Town of Wake Forest.

Findings of Fact #6: The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

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Staff Analysis:

- As discussed above, the drive-thru design complies UDO requirements for storage/stacking area location, pedestrian conscious design, and on-site vehicular stacking lanes.
- The applicant has provided an engineer's evaluation of queuing needs for the site (see Exhibit 6).
- The 2018 Traffic Impact Analysis (TIA) for the Grove 98 PUD included two 4,000 square foot fast food restaurants with drive-thru in the uses evaluated (see Exhibit 12).
- As noted above, the application did not include information regarding whether any noxious or offensive vibration, noise, odor, dust, smoke, or gas will result from the proposed drive-thru, but staff assumes that cars idling and moving through the 8 drive-thru lanes will generate some vibration, noise, odor, dust, smoke, and gas. Hours of operation were not specified in the application. The applicant may provide additional information at the hearing for consideration.

Mr. Bakely explained that a Traffic Impact Analysis was conducted for the Grove 98 development, which included a 4,000 square foot fast food restaurant with a drive-thru as part of the study. The site layout with the drive-thru queuing is located on the northern side of the building to keep it as far away from the highway as possible. They do not anticipate it negatively impacting the public accessway in any way.

Mr. Bakely said as far as health and safety their use is a restaurant so they don't envision there being anything out of the ordinary with any commercial restaurant use.

Findings of Fact #7: The proposed use will not substantially injure the value of adjoining or abutting property.

Staff Analysis:

- The application does not include any information regarding potential impacts of the drive-thru on the value of adjoining or abutting property. The applicant may provide additional information at the hearing for consideration.

Mr. Bakely commented that the adjoining and abutting properties of the Grove 98 PUD are commercial in nature as is the property across the street. He believes that they are consistent with the nature of the zoned area. Mr. Bakely said he didn't think there

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would be a negative impact on the commercial value of the commercial properties in the area with the drive-thru component of the restaurant.

Findings of Fact #8: The proposed use is consistent with the officially adopted plans and policies of the town.

Staff Analysis:

- The Wake Forest Community Plan places this site within a Corridor Commercial area, with the following description:
  - "Corridor Commercial uses include auto-oriented retail and service businesses such as large-scale shopping centers, grocery stores, restaurants, gas stations, and hotels. Standalone office uses are included within this designation. Corridor Commercial areas serve patrons from within Wake Forest and the region and play a role in strengthening the Town's tax base. Corridor Commercial uses should be situated at highly visible and accessible locations along the Town's major roadways, including Capital Boulevard, Rogers Road, and Dr. Calvin Jones Highway. Surface parking lots should be strongly encouraged to be behind buildings. Internal sidewalks, bikeways, and bicycle parking should be provided to link Corridor Commercial uses to the larger active transportation network. Transit access should be strengthened to Corridor Commercial destinations to improve multimodal connectivity." (page 42)
- Other relevant Community Plan policies include the following: o The site is within a TOD Area. TOD Areas should be highly walkable, active environments, with the most urban and compact development in Wake Forest. Uses should include commercial retail and service, office, residential, and employment, with a focus on mixed-use development. Surface parking lots should be limited and oriented to the rear of buildings. (page 48)
  - The site is within Commercial Area 5. That area "should include a mix of regional- and local-serving retail, service, and office uses. Buildings should be located near the right of-way for visibility along the corridor with parking to the rear. Pedestrian and bike access should be enhanced with a well-buffered sidewalk network along Dr Calvin Jones Highway, safe crossings at traffic signals, pedestrian-scaled lighting, bike parking stations, and internal pedestrian pathways." (page 55)

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- Commercial development should include pedestrian oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure. (page 66)
- There should be consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street. (page 68)
- Off-street parking should generally be located to the side or rear of the primary building. (page 68)
- Sufficient screening and buffering of industrial and commercial uses should be provided next to residential uses to minimize potential adverse impacts. (page 69)
- New development should be contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features. (page 70)
- Multifamily and commercial developments should include strong pedestrian networks within and between their sites. (page 78)

Mr. Bakely stated that a drive-thru restaurant was an allowable design component for Grove 98 PUD, so the Whataburger Restaurant would fulfill that requirement, with the understanding that a drive-thru would need to obtain a Special Use Permit.

Mr. Bakely clarified that the proposed hours of operation for the restaurant would be from 5:00 am to midnight.

When asked about the height of the berm by Commissioner Cross, Senior Planner Tim Richards estimated it to be approximately 1.5 feet in height. Commissioner Cross also inquired about the planting of evergreens, to which Mr. Bakely responded that there would be evergreens planted on their portion of the property.

Commissioner Shackleford asked about the anticipated traffic, while Commissioner Sliwinski questioned whether it would cause traffic backup on Dr. Calvin Jones Hwy. Mr. Bakely mentioned that he does not anticipate traffic backup except during the first week of opening.

ACTION:
Mover: Commissioner Wright moved to approve Case SUP-24-2-01, Whataburger with the eight Findings of Fact.
Seconder: Commissioner Shackleford.

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Vote: Motion carried 5-0.

8. Administration and Financial Items

8.A. Consideration of approval of resolution providing for sale and issuance of General Obligation Public Improvement Bonds, Series 2024A (Two-thirds bonds - $1,460,000) and Series 2024B ($22,050,000)

ACTION:
Mover: Commissioner Shackleford moved to approve a resolution providing for sale and issuance of General Obligation Public Improvement Bonds, Series 2024A (Two-thirds bonds - $1,460,000) and Series 2024B ($22,050,000)
Seconder: Commissioner Sliwinski.
Vote: Motion carried 5-0.

9. Public Services Items

No Public Service Items presented.

10. Parks and Recreation Items

10.A. Consideration of the Parks, Recreation and Cultural Resources Department Master Plan

Mayor Jones mentioned that the proposed plan included adding a new staff position for a special events coordinator. She thought they already had a special events coordinator. Mr. Wall clarified that they did have one, but they had requested an additional position in the budget, which had been approved. Therefore, there was no need to include it in the Master Plan.

Mayor Jones also inquired about a new division that was being requested. Mr. Wall confirmed that it was part of a future plan. Mayor Jones also asked about a nature and conservation division. Mr. Ruben explained that as the town grows, there will be a need for specific attention to nature and conservation.

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Commissioner Sliwinski thanked Mr. Wall and his staff, as well as the consultant, Parks and Recreation Advisory Board members, and the citizens for attending tonight's meeting.

Commissioner Cross thanked Mr. Wall and expressed appreciation for the helpful and informative plan, acknowledging the hard work that went into it.

ACTION:
Mover: Commissioner Sliwinski moved to approve the Parks, Recreation and Cultural Resources Department Master Plan
Seconder: Commissioner Wright.
Vote: Motion carried 5-0.

11. Public Safety Items

No Public Safety Items presented.

12. Other Business

12.A. Wake County Tax Release

Received.

12.B. Department Monthly Reports

Received.

12.C. Commissioner Reports

Commissioner Wright recently received a signed petition from a young girl and her classmates regarding their suggestions for the town's approach to trees. He attended the last FNOW of the season and requested the staff to bring up a plan to revisit a Social District.

Commissioner Shackleford had no report.

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Commissioner Cross attended the Memorial Flag Raising Ceremony, the September 11th Ceremony at the Fire Station, and the local debates at the Renaissance Centre.

Commissioner Clapsaddle expressed gratitude to the Black Family for their presentation and encouraged people to join in the Good Neighbor Day celebrations at Joyner Park on Saturday, September 21st. He attended the September 11th Ceremony at the Fire Station and thanked all first responders for their service.

Commissioner Sliwinski attended FNOW and reminded everyone about the Mental Wellness Fair scheduled on Saturday, September 28th at the Renaissance Centre.

Mayor Jones attended the September 11th Celebration at the Fire Station and mentioned that there was also a September 11th Celebration at the Senior Center. Additionally, she attended a retirement celebration for Dr. Enoch Halloway at Friendship Chapel Baptist Church.

Town Manager Padgett reminded everyone about the Board of Commissioners Annual Retreat scheduled for January 17, 2025, at the Renaissance Centre. He also invited the Board to reach out to him if they had any specific topics they wanted covered during the retreat.

13. Adjournment

With no further business to discuss, the meeting was adjourned at 9:40 p.m.

Duly approved in open session this 17th day of September 2024.

_____
Vivian A. Jones, Mayor

(ATTEST)

_____
Theresa Savary, Town Clerk

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Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-301-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Presentation of Annual Reports from the Town's Advisory Boards

Recommendation:

Item Summary:

ATTACHMENTS

- 2024 Advisory Boards Annual Report.pdf

TOWN *of*
WAKE FOREST

301 S. Brooks St.
Wake Forest, NC 27587
919.435.9400
wakeforestnc.gov

Advisory Boards and Commissions

Annual Reports
October 2024

Historic Preservation Commission

Human Relations Council

Public Art Commission

Parks, Recreation & Cultural Resources Advisory Board

Technology Advisory Board

Urban Forestry Advisory Board

TOWN OF WAKE FOREST
HISTORIC PRESERVATION COMMISSION

Members:

Elizabeth Miller, Chair	12/31/25
Nancy Ginger, Vice-Chair	12/31/26
Andrea Radford	12/31/24
David Bennett	12/31/24
Melvin Hill, Jr.	12/31/25
Joni Falvey	12/31/26
B. Allen Jenkins	12/31/26
Angela Wright	04/16/25
Jason Mobraten	12/31/25

Michelle Michael, Senior Planner (Historic Preservation), Staff Liaison
Paige Regna, Planner I (Historic Preservation)

REGULAR ACTIVITIES

Certificates of Appropriateness (COA's)	2021	2022	2023	2024
• COA's Major Works:	2	3	0	0
• COA's Minor Works:	2	5	5	3
• COA's for Demolition HPC approval:	0	1	0	0
• Staff Demo Review (No COA Required)	4	9	1	0

COMMISSION TRAINING

Historic Preservation Commission Training: Town of Wake Forest attorney, Hassan Kingsberry, provided the HPC a training on quasi-judicial zoning decision-making. Commission members who attended included Andrea Radford, Allen Jenkins, Nancy Ginger, Jason Mobraten, Joni Falvey, and Melvin Hill, Jr.

Certified Local Government Training: Historic Preservation Commission members and staff are required to attend approved annual training in order to maintain Certified Local Government standing and therefore eligibility to compete for grant funds. This year, commission members Elizabeth Miller, Jason Mobraten, and Nancy Ginger and the staff liaison attended the Preservation NC Conference in October 2023. David Bennett and Nancy Ginger attended the Commissioners Assistance and Mentoring Program (CAMP) provided by the National Alliance of Preservation Commissions (NAPC) and Capital Area Preservation in Raleigh on February 9, 2024.

AWARDS

Certified Local Government (CLG) Grant FY 23-24: The HPC and Town of Wake Forest applied for a Certified Local Government Grant to host public workshops on cemetery maintenance and preservation and the Historic Tax Credit Program and Secretary of Interior's Standards. The grant was approved, and the HPC and Town of Wake Forest received $4,800. One of the workshops held so far was a cemetery clean-up at Friendship Chapel's Old Cemetery, which is a Local Historic Landmark.



Friendship Chapel's Old Cemetery clean-up workshop held March 16, 2024.

Capital Area Preservation Anthemion Award 2023: The Ailey Young House project was selected by Capital Area Preservation for outstanding restoration and interpretation of a historically significant building in Wake County.

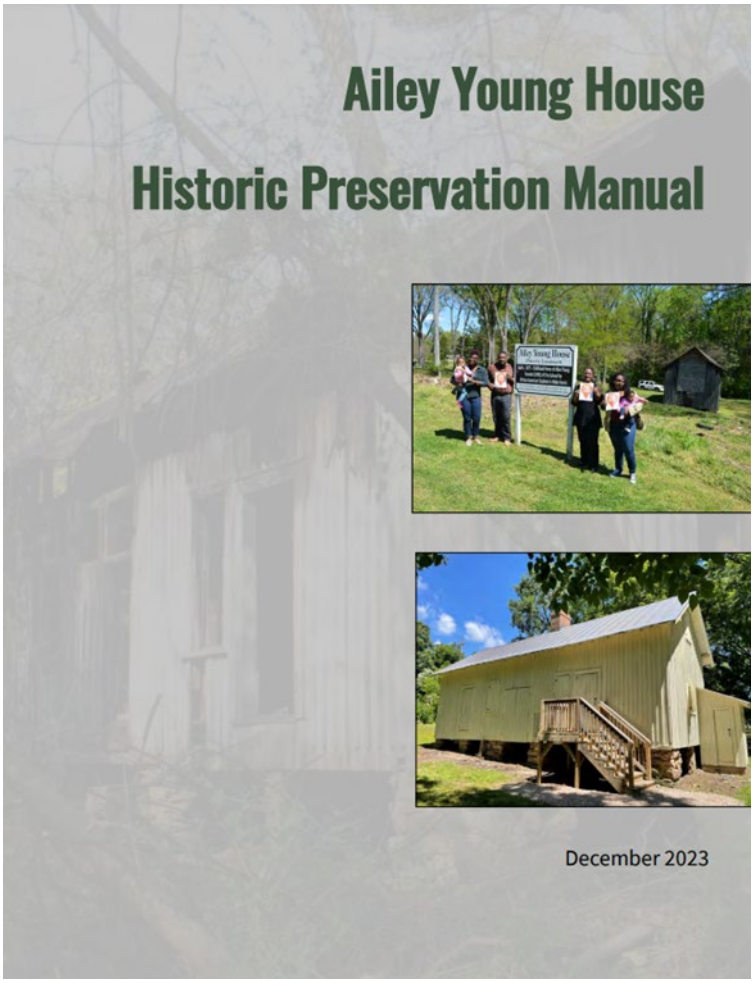
NCAPA Marvin Collins Award for Specialized Plan 2023: The North Carolina American Planning Association chose the Historic Preservation Plan to receive a Marvin Collins Award for specialized planning.

Preservation North Carolina Robert E. Stipe Professional Award 2023: Senior Planner, Michelle Michael, received the Robert E. Stipe Award from Preservation North Carolina for her commitment to preservation initiatives as a working professional in the field.

MAJOR PROJECTS

Gateway Park at the Ailey Young House: The Town and Historic Preservation Commission have rehabilitated the Ailey Young House, a circa 1875 African American historic resource. Plans for a public park around the Ailey Young House are underway, and the planning process will continue throughout 2024.

Ailey Young House Preservation Manual 2023-2029: The Ailey Young House Historic Preservation Plan was updated in 2023 to guide the routine maintenance and larger projects for the Ailey Young House. The updated preservation manual describes the projects that have taken place at the Ailey Young House since the first preservation plan was completed in 2014.



Cover of the Ailey Young House Preservation Manual.

Summer Internship: The Town and the HPC co-fund an annual summer internship for the Historic Preservation Program. There were two summer interns in 2024, Elise Newhouse and Miracle Johnson. Elise Newhouse is receiving her M.A. in History from NC State, and she researched the history of Wake Forest's police department. Miracle Johnson is a recent graduate from NC State's Master of Public History program, and her internship focused on assessing the historic significance and integrity of the Northeast Community as it pertains to social history and

community development.

Historic Preservation Month Activities: Staff organized and offered walking tours of the Northeast Community (1), Local Historic District/North Main Street (1), and South Main Street (1). There were approximately 15 people on each tour.

Juneteenth: The Northeast Community Coalition and the Town of Wake Forest organized a weekend event to celebrate Juneteenth. Commissioners Elizabeth Miller, David Bennett, Andrea Radford, Jason Mobraten, Nancy Ginger, Joni Falvey, and Melvin Hill volunteered to host a table at the Saturday Juneteenth event at the DuBois campus. The Ailey Young House was open to the public during the Juneteenth event, and Michelle Michael, summer interns Elise Newhouse and Miracle Johnson, and Commissioner Angela Wright gave tours of the house.

Black History Month: For Black History Month in February 2024, the Town of Wake Forest and the Wake Forest Historical Museum led walking tours of the Northeast Community. Each tour had approximately 15 people. Senior Planner, Michelle Michael, also provided a Black History Month presentation at Brookdale Senior Living.

Historic Marker Program: Two historic markers for Friendship Chapel Missionary Baptist Church and the W.E.B. DuBois Campus were approved by the HPC in 2023. In Spring 2024, three historic markers were unveiled in the Northeast Community: the Wake Forest Normal and Industrial School, Ailey Mae Young, and Leaders of Wake Lodge #285. The fabrication of the 2022 markers has been delayed, but they have been ordered and are expected to be unveiled by Spring 2025.

Sponsorships: The HPC provided donations to Wake Forest Downtown, Capital Area Preservation, Wake Forest Historical Museum, Wake Forest Historical Association, and the Wake County Historical Association.

TOWN OF WAKE FOREST
HUMAN RELATIONS COUNCIL

Overview of the Annual Human Relations Council

HRC Membership Update:
The Human Relations Council (HRC) is comprised of nine members, each serving a three-year term in a staggered sequence. The HRC also has three (3) Youth Representatives. Currently, there are three vacancies and two youth representative vacancies. We will need to replace the vacancies by November 2024. Council Membership lost four members and two youth representatives during the current operating year. The current members are as follows: Robin Smith, Chair (term expires December 31, 2025); Steven Schlossberg, Vice Chair (term expires December 31, 2024); Kimberley Cowie, Treasurer (term expires December 31, 2026); Megan Kelly Deyncourt (term expires December 31, 2025); Karlie Crenshaw (term expires December 31, 2026); Grady N. Arnao (term expires December 31, 2027); Samantha Schlossberg, Youth Representative (term expires December 31, 2025); Ex-Officio member is Town Commissioner Ben Clapsaddle and Staff Liaison is Human Resources Director, Angela McCray.

SUMMARY of 2023 - 2024 ACTIVITIES:

The HRC sponsored and/or participated in the following initiatives:

4. **Martin Luther King Jr. Wake Forest Community Celebration:** This event was hosted by Friendship Chapel Baptist Church and the Wake Forest MLK Committee on January 13, 2024. The HRC supported the scholarship program with a $500 donation. The HRC Chair, Robin Smith, attended the ceremony.
5. **2024 Black History Month Honor Roll:** Based on the continued success of the Human Relations Council's Black History Month recognition, the Council again elected to recognize Wake Forest African Americans during Black History Month in February 2024. The Human Relations Council asked residents to nominate African Americans to be featured during Black History Month. We asked residents to recognize individuals who were not honored during the previous year. The HRC received 6 nominations and featured them on the Town's webpage and the Town's Facebook and Nextdoor page. The residents and the highlighted nominees received the initiative well. The Human Relations Council invited all nominees to attend the February 22 HRC meeting. Two of the Black History Month nominees could attend the HRC meeting and were presented with a "Certificate of Appreciation" to celebrate Black History Month. Over a dozen attendees from the Wake Forest Senior Center came in support of Certificate Awardee Linda Thomas, a volunteer instructor at the Wake Forest Senior Center. As a result of this initiative's positive feedback, the HRC plans to continue to make this an annual event.
6. **2024 Minority & Women Owned Business Expo –** A new initiative for the Human Relations Council was held on March 16 from 1-4 PM at the Joyner Park Community Center. Over 20 Minority and Women-Owned Businesses were invited to participate in this new business expo. The participants had the opportunity to highlight their businesses and the services they offer. Gift baskets were made up by HRC member Kim Cowie from donations received from participating businesses and were awarded during multiple ticket drawings throughout the Expo. Based on the positive feedback, we plan to hold the Minority and Women-Owned Business Expo again next year.
7. **2024 Wake Forest Juneteenth Celebration:** The HRC participated in the Juneteenth celebration on June 15, 2024. We handed out Juneteenth embossed wristbands and fans and let the participants know about the upcoming Good Neighbor Day at Joyner Park in September.
8. **15th Annual Good Neighbor Day:** This event will be held on Saturday, September 21, 2024, from 1-4 PM at Joyner Park. We will have an interactive DJ, face painter, Home Depot (kids crafts), Wake

Forest Woman's Club (kid's activities), bracelet-making table, Wake Forest Lion's Club (kids eye exams), Martin Luther King Committee, Goldfish Swim School, Wake Forest Police and Fire Department vehicle displays, and several local organizations have signed up to volunteer during the event.

Good Neighbor Day Highlights: Mayor Jones will present the Good Neighbor Award during this annual event based on nominations received.

POSSIBLE ACTIVITIES/EVENT PARTICIPATION IN THE FUTURE:

- The HRC plans to hold a second Minority & Women Owned Business Expo at the Renaissance Center on February 22, 2025.

Submitted by Human Relations Council Chair Robin Smith
September 24, 2024

TOWN OF WAKE FOREST PUBLIC ART COMMISSION

Current Members
Delphine Peller (2nd term ends 12/24) – Chair
Lisbeth McGinnis (2nd term ends 12/26)– Vice Chair
Charles Cameron (1st term ends 12/24)
Deanna Evans (1st term ends 12/26)
Elizabeth Hayes (3rd term ends 12/24)
Mary Petretich (1st term ends 12/25)
Nicki Black (2nd term ends 12/26)
Violaine Romans-Murray (1st term ends 12/25)
WF BOC Liaison – Commissioner Clapsaddle
WF Staff – Debra Horton, April Cannon

Vision Plan Goal 1: Lead and Guide the Town's Public Art program that is representative and relevant to the community.

In February, the PAC held a planning retreat at the Renaissance Centre for the purpose of focusing our commissions efforts to align with our Vision Plan goals and to set attainable targets for the calendar year.

Our staff Debra and April have attended several arts education seminars in the region including the Spring Arts Day hosted by Arts North Carolina. They share and summarize their findings as a part of the staff report during our monthly business meetings.

In May, the commission had a professional development seminar led by Dan Ellison regarding accessibility mindfulness in the arts.

The task group for the Alston-Massenberg Center Mural project kept up outreach and research that was started in 2023 by way of dot surveys, question & answer sessions, and attending community events.

We continue to be good stewards of our art inventory and keep our art maintained and in good condition. This year so far, two of our sculpture artists have returned to Wake Forest to tend to their installments. This not only keeps the work looking its best, but also maintains the integrity of the original artwork.

This Spring we enlisted the expertise of a certified public art appraiser. This is an official unbiased way to assess the true value of our art inventory.

<u>Vision Plan Goal 2: Increase the quality of art in Wake Forest.</u>

In February, the PAC published a "Pre-Qualified Artist Call". This is a continuous open call available to all artists in the region. The purpose of the call is to build a standing roster of quality artistic talent that has met the standards of our jury process. Having a roster of artists will streamline our response time to new project opportunities while at the same time ensuring that our calls remain accessible to artists of all backgrounds, mediums, and styles.

We showcase fine art from local school children in the youth room of the Alston-Massenberg Center. The AMC youth room is joyful and vibrant as juried artworks including winning Juneteenth essays are installed in a dynamic vinyl application of the images.

Continuing our focus on the Alston- Massenburg Center we are very excited about the upcoming mural to be painted by NC artist Junior Gomez. Junior's entry was chosen from a qualified pool of seven artists. He has since been in constant contact with our staff and has been on location to meet with community leaders and to gain inspiration. Junior submitted drafts that were revealed at the Juneteenth celebration with opportunities for community members to comment and give feedback. The completed exterior mural will be painted on the vertical front face of the AMC front ramp as well as the vertical face /risers of the stairs. The formal unveiling will be at the PAC's Celebration of the Arts on Oct 5th.

Our staff and task groups are very active with frequent requests for review from the private sector. We are grateful for the communication and partnership between the Planning Department and the PAC. In this role, we serve as an advisory and educational resource to our community. This helps to ensure that individual efforts to install public-facing art are supported and encouraged, but that they also align with the Town's vision.

Vision Plan Goal 3: Engage, educate, and advocate for the value of public art

We partnered with Wake Forest Downtown Inc., in a new initiative to present boulevard banners with selected images from winning local artists. This was an 'everyday' highly visible way to introduce fine art images to the downtown streetscape.

For most of March and into April the PAC members volunteered to create our first entry into the "Blooming in the Forest" competition in partnership with local artist Gaylord Piccard and the Northern Wake Senior Center. This was a unique and fun opportunity to participate in a Downtown event while engaging local artists and venues.

During the Juneteenth celebration, PAC members volunteered as art mentors as we introduced our first "Friendship Totem" painting event. The participation was outstanding as community members of all ages painted wood blocks to be assembled and installed on the grounds of the Alston-Massenberg Center. The motto for the participatory totem painting was "building community through art". The process of painting the blocks at the events gave special engagement time to share about public art and learn more from our community as well.

With support from Town Communications the PAC has begun a series of monthly short social media videos highlighting our art and introducing our commission members. This is a two-fold effort, it introduces the community to the people who serve on the PAC as well as highlights our wonderful artwork with fresh new insight and information.

So far this year, several of our members have participated in Town led civic education programs, and Community Council meetings, and have given presentations at several outreach events.

Our flagship event of the year is the Celebration of the Arts held on the first Saturday of October. This is an inclusive event with a variety of performances, presentations, art installments, community outreach, and children's art activities. Celebration encompasses all that public art has evolved to be, which is about community experience. On Oct 5th this year, we will be at Alston-Massenberg Center with highlights being renowned storyteller Donna Washington and the unveiling of the AMC Mural by Junior Gomez.

Benefits of Public Art

The definition of public art has expanded to describe not only physical works of art such as sculptures and murals but also other forms such as festivals, interactive art or art seamlessly integrated into the environment such as bridges, railings, or public buildings. Most critically, Wake Forest recognizes that public art is for all.

Public Arts:

- Enlivens public spaces.
- Improves livability and quality of life.
- Boosts local economies by attracting visitors and increasing foot traffic to businesses.
- Creates a sense of place and community pride.
- Encourages social connectivity and public engagement.
- Expresses the community's character and identity.
- Tells the story of a community by preserving history and celebrating diversity.
- The Wake Forest Public Art Vision Plan https://www.wakeforestnc.gov/advisory-boards/public-art-commission/public-art-vision-plan
- The Public Art Virtual Tour https://storymaps.arcgis.com/stories/5b2ce00dfbba4f48a82eb2d1ede8da09
- Pre-Qualified Artist Registry https://www.wakeforestnc.gov/advisory-boards/public-art-commission/pre-qualified-artist-registry

Submitted by Public Art Commission Chair, Delphine Peller
August 19, 2024

TOWN OF WAKE FOREST
PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY BOARD

The Parks, Recreation and Cultural Resources Advisory Board is pleased to submit our annual report. We are delighted to share some of our goals and accomplishments during 2024. We are also pleased to share our goals for the upcoming year 2025.

PRCRAB Goals & Accomplishments during CY 2024:

1. Welcomed and support new board members.
2. Hosted Master Plan Community Input Sessions
3. Held Advisory Board Planning Session, February 10, 2024
4. Assisted with opening the new Holding Park Inclusive Playground on March 1, 2024
5. Attended Commissioners' meetings, as requested.
6. Provided input in the PRCR Department Capital Improvements Plan & budget development process.
7. Advised staff on issues related to parks and greenways in coordination with Town staff.
8. Sponsored and promoted National Trails Day 5K/3K Races, June 1, 2024.
9. Attended Juneteenth Kickoff Celebration at Taylor Street Park on June 14, 2024
10. Members volunteered for the Decade Dance on June 21, 2024
11. Sponsored and promoted the annual "Wake Forest Unplugged" @ E. Carroll Joyner Park – Sunday, September 1, 2024.
12. Plan to participate in the Halloween Boo Bash – October 19, 2024.
13. Interview candidates to fill vacant & expired terms.
14. Host Thanksgiving Holiday Luncheon with staff – November 2024.
15. Participate in Calls from Santa Event – December 5, 2024.
16. Continue to promote parks and recreation within our community on social media and community outlets.
17. Continue to serve as ambassadors with a focus on being responsive to the public for parks, greenways, and cultural arts services.

Thank you for your confidence in our Board's capabilities and for the continued support.

PRCRAB Goals for 2025:

The Wake Forest PRCRAB hopes to accomplish the stated goals for 2025, as noted below.

PRCRAB Goals & Accomplishments during CY 2025:

1. Welcomed and support new board members.
2. Attended Commissioners' meetings, as requested.
3. Provided input in the PRCR Department Capital Improvements Plan & budget development process.
4. Advise staff on issues related to parks and greenways in coordination with Town staff.
5. Sponsor and promoted National Trails Day 5K/3K Races, June 7, 2025.
6. Attend Juneteenth Kickoff Celebration at Taylor Street Park
7. Volunteer for the Decades Dance June 2025
8. Sponsor and promoted annual "Wake Forest Unplugged" @ E. Carroll Joyner Park – Sunday, September 7, 2025.
9. Sponsor Art event 2025
10. Plan to participate in the Halloween Boo Bash – October, 2025.
11. Interview candidates to fill vacant & expired terms.
12. Host Thanksgiving Holiday Luncheon with staff – November 2025.
13. Participate in Calls from Santa Event – December 2025.
14. Continue to promote parks and recreation within our community, on social media and community outlets.
15. Continue to serve as ambassadors with a focus on being responsive to the public for parks, greenways, and cultural arts services.

The Wake Forest Technology Advisory Board (TAB)

Connected City / Smarty City Initiatives

Technology is the cornerstone of Smart Cities. Smart Cities use technology to empower citizens. Smart Cities utilize information and communications technology (ICT) and the Internet of Things (IoT) to connect a *wide-range* of components across the city to enhance livability, workability, and sustainability. Smart Cities use smart multi-modal communication portals to provide citizen access to city government, including access to smart resources that increase meaningful engagement in the exploration of solutions to civic problems that influence quality of life. It's when you can derive data from everything that is connected and utilize it to improve the lives of citizens and improve communication between citizens and the government that a city becomes a smart city.[1]

In February 2023, the town introduced a network of 25 cameras serving as IoT sensors in the downtown area. Accompanying these cameras was the installation of an updated Wi-Fi network, ensuring that all the collected data is seamlessly integrated into the town's network infrastructure.

Three key initiatives have been established through this technological implementation: public Wi-Fi accessibility, smart parking sensors, and crowd monitoring capabilities. Our objective is to have this project completed by the year's end, after which we will actively explore further opportunities for expanding our smart city technology.

Some potential ideas that have been under consideration include deploying moisture level sensors at the park and recreational ball fields, as well as in the dog park.

STEM Subcommittee and Technology Fair Planning

STEM Saturday aims to expose students to a variety of STEM career options while featuring STEM-related exhibits, demonstrations, and hands-on learning activities. All are welcome to join this annual event to learn, observe, and play.

On April 29, 2023, the board flawlessly executed the STEM Saturday event, which served as a remarkable showcase of the abundant STEM talent within our region. Held at the Joyner Park Community Center, this event featured school teams presenting captivating robot exhibits, vendors offering a diverse range of services and products in the STEM fields, and knowledgeable speakers conducting classes in the classrooms of Joyner Community Center.

During the event, attendees enjoyed a provided lunch, exciting prizes were awarded, and the feedback from surveys overwhelmingly indicated the event's resounding success. We eagerly anticipate the next STEM Saturday, scheduled to take place at the Joyner Park Community Center on April 27, 2023.

Town of Wake Forest
Urban Forest Advisory Board

The purpose of this document is to satisfy the WF Code of Ordinances requirement that the Urban Forestry Advisory Board prepare an annual report containing past fiscal year accomplishments and goals for the upcoming year. No additional information was requested by the board of commissioners.

Here is a look back at 2023 - what our board accomplished, what we planned to accomplish, and our future goals.

2023 Accomplishments

(1) Tree Seedling Giveaway

The UFAB planned and executed Tree Seedling Giveaway at Dirt Day. Seedlings were ordered and acquired. We gave away over 3,000 seedlings with educational information.

(2) Honors

Our board received the following honors this year:

Tree City USA accreditation by the Arbor Day Foundation

The Town of Wake Forest has met the standards of the Tree City USA Program every year since 1979.
www.arborday.org/programs/treecityusa/index.cfm

Tree Line USA accreditation (www.arborday.org/programs/treelineusa)
Collaborated with WF Public Works and Wake Forest Power to attain Tree Line USA designation for 5th year in a row. This program recognizes best practices in public and private utility arboriculture, demonstrating how trees and utilities can co-exist for the benefit of communities and citizens.

(3) Participated in town events and other boards to provide opportunities to promote urban forest initiatives

Planned to represent UFAB at the State of the Town address.
Worked intensely with urban forest coordinator to propose modifying the language of the Unified Development Ordinance Section 8.3.1 to support maintaining, conserving, and improving the Town's valuable tree canopy.
Planned to represent UFAB at Dirt Day in April. An expansion of UFAB offerings at the event was planned, to include additional educational topics and activities as well as tree-related demonstrations. Event was cancelled by the Town of Wake Forest.
Planned to Represent UFAB in this year's The Wake Forest Garden Club

(4) Provided Tree Care Information, Workshops, and Planting Projects

Provided content in UFAB social media accounts
Provided content for town online Community Calendar and Facebook pages relating to Arbor Day and tree topics.
Planned a "Pop up Tree Care Education" Series, geared towards homeowners. The plan was to provide the series of demonstrations of proper mulching, pruning, planting, and other tree care topics through Wake Forest homeowners' association meetings and events.
Planned to continue education series "Tree Talks", a learning opportunity to the residents of the town about trees, ecology and the environment.
Update the Town Tree Planting list to adjust with updated growing trends.

Next Year's Goals:

- Continue to host Wake Forest's Arbor Day and Tree Seedling Giveaway, including implementation of a plan for additional educational activities and demonstrations.
- Develop new projects and initiatives to meet the updated needs of the Town and its citizens to stay up-to-date on urban forestry information.
- Continue ongoing projects and initiatives: Tree Steward Workshops & Events, Pop-up Tree Care Education, Wake Forest Forestry Education Center.
- Continue to participate in town events and collaborate with other WF boards that provide opportunities to promote urban forest initiatives.
- Collaborate with Dirt Day for a joint Dirt Day Arbor Day celebration.
- Continue Tree Talks series via Zoom with guest speakers.
- Provide content for social media and Town calendars related to urban forestry and WF UFAB events.
- Revitalize a past outreach program to middle school students.
- To create an interactive Tree Map in Joiner Park using QR code technologies to educate and excite people about the trees in Wake Forest.

BACKGROUND

Purpose of Wake Forest's Urban Forestry Advisory Board (UFAB)

The purpose of the Urban Forestry Board is to oversee Wake Forest's Urban Forestry Program with the town's Urban Forest Coordinator and to advise the Board of Commissioners on policies relating to trees and landscape regulations. It meets every 4th Tuesday of the month at 6:30pm in the lower level conference room at Town Hall.

Duties as defined in the WF Code of Ordinances

The duties of the urban forestry board are as follows:

(1) To study, investigate, counsel, develop and/or update annually, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees, shrubs and other planting materials in parks, street and utility rights of way and easements and any other public areas. This plan shall constitute the official town urban forestry plan;

(2) To advise the board of commissioners and town staff in matters concerning the implementation of the official town urban forestry plan;

(3) To maintain, update, and make publicly available the official planting list, describing the species of tree, shrubs, and other plant material which may be used for the requirements of the Unified Development Ordinance.

Advisory Board Team

Team members were provided an onboarding manual with our goals and objectives.

Faith Cross (Ex-Officio), Wake Forest Town Commissioner
Luke Devores (Staff liaison), Wake Forest UF Coordinator, ISA Certified Arborist PD-8425A
Shawn Hagen (Chair)
Abby Black (Vice-chair)
Rand Mathews
Catherine Kennedy (student)
Meghan Riordan (student)
Alana Brown
Patrick Michael
Marcus Blackwelder (student)

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-307-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Proclamation Recognizing November 2024 as "Native American Heritage Month"

Recommendation:

Item Summary:

ATTACHMENTS

- Proclamation_NativeAmericanHeritageMonthOct202415.pdf

TOWN *of*
WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

PROCLAMATION
RECOGNIZING NOVEMBER 2024 AS
"NATIVE AMERICAN HERITAGE MONTH"

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today, and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned.

NOW, THEREFORE, I, Vivian A. Jones, by virtue of the authority vested in me as Mayor of the Town of Wake Forest, North Carolina and the Board of Commissioners do hereby proclaim November 2024 as

"Native American Heritage Month"

in the Town of Wake Forest and urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.

This the 15th day of October 2024.

ATTEST:

Theresa Savary, Town Clerk

Vivian A. Jones, Mayor

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-309-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Introduction of Candidates for the Board of Adjustment and Planning Board

Recommendation:

Item Summary:

ATTACHMENTS
- Summary Sheet_Candidates_Oct202415.pdf

Agenda Item: Introduction of candidates for the Board of Adjustment and Planning Board.

Summary: Candidates have been invited to the October 15, 2024, meeting to be introduced and share why interested in being appointed to the advisory board of their choice.

Attachment: None.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-261-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- BOC Agenda Summary RZ-23-11.pdf
- RZ-23-11_Staff_Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Attachment E - TIA Executive Summary and NCDOT Review Report.pdf
- Exhibit 1 - Legal Description.pdf
- Exhibit 2 - Consistency Statement RZ-23-11.pdf
- Exhibit 3 - Proposed Conditional District Plan.pdf
- Ordinance RZ-23-11 418 Jones Dairy Road.docx

Agenda Item: Public Hearing of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).

Summary: A public comment session was held at the September 10, 2024 Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning).

The Planning Board made the following suggestions for the applicant to consider:

- Increase the stormwater control measure to accommodate a 25-year, 24-hour storm event
- Add Electric Vehicle charging stations
- Provide noise mitigation for late night business operations to accommodate neighbor concerns regarding noise

Since the Planning Board meeting, the applicant has added the proposed conditions as follows:

- Condition #9: A new condition requiring developer to provide 4 EV charging spaces
- Condition #10: A new condition to state that commercial/entertainment uses shall close by 10pm Sunday-Thursday and 11pm Fridays and Saturdays and that outdoor courtyard events shall only be permitted between the hours of 10am and 9pm
- Condition #11: A new condition that increasing the stormwater control measure to accommodate a 25-year, 24-hour storm event

Staff presented the proposed rezoning to the Board of Commissioners at their October 1, 2024 work session meeting.

Attachments: See Staff Report

Staff Report
Case RZ-23-11: 418 Jones Dairy Rd Conditional District

Meeting Date	October 15, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 418 Jones Dairy Road: 1. Act on Plan Consistency Statement 2. Rezone 5.61 acres on the Town of Wake Forest Zoning Map from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request. The Planning Board made the following suggestions for the applicant to consider: • Increase the stormwater control measure to accommodate a 25-year, 24-hour storm event • Add Electric Vehicle charging stations • Provide noise mitigation for late night business operations to accommodate neighbor concerns regarding noise Since the Planning Board meeting, the applicant has added the proposed conditions as follows: • Condition #9: A new condition requiring developer to provide 4 EV charging spaces • Condition #10: A new condition to state that commercial/entertainment uses shall close by 10pm Sunday-Thursday and 11pm Fridays and Saturdays and that outdoor courtyard events shall only be permitted between the hours of 10am and 9pm • Condition #11: A new condition that increasing the stormwater control measure to accommodate a 25-year, 24-hour storm event

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
December 14, 2023 *(See Attachment A)*	September 10, 2024	October 15, 2024

CASE INFORMATION

Applicant	TMTLA Associates C/O Andy Porter 5011 Southpark Drive, Suite 200 Durham, NC 27713
Developer	Focus Design Builders, LLC C/O Jonathan Williams 881 Falcate Drive Wake Forest, NC 27587
Property Owner	David Williams Sr. 3201 Baynam Pond Drive Wake Forest, NC 27587
Location	Frontage along Jones Dairy Road, between Friendship Chapel Road and Chalk Road
Addresses	418 Jones Dairy Road
Wake County Tax PIN	1850155522
Acreage	5.61 acres
Zoning	Existing: Light Industrial (LI) and Rural Holding District (RD) Proposed: Neighborhood Business Conditional District (NB-CD)
Land Use	Existing: Vacant Proposed: Medical Clinic, Restaurant, and Bar/Tavern
Community Plan Designation	Neighborhood Commercial
Corporate Limits	This application is within the Town's extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan page 40 for a description of Mixed Residential.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Vehicle Services – Major Repair/Body Work (Auto Tech)	Rural Holding District (RD)
South	Vacant	Rural Holding District (RD) and Neighborhood Business (NB)

East	Vehicle Services – Major Repair/Body Work (Ed Joyner Auto Body) and Future Multi-family (Hamlet at Quail Crossing)	Rural Holding District (RD) and General Residential 10 Conditional District (GR10-CD)
West	Vacant	Light Industrial (LI) and Rural Holding District (RD)
The proposed land use is generally **compatible** with surrounding land uses. The proposed zoning is generally **compatible** with surrounding zoning. *See Attachment C for associated maps.*		

MASTER PLAN ANALYSIS

Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by a 12" water line located along Jones Dairy Road. It is also served by an 18" sewer line located near the southern property boundary that will be extended through the site.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.

Parking	Required:	Per UDO Chapter 9.4, the parking requirement for medical clinic is 1 space per 250 square feet or 150 parking spaces. The parking requirement for restaurant and bar/tavern is 1 space per 200 square feet or 58 parking spaces. The total number of parking spaces required is 208. The bike parking requirement for medical clinic, restaurant, and bar/tavern is 2 per 50 auto spaces or 8 bicycle spaces.
	Proposed:	The Master Plan shows 209 parking spaces provided and 8 bicycle parking spaces.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Jones Dairy Road as a major thoroughfare with a 4A road cross-section (ultimate 4 lane divided road). The 108' cross section includes 4-12' travel lanes, and 2.5' curb and gutters, 6' verges, and 10' multiuse paths. Based on the number of trips generated, the UDO required a Transportation Impact Analysis (TIA).
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet CE-01) complies with the 4A cross-section for the required improvements. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are:

	Jones Dairy Road and Site Drive • Construct the eastbound approach with one (1) ingress lane and two (2) egress lanes. • Provide an exclusive northbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length. • Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. • Provide stop-control for the eastbound approach. • Monitor the intersection for signalization and install a signal when warranted. Jones Dairy Road/Traditions Grande Boulevard and NC 98/Wait Ave • Adjust signal timings for intersection to operate at an overall LOS D during weekday AM and PM peak periods. NCDOT typically updates all signals periodically to account for changes in traffic patterns as part of signal maintenance. Due to this, no geometric improvements are recommended at this intersection by the proposed development. The developer has offered rezoning conditions #9-15 that requires the TIA improvements. Summary: The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan	The proposed zoning map amendment request is generally consistent with the adopted Community Plan. • Land Use Plan (pages 40): The Land Use Plan calls for Neighborhood Commercial for the property. Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. This development only provides medical office, restaurant, and bar/tavern uses with the option of providing other neighborhood commercial type uses in a vertically mixed building that requires at least 50% to the ground floor to be commercial/entertainment uses. • Commercial Development (page 66): Support small, local businesses within commercial centers to support unique shopping options within

	Wake Forest. Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design. Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial. The proposed development provides opportunities for unique shopping in Wake Forest. It also provides Architectural Rezoning Conditions that adopts a high-quality design for the building (Exhibit 1, Sheets 12-30). The proposed multi-story building offers office above ground floor commercial/entertainment is proposed as two-stories, which is an appropriate scale of nearby areas. • Parking Lots (page 68): Require off-street parking to be located to the side or rear of the primary building. The proposed development has configured their parking lot so that all parking is to the side and rear of the building. • Screening and Buffering (page 69): Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering. Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development. The proposed development is providing buffers comprising of existing vegetation with supplemental plantings as needed. They are also screening their utilities and dumpster from the right-of-way and adjacent development.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment is generally consistent with the Comprehensive Transportation Plan (see roads discussion under Master Plan Analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Housing Affordability Plan (2022)	The Housing Affordability Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A:	Neighborhood Meeting Information
Attachment B:	Application
Attachment C:	Maps
Attachment D:	Planning Board Recommendation and Plan Consistency Analysis
Attachment E	TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1:	Legal Description
Exhibit 2:	Consistency Statement
Exhibit 3:	Proposed Conditional District Plan Revised

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

To: Resident(s) and Property Owner(s)

From: TMTLA Associates

Date: November 30, 2023

Re: Notice of meeting to discuss Conditional District Rezoning application RZ-23-11 filed for 418 Jones Dairy Road, REID# 0010594.

TMTLA Associates has submitted a Conditional District Rezoning application RZ-23-11 for the above referenced property. The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the Conditional District Rezoning request. The 418 Jones Dairy Road property is highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners we are required to notify about this proposal.

The property is currently split zoned (LI) Light Industrial / (RD) Rural Holding District. The developer is proposing (NB) Neighborhood Business Conditional District for the entire property. The proposed rezoning request is consistent with the adopted Community Plan, Neighborhood Commercial designation for this location. The rezoning would facilitate the ability to develop a future Neighborhood Commercial use at this location.

Meeting Date & Time: **Thursday, December 14, 2023, 6-7 pm**
Meeting Location: **The Cotton Company, 306 South White Street, Wake Forest, NC 27587**
Meeting will be held on the second floor

Please note that no public hearing dates are scheduled yet. The Town will provide notice when they are scheduled.

If you have any questions prior to or after this meeting, you may contact us at (919) 484-8880 or email me at Andy@tmtla.com. You may also contact the Town of Wake Forest Planning Department at 919-435-9510.

Sincerely,

Andrew Porter, PLA
TMTLA Associates
P: (919) 484-8880
E: Andy@tmtla.com

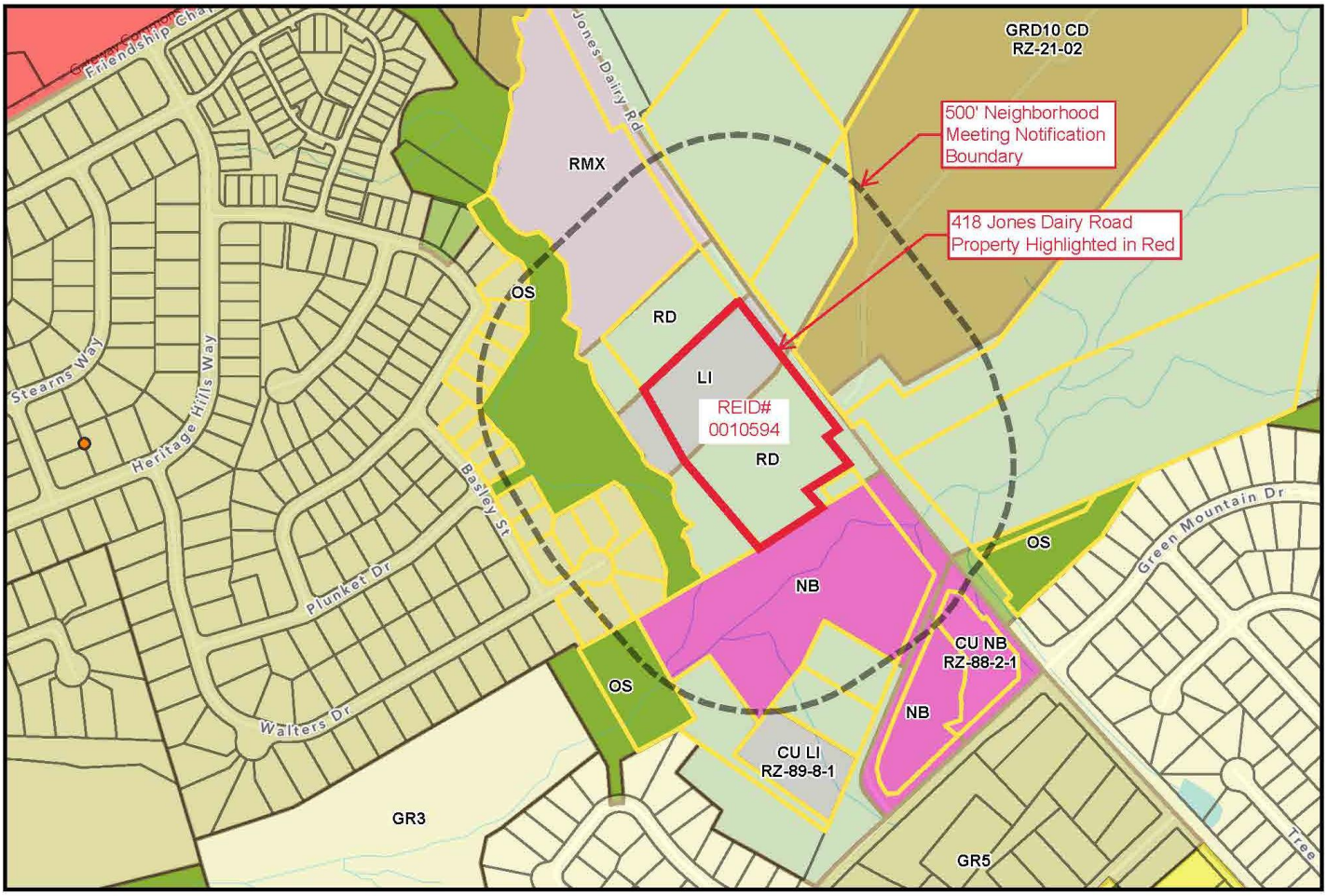
Cc: Town of Wake Forest Planning Department

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Notification Area / Context Map

418 Jones Dairy Road Highlighted in Red.



500' Notification Boundary

N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Neighborhood Meeting Mailing List

Owner	Mailing Address 1	Mailing Address 2
CASH BROTHERS CORP OF WAKE FOREST	1525 TRADESCANT CT	RALEIGH, NC 27613-7459
CURRENT RESIDENT	204 JONES DAIRY RD	WAKE FOREST, NC 27587-6188
WILCOX, CHARLES T WILCOX, HEIDI S	709 WALTERS DR	WAKE FOREST, NC 27587-6188
BYRD, JUDY C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1008 CHALK RD	WAKE FOREST, NC 27587-7630
INFANTE, AUGUSTO B INFANTE, ELIZABETH A	909 BOWLING GREEN DR	WESTBURY, NY 11590-6103
CURRENT RESIDENT	405 DIMOCK WAY	WAKE FOREST, NC 27587-7630
MACKIE, GEORGE C JR	528 N MAIN ST	WAKE FOREST, NC 27587-2326
PACE, WILLIAM C II PACE, PATRICIA	PO BOX 31	WAKE FOREST, NC 27588-0031
CURRENT RESIDENT	1012 CHALK RD	WAKE FOREST, NC 27587-7630
JOYNER, HENRY EDWARD JOYNER, CAROL P	345 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
CURRENT RESIDENT	375 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
PINDER, FRANCES V	1417 BASLEY ST	WAKE FOREST, NC 27587-6190
DUTTON, DAVID DUTTON, PATRICIA A	1409 BASLEY ST	WAKE FOREST, NC 27587-6190
WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST, NC 27587-2901
CARPENTER, MATTHEW D CARPENTER, SANDRA F	712 WALTERS DR	WAKE FOREST, NC 27587-6187
KELLY, DANIEL KELLY, JOANN	705 WALTERS DR	WAKE FOREST, NC 27587-6188
SETTELEN, JOHN L SETTELEN, PATRICIA A	353 DIMOCK WAY	WAKE FOREST, NC 27587-4478
SCHWEINER, BARBARA A	1405 BASLEY ST	WAKE FOREST, NC 27587-6190
SANDERS, DAVID BRIAN SANDERS, TRACY	704 WALTERS DR	WAKE FOREST, NC 27587-6187
CURRENT RESIDENT	1006 CHALK RD	WAKE FOREST, NC 27587-7630
BYRD, JUDY C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
FOWLER, LILLIAN BURWELL HEIRS	99 ROGERS AVE APT 3	BROOKLYN, NY 11216-3979
CURRENT RESIDENT	468 JONES DAIRY RD	WAKE FOREST, NC 27587-6187
WILLIAMS, JUDY H	413 DIMOCK WAY	WAKE FOREST, NC 27587-4495
WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST, NC 27587-2901
CURRENT RESIDENT	1501 BASLEY ST	WAKE FOREST, NC 27587-7630
BYRD, JUDY C BYRD, VICKIE C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1004 CHALK RD	WAKE FOREST, NC 27587-7630
PACE, WILLIAM C II PACE, PATRICIA C	PO BOX 31	WAKE FOREST, NC 27588-0031
CURRENT RESIDENT	1040 CHALK RD	WAKE FOREST, NC 27587-7630
IMPOSIMATO, ANTHONY IMPOSIMATO, SUSAN	713 WALTERS DR	WAKE FOREST, NC 27587-6188
LOWE, CLIFFORD A CURTO-LOWE, JULIA A	1505 BASLEY ST	WAKE FOREST, NC 27587-6192
KNODE, JON DAVID WESLE KNODE, DAWN KELLY	708 WALTERS DR	WAKE FOREST, NC 27587-6187
WAKE FOREST TOWN OF	PO BOX 352	WAKE FOREST, NC 27588-0352
CURRENT RESIDENT	1016 CHALK RD	WAKE FOREST, NC 27587-7630
AMJAD, ZAHRA SALEEM, AMJAD I	12340 RICHMOND RUN DR	RALEIGH, NC 27614-6412
CURRENT RESIDENT	604 JONES DAIRY RD	WAKE FOREST, NC 27588-0352
EACH, ROBERT	409 DIMOCK WAY	WAKE FOREST, NC 27587-4495
THE HAMLET AT QUAIL CROSSING LLC	1921 GALLOWS RD STE 700	VIENNA, VA 22182-3994
CURRENT RESIDENT	1423 DEERFIELD CROSSING DR	WAKE FOREST, NC 27587
DEMASI, MICHAEL	349 DIMOCK WAY	WAKE FOREST, NC 27587-4478
SCIORTINO, MICHAEL DAVID SCIORTINO, JILL COPPEL	701 WALTERS DR	WAKE FOREST, NC 27587-6188
MACKIE FAMILY LLC	528 N MAIN ST	WAKE FOREST, NC 27587-2326
DOLAN, NEIL PETER DOLAN, LAURA FRANCES CARUS	401 DIMOCK WAY	WAKE FOREST, NC 27587-4495
LAURENT, SUSAN	1509 BASLEY ST	WAKE FOREST, NC 27587-6192
NC WAKE PROPERTIES INC	230 CAPCOM AVE STE 103	WAKE FOREST, NC 27587-6510
RUBIN, MICHAEL JONAH RUBIN, BECKY SUZZANNE	700 WALTERS DR	WAKE FOREST, NC 27587-6187
WILLIAMS, DAVID A SR	3201 BAYNAM POND DR	WAKE FOREST, NC 27587-5473
CURRENT RESIDENT	418 JONES DAIRY RD	WAKE FOREST, NC 27587-5473
BYRD, JUDY C BYRD, WILLIAM C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1005 CHALK RD	WAKE FOREST, NC 27587-7630
LEHMAN, JAMES H LEHMAN, JANE D	1413 BASLEY ST	WAKE FOREST, NC 27587-6190
JOYNER, HENRY EDWARD JOYNER, CAROL P	345 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
TMTLA ASSOCIATES	5011 Southpark Drive, Ste 200	DURHAM, NC 27713
JONATHAN WILLIAMS	881 Falcate Drive	WAKE FOREST, NC 27587

Project: 418 Jones Dairy Road

Date: December 14, 2023

Guest Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Scott Laurent	1509 Beasley Street Wake Forest, NC	(303) 818-2505	slaurent5280@gmail.com
Cliff Lowe	1505 Basley St	919-757-5428	Clowel@me.com
JANE LEHMAN	1413 Basley St WF NC	856-905-0725	LEHMAN.JimJANE@gmail.com
Project Team			
Andy Porter	5011 South Park DR, ste 200, Durham NC	919-484-8880	Andy@TIMTLA.com
Jonathan Williams	881 Falcate DR, Wake Forest	919-816-6395	jwilliams@focusdesignbuilders.com
Courtney Williams			
Albert McDonald	302 Jefferson st, ste 250, Raleigh NC	919-838-9310	AlbertM@310ai.com

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

418 Jones Dairy Road

December 14, 2023

Neighborhood Meeting #1 – Meeting Minutes

The following minutes have been prepared by TMTLA Associates –

- Meeting start time 6:00 pm.
- Good evening and thank you for joining our neighborhood meeting tonight to discuss the Conditional District Rezoning request for 418 Jones Dairy Road.
- My name is Andy Porter and I am with TMTLA Associates a landscape architecture and land planning firm. We have been hired by the property owner to assist with this rezoning request.
- Other members of the team here tonight are Albert McDonald, Architect with 310 Architecture & Interiors and Jonathan Williams, for the property owner and Focus Design Builders.
- If you have not already, please complete the sign-in sheet prior to leaving tonight. The sign-in sheet and meeting minutes for this meeting will be shared with Town of Wake Forest Planning.
- I will provide a brief overview of our request and the rezoning process, and then open the floor to questions. Please hold your questions until I am through with the overview and the team will be happy to answer any questions in an orderly fashion.
- The project site is located at 418 Jones Dairy Road and is approximately 5.5 acres in size.
- The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the Conditional District Rezoning request.
- Attending neighbors asked questions about the property/project location and proximity to the existing homes on Basley Street.
- The property is currently split zoned, RD-Rural Holding District and LI-Light Industrial.
- The existing property use today is single-family residential.
- The project site is currently located outside of Town of Wake Forest Corporate Limits however within Town of Wake Forest ETJ & Planning jurisdiction. With the Conditional District Rezoning request, Annexation is also being requested to bring the property into Town of Wake Forest Corporate Limits.
- Our Conditional District Rezoning request is to rezone the property to NB-Neighborhood Business.
- The proposed rezoning request is consistent with the Town of Wake Forest Community Plan, Neighborhood Commercial designation for this location. The Community Plan was adopted by the Town, April 2022. The rezoning would facilitate the ability to develop a future Neighborhood Commercial use at this location.
- Attending neighbors asked questions about the zoning districts of adjacent properties.

- We are providing rezoning conditions for uses allowed on the cover sheet of our plans. Uses include Office/Service, Commercial/Entertainment, Civic, and Educational/Institutional uses as further defined by ToWF UDO.
- We are also committing to a minimum of 50% of the ground floor square footage to be provided as Commercial/Entertainment uses consistent with the adopted Community Plan.
- Our application also includes Architectural commitments to aid in providing interesting Architecture.
- Attending neighbors asked questions about the possible future use of the property once rezoned.
- The property owners vision for the project is to facilitate a medical office facility at this location to provide more opportunities for community health care. Commercial/Entertainment uses will also be included at a neighborhood scale.
- We submitted our initial application and plans to the Town in August and have since received the first round of review comments. We are currently working on revising the plans per staff comments. Prior to resubmitting for the second review the Town requires that we hold a neighborhood meeting to inform the neighbors about the project.
- Two new commercial buildings are proposed. Each building is 2-story and roughly 24,500 SF +/- (49,000 SF +/- total). The new buildings will be located at the front of the site near Jones Dairy Road.
- Parking will be provided in a terraced parking lot behind the new buildings.
- Attending neighbors noted their preference would be for the vehicular parking to be located in front of the buildings.
- Remy Kemp and Associates has prepared a TIA for the project and the following transportation-related improvements are being provided.
- The project proposes one new access point to Jones Dairy Road which will align with the Hamlet at Quail Crossing residential project entrance across the street.
- Jones Dairy Road will be widened per NCDOT future street section along the project frontage and include a new right and left turn lane at the site entrance.
- A new driveway stub to the northwest property line is planned internal to the site.
- Attending neighbors commented on the recent growth in traffic volume on Jones Dairy Road.
- Regarding stormwater management an underground Stormwater Control Measure is proposed within the new parking lot to meet Town of Wake Forest and State regulations for stormwater management.
- There are no wetlands or stream buffers located on-site however there is minimal 100-year floodplain located on-site. No fill is proposed in the floodplain area.
- Attending neighbors asked questions about stormwater runoff and if the project could potentially contribute to expansion of the adjacent floodplain area.
- Attending neighbors asked questions about the environmental sensitivity of the adjacent floodplain area.
- Landscape buffers, tree canopy coverage, and parking area plantings are being provided per ToWF UDO requirements.

- Attending neighbors expressed concern for parking lot lighting especially when the leaves are off.
- As mentioned earlier we submitted our initial application and plans to the Town in August and have since received the first round of review comments. We are currently working on revising the plans per staff comments and preparing for a second submittal. We anticipate three plan review cycles as is typical.
- Once the Town of Wake Forest Technical Review Committee (TRC) has cleared all comments the application will be scheduled for consideration by the Planning Board. The Planning Board will hold a public comment session and then provide a recommendation to the Board of Commissioners.
- Final action on the Conditional District rezoning request will be per the Board of Commissioners vote on the application.
- We are not sure yet when the project will be scheduled for the Planning Board or Board of Commissioners. We are likely 6-months or more out from being schedule for Planning Board.
- Attending neighbors asked when the project could potentially be fully built out. Jonathan responded 3-4 years but could be sooner or later depending on how the market responds once rezoned.
- Thank you for joining our meeting tonight. If you think of any questions after this meeting please feel free to reach out to me by email. My email is included in the notification letter that you all received.
- Meeting end time approximately 7:05 pm.
- 7 attendees including the project team.

TOWN of WAKE FOREST

Conditional District Rezoning Application
(Conditional District Rezoning Workflow)
Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview #1114015

Project Title: 418 Jones Dairy Road Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning
Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm that you have reviewed the associated submittal checklist for this permit and that you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 08/08/2022
Staff Member Met With: Patrick Reidy
Pre-application Conference Project Number: 820846

Address & Basic Site Information

Please Note:
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:
- 418 Jones Dairy Rd (1850155522)
- 418 Jones Dairy Rd (1850155522)

Tax PIN:
- 1850155522
- 1850155522

Acreage: 5.6

Name of Existing Development/Subdivision (if applicable--for reference only): N/A

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage
- 418 Jones Dairy Rd: 5.61
- 418 Jones Dairy Rd: 5.61

Current Use: Land Use Development
- 418 Jones Dairy Rd: Residential
- 418 Jones Dairy Rd: Residential

Wake Forest (WF):

Planning and Zoning: Jurisdiction
- 418 Jones Dairy Rd: WAKE FOREST
- 418 Jones Dairy Rd: WAKE FOREST

Base District: Zoning
- 418 Jones Dairy Rd: RD
- 418 Jones Dairy Rd: RD

In SH1-O Overlay:

In SH2-O Overlay:

In Water Supply Watershed Protection Overlay:

In TND Overlay:

In SF Overlay:

In HL-O Overlay:

In MVCP-O Overlay:

In National Register of Historic Places:

In Flood Hazard Area: Floodplain Zones
- 418 Jones Dairy Rd: AE
- 418 Jones Dairy Rd: AE

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No

Case Number of related site plan (if applicable):

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant
Andrew Porter
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
P:(919) 4848880
Andy@TMTLA.com

Project Contact - Property Owner
David Williams

3201 Baynam Pond Drive
Wake Forest, NC 27587
P:919453-0200
dwilliams@focusdesignbuilders.com

Project Contact - Developer
Jonathan Williams
Focus Design Builders, LLC
881 Falcate Drive
Wake Forest, NC 27587
P:919-453-0200
jonathan@focusdesignbuilders.com

Project Contact - Engineer
Kevin Varnell

P.O. Box 1108
Nashville, NC 27856
P:252-459-8196
kvarnell@stocksengineering.com

Project Contact - Traffic Engineer
Danielle Troutman
Ramey Kemp Associates
5808 Faringdon Pl, #100
Raleigh, NC 27609
P:919 987 1296
dtroutman@rameykemp.com

Project Contact - Other
Albert McDonald
310 Architecture + Interiors
302 Jefferson Street, Suite 250
Raleigh, NC 27605
P:(919) 838-9310
AlbertM@310ai.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: Yes

Project Number: 989,099

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the TIA submittal checklist and submit a ***Transportation Impact Analysis Review*** application in IDT.

If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Project Type:

Proposed Conditional Zoning District: NB-CD, Neighborhood Business

Proposed Land Use:
1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT

ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC

Proposed Number of Lots: 1

CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

Number of Buildings: 2
Number of Townhome Lots: 0
Total Number of Dwelling Units:
Square Footage of All Buildings (non-residential): 49004

Number of Single-Family Lots: 0
Number of Multi-Family Units: 0
Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:
Conditional District Rezoning to NB-Neighborhood Business (Conditional District).

Initial Proposed Conditions Offered by Applicant:
1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT

ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC

CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

2. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.

3. DEVELOPER TO PROVIDE A LOCATION NEAR THE BUILDING ENTRY OR COURTYARD FOR PUBLIC ART INSTALLATION.

Please see additional proposed conditions on Architectural plan sheets.

Justification of Consistency with Comprehensive Plan:
Request is consistent with the Neighborhood Commercial designation within the Community Plan.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

418 Jones Dairy Road
Conditional District Rezoning Conditions (RZ-23-11)
Date: 9/18/2024

Rezoning Conditions

1. SITE MASTER PLAN (SP-23-19) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.

2. ALLOWED USES SHALL INCLUDE:
   OFFICE/SERVICE
   ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

   COMMERCIAL/ENTERTAINMENT
   ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

   CIVIC
   CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

   EDUCATIONAL/INSTITUTIONAL
   STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

3. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.

4. REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.

5. DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAVEMENTS FOR A MINIMUM COMMITMENT OF $10,000 AND NOT TO EXCEED $50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.

6. DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.

7. SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.

8. NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.

9. DEVELOPER WILL PROVIDE 2 EV CHANGING STATIONS TO ACCOMMODATE 4 EV CHARGING PARKING SPACES.

10. COMMERCIAL/ENTERTAINMENT USES SHALL CLOSE BY 10PM SUNDAY THROUGH THURSDAY AND 11PM ON FRIDAY AND SATURDAYS, OUTDOOR COURTYARD EVENTS SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 10AM TO 9PM.

11. DEVELOPER SHALL CONTROL AND TREAT THE VOLUME OF RUNOFF GENERATED FROM ALL BUILT-UPON AREA BY ONE INCH OF RAINFALL AND ATTENUATE THE PEAK FLOW LEAVING THE PROJECT SITE FOR THE 25-YEAR, 24-HOUR STORM EVENT SO THAT IT IS THE SAME OR LESS THAN THE PRE-DEVELOPMENT CONDITION.

<u>TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:</u>

12. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.

13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPOSED SITE DRIVEWAY CONNECTION TO JONES DAIRY ROAD SHALL BE CONSTRUCTED WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES. BOTH EGRESS LANES SHALL BE PROVIDED WITH STOP-CONTROL.

14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.

15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.

16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COORDINATE WITH NCDOT ON SIGNAL TIMING ADJUSTMENTS AT THE JONES DAIRY ROAD / TRADITIONS GRANDE BOULEVARD AND NC 98 / WAIT AVENUE INTERSECTION TO PROVIDE OVERALL LOS D OPERATIONS DURING THE WEEKDAY AM AND PM PEAK HOURS.

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEVELOPER SHALL PAY AN IN-LIEU FEE FOR FUTURE JONES DAIRY ROAD CONCRETE MEDIAN BASED ON AN ENGINEERS COST ESTIMATE.

18. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL PAY A FEE IN LIEU PAYMENT OF 25% OF THE DESIGN AND CONSTRUCTION COST FOR A TRAFFIC SIGNAL TO BE INSTALLED BY OTHERS AT THE SITE DRIVEWAY ON JONES DAIRY ROAD. THE FEE IN LIEU AMOUNT SHALL BE CALCULATED BY DEVELOPER AND SUBJECT TO TOWN APPROVAL. THE FEE IN LIEU ESTIMATE SHOULD ACCOUNT FOR METAL MAST ARMS, NOT WOOD POLES. THE FEE IN LIEU PAYMENT MAY BE USED FOR OTHER INTERSECTION IMPROVEMENTS IN THE VICINITY BESIDES ONLY A TRAFFIC SIGNAL.

Architectural Rezoning Conditions

5.6.1 – Applicability

A. The architecture represented in this submittal establish the design intent of the **418 Jones Dairy Road - Medical Office Development**. There shall be no deviations from the submitted architectural expression (materiality, glazing, massing, articulation, etc.) beyond the allowed exceptions described below. If the design cannot meet these conditions, the development must follow strict adherence to the Unified Development Ordinance published by the Town of Wake Forest as enforced at the date of the new architectural review submittal.

5.6.2 – Façade Materials

A. Allowable facade materials:

a. The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.

b. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.

B. Location and Balance of Wall Materials:

a. Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.

5.6.3 – Ground Level Detailing

A. Minimize Blank Walls:

a. Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.

E. Glazing to be Dispersed

a. The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.

i. Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening

B. Wall Mounted Equipment:

a. No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.

C. Parapets:

a. Parapets shall be a minimum of 42” in height as measured from the highest point of the finished roof.

5.6.5 - Façade Articulation

A. Expression of Entries:

a. Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, wingwall, planter, seating, public art. Outdoor amenity spaces shall incorporate a landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".

B. Articulation:

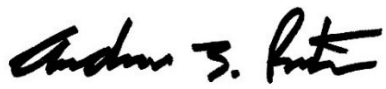
a. In lieu of the requirements in UDO 5.6.5.C, Articulation

i. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"

ii. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.

iii. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

Conditional District Rezoning Conditions Assembled by:
TMTLA Associates



Andrew J. Porter, PLA

DocuSign Envelope ID: BAA752F4-FF9E-4D56-A483-86D21B23347A

Agent Authortization Form

TOWN *of* WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 418 Jones Dairy Road / PIN# 1850155522

Landowner's name*: David A. Williams Sr.

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Conditional District Rezoning

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: TMTLA Associates - Andy Porter, PLA

Landowner's Signature: DocuSigned by: AE2AC7988C144E1...

Date: 2/2/2024

Please provide below the name, address, and other information of the person signing this form.

Name: David A. Williams Sr.

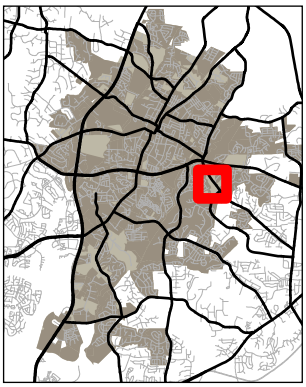
Address: 3201 Baynam Pond Dr., Wake Forest NC 27587

Telephone number: 919-816-6395

Email address: jwilliams@focusdesignbuilders.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*: N/A

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*



TOWN of WAKE FOREST

RZ-23-11
418 Jones Dairy Rd Conditional District Rezoning
Wake County PIN: 1850155522

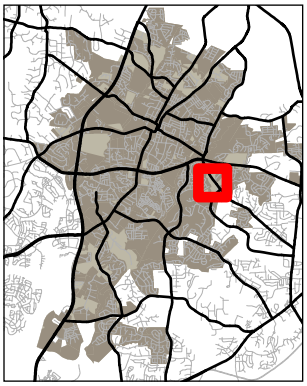
7/17/2024



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

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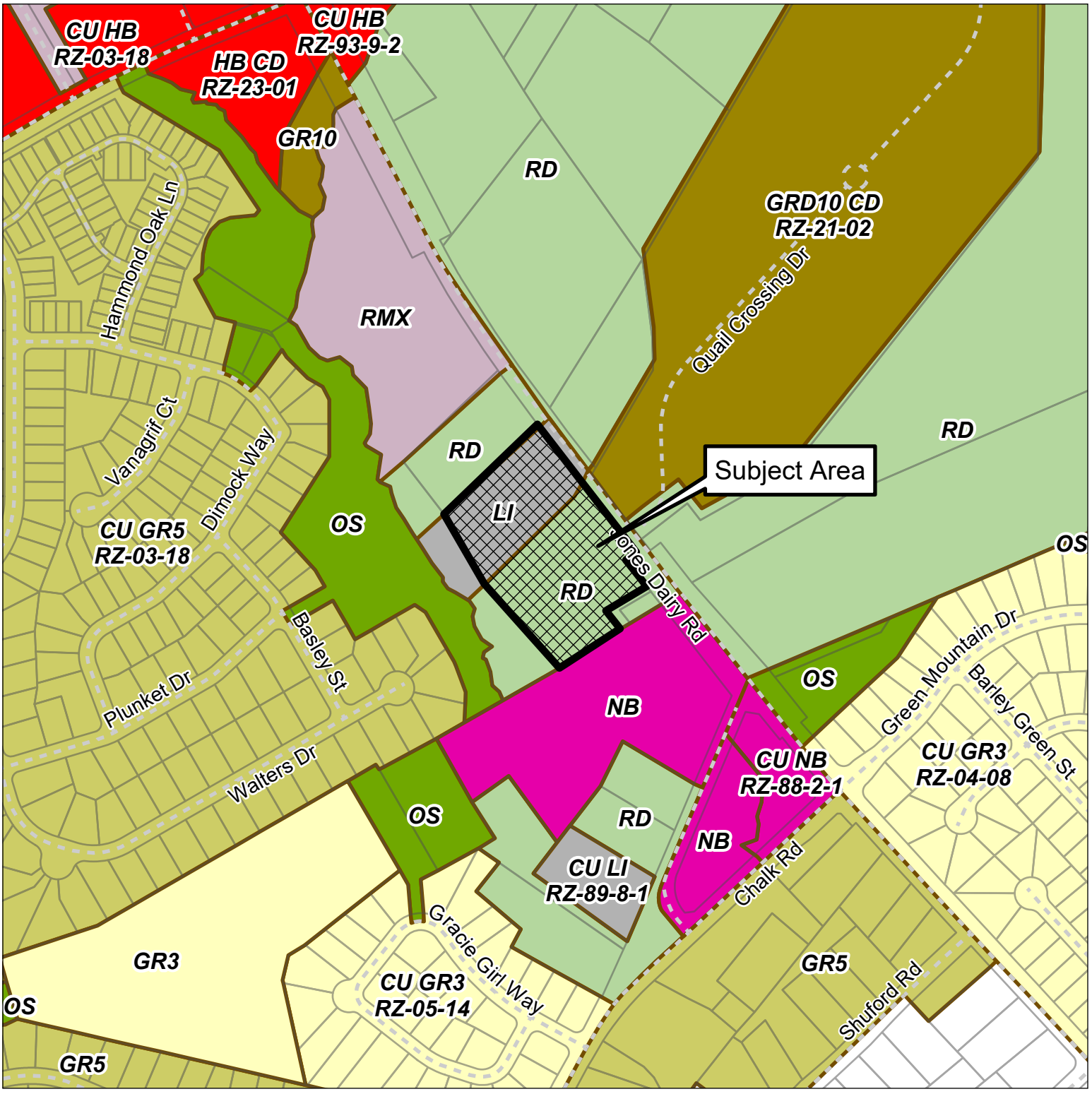
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TOWN of WAKE FOREST

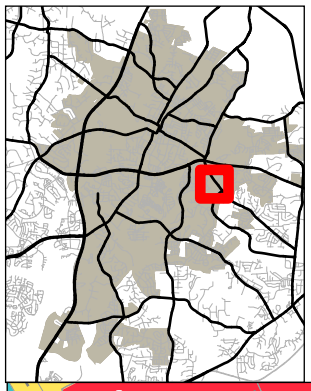
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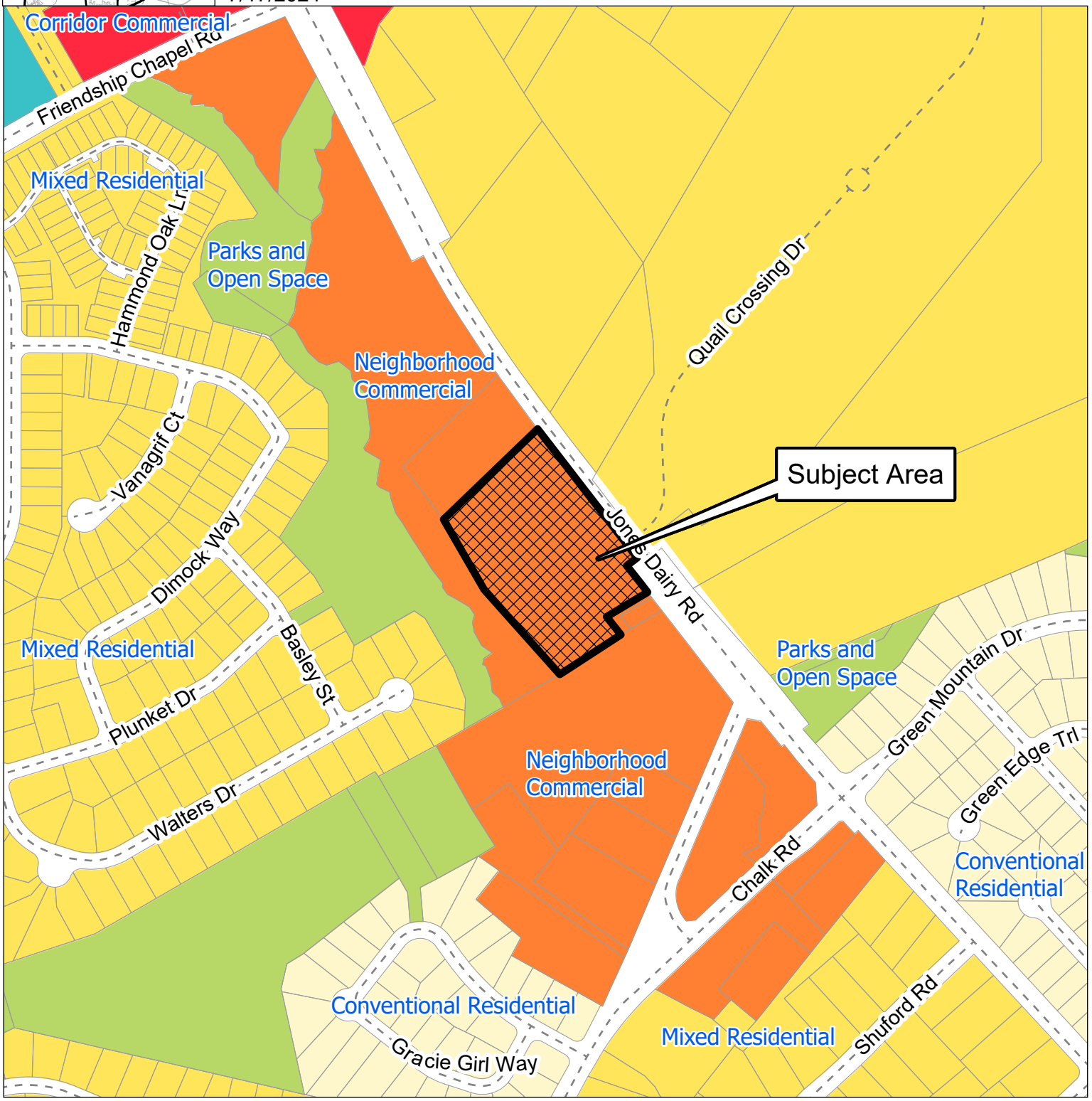


Land Use Plan

TOWN of WAKE FOREST

RZ-23-11
418 Jones Dairy Rd Conditional District Rezoning
Wake County PIN: 1850155522

7/17/2024



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

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TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	TMTLA Associates
Owner:	David Williams Sr.
Requested Action:	Rezone 5.61 acres on the Town of Wake Forest Zoning Map from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD)
Existing Zoning:	Light Industrial (LI) and Rural Holding District (RD)
Location:	418 Jones Dairy Road
Size:	5.61 acres
Tax PIN:	1850155522
Existing Land Use:	Vacant

Applicable Officially Adopted Plans:

The request is generally with the relevant policies in the Comprehensive Plan, and of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 10th day of September 2024.

Introduced by Planning Board member: Matt Davis

Seconded by Planning Board member: Michael Almgvist

Attest:

Karin Kuropas, Planning Board Chair

Jennifer Currin, Assistant Planning Director

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR AFFORDABLE HOUSING		**YES**	**NO**	**NA**
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		**YES**	**NO**	**NA**
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		**YES**	**NO**	**NA**
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR COMMERCIAL DEVELOPMENT		**YES**	**NO**	**NA**
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		**YES**	**NO**	**NA**
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		**YES**	**NO**	**NA**
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			

Community Plan Consistency Grid: RZ 23-11				
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		**YES**	**NO**	**NA**
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR HISTORIC PRESERVATION		**YES**	**NO**	**NA**
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		**YES**	**NO**	**NA**
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			

Community Plan Consistency Grid: RZ 23-11				
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

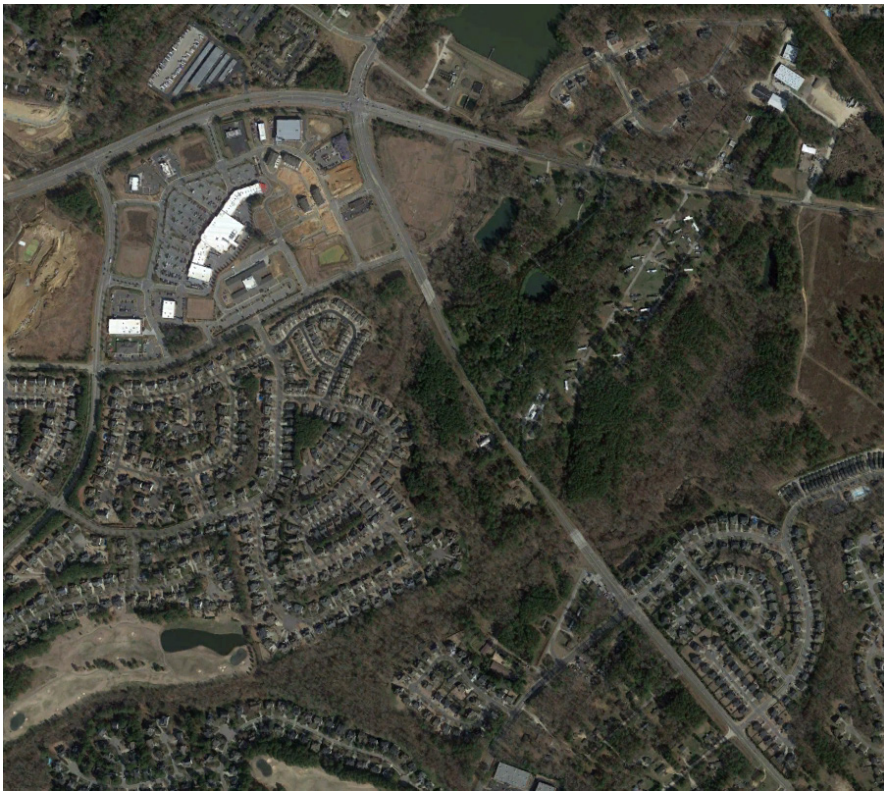
Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			

Community Plan Consistency Grid: RZ 23-11				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			

Community Plan Consistency Grid: RZ 23-11				
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS







Jones Dairy Medical Office

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

JONES DAIRY MEDICAL OFFICE

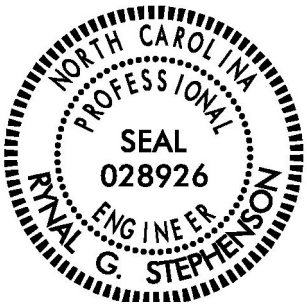
LOCATED

IN

WAKE FOREST, NC

Prepared For:
11 Investments, LLC
3201 Baynam Pond Drive
Wake Forest, NC 27587

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489



3/31/23

MARCH 2023

RKA Project No. 22220

Prepared By: MM

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS
JONES DAIRY ROAD MEDICAL OFFICE
WAKE FOREST, NORTH CAROLINA
EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Jones Dairy Road Medical Office development in accordance with the Town of Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The development is proposed be located 418 Jones Dairy Road in Wake Forest, North Carolina. The proposed development is anticipated to be completed in 2025 and is expected to consist of 37,800 square feet (sf) of medical office uses and 12,600 sf of retail and restaurant uses. This study assumes the 12,600 sf is developed with restaurant uses, since that produces the most conservative estimate of the site's total trip generation potential. Access to the development is proposed to be provided via one (1) full-movement driveway connection to Jones Dairy Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

a) Jones Dairy Road / Traditions Grande Boulevard and NC 98 / Wait Avenue (Signalized)
b) Jones Dairy Road and Friendship Chapel Road (Unsignalized)
c) Jones Dairy Road and Chalk Road / Green Mountain Drive (Signalized)

Existing peak hour traffic volumes were determined based on traffic counts conducted at intersections a) and c) in October 2022 and counts conducted at intersection b) in February 2023 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session. Counts at intersections a) and c) were grown to 2023 using a 3.5%

annual growth rate. Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 37,800 sf of medical office and 12,600 sf of high-turnover sit-down restaurant space. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Medical Office (720)	37.8 KSF	1,362	93	24	117	45	104	149
High-Turnover Sit-Down (932)	12.6 KSF	1,352	98	74	172	105	101	206
Total Trips		2,714	191	98	289	150	205	355
*Internal Capture (19% AM, 3% PM) **			*-28*	*-28*	*-56*	*-4*	*-4*	*-8*
Total External Trips			163	70	233	146	201	347
Pass-By Trips: High-Turnover Sit-Down (43% PM)			--	--	--	*-43*	*-43*	*-86*
Total Primary Trips			163	70	233	103	158	261

*Utilizing methodology contained in the NCHRP Report 684.

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3.5% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Radford Glen
- Quail Crossing
- Holding Village
- Dameron Property Residential Development

- Food Lion Development
- Legacy Wake Forest
- Lot 1 and Lot 10 in Gateway Commons
- Autobell

Due to the low trip generation potential of the Autobell and the two lots within Gateway Commons, it was agreed during the scoping process that trips for those developments would be accounted for in the applied 3.5% annual background growth.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2023 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified and are recommended to accommodate future traffic conditions. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Jones Dairy Road and Site Drive

- Construct the eastbound approach with one (1) ingress lane and two (2) egress lanes.
- Provide an exclusive northbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length.
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the eastbound approach.

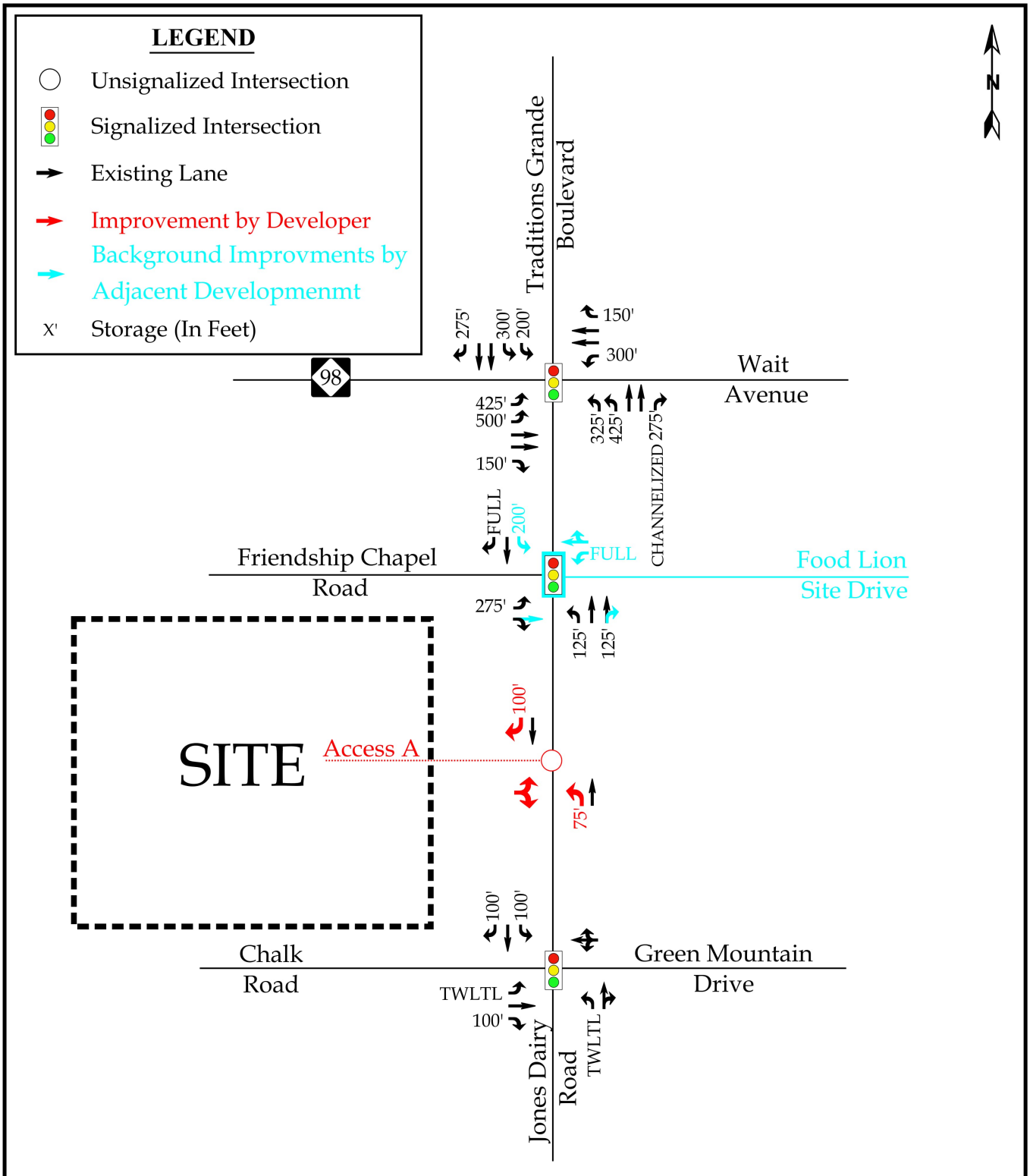
Improvements Needed to Meet Town's UDO Requirements

Jones Dairy Road / Traditions Grande Boulevard and NC 98 / Wait Avenue

- Adjust signal timings for intersection to operate at an overall LOS D during weekday AM and PM peak periods. NCDOT typically updates all signals periodically to account for changes in traffic patterns as part of signal maintenance. Due to this, no geometric improvements are recommended at this intersection by the proposed development.

Jones Dairy Road and Site Drive

- Monitor the intersection for signalization and install a signal when warranted.



RAMEY KEMP ASSOCIATES	Jones Dairy Road Medical Office Wake Forest, NC	Recommended Lane Configurations Scale: Not to Scale | Figure E-1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper
Governor

J. Eric Boyette
Secretary

May 1, 2023

Jones Dairy Medical Office

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2023-085
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Daniel W. Collins, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF THE CHIEF ENGINEER
1536 MAIL SERVICE CENTER
RALEIGH, NC 27699-1536

Telephone 919-707-2500
Fax: 919-733-9428
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

Jones Dairy Medical Office

SC-2023-085	Wake Forest	Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	04/04/23	Date of Site Plan	06/13/22
Date of Complete Information	04/04/23	Date of Sealed TIA	04/03/23

Proposed Development

The TIA assumes the development is completed by 2025 and consists of the following:

Land Use	Land Use Code	Size
Medical-Dental Office Building - Stand Alone	720	37,800 sq.ft.
High-Turnover (Sit-Down) Restaurant	932	12,600 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	191	98	289
PM Peak Hour	150	205	355
Daily Trips			2,714

General Reference

For reference to various documents applicable to this review please reference the following link: ***https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx***

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

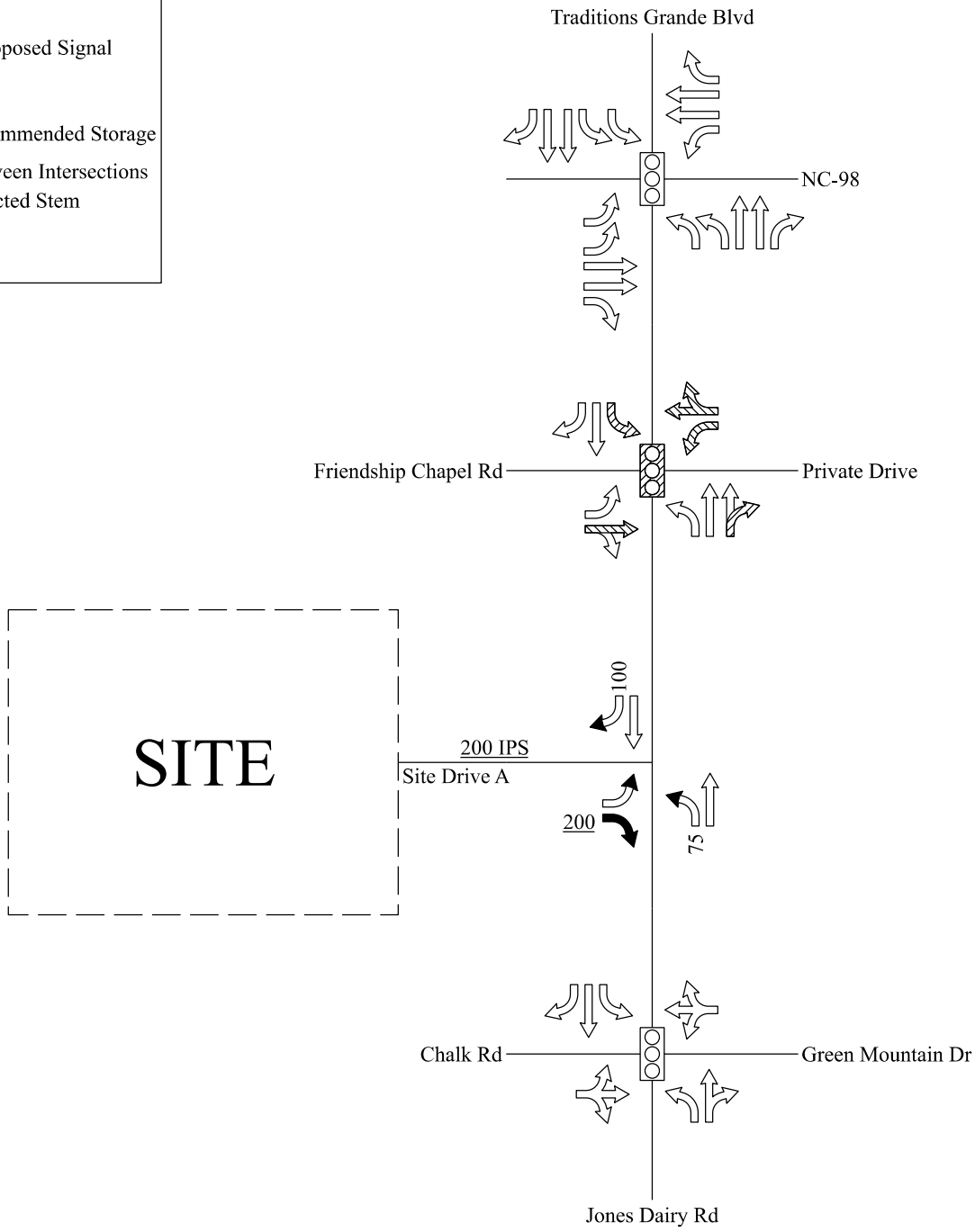
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Jones Dairy Medical Office
SC-2023-085

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



CAWTHORNE, MOSS & PANCIERA, PC
L. Jordan Parker, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
JORDAN@CMPPLS.COM

Legal Description For
"Rezoning Map"
418 Jones Dairy Road

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED IN THE SOUTHERN RIGHT OF WAY OF JONES DAIRY ROAD, SAID IRON PIPE BEING THE NORTHERN MOST CORNER OF THE DESCRIBED PARCEL, SAID NEW IRON PIE HAVING NC GRID NAD 83 (2011) COORDINATES OF N(y): 805,909.96' E(x): 2,151,499.94': THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF8.91', WITH A RADIUS OF 6,980.00', WITH A CHORD BEARING OF S 36°55'12"E, WITH A CHORD LENGTH OF 8.91',; TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.13', WITH A RADIUS OF 6,980.00', WITH A CHORD BEARING OF S 37°25'01"E, WITH A CHORD LENGTH OF112.13',;THENCE S 37°52'37"E A DISTANCE OF 105.79'; THENCE S 39°32'25"E A DISTANCE OF 15.97'; THENCE S 37°39'53"E A DISTANCE OF 195.83';THENCE S 37°47'01"E A DISTANCE OF 58.33'; THENCE S 52°06'42"W A DISTANCE OF 40.00'; THENCE S 37°53'18"E A DISTANCE OF 102.70'; THENCE S 59°08'33"W A DISTANCE OF 145.16'; THENCE S 38°08'01"E A DISTANCE OF 70.13';THENCE S 57°00'14"W A DISTANCE OF 221.94' THENCE S 41°45'23"E A DISTANCE OF 116.94'; THENCE N 41°45'23"W A DISTANCE OF 116.94'; THENCE N 41°45'23"W A DISTANCE OF 230.20'; THENCE N 30°04'28"W A DISTANCE OF 247.38'; THENCE N 46°06'46"E A DISTANCE OF 398.37'; WHICH IS THE POINT OF BEGINNING CONTAINING 244,133 SQUARE FEET, 5.605 ACRES

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS_____DAY OF_____A.D. 2024.

PRELIMINARY

FOR REVIEW PURPOSES ONLY

_____ L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

_____ L-4685
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

CERTIFICATE OF OWNERSHIP & DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED ON THIS PLAT.

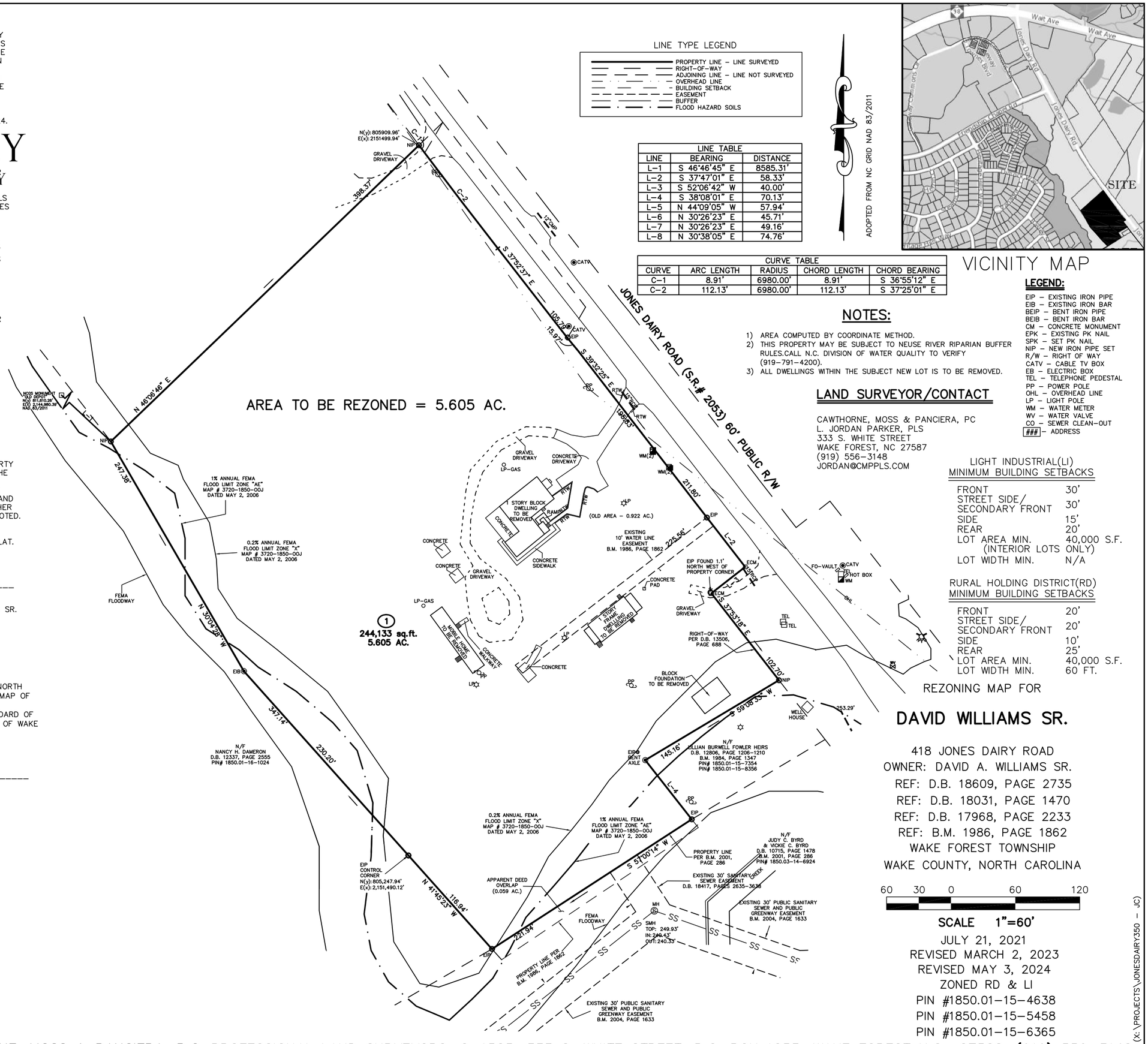
_____ _____
DATE OWNER(S)

ANNEXATION MAP: AN- ___ - ___ , DAVID A. WILLIAMS SR.
5.605± ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE #
ADOPTED: N.C. NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION: _____

I, DEEDA HARRIS, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE WAKE FOREST BOARD OF COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE FOREST,

_____, 20_____

_____
DEEDA HARRIS



LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

ADOPTED FROM NC GRID NAD 83/2011

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 46°46'45" E	8585.31'
L-2	S 37°47'01" E	58.33'
L-3	S 52°06'42" W	40.00'
L-4	S 38°08'01" E	70.13'
L-5	N 44°09'05" W	57.94'
L-6	N 30°26'23" E	45.71'
L-7	N 30°26'23" E	49.16'
L-8	N 30°38'05" E	74.76'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	8.91'	6980.00'	8.91'	S 36°55'12" E
C-2	112.13'	6980.00'	112.13'	S 37°25'01" E

VICINITY MAP

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
3) ALL DWELLINGS WITHIN THE SUBJECT NEW LOT IS TO BE REMOVED.

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
– ADDRESS

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
L. JORDAN PARKER, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
JORDAN@CMPPLS.COM

LIGHT INDUSTRIAL(LI)
MINIMUM BUILDING SETBACKS

FRONT	30'
STREET SIDE/ SECONDARY FRONT	30'
SIDE	15'
REAR	20'
LOT AREA MIN. (INTERIOR LOTS ONLY)	40,000 S.F.
LOT WIDTH MIN.	N/A

RURAL HOLDING DISTRICT(RD)
MINIMUM BUILDING SETBACKS

FRONT	20'
STREET SIDE/ SECONDARY FRONT	20'
SIDE	10'
REAR	25'
LOT AREA MIN.	40,000 S.F.
LOT WIDTH MIN.	60 FT.

REZONING MAP FOR

DAVID WILLIAMS SR.

418 JONES DAIRY ROAD
OWNER: DAVID A. WILLIAMS SR.
REF: D.B. 18609, PAGE 2735
REF: D.B. 18031, PAGE 1470
REF: D.B. 17968, PAGE 2233
REF: B.M. 1986, PAGE 1862
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

JULY 21, 2021
REVISED MARCH 2, 2023
REVISED MAY 3, 2024
ZONED RD & LI
PIN #1850.01-15-4638
PIN #1850.01-15-5458
PIN #1850.01-15-6365

(X:\PROJECTS\JONESDAIRY350 - JC)

CMP

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-23-11: 418 Jones Dairy Road Conditional District

The Wake Forest Board of Commissioners finds that RZ-23-11 is consistent with the 2022 Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed rezoning is consistent with the Future Land Use Plan in the Community Plan. The plan designates Neighborhood Commercial for this property. This development provides medical office, restaurant, and bar/tavern uses with the option of providing other neighborhood commercial type uses in a vertically mixed building that requires at least 50% to the ground floor to be commercial/entertainment uses.

2. The proposed rezoning amendment is consistent with Commercial Development section in the Community Plan. This development opportunities for unique shopping in Wake Forest. It also provides Architectural Rezoning Conditions that adopts a high-quality design for the building (Exhibit 1, Sheets 12-30). The proposed multi-story building offers office above ground floor commercial/entertainment is proposed as two-stories, which is an appropriate scale of nearby areas.

3. The proposed rezoning amendment is consistent with the Parking Lots section in the Community Plan by orienting their parking lots to the side and rear of the building.

4. The proposed rezoning amendment is consistent with the Screening and Buffering section in the Community Plan by providing buffers comprising of existing vegetation with supplemental plantings as needed. They are also screening their utilities and dumpster from the right-of-way and adjacent development.

418 JONES DAIRY ROAD

418 JONES DAIRY ROAD WAKE FOREST, NC 27587
PIN# 1850155522

CASE #:RZ-23-11
CONDITIONAL DISTRICT REZONING
SITE MASTER PLAN - SP-23-19

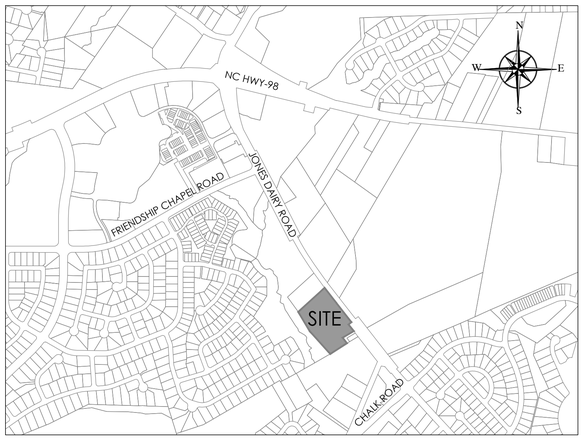
owner:
David A. Williams SR.
3201 Baynam Pond Drive
Wake Forest, NC 27587
(919) 453-0200
Contact: Jonathan Williams

design builder:
Focus Design Builders LLC
881 Falcate Drive
Wake Forest, NC 27587
(919) 453-0200
Contact: Jonathan Williams

civil engineer:
Stocks Engineering
801 East Washington Street
Nashville, North Carolina 27856
(919) 252-8196
Contact: Kevin Varnell, PE

landscape architect:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Andy Porter, PLA

architect:
310 Architecture + Interiors
302 Jefferson Street, Suite 250
Raleigh, North Carolina, 27605
(919) 838-9310
Contact: Albert McDonald, AIA



VICINITY MAP
NOT TO SCALE

ARCHITECTURAL REZONING CONDITIONS

5.6.1 – Applicability
A. The architecture represented in this submittal establish the design intent of the **418 Jones Dairy Road - Medical Office Development**. There shall be no deviations from the submitted architectural expression (materiality, glazing, massing, articulation, etc.) beyond the allowed exceptions described below. If the design cannot meet these conditions, the development must follow strict adherence to the Unified Development Ordinance published by the Town of Wake Forest as enforced at the date of the new architectural review submittal.

5.6.2 – Façade Materials
A. Allowable façade materials:
a. The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.
b. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.
B. Location and Balance of Wall Materials:
a. Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.
.

5.6.3 – Ground Level Detailing
A. Minimize Blank Walls:
a. Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.
E. Glazing to be Dispersed
a. The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.
i. Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening
B. Wall Mounted Equipment:
a. No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.
C. Parapets:
a. Parapets shall be a minimum of 42" in height as measured from the highest point of the finished roof.

5.6.5 - Façade Articulation
A. Expression of Entries:
a. Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, stringwall, planter, seating, public art. Outdoor amenity spaces shall incorporate a landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".
B. Articulation:
a. In lieu of the requirements in UDO 5.6.5.C, Articulation
i. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"
ii. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.
iii. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

REZONING CONDITIONS

1. SITE MASTER PLAN (SP-23-19) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.
2. ALLOWED USES SHALL INCLUDE:
OFFICE/SERVICE
ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES
COMMERCIAL/ENTERTAINMENT
ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT
CIVIC
CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION
EDUCATIONAL/INSTITUTIONAL
STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC
3. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.
4. REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.
5. DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAVEMENTS FOR A MINIMUM COMMITMENT OF $10,000 AND NOT TO EXCEED $50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.
6. DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.
7. SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.
8. NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.
9. DEVELOPER WILL PROVIDE 2 EV CHANGING STATIONS TO ACCOMMODATE 4 EV CHARGING PARKING SPACES.
10. COMMERCIAL/ENTERTAINMENT USES SHALL CLOSE BY 10PM SUNDAY THROUGH THURSDAY AND 11PM ON FRIDAY AND SATURDAYS. OUTDOOR COURTYARD EVENTS SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 10AM TO 9PM.
11. DEVELOPER SHALL CONTROL AND TREAT THE VOLUME OF RUNOFF GENERATED FROM ALL BUILT-UPON AREA BY ONE INCH OF RAINFALL AND ATTENUATE THE PEAK FLOW LEAVING THE PROJECT SITE FOR THE 25-YEAR, 24-HOUR STORM EVENT SO THAT IT IS THE SAME OR LESS THAN THE PRE-DEVELOPMENT CONDITION.

TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:
12. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.
13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPOSED SITE DRIVEWAY CONNECTION TO JONES DAIRY ROAD SHALL BE CONSTRUCTED WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES. BOTH EGRESS LANES SHALL BE PROVIDED WITH STOP-CONTROL.
14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COORDINATE WITH NCDOT ON SIGNAL TIMING ADJUSTMENTS AT THE JONES DAIRY ROAD / TRADITIONS GRANDE BOULEVARD AND NC 98 / WAIT AVENUE INTERSECTION TO PROVIDE OVERALL LOS D OPERATIONS DURING THE WEEKDAY AM AND PM PEAK HOURS.
17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEVELOPER SHALL PAY AN IN-LIEU FEE FOR FUTURE JONES DAIRY ROAD CONCRETE MEDIAN BASED ON AN ENGINEERS COST ESTIMATE.
18. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL PAY A FEE IN LIEU PAYMENT OF 25% OF THE DESIGN AND CONSTRUCTION COST FOR A TRAFFIC SIGNAL TO BE INSTALLED BY OTHERS AT THE SITE DRIVEWAY ON JONES DAIRY ROAD, THE FEE IN LIEU AMOUNT SHALL BE CALCULATED BY DEVELOPER AND SUBJECT TO TOWN APPROVAL. THE FEE IN LIEU ESTIMATE SHOULD ACCOUNT FOR METAL MAST ARMS, NOT WOOD POLES. THE FEE IN LIEU PAYMENT MAY BE USED FOR OTHER INTERSECTION IMPROVEMENTS IN THE VICINITY BESIDES ONLY A TRAFFIC SIGNAL.

SITE DATA

OWNER:	DAVID A WILLIAMS SR.
OWNER ADDRESS:	3201 BAYNAM POND DRIVE WAKE FOREST NC, 27587
PROPERTY ADDRESS:	418 JONES DAIRY ROAD
PIN:	1850155522
REID:	0010594
DEED:	DB18609/DP2735
AREA:	244,133 SF / 5.604 AC (EXISTING) 232,174 SF / 5.329 AC (AFTER ROW DEDICATION)
DISTURBED AREA:	270,970 SF / 6.22 AC
EX. USE:	SINGLE FAMILY
EX. ZONING:	RD-RURAL HOLDING DISTRICT 145,248.5 SF / 3.334 AC LI - LIGHT INDUSTRIAL 98,884.5 SF / 2.270 AC
COMMUNITY PLAN:	NEIGHBORHOOD COMMERCIAL
OVERLAYS:	NONE
PROPOSED ZONING:	NB-NEIGHBORHOOD BUSINESS (CONDITIONAL DISTRICT)
PROPOSED USES:	SEE LIST OF ZONING CONDITIONS THIS SHEET
JURISDICTION:	TOWN OF WAKE FOREST (ANNEXATION REQUESTED)
BLDG. FLOOR AREA:	3,575 SF EXISTING (TO BE DEMOLISHED) NO MAXIMUM (50,000 SF OR LESS PER BUILDING) 24,502 SF - BLDG. #1 24,502 SF - BLDG. #2 49,004 SF TOTAL BLDG. FLOOR AREA PROPOSED
FRONT SETBACK:	20' MIN.
SIDE SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
BUILDING HEIGHT:	3 STORIES MAX.
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED OVERLAY:	NONE
FLOODPLAIN:	NONE PER FIRM PANEL # 3720185000K, DATED 7/19/2022
STREAMS:	NO BUFFERED STREAMS OR WETLANDS WITHIN THE PROJECT AREA
OPEN SPACE:	EXEMPT - UDO SEC. 7.4.1.
PARK SPACE:	EXEMPT - UDO SEC. 7.4.1.
TREE COVERAGE:	SEE LANDSCAPE PLAN - UDO SEC. 8.3.1.
LANDSCAPE BUFFERS:	SEE LANDSCAPE PLAN - UDO SEC. 8.5.2.
VEHICULAR PARKING:	PARKING IN FRONT SETBACK NOT PERMITTED MEDICAL CLINIC - 1 SPACE PER 250 SF 37,429 SF / 250 SF = 149.7 (150) SPACES REQUIRED RESTAURANT/BAR TAVERN - 1 SPACE PER 200 SF 11,575 SF / 200 SF = 57.8 (58) SPACES REQUIRED TOTAL PARKING SPACES REQUIRED = 208 TOTAL PARKING SPACES PROVIDED = 209 INCLUDING 7 VAN ACCESSIBLE ADA SPACES
BICYCLE PARKING:	MEDICAL CLINIC - 2 PER 50 AUTO SPACES 150 SPACES / 50 = 3 X 2 = 6 BIKE PARKING SPACES REQUIRED RESTAURANT/BAR TAVERN - 2 PER 50 AUTO SPACES 58 SPACES / 50 = 1 X 2 = 2 BIKE PARKING SPACES REQUIRED TOTAL BIKE PARKING SPACES REQUIRED/PROVIDED = 8 AT TIME OF CDS, FINAL DETERMINATION OF PARKING AND BIKE REQUIREMENTS WILL BE DETERMINED BASED ON THE FINAL USE MIX.
OFF-STREET LOADING:	PROJECTS WITH A GROSS FLOOR AREA OF 40,001 - 100,000 SF SHALL PROVIDE A MIN. OF 2 LOADING SPACES PER UDO SEC 9.4.5. 2 LOADING SPACES PROVIDED
IMPERVIOUS AREA:	EXISTING IMPERVIOUS AREA= 13,035 SF / 0.30 AC (5.33% OF EX. SITE PRE ROW DED.) PROPOSED IMPERVIOUS AREA= 144,234 SF / 3.31 AC (62.12% OF SITE AFTER ROW DED.)

SHEET INDEX

L-0 COVER SHEET
00 SURVEY
L-1 EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN
L-1.1 SPECIMEN TREE PLAN
L-2 SITE LAYOUT PLAN
CE-01 ROADWAY IMPROVEMENTS
CE-02 UTILITY PLAN
CE-03 GRADING AND DRAINAGE PLAN
L-4 SITE LIGHTING PLAN
L-5 LANDSCAPE PLAN
L-5.1 LANDSCAPE CALCULATIONS
ARCHITECTURAL REZONING PACKAGE (19 SHEETS)

SUBMITTAL DATES

FIRST SUBMITTAL 8/15/2023
SECOND SUBMITTAL 4/4/2024
THIRD SUBMITTAL 6/28/2024
FOURTH SUBMITTAL 7/16/2024
FIFTH SUBMITTAL 9/18/2024

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE:_____

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

Know what's below. Call before you dig.
Dial 811 or 1-800-632-4949

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. C-551 ANDREW J. PORTER
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER

9/18/2024
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024
4. Planning Board Comments 9/18/2024

COVER SHEET
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-0
OF

DocuSign Envelope ID: 13E79BB5-B19F-44DF-AC10-F2131E3307E8

I, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

DocuSigned by:
Larry Jordan Parker, Jr. 4/21/2022

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L JORDAN PARKER JR.



LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

ADOPTED FROM NC GRID NAD 83/2011

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 46°46'45" E	8585.31'
L-2	S 37°47'01" E	58.33'
L-3	S 52°06'42" W	40.00'
L-4	S 38°08'01" E	70.13'
L-5	N 44°09'05" W	57.94'
L-6	N 30°26'23" E	45.71'
L-7	N 30°26'23" E	49.18'
L-8	N 30°38'05" E	74.76'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	8.91'	6980.00'	8.91'	S 36°55'12" E
C-2	112.13'	6980.00'	112.13'	S 37°25'01" E



VICINITY MAP

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
3) ALL DWELLINGS WITHIN THE SUBJECT NEW LOT IS TO BE REMOVED.

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
[##] – ADDRESS

LIGHT INDUSTRIAL(LI)
MINIMUM BUILDING SETBACKS

FRONT	30'
STREET SIDE/ SECONDARY FRONT	30'
SIDE	15'
REAR	20'
LOT AREA MIN. (INTERIOR LOTS ONLY)	40,000 S.F.
LOT WIDTH MIN.	N/A

RURAL HOLDING DISTRICT(RD)
MINIMUM BUILDING SETBACKS

FRONT	20'
STREET SIDE/ SECONDARY FRONT	20'
SIDE	10'
REAR	25'
LOT AREA MIN.	40,000 S.F.
LOT WIDTH MIN.	60 FT.

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED BY GC MAPPING.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. ALL ELEVATIONS ARE BASED ON NAVD 88
5. ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.

TOPOGRAPHIC SURVEY FOR

FOCUS DESIGN BUILDERS

350, 418 & 0 JONES DAIRY ROAD
OWNER: DAVID A. WILLIAMS SR.
REF: D.B. 18609, PAGE 2735
REF: D.B. 18031, PAGE 1470
REF: D.B. 17968, PAGE 2233
REF: B.M. 1986, PAGE 1862
REF: B.M. 2021 PAGE 1873
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

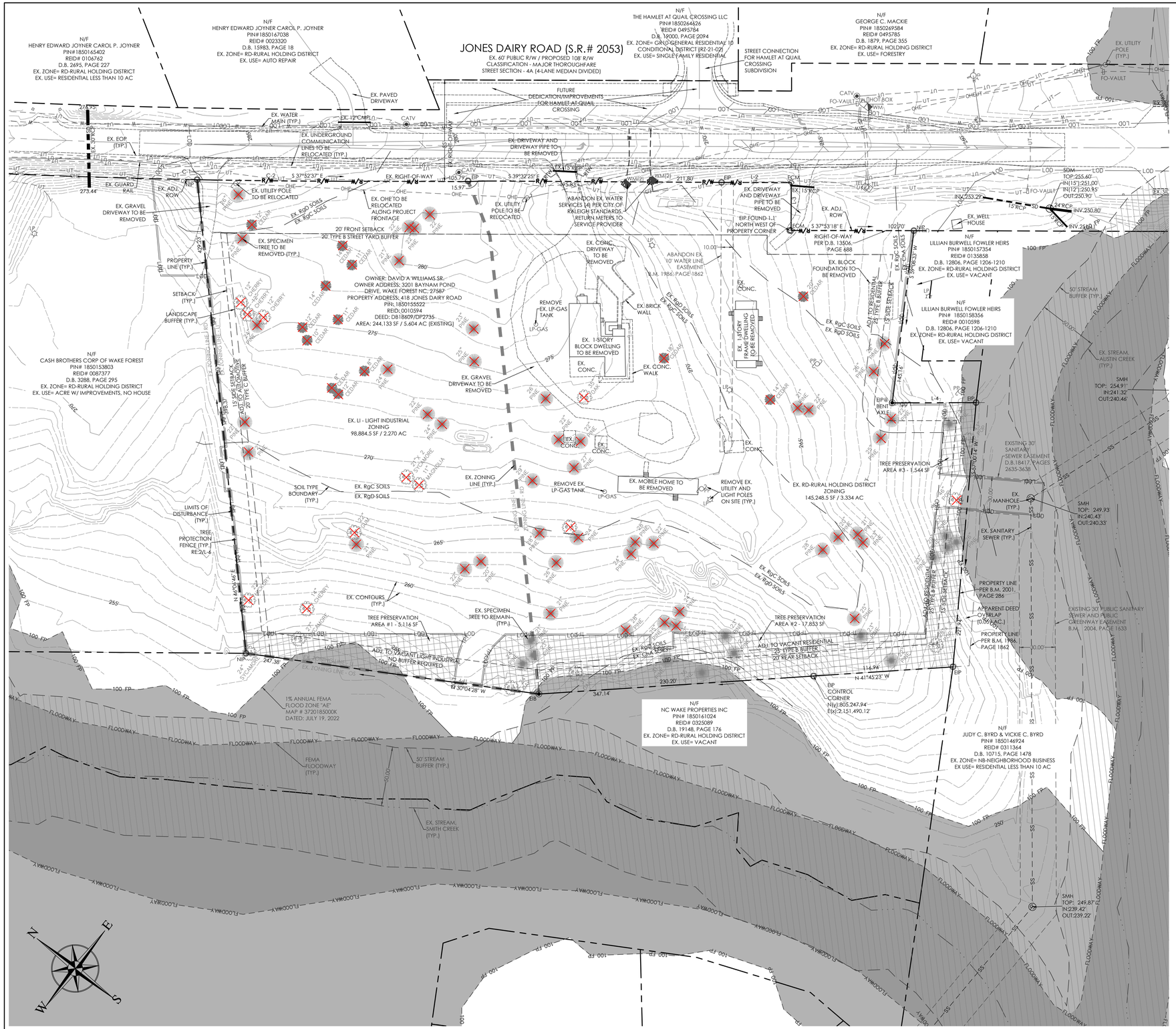
60 30 0 60 120

SCALE 1"=60'

MARCH 29, 2022
REVISED APRIL 20, 2022
ZONED RD & LI
PIN #1850.01-15-4638
PIN #1850.01-15-5458
PIN #1850.01-15-6365

(X:\PROJECTS\JONESDAIRY350 - 4C)

CMP CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



EXISTING CONDITIONS NOTES

1. BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C., APRIL 2022.
2. ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
3. THERE ARE FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS LOCATED WITHIN THE PROJECT SITE, AS SHOWN ON FIRM PANEL # 3720185000K, DATED JULY 19, 2022.
4. THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE PER TERRACON WETLAND DELINEATION.
5. THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE PER TERRACON STREAM DELINEATION.
6. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
2. IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
3. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE, ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
7. CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
8. REFERENCE SITE LAYOUT PLAN SHEET L-2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
9. ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
10. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
11. CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
12. EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

LEGEND

TREE PRESERVATION AREA

FEATURE TO BE DEMOLISHED/REMOVED OR RELOCATED

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

1 / L-1 EXISTING CONDITIONS PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM No. C-551 PROFESSIONAL DESIGN FIRM
DBA TMTLA ASSOCIATES

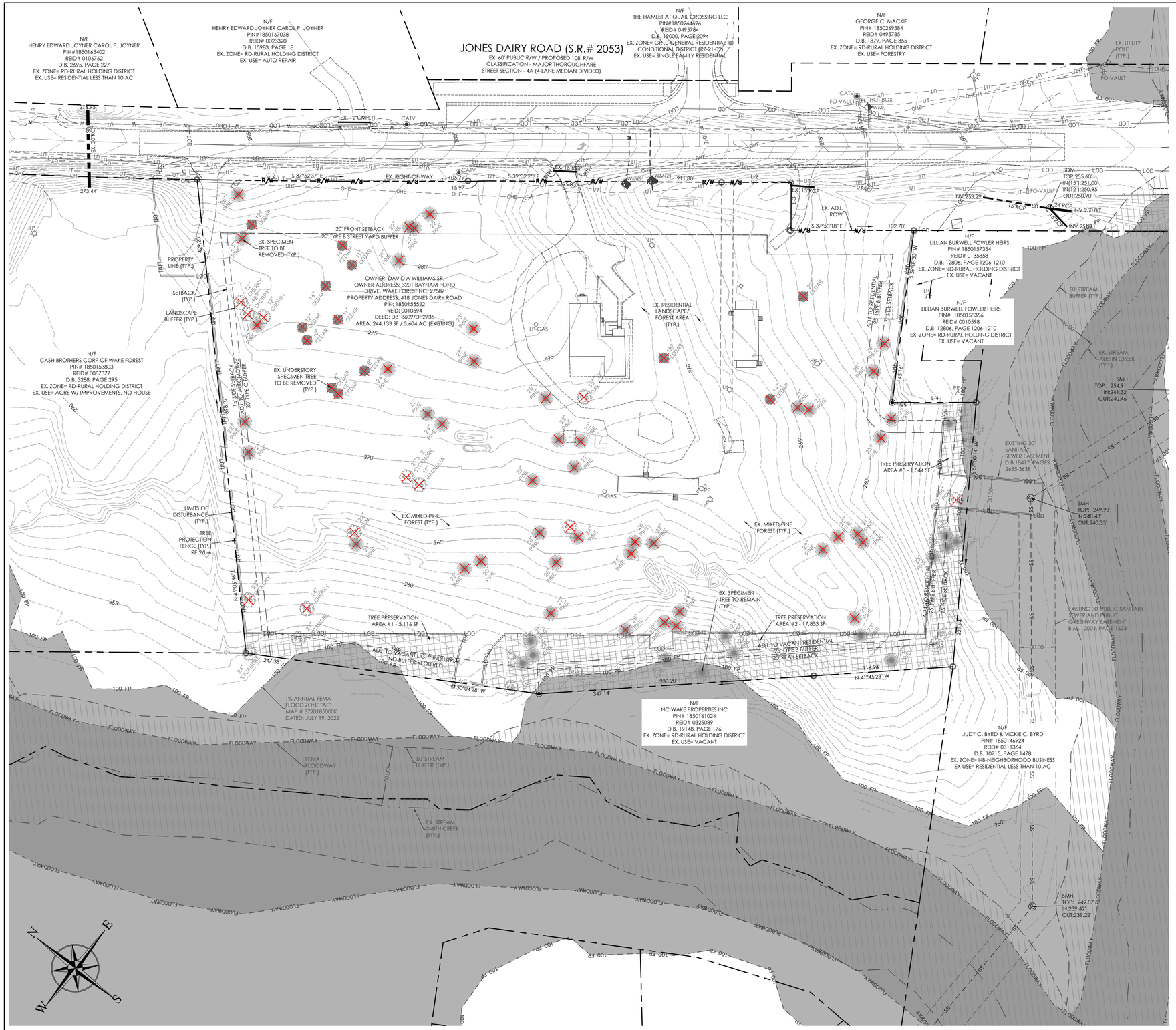
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER
7/16/2024

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-1
OF



1 L-1.1 SPECIMEN TREE PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

SPECIMEN TREE LIST

SPECIMEN TREE LIST			
SIZE (DBH)	SPECIES	COMMENTS	CREDITS
26	PINE	TO BE REMOVED	
23	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
22	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	HICKORY	TO BE REMOVED	
14	CHERRY	TO BE REMOVED	
27	SYCAMORE	TO REMAIN	3
24	SYCAMORE	TO REMAIN	3
22	GUM	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
20	PINE	TO BE REMOVED	
21	SYCAMORE	TO BE REMOVED	
11	MAGNOLIA	TO BE REMOVED	
22	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
23	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
35	OAK	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
29	PINE	TO BE REMOVED	
27	PINE	TO BE REMOVED	
20	CEDAR	TO BE REMOVED	
26	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
43	POPLAR	TO REMAIN	5
46	POPLAR	TO BE REMOVED	
23	PINE	TO BE REMOVED	
20	PINE	TO REMAIN	3
27	PINE	TO REMAIN	3
26	PINE	TO REMAIN	3
28	PINE	TO BE REMOVED	
20	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
25	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
22	PINE	TO REMAIN	3
28	POPLAR	TO REMAIN	3
28	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
28	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
23	PINE	TO REMAIN	3
31	PINE	TO REMAIN	4
31	OAK	TO REMAIN	4
21	PINE	TO REMAIN	3
21	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
24	PINE	TO REMAIN	3
24	OAK	TO REMAIN	3
28	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
28	PINE	TO BE REMOVED	
22	PINE	TO REMAIN	3
14	CEDAR	TO BE REMOVED	
18	CEDAR	TO BE REMOVED	
8	CEDAR	TO BE REMOVED	
8	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
14	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
11	CEDAR	TO BE REMOVED	
10	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
14	CEDAR	TO BE REMOVED	
11	CEDAR	TO BE REMOVED	
36	PINE	TO REMAIN	4
		TOTAL CREDITS	65

88 TOTAL SPECIMEN TREES WITHIN PROJECT AREA
68 SPECIMEN TREES TO BE REMOVED
20 SPECIMEN TREES TO REMAIN WITHIN PROJECT AREA
65 TREE CREDITS FOR RETAINED SPECIMEN TREES

DESCRIPTION OF EX. FOREST STAND: THE PROJECT AREA IS ALMOST COMPLETELY VEGETATED MINUS A FEW AREAS AROUND THE EXISTING SINGLE FAMILY HOMES. THE FOREST STAND IS PREDOMINANTLY SECONDARY GROWTH PINE WITH SOME SMALLER HARDWOODS, RED MAPLE, SWEET GUM, OAKS, AND TULIP POPULAR MIXED IN. THE WOODLOT HEALTH IS GOOD WITH NO SIGNIFICANT AREAS OF DEAD OR DISEASED TREES.

LEGEND

TREE PRESERVATION AREA

FEATURE TO BE DEMOLISHED/REMOVED OR RELOCATED

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

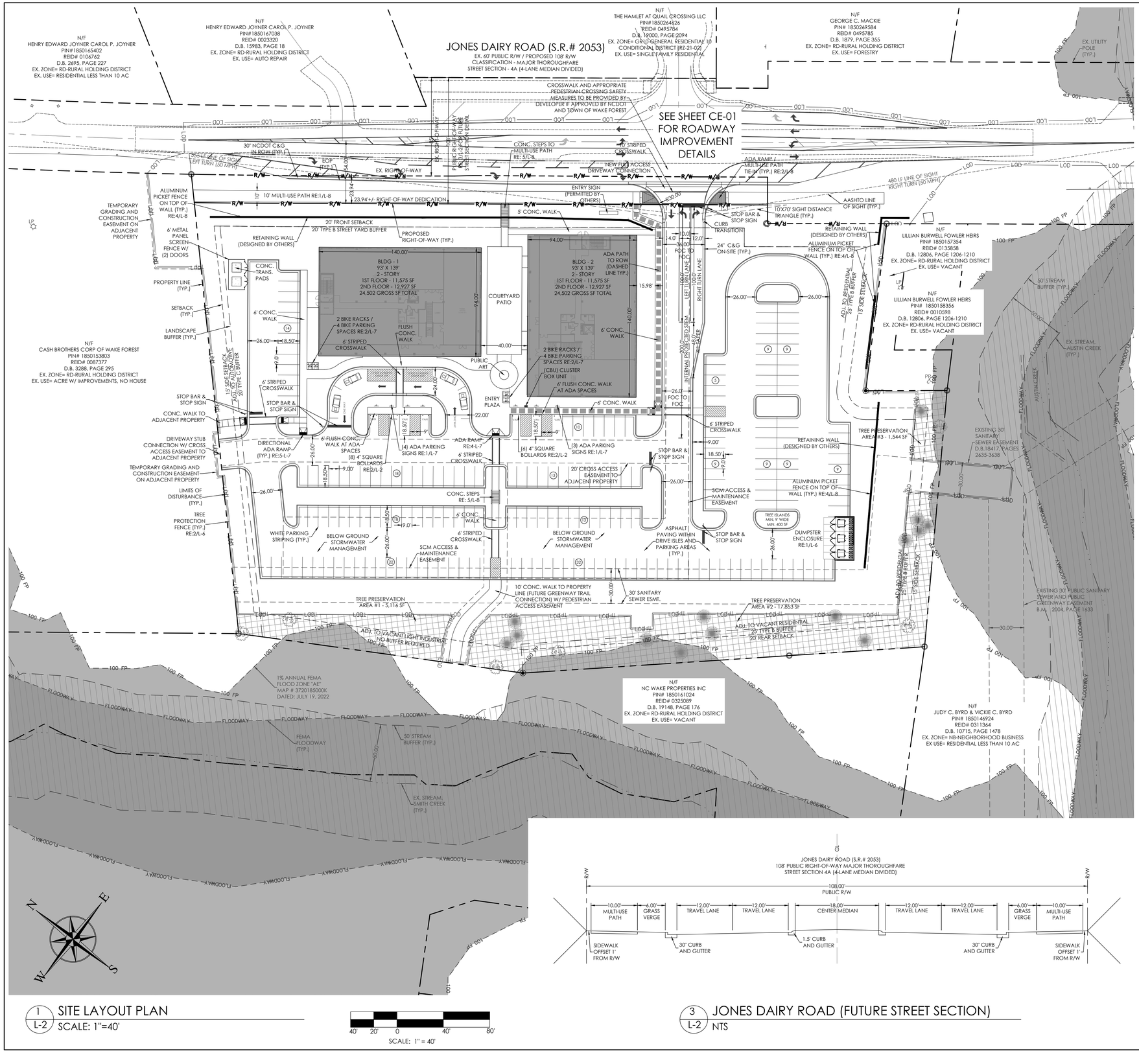
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 PROFESSIONAL DESIGN FIRM
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER
7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

SPECIMEN TREE PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-1.1
OF



1 L-2 SITE LAYOUT PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

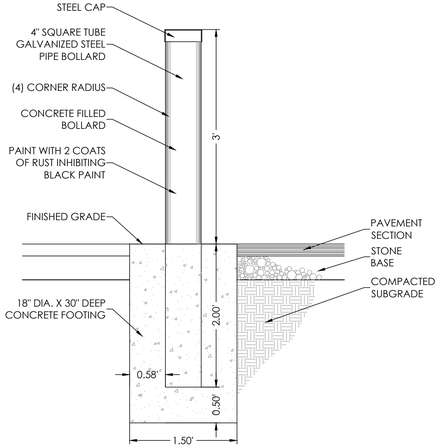
3 L-2 JONES DAIRY ROAD (FUTURE STREET SECTION)
NTS

SITE DATA

SEE COVER SHEET FOR SITE DATA

SITE LAYOUT PLAN NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
3. DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
6. ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER. MINIMUM CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
7. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
8. FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
9. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF WAKE FOREST OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
11. CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
14. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
15. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
16. STOP BAR, DIRECTIONAL ARROWS AND CROSSWALK MARKINGS SHALL BE OF THERMOPLASTIC MATERIAL.
17. ANNEXATION MUST OCCUR PRIOR TO CD APPROVAL IF REZONING IS APPROVED.
18. IF REZONING IS APPROVED, ARCHITECTURAL REVIEW MUST BE APPROVED PRIOR TO CD APPROVAL.
19. AT TIME OF CDS, PLEASE PROVIDE AN EXHIBIT TO DEMONSTRATE THAT THE AASHTO REQUIRED VERTICAL SIGHT DISTANCE CAN BE ACHIEVED AT THIS DRIVEWAY.
20. AT CONSTRUCTION DRAWINGS PLEASE KEEP IN MIND MSSD 3.2.2 VERTICAL ALIGNMENT REQUIREMENTS. MAXIMUM GRADES LISTED IN SECTION 3.2.2.A.1. MAXIMUM GRADES AT INTERSECTIONS LISTED IN SECTION 3.2.2A2.



2 L-2 4" SQUARE BOLLARD
NTS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 ANDREW J. POSTELL
DBA TMTLA ASSOCIATES

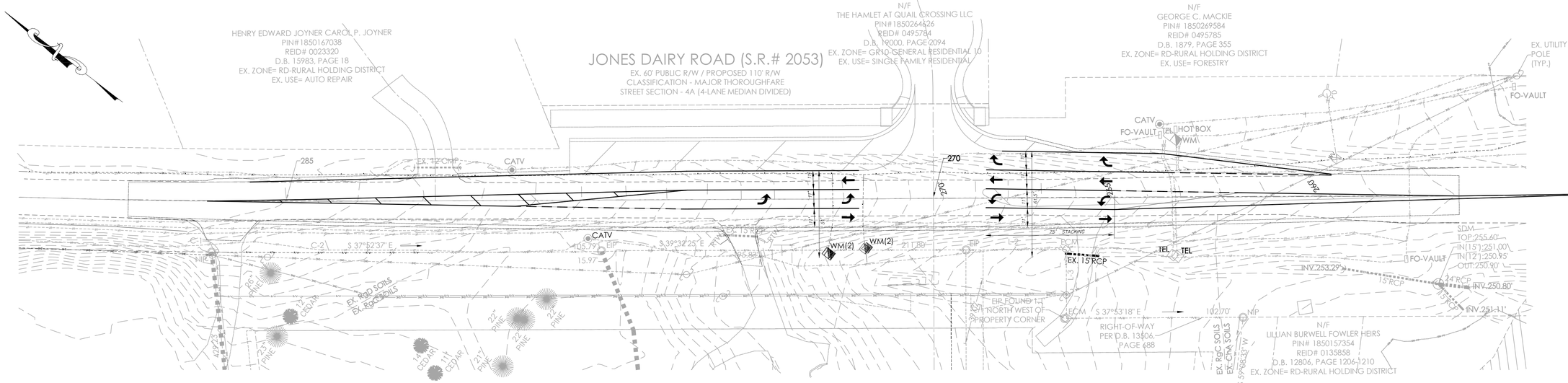
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. POSTELL
7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

SITE LAYOUT PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-2
OF

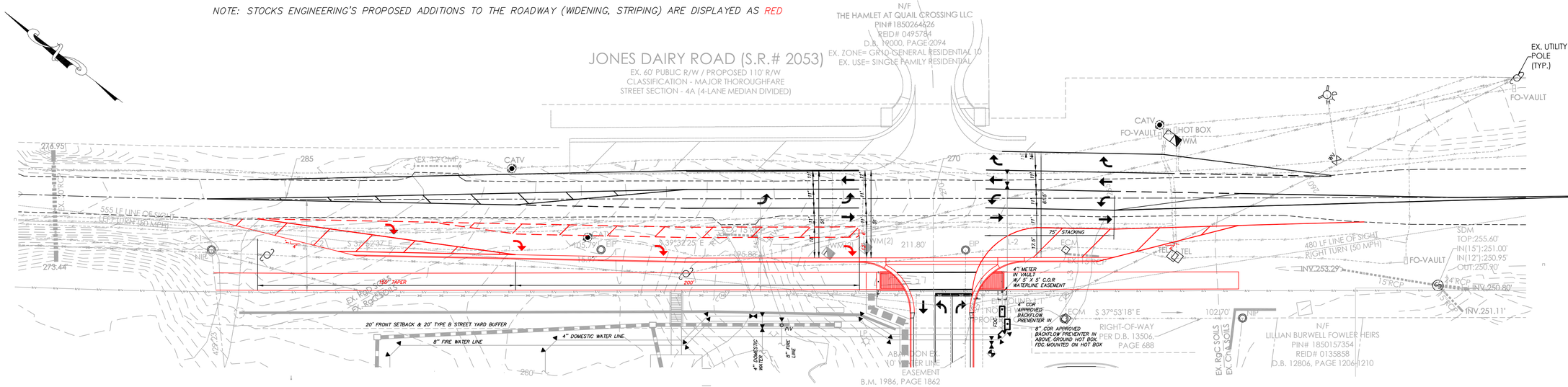
NOTE: THE WIDENING, STRIPING AND CUL-DA-SAC SHOWN IS A PERMITTED BUT NOT BUILT DESIGN BY "THE HAMLET QUAIL CROSSING, LLC.' THE HAMLET QUAIL CROSSING. LLC. WIDENING AND STRIPING DESIGN WILL BE DISPLAYED AS BLACK ON THIS SHEET.



(EXISTING)

NOTE: ALL EXISTING UTILITIES ARE TO BE RELOCATED OUT FROM UNDER THE PROPOSED ROAD WIDENING

NOTE: STOCKS ENGINEERING'S PROPOSED ADDITIONS TO THE ROADWAY (WIDENING, STRIPING) ARE DISPLAYED AS RED



(PROPOSED)

SCALE: 1" = 30'

0 30 60 75 90

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
J. Michael Stocks
5/22/23

ROADWAY IMPROVEMENTS

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS
FILE NO. 2022-038
HORZ. SCALE: 1"=30'
VERT. SCALE: NONE

CE-01

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

NOTE: REMOVE ALL TREES IN PROPOSED SEWER EASEMENT AREA
NOTE: ALL EXISTING UTILITIES ARE TO BE RELOCATED OUT FROM UNDER THE PROPOSED ROAD WIDENING

JONES DAIRY ROAD (S.R.# 2053)

EX. 60' PUBLIC R/W / PROPOSED 110' R/W
CLASSIFICATION - MAJOR THOROUGHFARE
STREET SECTION - 4A (4-LANE MEDIAN DIVIDED)

N/F
HENRY EDWARD JOYNER CAROL P. JOYNER
PIN#1850167038
REID# 0023320
D.B. 15983, PAGE 18
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= AUTO REPAIR

N/F
THE HAMLET AT QUAIL CROSSING LLC
PIN#1850264426
REID# 0495784
D.B. 19000, PAGE 2094
EX. ZONE= GR-GENERAL RESIDENTIAL 10
EX. USE= SINGLE FAMILY RESIDENTIAL

N/F
GEORGE C. MACKIE
PIN# 1850269584
REID# 0495785
D.B. 1879, PAGE 355
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= FORESTRY

N/F
CASH BUILDERS CORP OF WAKE FOREST
PIN# 1850153803
REID# 0087377
D.B. 3288, PAGE 295
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= ACRE W/ IMPROVEMENTS, NO HOUSE

N/F
LILLIAN BURWELL FOWLER
PIN# 1850157354
REID# 0135858
D.B. 12806, PAGE 1205
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
LILLIAN BURWELL FOWLER
PIN# 1850158354
REID# 0010598
D.B. 12806, PAGE 1205
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
JUDY C. BYRD & VICKIE C. BYRD
PIN# 1850146924
REID# 0311364
D.B. 10715, PAGE 1478
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
NC-WAKE PROPERTIES INC
PIN# 1850265024
REID# 0165089
D.B. 19148, PAGE 176
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

EX. UTILITY POLE (TYP.)
FO-VAULT
CATV
TEL
HOT BOX
WM
SDM
TOP:255.60'
IN(15"):251.00'
IN(12"):250.95'
OUT:250.90'
INV.253.29'
24"RCP
15"RCP
EX. 30"RCP
EX. 15"RCP
555 LF LINE OF SIGHT, LEFT TURN (50 MPH)
480 LF LINE OF SIGHT, RIGHT TURN (50 MPH)
S 37°52'37" E
S.39°32'25" E
S 37°53'18" E
102.70'
S 59°08'33" W
N 41°45'23" W
N 30°04'28" W
N 46°04'46" E
105.79'
15.97'
195.83'
21.80'
247.38'
347.14'
230.20'
116.94'
145.16'
268.0'
422.23'
398.37'
285
270
255
20' FRONT SETBACK & 20' TYPE B STREET YARD BUFFER
8" FIRE WATER LINE
4" DOMESTIC WATER LINE
4" COR APPROVED BACKFLOW PREVENTER IN 8" COR APPROVED BACKFLOW PREVENTER IN ABOVE GROUND HOT BOX, FDC MOUNTED ON HOT BOX
4"METER IN VAULT W/ 5' X 5' C.O.R. WATERLINE EASEMENT
RIGHT-OF-WAY PER D.B. 13506, PAGE 688
ADJ. TO RESIDENTIAL 25' TYPE B BUFFER
15' SIDE SETBACK
ADJ. TO VACANT RESIDENTIAL 25' TYPE B BUFFER
20' REAR SETBACK
ADJ. TO VACANT LIGHT INDUSTRIAL NO BUFFER REQUIRED
EX. ZONING LINE - II
EX. ZONING LINE - OS
EX. RDC SOILS
EX. CHA SOILS
EX. RGC SOILS
EX. RGD SOILS
EX. RGE SOILS
EX. RGF SOILS
EX. RGG SOILS
EX. RGH SOILS
EX. ROCKY SOILS
EX. ROCKOUTS
— UNDERGROUND SAND FILTER —
PROPOSED SEWER EASEMENT
PRO. PEDESTRIAN EASEMENT
PRO. M.H. #1 TOP ±254.00 INV. IN 245.99 INV. OUT 244.99
PRO. M.H. #2 TOP ±263.00 INV. IN 248.07 INV. OUT 247.87
PRO. M.H. #3 TOP ±260.00 INV. IN 249.23 INV. OUT 249.02
PRO. M.H. #4 TOP ±258.00 INV. IN 250.43 INV. OUT 250.23
PRO. M.H. #5 TOP ±258.00 INV. OUT 251.20
89 LF 8" SDR 35 PVC SEWER @ 1.12%
89 LF 8" SDR 35 PVC SEWER @ 4.0%
153 LF 8" SDR 35 PVC SEWER @ 0.5%
196 LF 8" SDR 35 PVC SEWER @ 0.5%
196 LF 8" SDR 35 PVC SEWER @ 0.5%
CORE DRILL & RUBBER BOOT CONNECTION TO EX. MANHOLE
SMH
TOP: 249.93'
IN:240.43'
OUT:240.33'
EXISTING SEWER EASEMENT GREEN B.M.
PROPERTY LINE PER B.M. 2001, PAGE 286
APPARENT DEED OVERLAP (0.059 AC.)
PROPERTY LINE PER B.M. 1986, PAGE 1865
SEWER EASEMENT D.B.18417, PAGES 2635-3638
30.00'
NCGS MONUMENT "OLD DEPOT" N(y) 811,610.26' E(X) 2,144,980.39' NAD 83/2011
1% ANNUAL FEMA FLOOD ZONE "AE" MAP # 3720185000K DATED: JULY 19, 2022
FEMA FLOODWAY (TYP.)
50' STREAM BUFFER (TYP.)
250 LOW POINT
CONTROL CORNER N(Y):805,247.94' E(X):2,151,490.12'
SCALE: 1" = 30'
0 30 60 75 90

STANDARD UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
   c) Where it isimpossible to obtain properseparation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10'on each side of crossing must be specified & installed to waterline specifications.
   d) 5.0'minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18"min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6"min. clearance (per CORPUD details #- 41 & S-49).
   f) All other underground utilities shall cross water & sewer facilities with 18"min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING –A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0'minimum cover is required on all water mains & sewer force mains. 4.0'minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. Install ¾" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediatery adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Install 4"PVC† sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
11. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0'above the next upstreammanhole.
12. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
14. Grease interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the FM FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
15. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The devices shall meet the American Society of Sanitary Engineering (SAAE) standards and be on the University of Southern California approval list.
17. The device and installation shall mee the guidelines of Appendix A –Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
18. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
19. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.

PUBLIC
Sewer Collection / Extension System

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit #_____

Authorization to Construct_____

Date_____

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
PHONE: (252) 459-8196
P.O. BOX 1108
WWW.STOCKSENGINEERING.COM

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
5/22/23

UTILITY PLAN

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS

FILE NO.	2022-038
HORZ. SCALE:	1"=30'
VERT. SCALE:	NONE

CE-02

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

JONES DAIRY ROAD (S.R.# 2053)

EX. 60' PUBLIC R/W / PROPOSED 110' R/W
CLASSIFICATION - MAJOR THOROUGHFARE
STREET SECTION - 4A (4-LANE MEDIAN DIVIDED)

N/F
HENRY EDWARD JOYNER CAROL P. JOYNER
PIN#1850167038
REID# 0023320
D.B. 15983, PAGE 18
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= AUTO REPAIR

N/F
THE HAMLET AT QUAIL CROSSING LLC
PIN#1850264426
REID# 0495784
D.B. 19000, PAGE 2094
EX. ZONE= GR-GENERAL RESIDENTIAL 10
EX. USE= SINGLE FAMILY RESIDENTIAL

N/F
GEORGE C. MACKIE
PIN# 1850269584
REID# 0495785
D.B. 1879, PAGE 355
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= FORESTRY

N/F
CASH BUILDERS CORP OF WAKE FOREST
PIN# 1850153803
REID# 0087377
D.B. 12388, PAGE 295
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= ACRE W/ IMPROVEMENTS, NO HOUSE

N/F
LILLIAN BURWELL FOWLER HEIRS
PIN# 1850157354
REID# 0135858
D.B. 12806, PAGE 1206-1210
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
LILLIAN BURWELL FOWLER HEIRS
PIN# 1850158354
REID# 0010598
D.B. 12806, PAGE 1206-1210
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
NC-WAKE PROPERTIES INC
PIN# 1850155024
REID# 0155089
D.B. 19148, PAGE 176
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

N/F
JUDY C. BYRD & VICKIE C. BYRD
PIN# 1850146924
REID# 0011364
D.B. 10715, PAGE 1478
EX. ZONE= NB-NEIGHBORHOOD BUSINESS
EX. USE= RESIDENTIAL LESS THAN 1D AC

EX. UTILITY POLE (TYP.)
FO-VAULT
CATV
TEL
HOT BOX
WM
555 LF LINE OF SIGHT LEFT TURN (50 MPH)
480 LF LINE OF SIGHT RIGHT TURN (50 MPH)
SDM
TOP:255.60'
IN(15"):251.00'
IN(12"):250.95'
OUT:250.90'
INV.253.29'
15"RCP
24"RCP
INV.250.80'
INV.251.11'
50' STREAM BUFFER (TYP.)
EX. STREAM, AUSTIN CREEK (TYP.)
SMH
TOP: 254.91'
IN:241.32'
OUT:240.46'
EXISTING 30' SANITARY SEWER EASEMENT D.B.18417, PAGES 2635-3638
SMH
TOP: 249.93'
IN:240.43'
OUT:240.33'
EX. RgC SOILS
EX. CHA SOILS
EX. WkB SOILS
EX. WkC SOILS
EX. WkD SOILS
EX. ZONING LINE - LI
EX. ZONING LINE - OS
BMP ACCESS EASEMENT
— UNDERGROUND SAND FILTER —
ADJ. TO VACANT LIGHT INDUSTRIAL NO BUFFER REQUIRED
ADJ. TO VACANT RESIDENTIAL 25' TYPE B BUFFER 20' REAR SETBACK
ADJ. TO RESIDENTIAL 25' TYPE B BUFFER 15' SIDE SETBACK
PROPERTY LINE PER B.M. 2001, PAGE 286
EXISTING 30' PUBLIC SANITARY SEWER EASEMENT
APPARENT OVERLAP (0.059 AC)
PROPERTY LINE PER B.M. 2001, PAGE 1
NCGS MONUMENT "OLD DEPOT" N(y) 811,610.26' E(X) 2,144,980.39' NAD 83/2011
1% ANNUAL FEMA FLOOD ZONE "AE" MAP # 3720185000K DATED: JULY 19, 2022
FEMA FLOODWAY (TYP.)
50' STREAM BUFFER (TYP.)
250 LOW POINT
EIP CONTROL CORNER N(Y):805,247.94' E(X):2,151,490.12'
SCALE: 1" = 30'
0 30 60 75 90

DRAINAGE TABLE			
DRAINAGE ID	TOP	INV. F/L	PIPE SIZE
	266.50	256.39	36"
CB 2	268.00	264.20	24"
DI 3	270.00	265.70	18"
DI 4	270.00	266.48	18"
DI 5	271.00	267.00	18"
DI 6	270.00	267.00	18"
CB 7	258.25	255.25	18"
CB 8	269.50	257.87	24"
CB 9	266.70	257.95	24"
CB 10	266.60	258.07	24"
CB 11	264.50	258.20	24"
CB 12	261.50	258.50	18"

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
P.O. BOX 1108
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

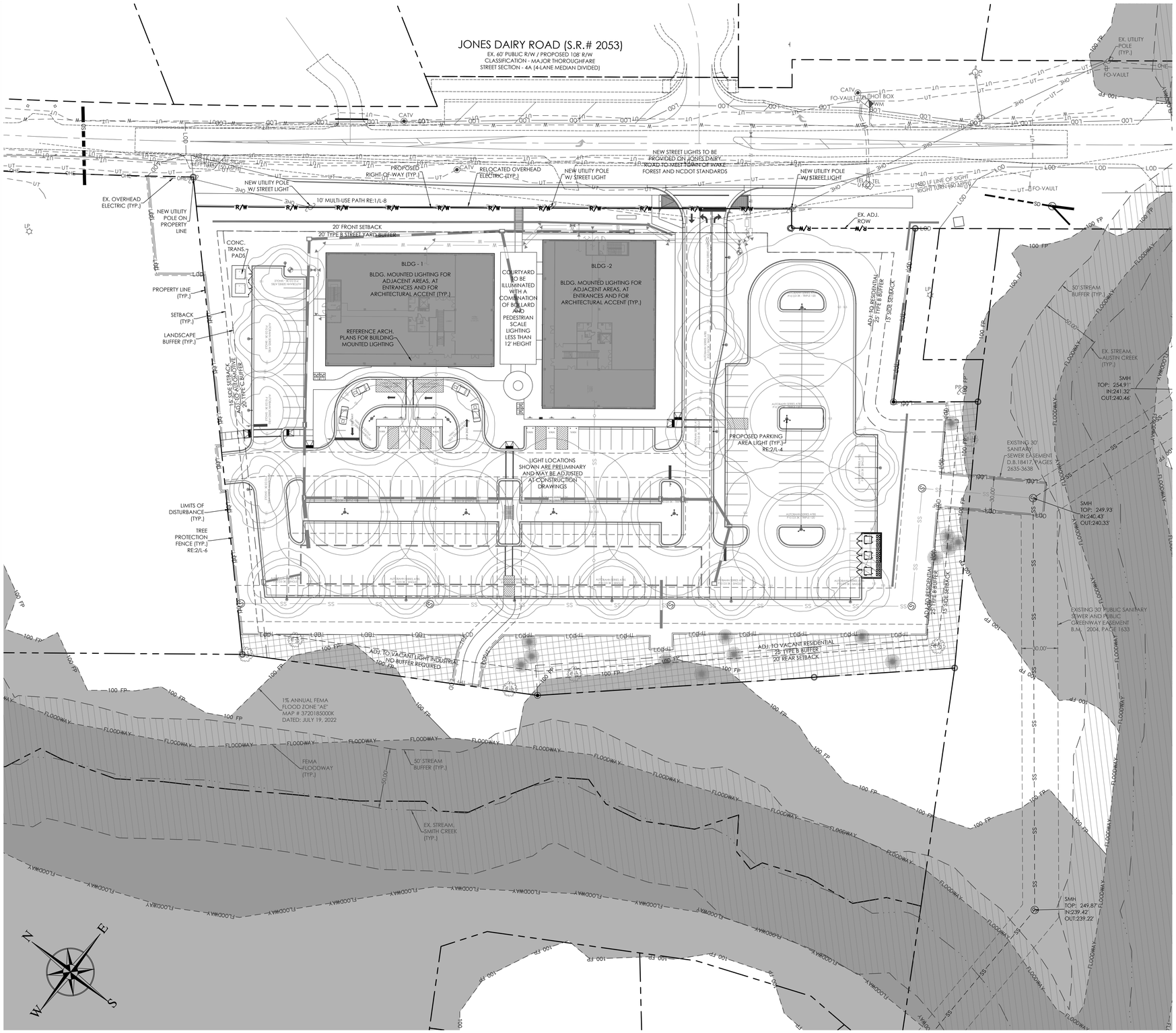
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
J. Michael Stocks 5/22/23

GRADING and DRAINAGE PLAN

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS

FILE NO. 2022-038
HORZ. SCALE: 1"=30'
VERT. SCALE: NONE

CE-03

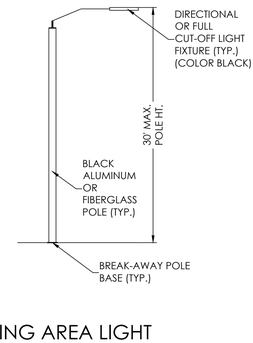


1 L-4 SITE LIGHTING PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

SITE LIGHTING PLAN NOTES

1. PROPOSED SITE LIGHTING SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF THE TOWN OF WAKE FOREST AND NCDOT AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK.
3. LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF MOTOR VEHICLE DRIVES ON SUCH STREETS.
4. CONTRACTOR TO COORDINATE ALL BUILDING MOUNTED LIGHTING WITH ELECTRICAL DESIGNER.
5. CONTRACTOR SHALL COORDINATE LIGHT FIXTURE, AND LIGHT POLE INSTALLATION WITH WAKE ELECTRIC.
6. CONTRACTOR TO PROVIDE 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATION.
7. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
8. ALL ELECTRICAL CONDUIT, LIGHT POLES, AND FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
9. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
10. ALL CONDUITS MORE THAN 20' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
11. ALL PVC JOINTS ARE TO BE SOLVENT WELDED.
12. A PHOTOMETRIC PLAN IS REQUIRED AT THE TIME OF CONSTRUCTION DRAWINGS.
13. LIGHT LOCATIONS MAY BE ADJUSTED WITH CONSTRUCTION DRAWINGS.



2 L-4 PARKING AREA LIGHT
NTS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 PROFESSIONAL DESIGN FIRM
DBA TMTLA ASSOCIATES

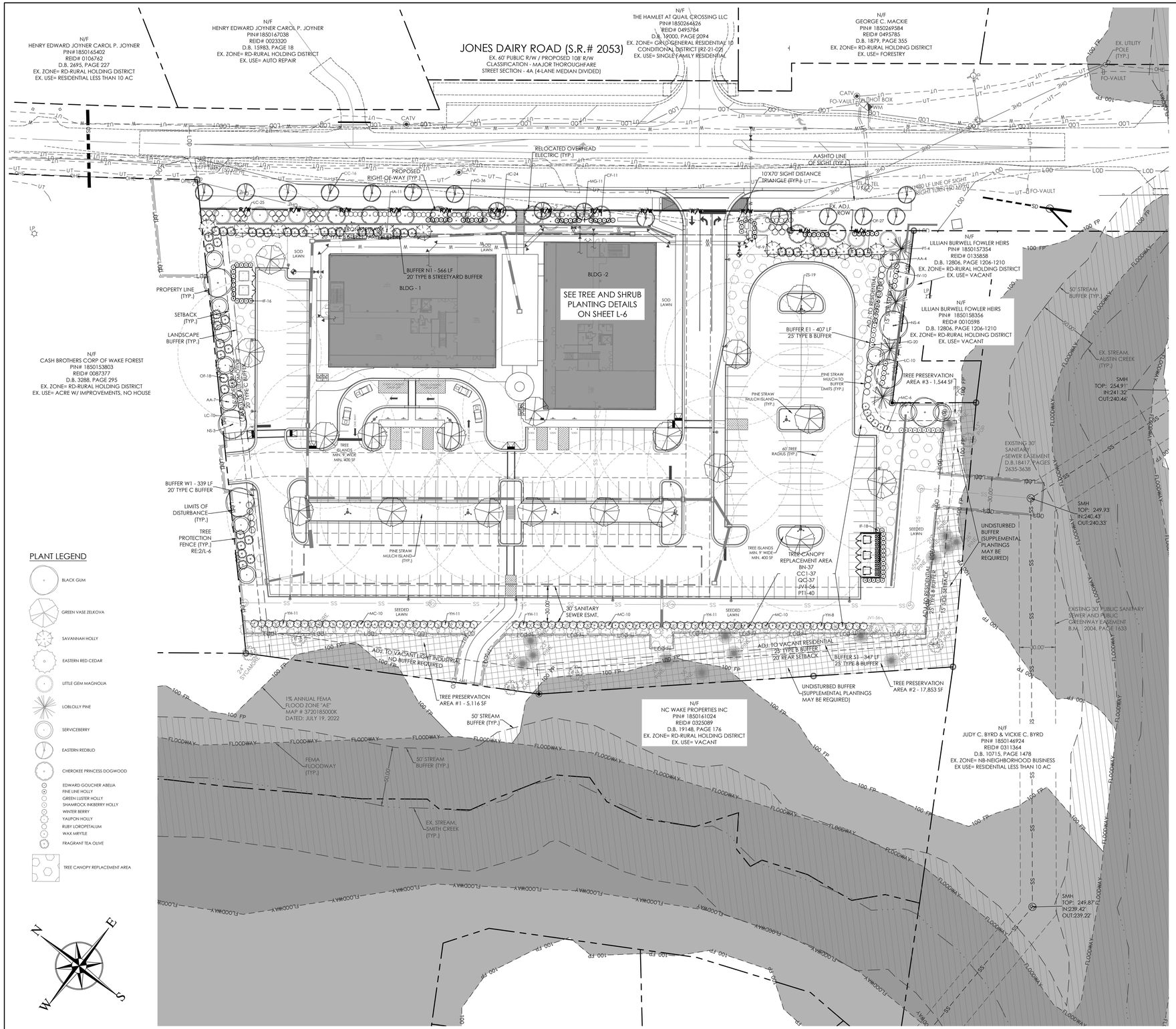
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 PROFESSIONAL SEAL ANDREW J. PORTER

7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

SITE LIGHTING PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-4
OF



PLANT LEGEND

- BLACK GUM
- GREEN VASE ZELKOVA
- SAVANNAH HOLLY
- EASTERN RED CEDAR
- LITTLE GEM MAGNOLIA
- LOBLOLLY PINE
- SERVICEBERRY
- EASTERN REDBUD
- CHEROKEE PRINCESS DOGWOOD
- EDWARD GOUCHER ABELIA
- FINE LINE HOLLY
- GREEN LUSTER HOLLY
- SHAMROCK INKBERRY HOLLY
- WINTER BERRY
- YAUPON HOLLY
- RUBY LOROPETALUM
- WAX MRYTLE
- FRAGRANT TEA OLIVE
- TREE CANOPY REPLACEMENT AREA

1 / L-5 LANDSCAPE PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF WAKE FOREST UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUNDCOVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUNDCOVER, ANNUALS, SEED, SOD AND MULCH.
2. MATERIALS AND WORK:
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS:
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS, TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE
4. PLANT SIZE:
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED, CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER:
AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH:
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
7. TURF AREAS:
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 PRINCIPAL DESIGN FIRM
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER

7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

LANDSCAPE PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-5
OF

PLANT SCHEDULE

PLANT LIST - 418 JONES DAIRY ROAD

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	COMMENTS
Deciduous Canopy Trees							
BN	37	Betula nigra	River Birch	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CC1	37	Carpinus caroliniana	American Hornbeam	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
NS	7	Nyssa sylvatica	Black Gum	2.5" CAL	10'-12'	B&B	Full, Straight Single Leader
QC	37	Quercus coccinea	Scarlet Oak	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
ZS	19	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" CAL	10'-12'	B&B	Full, Straight Single Leader
Evergreen Trees							
IA	11	Ilex X attenuata 'Savannah'	Savannah Holly	-	8' MIN.	CONT.	Full, Straight Single Leader
JV1	56	Juniperus virginiana	Eastern Red Cedar	-	4.5' MIN.	CONT.	Full, Straight Single Leader
MG	11	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	-	8' MIN.	CONT.	Full, Straight Single Leader
PT	4	Pinus taeda	Loblolly Pine	-	8' MIN.	CONT.	Full, Straight Single Leader
PT1	40	Pinus taeda	Loblolly Pine	-	4.5' MIN.	CONT.	Full, Straight Single Leader
Understory Trees							
AA	11	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CC	16	Cercis canadensis	Eastern Redbud	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CF	11	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
Shrubs							
AG	36	Abelia X grandiflora "Edward Goucher'	Edward Goucher Abelia	-	18" MIN.	CONT.	Full, Match
IF	43	Ilex cornuta 'Fine Line'	Fine Line Holly	-	36" MIN.	CONT.	Full, Match
IC	24	Ilex crenata 'Green Lustrer'	Green Luster Holly	-	18" MIN.	CONT.	Full, Match
IG	20	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	-	18" MIN.	CONT.	Full, Match
IV	10	Ilex verticillata 'Apollo'	Winter Berry	-	18" MIN.	CONT.	Full, Match
YH	52	Ilex vomitoria	Yaupon Holly	-	18" MIN.	CONT.	Full, Match
LC	45	Loropetalum chinense var rubrum 'Rudy'	Ruby Loropetalum	-	18" MIN.	CONT.	Full, Match
MC	36	Myrica cerifera	Wax Mrytle	-	18" MIN.	CONT.	Full, Match
OF	45	Osmanthus fragrans	Fragrant Tea Olive	-	18" MIN.	CONT.	Full, Match

Note: All plant material must meet or exceed the minimum Caliper, Height, and Root, specifiyed at the time of installation.

LANDSCAPE CALCULATIONS

TREE CANOPY COVERAGE - UDO SEC. 8.3.1
RURAL AND SUBURBAN DISTRICTS - 2 CANOPY TREES PER 5,000 SF OF PARCEL AREA, OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF OF PARCEL AREA.

232,174 SF / 5,000 SF = 46.43
46.43 X 2 = 93 CANOPY TREES REQUIRED (1.5" min. caliper)

NEW PLANTINGS PROVIDED [STREET TREES, BUFFERS, AND VUA AREAS]
15 - STREET TREES
19 - VUA TREES
33 - TREES IN BUFFER N1
12 - TREES IN BUFFER E1
10 - TREES IN BUFFER W1
4 - TREES PROVIDED IN UNDISTURBED BUFFERS E1 & S1
93 TREES PROVIDED

TREE PRESERVATION - UDO SEC. 8.4.1
CREDIT FOR PRESERVATION OF WOODED AREAS. ONE TREE CREDIT PER 700 SF OF PROTECTED AREA.
TREE PRESERVATION AREA #1 - 5,116 SF
TREE PRESERVATION AREA #2 - 17,853 SF
TREE PRESERVATION AREA #3 - 1,544 SF
TOTAL TREE PRESERVATION AREA = 24,513 SF

CREDIT FOR PRESERVATION OF SPECIMEN TREES
20"-30" DBH PRESERVED TREES, 16 TREES X 3 = 48 TREE CREDITS
31"-41" DBH PRESERVED TREES, 3 TREES X 4 = 12 TREE CREDITS
42"+ DBH PRESERVED TREES, 1 TREE X 5 = 5 TREE CREDITS
65 TOTAL TREE CREDITS FOR PRESERVED SPECIMEN TREES
RE: L-1.1 SPECIMEN TREE LIST

NO CREDITS TAKEN FOR TREE PRESERVATION AREAS
65 TREE CREDITS TAKEN FOR PRESERVED SPECIMEN TREES
ADDITIONAL TREE CREDITS MAY BE TAKEN AT CD'S WITH ADDITIONAL TREE SURVEY FOR THE TREE PRESERVATION AREAS PROVIDED. ADDITIONAL TREE CREDIT MAY BE USED TO FURTHER REDUCE THE NUMBER OF REPLACEMENT TREES REQUIRED.

SPECIMEN / HISTORIC TREES - UDO SEC. 8.4.3
ANY 20 INCH DBH OR GREATER CANOPY TREE OR 8 INCH DBH OR GREATER UNDERSTORY TREE IN FAIR OR BETTER CONDITION. FOR EACH SPECIMEN TREE REMOVED 4 REPLACEMENT TREES SHALL BE PROVIDED.

68 EXISTING SPECIMEN TREES REMOVED, 68 X 4 = 272 REPLACEMENT TREES REQUIRED (1.5" MIN. CALIPER)
272 REPLACEMENT TREES - 65 TREE CREDITS = 207 REPLACEMENT TREES REQUIRED/PROVIDED

BUFFER YARD REQUIREMENTS - UDO SEC. 8.5
BUFFER N1 - 566 LF / 20' TYPE B (OPTION 1) STREET YARD BUFFER
2 EVERGREEN TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
2 CANOPY TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
24 SHRUBS PER 100 LF - 5.66 x 24 = 135.84 (136) REQUIRED

BUFFER E1 - 407 LF / 25' TYPE B (OPTION 1) BUFFER
407 X 25 = 10,175 SF TOTAL BUFFER AREA, 5,425 SF UNDISTURBED BUFFER AREA
5,425 SF / 10,175 SF = 0.53%, 407 LF X .47 = 191.29 (191 LF W/ PROPORTIONAL REDUCTION)
2 EVERGREEN TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 CANOPY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
24 SHRUBS PER 100 LF - 1.91 x 24 = 45.84 (46) REQUIRED

BUFFER S1 - 347 LF / 25' TYPE B (OPTION 1) BUFFER
UNDISTURBED BUFFER AREA (SUPPLEMENTAL PLANTINGS MAY BE REQUIRED)

BUFFER W1 - 339 LF / 20' TYPE C (OPTION 1) BUFFER
1 CANOPY TREES PER 100 LF - 3.39 x 1 = 3.39 (3) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 3.39 x 2 = 6.78 (7) REQUIRED
8 SHRUBS PER 100 LF - 3.39 x 8 = 27.12 (27) REQUIRED

STREET TREES - UDO SEC. 8.6
THERE ARE EX. OVERHEAD UTILITIES ALONG THE JONES DAIRY ROAD FRONTAGE.

ONLY WHEN PLANTING OF CANOPY TREES IS NOT PRACTICAL DUE TO THE LOCATION OF UTILITIES, 1 UNDERSTORY TREE FOR EVERY 35 LINEAR FEET OF PLANTING AREA, OR FRACTION THERE OF EQUAL TO OR GREATER THAN 18 FEET.

540 LF FRONTAGE / 35 = 15.42 (15) STREET TREES REQUIRED
16 - 1.5" CALIPER STREET TREES PROVIDED

VEHICULAR USE AREA SCREENING AND LANDSCAPING - UDO SEC. 8.7
ALL OFF-STREET PARKING, LOADING AREAS, AND SERVICE AREAS ADJACENT TO AND/OR VISIBLE FROM A PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE SCREENED FROM VIEW.

PROPOSED PARKING AREAS PARALLEL TO JONES DAIRY ROAD ARE SCREENED WITH EVERGREEN SHRUBS PLACED A MAX. OF 5 FEET ON CENTER. 18 SHRUBS PROVIDED IN BUFFER N1

PROPOSED PARKING AT THE REAR OF THE SITE IS SCREENED WITH EVERGREEN REPLACEMENT TREES JUST OUTSIDE OF THE SEWER EASEMENT. 57 EVERGREEN TREES PROVIDED

ALL PARKING SPACES, OR PORTIONS THEREOF, SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK. 19 CANOPY TREES PROVIDED

TREE ISLANDS MINIMUM 400 SF IN AREA AND MIN. 9' WIDTH

DUMPSTER AND MECHANICAL UTILITIES SCREENING - UDO SEC. 8.8
ALL DUMPSTERS, LOADING DOCKS, OUTDOOR STORAGE AREAS AND UTILITY STRUCTURES, WHICH ARE VISIBLE FROM A PUBLIC STREET OR ADJACENT PROPERTY LINE, SHALL BE SCREENED UNLESS ALREADY SCREENED BY AN INTERVENING BUFFER YARD.

PROPOSED DUMPSTER ENCLOSURE AND UTILITY AREA FOR TRANSFORMERS IS SCREENED BY EVERGREEN SHRUBS PLACED A MAX. OF 5 FEET ON CENTER. 43 EVERGREEN SHRUBS PROVIDED

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. C-551 REGISTERED LANDSCAPE ARCHITECT
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER
7/16/2024

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

LANDSCAPE CALCULATIONS
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

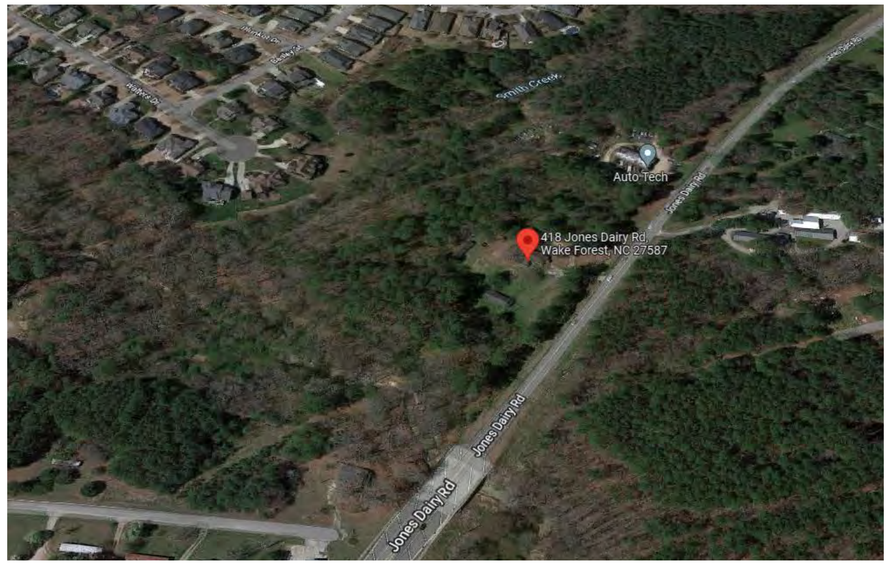
SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-5.1
OF

418 JONES DAIRY ROAD OFFICE BUILDING

Rezoning Package

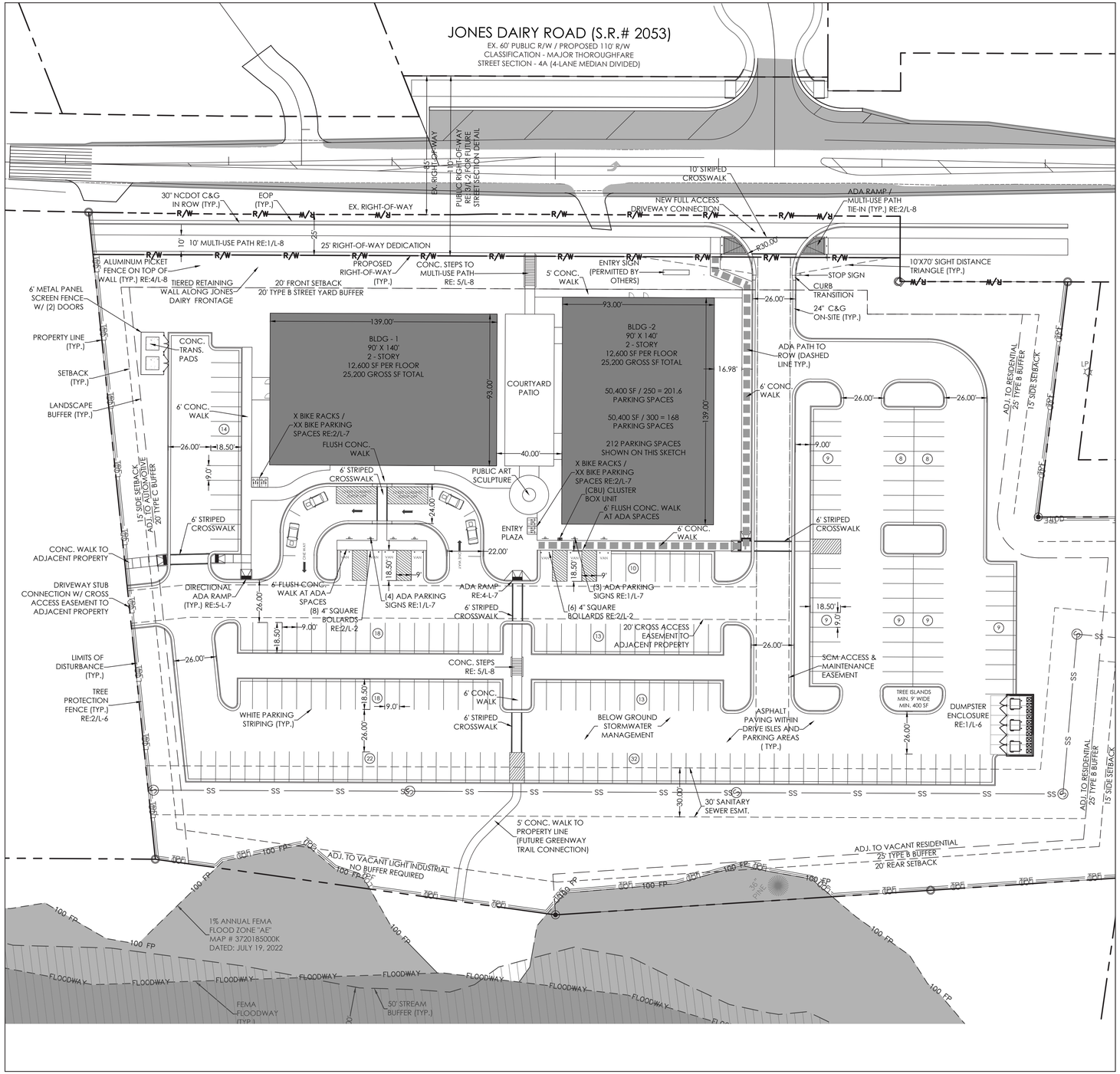
Architectural Concept Design

418 JONES DAIRY ROAD
WAKE FOREST, NC 27587



PROPOSED SITE - FOR REFERENCE ONLY

NOT TO SCALE



BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

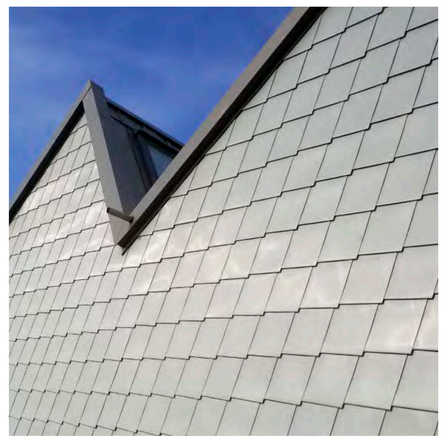
PRIMARY FACADE MATERIAL STUDY - ZINC PANELS

NOT TO SCALE









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06.28.2024

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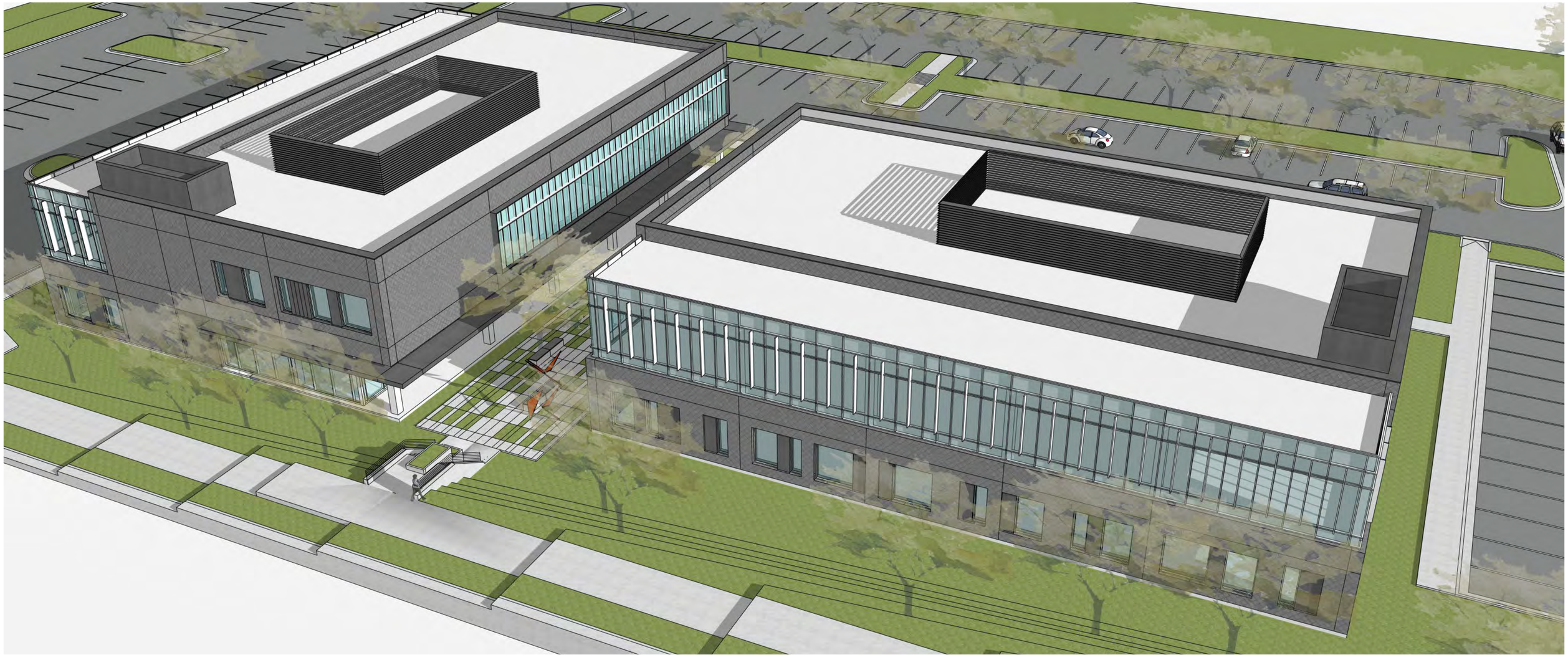


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE



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06.28.2024

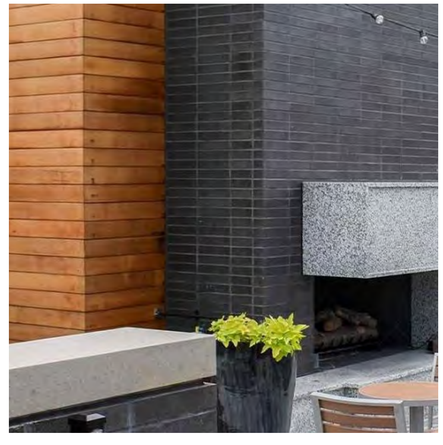
PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE









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06.28.2024

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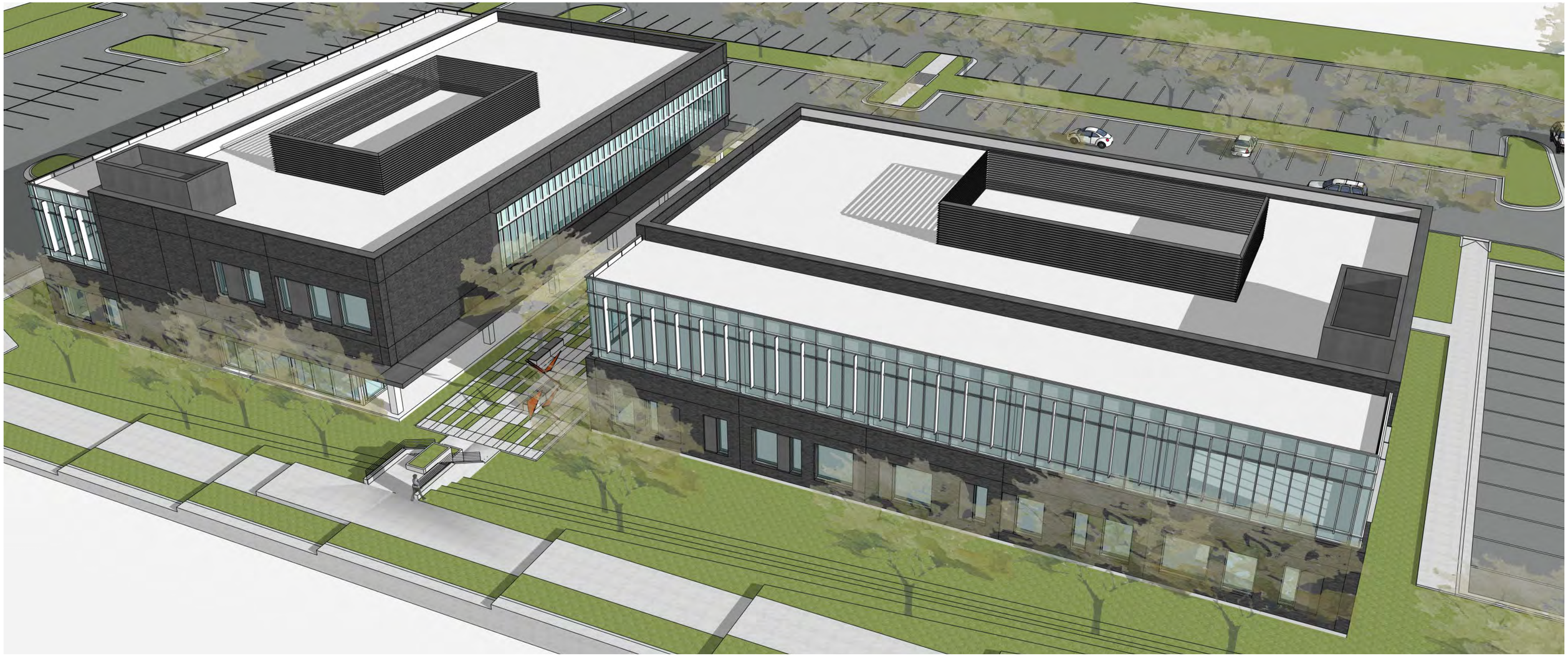


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06.28.2024

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

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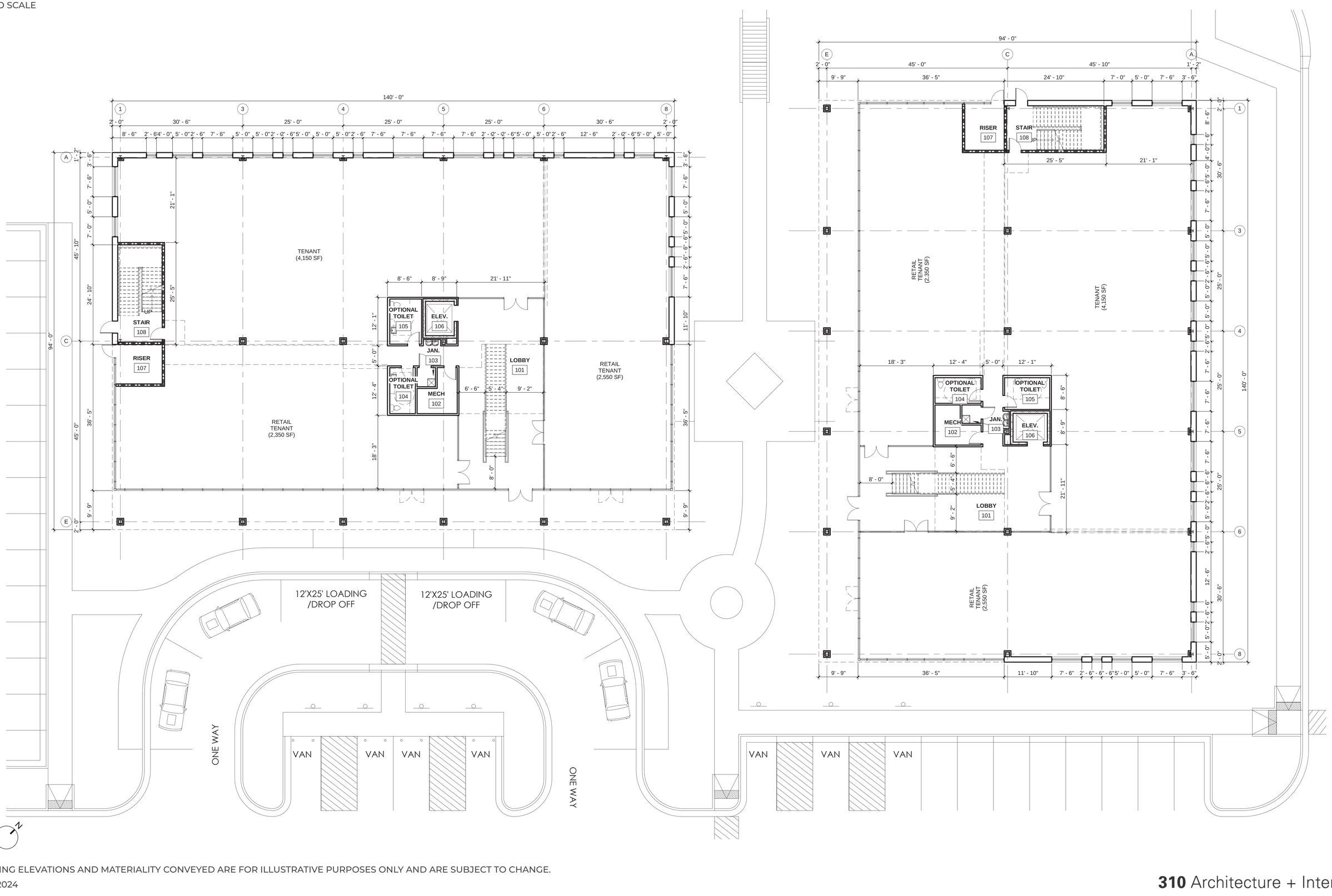


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

ARCHITECTURAL SITE PLAN

NOT TO SCALE

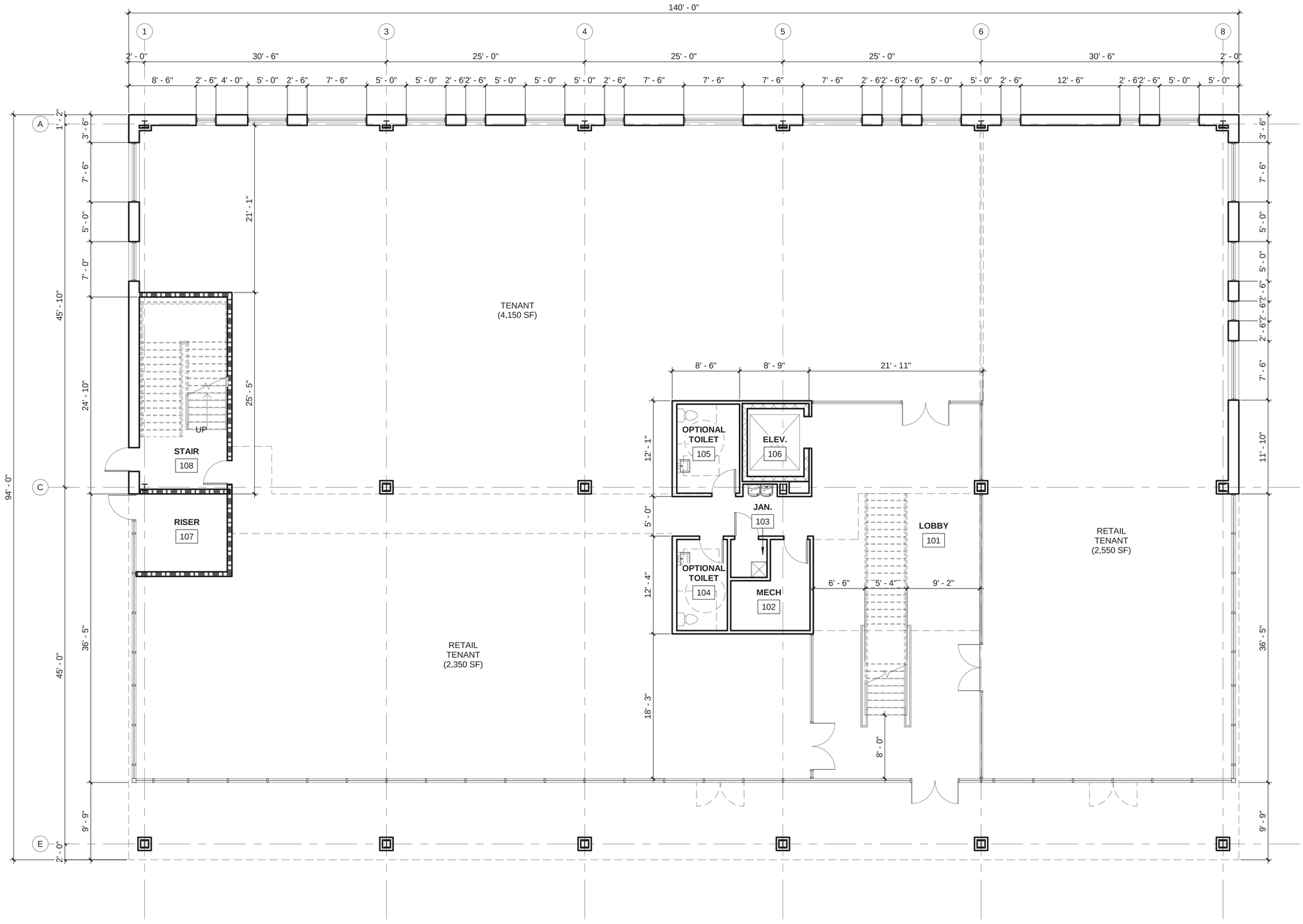


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

FIRST FLOOR - SPACE PLAN STUDY

NOT TO SCALE

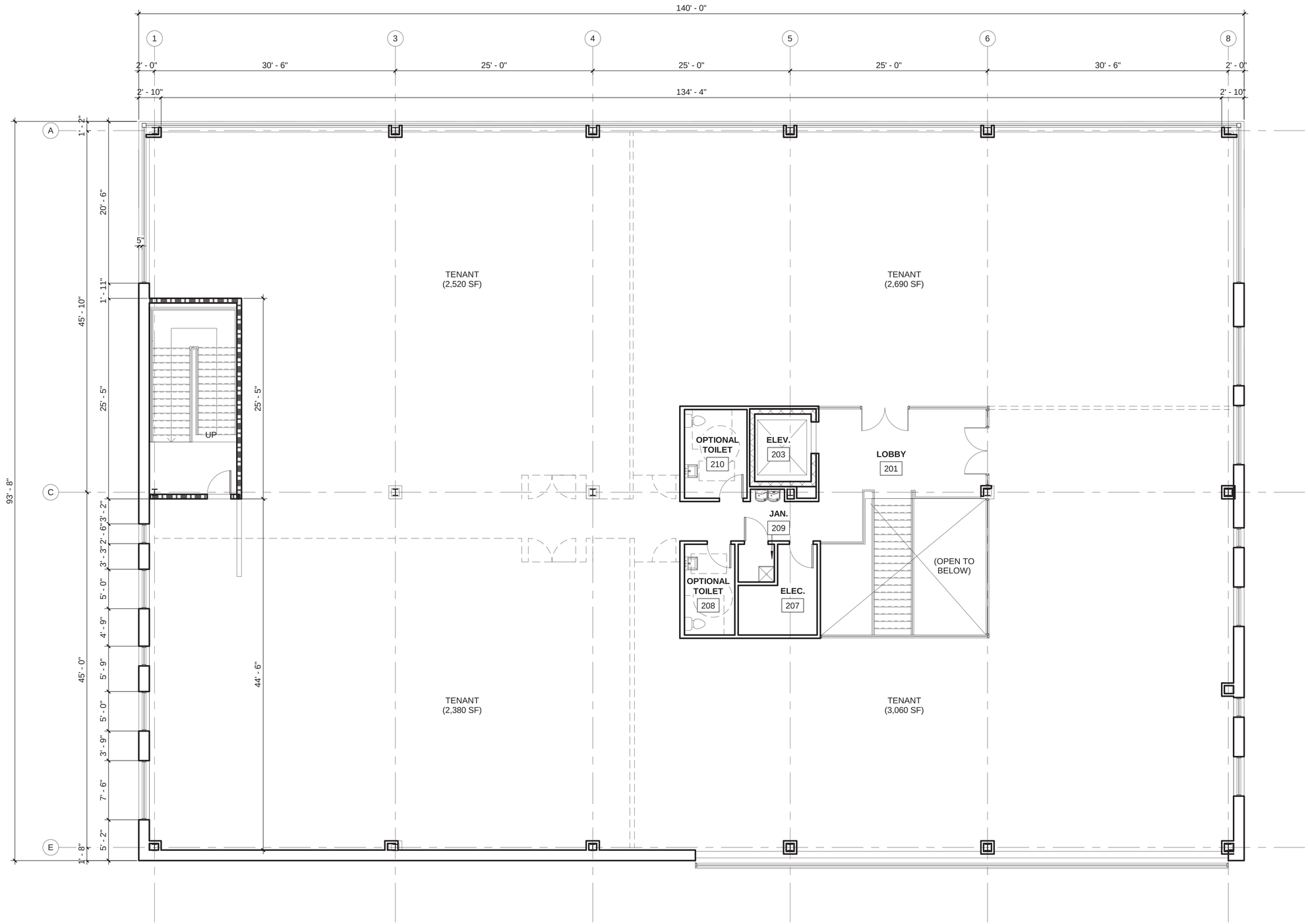


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

SECOND FLOOR - SPACE PLAN STUDY

NOT TO SCALE



BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

ORDINANCE 2024-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO AMEND A REZONING 418 JONES DAIRY ROAD, BEING WAKE COUNTY TAX PIN 1850155522 ZONED NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT (NB-CD)

RZ-23-11, 418 JONES DAIRY ROAD

WHEREAS, the application submitted by TMTLA Associates for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on September 10, 2024 and the Board of Commissioners held a public hearing on October 15, 2024; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The parcels identified by the Wake County Tax Parcel Identification Number 1850155522, and described in Exhibit 1, are located within the Town's Extra-Territorial Jurisdiction.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands") to from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The "Rezoned Lands" are subject to all of the standards and conditions in Exhibit 3 – 418 Jones Dairy Road Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the 2022

Community Plan and is in the interest of the public and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The "Rezoned Lands" are subject to the following conditions, which are imposed as part of this rezoning:

1. Site master plan (SP-23-19) is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the Modification to be minor and in keeping with the spirit and intent of the approved site master plan.

2. Allowed uses shall include:
   <u>Office/Service</u>
   - atm (no drive-thru), bank, credit union, financial services (no drive-thru), business
   - support services, dry cleaning & laundry services, medical clinic, personal services,
   - professional services

   <u>Commercial/Entertainment</u>
   - alcoholic beverage sales store, amusement (indoor), bar/tavern, general commercial,
   - outdoor seating (as an accessory use), restaurant

   <u>Civic</u>
   - civic meeting facility, community or cultural facility, recreation facility (indoor), public
   - safety station

   <u>Educational/Institutional</u>
   - studio - art, dance, martial arts, music

3. A minimum of 50% of the ground floor square footage shall be provided as commercial/entertainment uses.

4. Regardless of future tenant mix, the maximum parking required is 209 parking spaces.

5. Developer shall purchase and install a minimum of (1) one public art feature of a type and design to enhance the proposed courtyard patio in consultation with the town's public art commission. A North Carolina artist shall be selected early in the construction drawing process so the art location can be shown on the approved construction drawings. The public art may be one or more of the following types: sculpture, artistic furniture, landscape planters, artistic lighting, or artistic pavements for a minimum commitment of $10,000 and not to exceed $50,000. The public art shall be installed prior to the issuance of a Certificate of Occupancy.

6. Developer will continue to entertain the option of a development agreement with the Town for reimbursement to extend improvements on the west side of Jones Dairy Road to the bridge.

7. Site lighting within the rear parking lot shall be limited to a maximum of 4 footcandles.

8. New electrical services to proposed buildings will be below ground.

9. Developer will provide 2 EV changing stations to accommodate 4 EV charging parking spaces.

10. Commercial/entertainment uses shall close by 10pm Sunday through Thursday and 11pm on Friday and Saturdays, outdoor courtyard events shall only be permitted between the hours of 10am to 9pm.

11. Developer shall control and treat the volume of runoff generated from all built-upon area by one inch of rainfall and attenuate the peak flow leaving the project site for the 25-year, 24-hour storm event so that it is the same or less than the pre-development condition.

12. Associated road improvements shall be constructed in accordance per the approved TIA and UDO.

13. Prior to the issuance of a Certificate of Occupancy, the proposed site driveway connection to Jones Dairy Road shall be constructed with one (1) ingress lane and two (2) egress lanes. Both egress lanes shall be provided with stop-control.

14. Prior to the issuance of a Certificate of Occupancy, construct an exclusive northbound left-turn lane with appropriate storage, deceleration, and taper length on Jones Dairy Road at the location of the proposed site driveway.

15. Prior to the issuance of a Certificate of Occupancy, construct an exclusive southbound right-turn lane with appropriate storage, deceleration, and taper length on Jones Dairy Road at the location of the proposed site driveway.

16. Prior to the issuance of a Certificate of Occupancy, coordinate with NCDOT on signal timing adjustments at the Jones Dairy Road / Traditions Grande Boulevard and NC 98 /Wait Avenue intersection to provide overall LOS D operations during the weekday AM and PM peak hours.

17. Prior to the issuance of a Certificate of Occupancy developer shall pay an in-lieu fee for future Jones Dairy Road concrete median based on an engineer's cost estimate.

18. Prior to the issuance of a Certificate of Occupancy, developer shall pay a fee in lieu payment of 25% of the design and construction cost for a traffic signal to be installed by others at the site driveway on Jones Dairy Road. The fee in lieu amount shall be calculated by developer and subject to Town approval. The fee in lieu estimate should account for metal mast arms, not wood poles. The fee in lieu payment may be used for other intersection improvements in the vicinity besides only a traffic signal.

19. Architectural Rezoning Conditions

    5.6.1 – Applicability

    A. The architecture represented in this submittal establish the design intent of the 418 Jones Dairy Road – Medical Office Development. There shall be no deviations from the submitted architectural expression (materiality, glazing, massing, articulation, etc.) beyond the allowed exceptions described below. If

the design cannot meet these conditions, the development must follow strict adherence to the Unified Development Ordinance published by the Town of Wake Forest as enforced at the date of the new architectural review submittal.

5.6.2 – Façade Materials

A. Allowable facade materials:

1. The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.

2. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.

B. Location and Balance of Wall Materials:

2. Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.

5.6.3 – Ground Level Detailing

A. Minimize Blank Walls:

1. Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.

E. Glazing to be Dispersed

1. The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.

a. Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening

B. Wall Mounted Equipment:

1. No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.

C. Parapets:

1. Parapets shall be a minimum of 42” in height as measured from the highest point of the finished roof.

5.6.5 - Façade Articulation

A. Expression of Entries:

a. Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary

parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal
entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, wingwall, planter, seating, public art. Outdoor amenity spaces shall incorporate a landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".

B. Articulation:
1. In lieu of the requirements in UDO 5.6.5.C, Articulation
a. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"
b. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.
c. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

Section 8: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Adopted and effective this the 15th day of October 2024.

_____

Vivian A. Jones
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____

Hassan Kingsberry
Town Attorney

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-305-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Public Hearing on a contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

Recommendation:

Item Summary:

ATTACHMENTS

- 101524 BOC Agenda Summary AN-24-03.pdf
- Attachment A - Legal Description AN-24-03.pdf
- Attachment B - Annexation Exhibit AN-24-03.pdf
- Attachment C - Contiguous Annexation Petition AN-24-03.pdf
- DRAFT ORDINANCE AN-24-03.docx

Agenda Item: Public Hearing on a contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

Summary: The property proposed for annexation is contiguous to the corporate limits of the Town of Wake Forest. The proposed annexation is associated with Star Road Tech Center, RZ-23-06.

On September 17th, 2024, the Board accepted the petition, certified the sufficiency of the annexation petition, and adopted the resolution to investigate the annexation petition thus, setting the public hearing date for the annexation petition.

Attachments: Attachment A - Legal Description AN-24-03
Attachment B - Annexation Exhibit AN-24-03
Attachment C - Contiguous Annexation Petition AN-24-03
Draft Ordinance

Exhibit A
Legal Description
Lot 1

BEGINNING AT AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF STAR ROAD SERVICE ROAD "B", SAID EXISTING IRON PIPE BEING LOCATED N 86°10'05" E A DISTANCE OF 282.24' FROM NCGS "DARCH" HAVING GRID COORDINATES N(y)=795,403.224' E(x)=2,135,237.246'; THENCE FROM SAID EXISTING IRON PIPE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 164.91', WITH A RADIUS OF 9,150.71', WITH A CHORD BEARING OF N 10°33'05"E, WITH A CHORD LENGTH OF 164.91',; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 477.58', WITH A RADIUS OF 9,150.71', WITH A CHORD BEARING OF N 12°33'47"E, WITH A CHORD LENGTH OF 477.52',; THENCE N 79°20'55"E A DISTANCE OF 1,100.95' TO A NEW IRON PIPE; THENCE S 02°24'32"W A DISTANCE OF 59.05' TO A POINT; THENCE S 27°40'59"E A DISTANCE OF 57.41' TO A POINT; THENCE S 04°05'14"E A DISTANCE OF 53.62' TO A POINT; THENCE S 20°08'05"E A DISTANCE OF 38.28' TO A POINT ; THENCE S 10°32'48"W A DISTANCE OF 138.70' TO A POINT ; THENCE S 18°43'44"E A DISTANCE OF 26.70' TO A POINT; THENCE S 81°05'36"W A DISTANCE OF 25.01' TO A POINT ; THENCE S 32°04'38"W A DISTANCE OF 16.55' TO A POINT ; THENCE S 42°08'03"E A DISTANCE OF 47.62' TO A POINT ; THENCE S 07°00'14"W A DISTANCE OF 58.22' TO A POINT ; THENCE S 09°12'52"E A DISTANCE OF 50.67' TO A POINT; THENCE S 01°44'00"W A DISTANCE OF 62.97' TO A POINT ; THENCE S 41°46'06"E A DISTANCE OF 56.80' TO A POINT ; THENCE S 18°11'19"W A DISTANCE OF 28.11' TO A POINT ; THENCE S 32°58'03"E A DISTANCE OF 11.46' TO A POINT ; THENCE S 17°38'11"W A DISTANCE OF 26.16' TO A POINT; THENCE S 23°40'43"E A DISTANCE OF 16.84' TO A POINT ; THENCE S 45°17'34"E A DISTANCE OF 26.02' TO A POINT ; THENCE S 01°47'26"W A DISTANCE OF 32.41' TO A POINT ; THENCE S 14°02'29"E A DISTANCE OF 38.26' ; TO A POINT THENCE S 24°42'22"W A DISTANCE OF 23.75' TO A POINT ; THENCE S 09°38'16"E A DISTANCE OF 63.66' TO A POINT ; THENCE S 36°32'41"E A DISTANCE OF 24.94' TO A POINT ; THENCE S 00°28'50"E A DISTANCE OF 24.38' TO AN EXISTING IRON PIPE ; THENCE S 51°20'29"W A DISTANCE OF 321.59' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 213.75', WITH A RADIUS OF 260.00', WITH A CHORD BEARING OF S 27°47'21"W, WITH A CHORD LENGTH OF 207.78', TO AN EXISTING IRON PIPE; THENCE N 63°54'16"W A DISTANCE OF 1,076.40' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,170,332 SQUARE FEET, 26.867 ACRES

Docusign Envelope ID: 3305B0BE-6403-4BE6-AFEA-2DA9DF01B5AA

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 16TH DAY OF AUGUST A.D. 2024.

DocuSigned by:
Larry Jordan Parker, Jr.
AF5DC1951AA8410...

L-4685
PROFESSIONAL LAND SURVEYOR — LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

DocuSigned by:
Larry Jordan Parker, Jr.
AF5DC1951AA8410...

L-4685
PROFESSIONAL LAND SURVEYOR — LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

ANNEXATION MAP: AN-__-__, (LOT 1, STAR ROAD PROJECT)
X.XXX ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE #_____
ADOPTED: NC GRID NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION:

I, THERESA SAVARY, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE WAKE FOREST BOARD OF COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE FOREST,

_____, 20___

_____

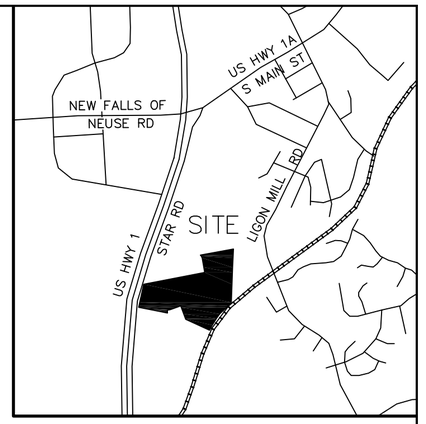
LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

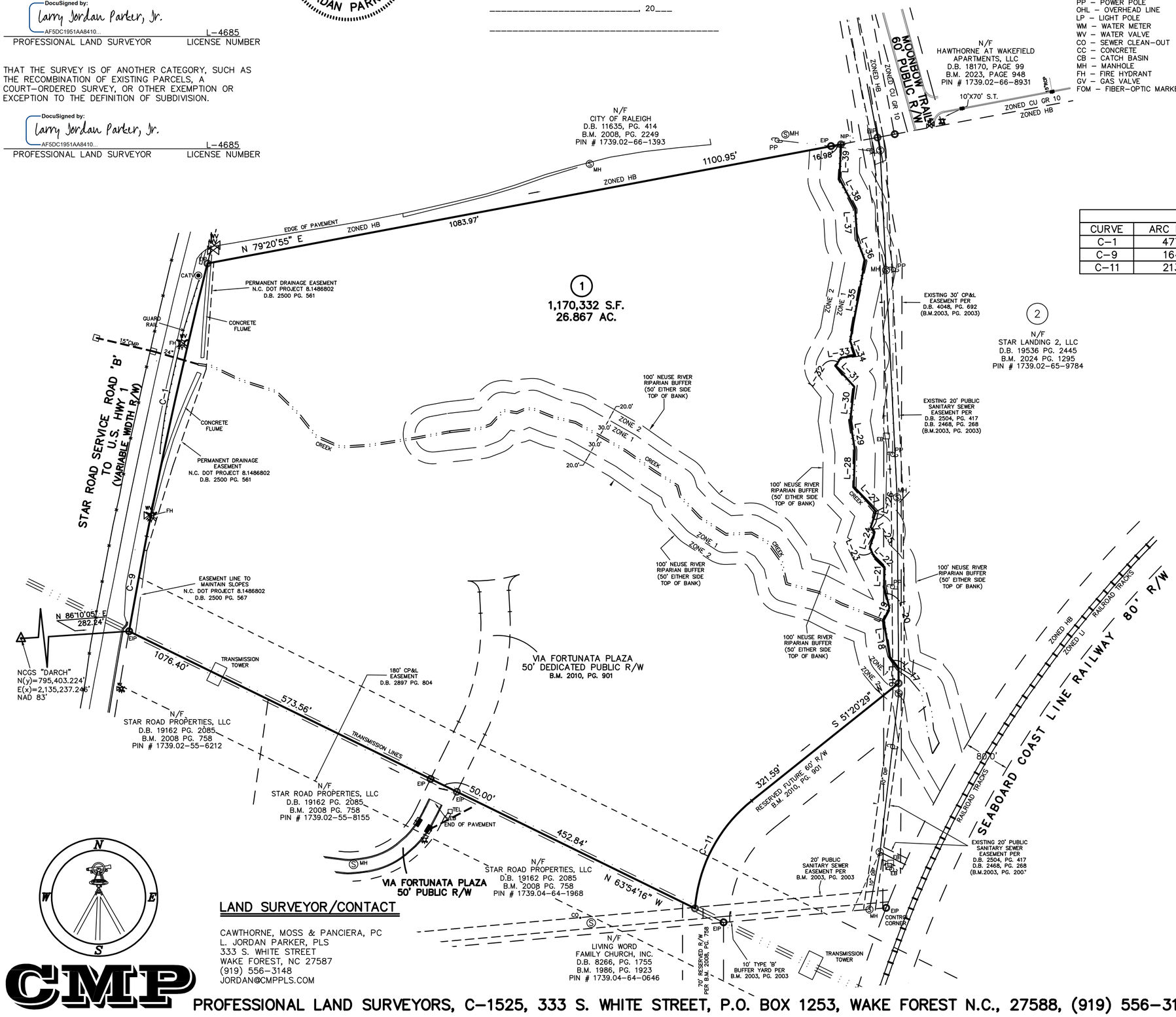
LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
◎ – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
GV – GAS VALVE
FOM – FIBER-OPTIC MARKER

NC GRID NAD83 (2011)



VICINITY MAP



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	477.58'	9150.71'	477.52'	N 12°33'47" E
C-9	164.91'	9150.71'	164.91'	N 10°33'05" E
C-11	213.75'	260.00'	207.78'	N 27°47'21" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-16	N 00°28'50" W	24.38'
L-17	N 36°32'41" W	24.94'
L-18	N 09°38'16" W	63.66'
L-19	N 24°42'22" E	23.75'
L-20	N 14°02'29" W	38.26'
L-21	N 01°47'26" E	32.41'
L-22	N 45°17'34" W	26.02'
L-23	N 23°40'43" W	16.84'
L-24	N 17°38'11" E	26.16'
L-25	N 32°58'03" W	11.46'
L-26	N 18°11'19" E	28.11'
L-27	N 41°46'06" W	56.80'
L-28	N 01°44'00" E	62.97'
L-29	N 09°12'52" W	50.67'
L-30	N 07°00'14" E	58.22'
L-31	N 42°08'03" W	47.62'
L-32	N 32°04'38" E	16.55'
L-33	N 81°05'36" E	25.01'
L-34	N 18°43'44" W	26.70'
L-35	N 10°32'48" E	138.70'
L-36	N 20°08'05" W	38.28'
L-37	N 04°05'14" W	53.62'
L-38	N 27°40'59" W	57.41'
L-39	N 02°24'32" E	59.05'

ANNEXATION MAP FOR

LOT 1, STAR ROAD PROJECT

OWNER: STAR LANDING LLC
REF: D.B. 19437, PG. 2444
REF: B.M. 2024, PG. 1295

TOWN OF WAKE FOREST
WAKE COUNTY, NORTH CAROLINA

120 60 0 120 240

SCALE 1"=120'

JULY 17, 2024
PIN # 1739.02-65-2624

(MUNRORECOM LOT 1 ANNEXATION.DWG - LJP)

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
L. JORDAN PARKER, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
JORDAN@CMPPLS.COM

CMP

TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 07/17/2024

To the Board of Commissioners of the Town of Wake Forest:

I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

The area to be annexed is contiguous to the Town of Wake Forest corporate limits and the boundaries of such territory are as follows *(attach or insert below a metes & bounds description with a matching survey map)*:

Exhibit A

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Name	Address	Signature	Date
Star Landing, LLC Dustin Atkielski	2560 Lord Baltimore Drive. Baltimore, MD 21244		07/17/2024

For additional information or assistance, please call the Planning Department at (919) 435-9510.

ORDINANCE 2024-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST, NORTH CAROLINA

(Contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.)

WHEREAS, the Board of Commissioners has adopted a resolution under N.C.G.S. 160A-31, as amended, stating its intent to annex the area described below; and

WHEREAS, the Board of Commissioners has by said resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Town of Wake Forest Town Hall at 6:00 p.m. on October 15, 2024, after due notice by publication on October 4, 2024; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-31, as amended; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Wake Forest as of the 15th day of October, 2024

(See Attachment A – Legal Description and Attachment B - Annexation Exhibit)

Section 2. Upon and after the 15th day of October, 2024, the territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wake Forest and shall be entitled to the same privileges and benefits as other parts of the Town of Wake Forest. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor and the Town of Wake Forest shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

Adopted and effective this 15th day of October 2024.

_____

Vivian A. Jones
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____

Hassan Kingsberry
Town Attorney

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-276-
Submitted by: Tim Richards
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- BOC Agenda Summary RZ-23-12.pdf
- Staff Report RZ-23-12.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Attachment E - TIA Executive Summary and NCDOT Report.pdf
- Exhibit 1 - Legal Description.pdf
- Exhibit 2 - Consistency Statement.pdf
- Exhibit 3 - Proposed Master Plan.pdf
- Exhibit 4 - Proposed Building Elevations.pdf
- Ordinance RZ-23-12.docx

Agenda Item: Public hearing on LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

Summary: A public comment session was held at the September 10, 2024, Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and reasonable and in the public interest and recommended approval of the zoning map amendment (rezoning) request. The Planning Board made the following suggestion for the applicant to consider:

- Explore upgrading the proposed stormwater infrastructure from the current UDO high-density standard to the draft UDO update high-density standard (control and treat the volume of runoff generated from all built-upon area by one inch of rainfall and attenuate the peak flow leaving the project site for the *25-year*, 24-hour storm).

Since the Planning Board meeting, the applicant has not made any modifications to the proposed conditions or master plan.

Planning staff presented the rezoning request to the Board of Commissioners at its October 1, 2024, work session.

Attachments: See Staff Report.

Staff Report
Case RZ-23-12: Hyundai Automotive Dealership

Meeting Date	October 15, 2024
Requested Action	Consideration of the following items related to the Conditional Zoning request for 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road: 1. Act on Plan Consistency Statement 2. Rezone 11.16 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).
Case Manager	Tim Richards, Senior Planner - Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request. The Planning Board made the following suggestion for the applicant to consider: • Explore upgrading the proposed stormwater infrastructure from the current UDO high-density standard to the draft UDO update high-density standard (control and treat the volume of runoff generated from all built-upon area by one inch of rainfall and attenuate the peak flow leaving the project site for the 25-year, 24-hour storm) Since the Planning Board meeting, the applicant has not made any modifications to the proposed conditions and master plan.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
January 31, 2024 *(See Attachment A)*	September 10, 2024	October 15, 2024

CASE INFORMATION

Applicant/Developer	Drew Wilkinson Johnson Automotive 5839 Capital Blvd Raleigh, NC 27616
Property Owners	10012 CBM LLC 1001 College Ct New Bern, NC 28562

	2517 BMC LLC 1001 College Ct New Bern, NC 28562 NAUGHT 1 LLC 5839 Capital Blvd Raleigh, NC 27616	
Location	Northeast corner of the Capital Boulevard and Burlington Mills Road intersection	
Addresses	10012 Capital Boulevard 2517, 2601, and 2605 Burlington Mills Road	
Wake County Tax PIN(s)	1738497725, 1738499517, 1738592719, and 1738593572	
Acreage	11.16 acres	
Zoning	Existing:	Highway Business (HB) and General Residential (GR3)
	Proposed:	Highway Business Conditional District (HB-CD)
Land Use	Existing:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work General commercial Open air retail Dwelling – Single-family
	Proposed:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work Wireless telecommunications facility (non-tower) Utilities – Class 1 and Class 2
Corporate Limits	This application is located in the Town's corporate limits and extra-territorial jurisdiction (ETJ).	

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Storage – Self-service	Highway Business (HB)
South	Vacant land Gas/Fueling station	Residential Mixed-Use Conditional District (RMX-CD) Highway Business Conditional District (HB-CD) Highway Business (HB)

East	Dwelling – Single-family School – Elementary & Secondary	General Residential (GR3)
West	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work	Highway Business (HB) Conditional Use Highway Business (CU HB)

The proposed land use is generally **compatible** with surrounding land uses.
The proposed zoning is generally **compatible** with surrounding zoning.
See Attachment C for associated maps.

MASTER PLAN ANALYSIS

Parking	Required:	122 automobile spaces, 6 bicycle spaces
	Proposed:	122 automobile spaces (5 of which are ADA Accessible), 6 bicycle spaces
	Summary:	*The proposed Master Plan **complies** with the minimum parking requirements in the UDO.*
Public Utilities	Required:	Connect to municipal water supply and sanitary sewage systems
	Proposed:	Connect to existing water and sewer lines located along Burlington Mills Road
	Summary:	*The proposed Master Plan **complies** with the public utility requirements in the UDO.*
Roads	Required:	The Town's Comprehensive Transportation Plan (CTP) categorizes the abutting segment of Burlington Mills Road as a Major Thoroughfare with a 4A cross section including multi use paths along both sides of the street. The 4A cross section with multi use paths requires 108' of right-of-way to accommodate a 21' median and curbing, four 12' travel lanes (two in each direction), and on each side of the street, 2.5' curb and gutter, 6' verge, 10' multi use path, and 1' behind the multi use path. Under UDO Sections 6.6 and 6.8, new development is required to dedicate additional right-of-way and make frontage improvements necessary to accommodate the recommended cross section and bring the frontage into conformity with the cross section. A Transportation Impact Analysis (TIA) was completed for the proposed development as required by UDO Section 6.11 (see Attachment E). The TIA recommendations include the following roadway improvements: • At the US 1 and Burlington Mills Road intersection, extend the existing westbound right turn lane on Burlington Mills Road along the site frontage with the required taper and adjust signal timings.

		• On Burlington Mills Road west of Urial Drive, provide an eastbound left turn lane with approximately 100' of storage and an appropriate deceleration and taper. • On Burlington Mills Road east of Urial Drive, provide frontage widening to be striped as a westbound right-turn lane with approximately 125' of storage and an appropriate taper. • At the Burlington Mills Road and Urial Drive intersection, if a signal has been installed at that intersection as required of the approved Burlington Mills at Capital Blvd development, modify the signal to accommodate all recommended lanes at the intersection. • At the site driveway on Burlington Mills Road opposite Urial Drive, construct a full-movement driveway with one ingress lane and one egress lane. • At the site driveway on US 1, improve the driveway connection to a full right-in/right-out access.
	Proposed:	The Master Plan shows improvements to the northern half of Burlington Mills Road, including additional right-of-way and travel lanes, curb and gutter, multi use path, and other improvements necessary to bring it into conformity with the CTP 4A cross section along the site frontage. Condition #6 states that the developer will make all improvements shown on the Master Plan and all TIA-recommended improvements. While the Master Plan shows Burlington Mills Road tapering to a single westbound lane along the frontage of the intervening two parcels that are not a part of the proposed development (2521 and 2525 Burlington Mills Road), Condition # 8 states the developer will construct improvements along that frontage, at the developer's expense, to bring the northern half of Burlington Mills Road into conformity with the CTP cross section, if, prior to commencement of construction of the Burlington Mills Road improvements, 1) the town or NCDOT acquires the right-of-way and associated utility and temporary construction easements and 2) the town provides the information necessary for the inclusion of the off-site improvements into the developer's construction plans or provides final plans for the off-site improvements.
	Summary:	*The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO. Note that the US 1 Council of Planning, at its June 4, 2024, meeting, found the proposed rezoning generally consistent with the US 1 Corridor Study, with the recommendation that the developer include in a condition acknowledging that the controlled access line for the U-5307 project is located on the site and stating that the continued business operation will remain viable using only those lands on the site that are not acquired by NCDOT as a part of U-5307.*

PROPOSED MODIFICATIONS OF UDO STANDARDS

Table 2.3.3, Use Table	Condition #2 limits the list of uses allowed in the HB district in Table 2.3.3 to the following uses: • Vehicle Rental/Leasing/Sales • Vehicle Services—Minor Maintenance/Repair • Vehicle Services—Major Repair/Body Work • Light Manufacturing Workshop • Wireless Telecommunications Facility (Non-Tower) • Utilities—Class 1 and Class 2
Section 5.6, Commercial Building Standards	Conditions #4 and #5 modify building design standards for commercial buildings, if the site is developed for vehicle rental/leasing/sales. The conditions state that the building will be constructed generally consistent with the elevations provided as Exhibit 2 to this report and list specific modifications of the building design standards in Section 5.6 of the UDO proposed to allow for that building design. Modifications are proposed for materials, glazing, façade articulation, roofline, and building entry standards.

OTHER PROPOSED CONDITIONS

Condition #3 addresses recommendations and comments from NCDOT (see NCDOT Report in Attachment E) and the US 1 Council of Planning recommendations (see summary in *Roads* portion of Master Plan analysis above).

Condition #9 states that the developer will install a decorative masonry wall with enhanced landscaping near the corner of US 1 and Burlington Mills Road. This condition was proposed after discussions with Planning Staff on improving this prominent southern gateway to the Town.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan. This determination is based primarily on the following Community Plan direction: • Corridor Commercial areas should include auto-oriented retail and service businesses that serve patrons from within Wake Forest and the region and strengthen the Town's tax base. Corridor Commercial uses should be situated at highly visible and accessible locations along the Town's major roadways. (See plan page 42). • Commercial Area 1 (Capital Boulevard) should be developed in coordination with NCDOT's U-5307 project. High quality development should be promoted that features efficient access management, landscaping, and attractive building facades. (See plan page 54). • Commercial development should promote cohesive, well-connected shopping areas, consolidate commercial driveways onto major streets where possible to reduce traffic conflicts, provide quality architecture on all sides of the building, and replace non-conforming signage with signage that meets town standards. (See plan page 66).

	• High quality development should be emphasized along highly visible thoroughfares in the Town to reinforce its positive image (See plan page 70). • Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity (See plan page 88).
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan. This determination is based on the consistency of the roadway improvements proposed with the applicable CTP cross section and the engagement of NCDOT and the US 1 Council of Planning in preparing the Master Plan and proposed conditions (see *Roads* portion of Master Plan analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis for the Community Plan. Comprehensive Transportation Plan consistency is addressed in the Roads portion of the Master Plan analysis above.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A: Neighborhood Meeting Information
Attachment B: Application
Attachment C: Maps
Attachment D: Planning Board Recommendation and Plan Consistency Analysis
Attachment E: TIA Executive Summary and NCDOT Report

EXHIBITS

Exhibit 1: Legal Description
Exhibit 2: Consistency Statement
Exhibit 3: Proposed Master Plan
Exhibit 4: Proposed Building Elevations

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

January 19, 2024

Re: Notice of neighborhood meeting to discuss proposed rezoning for land located at 2517, 2601, and 2605 Burlington Mills Road and 10012 Capital Boulevard, Wake Forest, NC 27587 (PINs 1738499517, 1738592719, 1738593572, and 1738497725) (collectively, the "Property")
Case Number RZ-23-12

Dear Neighboring Property Owners:

On behalf of Johnson Automotive, we are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the Property. The Property is currently zoned Highway Business (HB) and General Residential 3 (GR3) with Special Highway Overlay District (SH1-O) and is proposed to be rezoned to Highway Business Conditional District (HB-CD) with SH1-O. The rezoning is proposed to allow for the development of a new car dealership. The enclosed maps show the location and current zoning of the Property.

THE NEIGHBORHOOD MEETING WILL BE HELD ON JANUARY 31, 2024 AT 6 P.M. AT THE ABBOTTS CREEK COMMUNITY CENTER, 9950 DURANT ROAD, RALEIGH, NC, RALEIGH, NC 27614.

Per Town of Wake Forest ordinance requirements, we are notifying you of this Neighborhood Meeting because your property is located within 500 feet of the proposed development. While this Neighborhood Meeting is not a public hearing, it is an opportunity for you to meet with the applicant to hear about its intention to rezone and develop the land for the proposed project. The Neighborhood Meeting is intended to allow the applicant to explain the proposed project and to be informed of the concerns of the neighborhood and surrounding property owners.

The rezoning would permit development of approximately 6.8 acres of the Property as a new car dealership pursuant to a site master plan. The site master plan includes plans for a 46,400-square-foot building with a sales showroom and a vehicle service area. The site will have a parking lot that will provide both car display area and parking. Further information on the proposed plan will be discussed at the Neighborhood Meeting.

Town Planning staff will not be in attendance at this meeting. If you have any questions about this Neighborhood Meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at (919) 821-6778 or via email at tcoleman@smithlaw.com. You may also contact the Town of Wake Forest Planning Department at (919) 435-9510.

Sincerely,

Toby R. Coleman

enclosure

#11909021v1



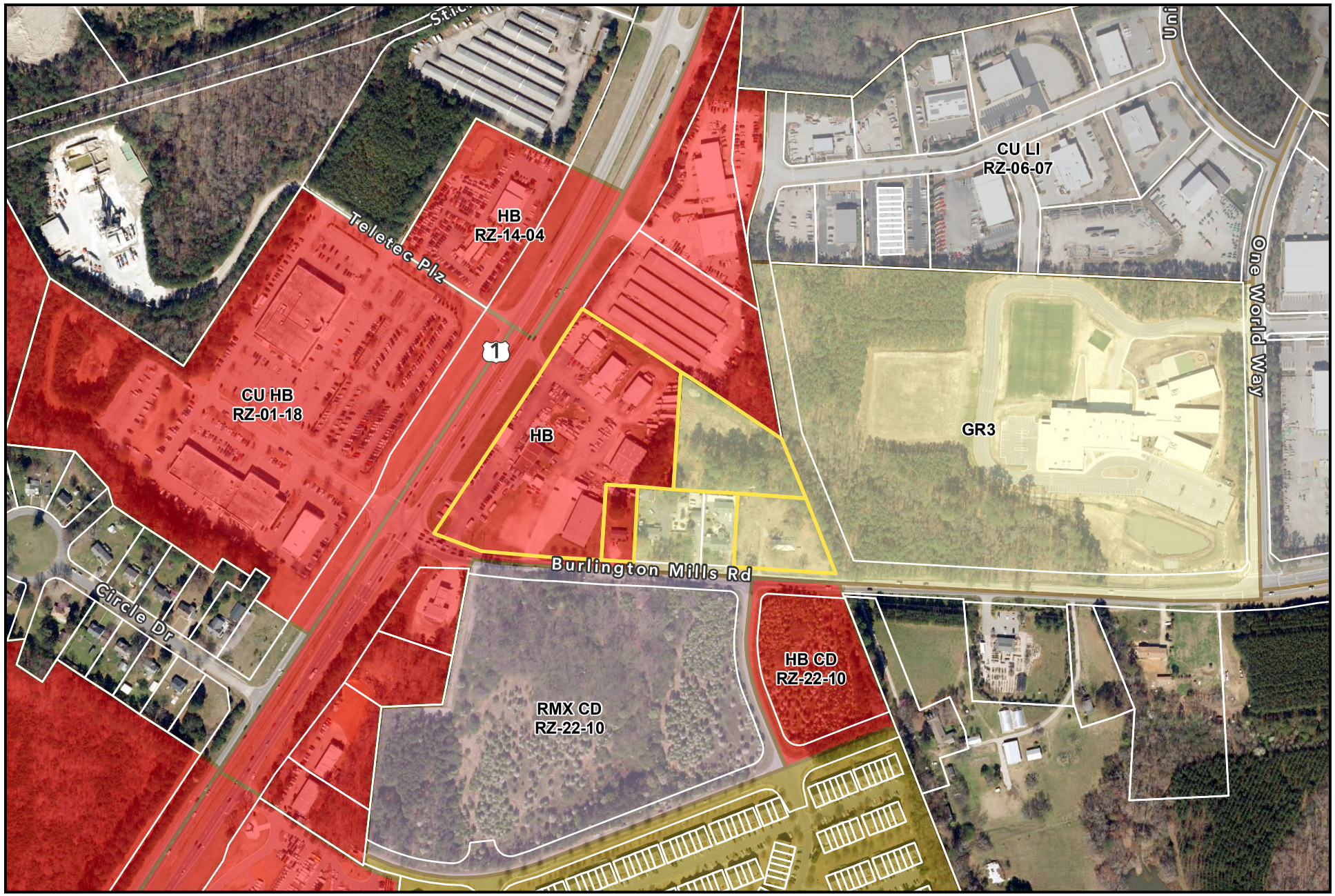
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0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



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RZ-23-01
Mailing List for Neighborhood Meeting

PIN	Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1739503609	0 CAPITAL BLVD	HADDOCK PROPERTIES III LLC	CALIBER BODYWORKS OF NORTH CAROLINA	548 GLENVILLE SCHOOL RD	GLENVILLE NC 28736-8361
1739501577	10112 CAPITAL BLVD	HADDOCK PROPERTIES III LLC	CALIBER BODYWORKS OF NORTH CAROLINA	548 GLENVILLE SCHOOL RD	GLENVILLE NC 28736-8361
1739504435	2608 LEIGHTON RIDGE DR	WHITE, MARK WHITE, KAREN	115 OAK GROVE CHURCH RD	YOUNGSVILLE NC 27596-7561	
1738592504	2525 BURLINGTON MILLS RD	WILLIAMS, ROBERT WAYNE WILLIAMS, RHONDA G	2525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8854	
1738396727	10101 CAPITAL BLVD	CROSSROADS HOLDINGS LLC	PO BOX 2069	WAKE FOREST NC 27588-2069	
1738587240	0 MIDDLETOWN DR	SHEARON FARMS TOWNHOME OWNERS ASSOCIATION II, INC	1033 WADE AVE STE 208	RALEIGH NC 27605-1155	
1738492130	9932 CAPITAL BLVD	PRECISION INVESTMENTS LLC	9912B CAPITAL BLVD	WAKE FOREST NC 27587-7784	
1738395348	2421 CIRCLE DR	NIETO, RICARDO	2421 CIRCLE DR	WAKE FOREST NC 27587-9331	
1738597082	2624 BURLINGTON MILLS RD	ADAMS, ALICE M ADAMS, JACK L	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1739404590	2604 TELETEC PLZ	EMC HOLDINGS LLC	10121 CAPITAL BLVD STE 105	WAKE FOREST NC 27587-7748	
1738586769	4515 MIDDLETOWN DR	SANDERS, KATHRYN P	3101 BARNSLEY LN	RALEIGH NC 27604-5903	
1738480879	9922 CAPITAL BLVD	PRECISION INVESTMENTS LLC	9912B CAPITAL BLVD	WAKE FOREST NC 27587-7784	
1738691116	2704 BURLINGTON MILLS RD	ADCON FARMS LLC	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1738690897	4879 ONE WORLD WAY	ENDEAVOR CHARTER SCHOOL FOUNDATION INC	JOHN COLLAR TREASURER	4879 ONE WORLD WAY	WAKE FOREST NC 27587-5902
1738493229	2500 BURLINGTON MILLS RD	UMA CORP	205 CASTLE HAYNE DR	CARY NC 27519-9214	
1739404872	12030 STICKMAN ST	PS NC I LP LTD PTNRP	701 WESTERN AVE	GLENDALE CA 91201-2349	
1738396333	2425 CIRCLE DR	KEARNEY FAMILY IRREVOCABLE TRUST	2425 CIRCLE DR	WAKE FOREST NC 27587-9331	
1738497725	10012 CAPITAL BLVD	10012 CBM LLC	1001 COLLEGE CT	NEW BERN NC 28562-4972	
1738499517	2517 BURLINGTON MILLS RD	2517 BMC LLC	1001 COLLEGE CT	NEW BERN NC 28562-4972	
1738587801	4519 MIDDLETOWN DR	COZY4 PROPERTIES LLC	12228 THE GATES DR	RALEIGH NC 27614-7320	
1738678968	2700 BURLINGTON MILLS RD	ADAMS, ALICE MACON ADAMS, JACK LYNN	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1738586880	4517 MIDDLETOWN DR	NICHOLS, GLENDA	4517 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738592719	2601 BURLINGTON MILLS RD	NAUGHT 1 LLC	5839 CAPITAL BLVD	RALEIGH NC 27616-2937	

RZ-23-01
Mailing List for Neighborhood Meeting

PIN	Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1738593572	2605 BURLINGTON MILLS RD	NAUGHT 1 LLC	5839 CAPITAL BLVD	RALEIGH NC 27616-2937	
1738590585	2521 BURLINGTON MILLS RD	WILLIAMS, ROBERT O WILLIAMS, RHONDA G	2525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8854	
1738587842	4523 MIDDLETOWN DR	LINDSAY, CHRIS S	4523 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738587812	4521 MIDDLETOWN DR	CARRINGTON, SHERARD R	4521 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738487937	0 BURLINGTON MILLS RD	GGP WAKE FOREST LLC	3904 BOSTON ST STE 402	BALTIMORE MD 21224-5762	
1738595101	0 BURLINGTON MILLS RD	GGP WAKE FOREST LLC	2077 SOMERVILLE RD STE 310	ANNAPOLIS MD 21401-4186	
1739501134	10104 CAPITAL BLVD	PS NC III LP	PO BOX 25025	GLENDALE CA 91221-5025	
1738398211	2433 CIRCLE DR	DEBNAM, KIMBERLY K	12605 LEATHERWOOD CT	RALEIGH NC 27613-5303	
1738397218	2429 CIRCLE DR	DEBNAM, KIMBERLY K	12605 LEATHERWOOD CT	RALEIGH NC 27613-5303	
1739505476	2616 LEIGHTON RIDGE DR	M-KAL ENTERPRISES, LLC	2616 LEIGHTON RIDGE DR	WAKE FOREST NC 27587-5995	

Neighborhood Meeting Summary
RZ-23-01
Rezoning of 2517, 2601 and 2605 Burlington Mills Road and 10012 Capital Blvd.

Meeting Date: January 31, 2024
Meeting Location: Abbotts Creek Community Center, 9950 Durant Rd.

There were three people in attendance. The following questions were asked and issues discussed:

- An attendee asked when DOT would have funds for Capital Boulevard improvements and whether the road construction would impact the proposed car dealership. The timeline for road construction on this portion of Capital Boulevard is unknown.

- An attendee noted that the master plan for the proposed car dealership shows that two neighboring residential properties would remain.

- An attendee asked how the proposed car dealership would impact traffic. Burlington Mills Road will be expanded as part of the development, which would help reduce the length of traffic backups on westbound Burlington Mills Road at the intersection with Capital Boulevard.

- An attendee asked if a traffic signal would be installed at the intersection of Burlington Mills and Urial. The property on the south side of Burlington Mills Road has committed to installing a traffic light at the intersection once that property is developed.

Proposed Rezoning of Burlington Mills/Capital Blvd. Properties., Wake Forest
Jan. 31, 2024 Neighborhood Meeting Sign-In Sheet

NAME	ADDRESS
Tim Rocke	2429 Circle Drive 2433
336-558-3954	
Jack Adams	2624 Burlington Mills Rd (919)671 9886
	~~JLAdams40~~ JLAdams47@gmail.com
Mike Adams	2704 Burlington Mills Rd WF.

Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview #1199900

Project Title: Hyundai Automotive Dealership Conditional District

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm that you have reviewed the associated submittal checklist for this permit and that you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 9/11/23

Staff Member Met With: Tim Richards

Pre-application Conference Project Number: 1116429

Address & Basic Site Information

Please Note:
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 2517 Burlington Mills Rd (1738499517)

Tax PIN:

- 1738499517

- 2601 Burlington Mills Rd (1738592719)
- 2605 Burlington Mills Rd (1738593572)
- 10016 Capital Blvd (1738497725)

- 1738592719
- 1738593572
- 1738497725

Acreage: 11.16

Name of Existing Development/Subdivision (if applicable--for reference only):

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 2517 Burlington Mills Rd: 0.5
- 2601 Burlington Mills Rd: 2.12
- 2605 Burlington Mills Rd: 1.26
- 10016 Capital Blvd: 7.49

Current Use: Land Use Development

- 2517 Burlington Mills Rd: Commercial
- 2601 Burlington Mills Rd: Residential
- 2605 Burlington Mills Rd: Residential
- 10016 Capital Blvd: Commercial

Wake Forest (WF): Town Limits

- 10016 Capital Blvd: WF

Planning and Zoning: Jurisdiction

- 2517 Burlington Mills Rd: WAKE FOREST
- 2601 Burlington Mills Rd: WAKE FOREST
- 2605 Burlington Mills Rd: WAKE FOREST
- 10016 Capital Blvd: WAKE FOREST

Base District: Zoning

- 2517 Burlington Mills Rd: HB
- 2601 Burlington Mills Rd: GR3
- 2605 Burlington Mills Rd: GR3
- 10016 Capital Blvd: HB

In SH1-O Overlay: Special Highway Overlay - US 1

- 2517 Burlington Mills Rd: yes
- 2601 Burlington Mills Rd: yes
- 2605 Burlington Mills Rd: yes
- 10016 Capital Blvd: yes

In SH2-O Overlay:

In Water Supply Watershed Protection Overlay:

In TND Overlay:

In SF Overlay:

In HL-O Overlay:

In MVCP-O Overlay:

In National Register of Historic Places:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No

Case Number of related site plan (if applicable):

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Project Contact - Property Owner

Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Developer
Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Other
Tyler Hoorn
Bohler Engineering
4130 Parklake Avenue, Suite 200
Raleigh, NC 27612
P:9195789000
thoorn@bohlereng.com

Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Engineer
Will Swaringen
Bohler Engineering
4130 Park Lake Ave, 130
Raleigh, NC 27612
P:9195789000
wswaringen@bohlereng.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Project Number:

Was the TIA reviewed in a separate permit prior to this application?: No

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the TIA submittal checklist and submit a ***Transportation Impact Analysis Review*** application in IDT.

If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Project Type: Residential

Proposed Land Use:
Vehicle Rental/Leasing/Sales

Number of Buildings: 1

Number of Townhome Lots: 0

Total Number of Dwelling Units: 0

Square Footage of All Buildings (non-residential): 46400

Proposed Conditional Zoning District: HB-CD, Highway Business

Proposed Number of Lots: 1

Number of Single-Family Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:
Rezoning from residential to commercial (HB-CD) to build a proposed two story car dealership

Justification of Consistency with Comprehensive Plan:
Land use plan designates our parcel for corridor commercial, which aligns with HB zoning district.

Initial Proposed Conditions Offered by Applicant:
See draft zoning conditions on cover sheet (bottom left).

Hyundai Automotive Dealership Rezoning (RZ-23-12)
Zoning Conditions
Submitted August 21, 2024

The following zoning conditions shall apply to the properties at 10012 Capital Blvd. and 2517, 2601, and 2605 Burlington Mills Rd., Wake Forest, NC (PINs 1738497725, 1738499517, 1738592719, and 1738593572) (the "Property"):

1. The Property shall be developed in accordance with the associated master plan (RZ-23-12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.

2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.

3. Some or all of that portion of the Property within the Proposed Control of Access Area ("C/A Area") as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.

    a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.

    b. Permanent off-street parking ("Phase 2 Parking") within the area labeled "PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307" ("Phase 2 Area") on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state's interest in acquiring some or all of that portion of the Property within the C/A Area (the "Condemnation Notice"). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted

uses on the Property in the event that the Phase 2 Parking area is reduced or the number of parking spaces in Phase 2 Parking is reduced to avoid conflicts with public right-of-way and easements associated with NCDOT Project U-5307.

c. Trees labeled "FUTURE TREE" and "FUTURE INTERIOR CANOPY TREE" on Sheet C-702 of the associated master plan and lighting labeled "FUTURE LIGHT" or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.

4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled "PROP. 2-STORY HYUNDAI DEALERSHIP" shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.

5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:

   a. Section 5.6.2.A The allowable façade materials and required percentages for the Principal Front and Street Building Façade Elevation are modified as follows:
      - Masonry: Min. 5%
      - EIFS: Not permitted
      - Architectural metal siding: Max. 80%

   b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.

   c. Section 5.6.5.A This section shall not apply.

   d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building façades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building façades are not required to have any of the entry features listed in Section 5.6.5.B.

   e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

f. For the purposes of the building design standards of UDO Section 5.6, the western building façade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building façade shall be the rear elevation. Neither the southern nor the eastern building façade shall be treated as a street façade.

6. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.

7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:

   a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;

   b. One-half of the required median; and

   c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.

8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the "Adjacent Properties"). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:

a. The Town or the North Carolina Department of Transportation obtain all right-of-way and associated utility and temporary construction easements necessary to construct the roadway improvements; and

b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

The Property owner shall be responsible for all costs necessary to construct said roadway improvements fronting the Adjacent Properties, except that the Property owner shall not be responsible for the following costs: (a) costs of constructing roadway improvements that are not shown in the Owner's Construction Plans or Approved Road Plans, and (b) costs of correcting any defects in the roadway that are the result of defective or incomplete information provided by the Town or defective or incomplete Approved Road Plans.

9. The Property owner will install and maintain a decorative wall near the corner of Capital Boulevard and Burlington Mills Road. The decorative wall may include a public art fixture if approved by the town. The decorative wall shall be constructed of stone, brick, or other deemed acceptable masonry material. Enhanced landscaping shall be planted and maintained around the decorative wall. The enhanced landscaping shall include (a) at least two understory trees that may be located next to or behind the sign, and (b) at least 400 square feet of ornamental grasses or other equivalent plantings located in front of the Welcome Sign(s).

The property owners consent to the zoning conditions written above if the rezoning request is approved.

Property Owners:
Naught 1 LLC
2517 BMC LLC
10012 CBM LLC

By: _____ 08-20-2024

C. David Johnson, Jr. — Date
Manager, Naught 1 LLC, 2517 BMC LLC and
10012 CBM LLC

Agent Authortization Form

TOWN *of* WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 10012 CAPITAL BLVD, Wake Forest, NC 27587 PIN: 1738497725

Landowner's name*: 10012 CBM LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: Drew Wilkinson

Landowner's Signature: 10012 CBM LLC By:

Date: April 3, 2024

Please provide below the name, address, and other information of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: dwilkinson@johnsonautomotive.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*: Manager

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Agent Authortization Form

TOWN of WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 1738499517

Landowner's name*: 2517 BMC LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: Drew Wilkinson

2517 BMC LLC

Landowner's Signature: By: [signature]

Date: 12/12/2023

Please provide below the name, address, and other information of the person signing this form.

Name: G. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*: Manager

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Agent Authortization Form

TOWN of WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 1738592719

Landowner's name*: NAUGHT 1, LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: Drew Wilkinson

Landowner's Signature: By: [signature]

Date: 12/02/2023

Please provide below the name, address, and other information of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*: Manager

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Agent Authortization Form

TOWN of WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 1738593572

Landowner's name*: Naught 1 LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent *(must be the same person listed as the applicant on the application form)*: Drew Wilkinson

Naught 1 LLC

Landowner's Signature: By: [signature]

Date: 12/12/2023

Please provide below the name, address, and other information of the person signing this form.

Name: C. David Johnson Jr.

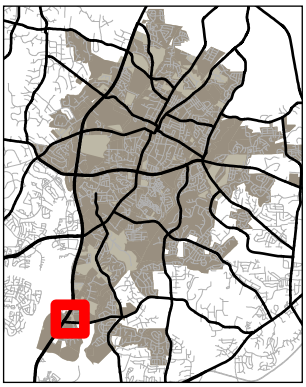
Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity *(e.g., Member, Executive Officer)*: Manager

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*



Aerial Photograph

TOWN of WAKE FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

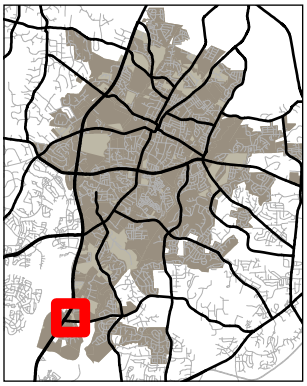
8/7/2024



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

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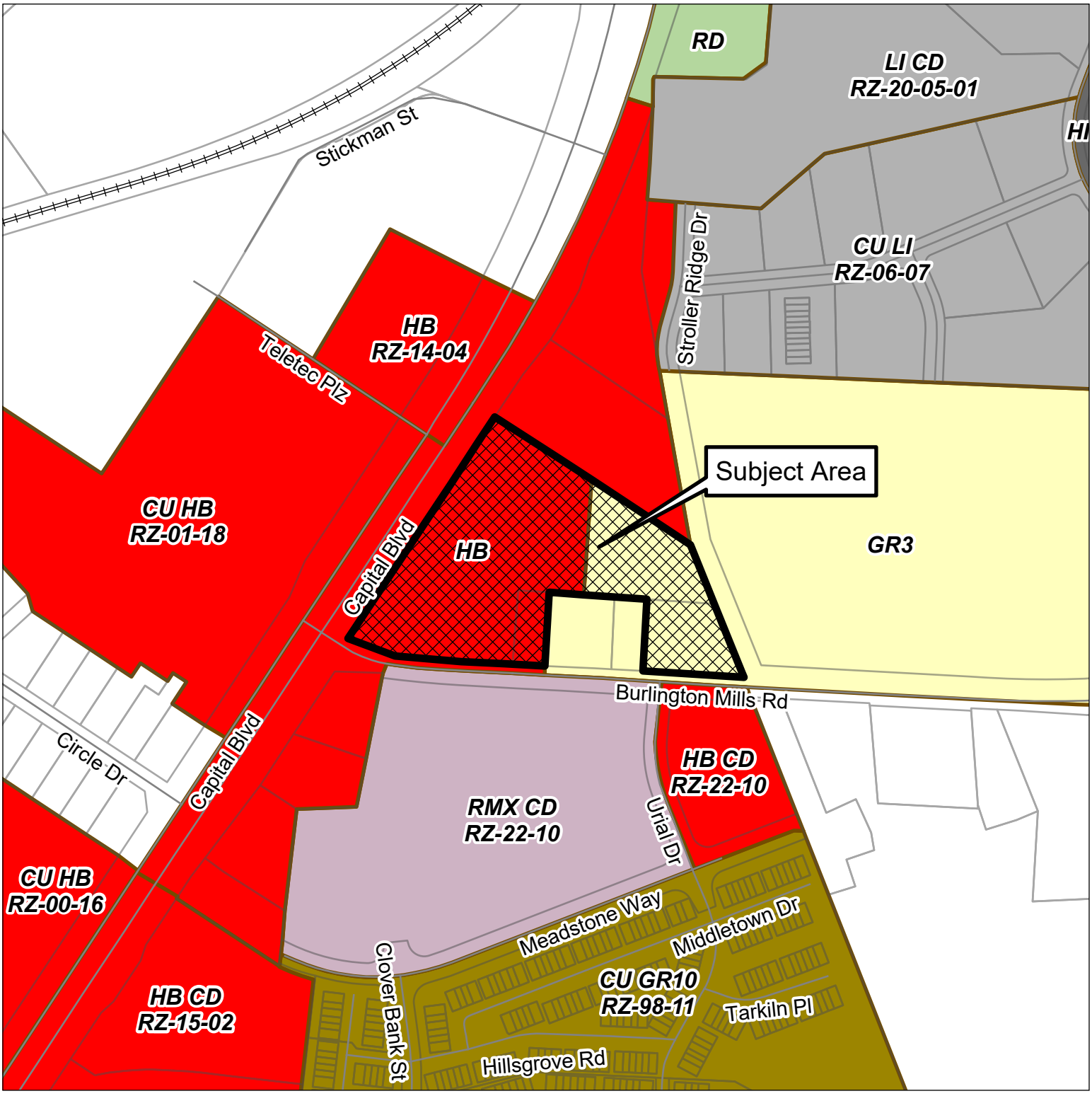


Zoning

TOWN of WAKE FOREST

RZ-23-12
Hyundai Automotive Dealership Conditional District
Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

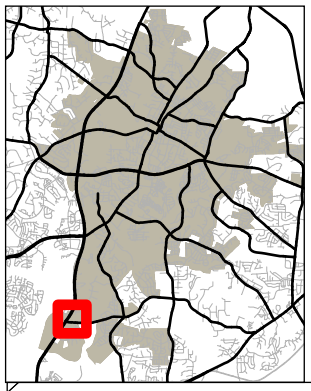
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Land Use Plan

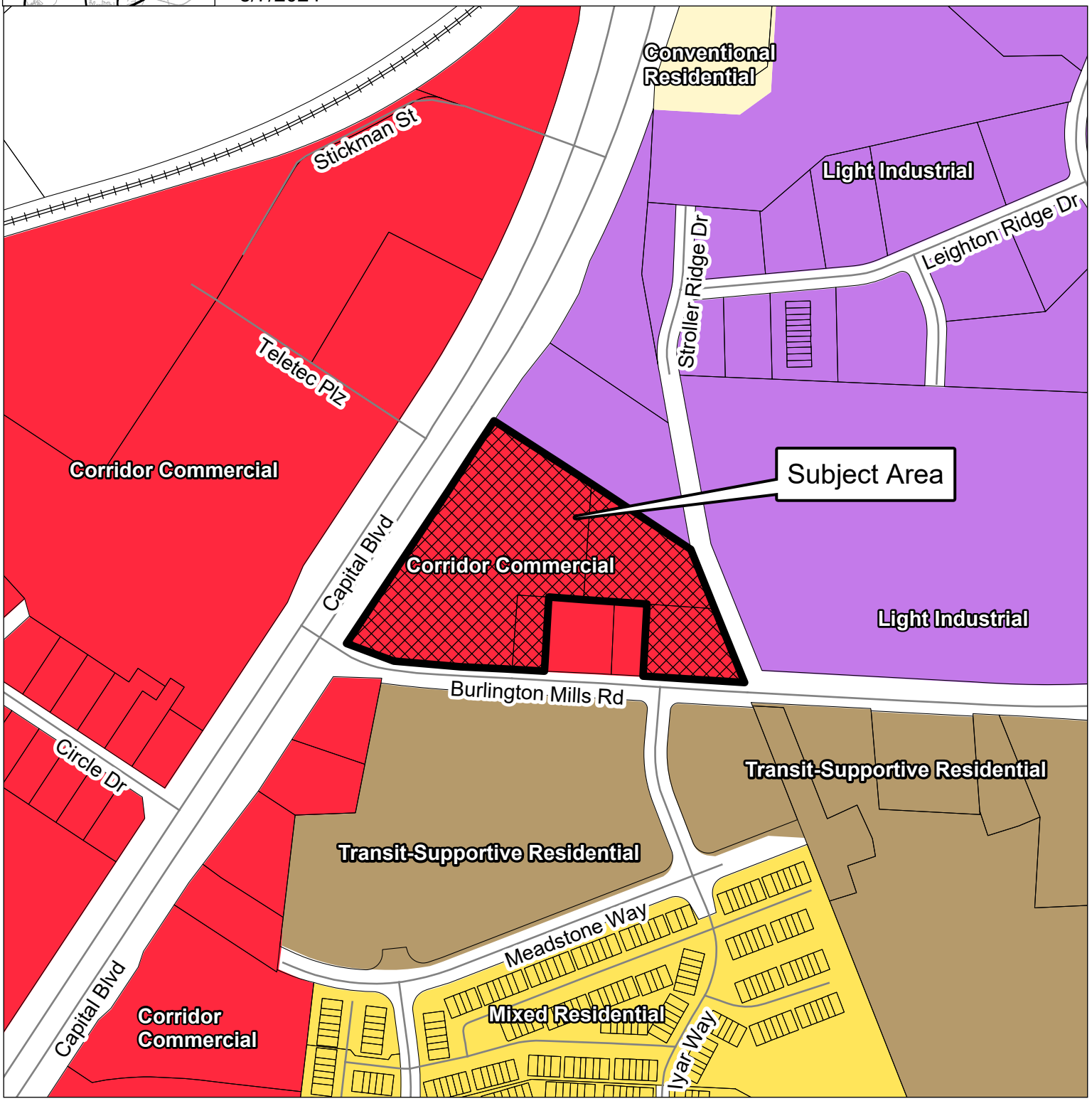
TOWN of WAKE FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

8/7/2024



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TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant	Drew Wilkinson
Owners:	10012 CBM LLC; 2517 BMC LLC; NAUGHT 1 LLC
Requested Action:	Rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD)
Existing Zoning:	Highway Business (HB) and General Residential (GR3)
Location:	10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road
Size:	11.16 acres
Tax PIN(s):	1738497725, 1738499517, 1738592719, and 1738593572
Existing Land Use:	Vehicle sales and services; General commercial; Open air retail; Single-family dwelling

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and Approval of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 10th day of September 2024.

Introduced by Planning Board member: Matt Davis

Seconded by Planning Board member: Elaine Sheppard

Attest:

Karin Kuropas, Planning Board Chair

Jennifer Currin, Assistant Planning Director

Community Plan Consistency Analysis: RZ-23-12				
POLICIES FOR AFFORDABLE HOUSING		**YES**	**NO**	**NA**
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		**YES**	**NO**	**NA**
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		**YES**	**NO**	**NA**
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			
POLICIES FOR COMMERCIAL DEVELOPMENT		**YES**	**NO**	**NA**
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			

Community Plan Consistency Analysis: RZ-23-12				
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		**YES**	**NO**	**NA**
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		**YES**	**NO**	**NA**
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			

Community Plan Consistency Analysis: RZ-23-12				
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		**YES**	**NO**	**NA**
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			

Community Plan Consistency Analysis: RZ-23-12				
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			
POLICIES FOR HISTORIC PRESERVATION		**YES**	**NO**	**NA**
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		**YES**	**NO**	**NA**
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			

Community Plan Consistency Analysis: RZ-23-12				
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			
POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			

Community Plan Consistency Analysis: RZ-23-12				
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			

Community Plan Consistency Analysis: RZ-23-12				
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			

Community Plan Consistency Analysis: RZ-23-12				
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**

Community Plan Consistency Analysis: RZ-23-12				
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

Revised
Traffic Impact Analysis

Johnson Hyundai of Wake Forest

Wake Forest, NC

Prepared for:

Johnson Automotive

Kimley»Horn

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Revised Traffic Impact Analysis for

Johnson Hyundai of Wake Forest

Wake Forest, North Carolina

Prepared for:

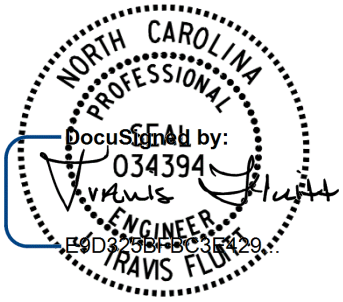
Johnson Automotive
Raleigh, North Carolina

Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F-0102
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000

April 2024

012083003



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has revised the Traffic Impact Analysis originally dated October 10, 2023 for the Johnson Hyundai of Wake Forest development, which is proposed to be located north of Burlington Mills Road and east of US 1 (Capital Boulevard) in Wake Forest, NC, to address comments received from the Town of Wake Forest and changes to the proposed site plan. The property is proposed to consist of an automobile sales dealership of approximately 48,500 square feet (SF). Build-out of the development is anticipated by 2026.

The site currently consists of several commercial uses served by two driveways on Burlington Mills Road and two driveways on US 1. All of these commercial uses will be removed with the proposed dealership. The southern existing driveway on US 1 and both existing driveways on Burlington Mills Road are proposed to be removed with this development. The site is proposed to be accessed by the northern existing right-in/right-out driveway on US 1 and one new full-movement driveway connection to the intersection of Burlington Mills Road at Urial Drive.

The proposed Johnson Hyundai of Wake Forest site development is in the immediate vicinity of NCDOT Project # U-5307 which proposes to convert the existing intersection of US 1 at Burlington Mills Road to an interchange. Plans for this project are not yet finalized; therefore, per discussions with NCDOT and the Town of Wake Forest, NCDOT Project # U-5307 will not be analyzed in this study. The existing site driveway along US 1 that is proposed to remain will be removed, and the full-movement driveway on Burlington Mills Road will be restricted to right-in/right-out access with the completion of U-5307. With STIP project U-5307, the site will have access to the future Stroller Ridge Drive extension.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2023) traffic condition and the projected (2026) background and build-out traffic conditions. The weekday AM and PM peak hours were studied.

As shown in Table ES-1, the proposed development has the potential to generate 1,360 net new daily trips, 100 net new trips during the AM peak hour, and 121 net new trips during the PM peak hour on a typical weekday. No reductions were taken for pass-by traffic already on the network or for existing uses to be removed.

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
840	Automobile Sales (New)	48,500	SF	680	680	54	46	56	65

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 - Level of Service Summary									
Intersection and Approach/Movement	Traffic Control	Existing (2023) Traffic		Background (2026) Traffic		Build-out (2026) Traffic		Build-out (2026) Traffic - with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
US 1 at Burlington Mills Road	Signalized	D (54.5)	D (45.4)	F (98.5)	E (67.0)	F (101.6)	E (70.5)	F (101.6)	E (70.6)
Eastbound		F (98.8)	F (127.8)	F (96.9)	F (130.5)	F (97.0)	F (130.6)	F (97.0)	F (130.6)
Westbound		F (92.5)	F (117.2)	F (89.9)	F (122.8)	F (89.6)	F (123.4)	F (89.6)	F (123.4)
Northbound		D (48.8)	C (32.3)	F (89.1)	D (53.5)	F (94.5)	E (55.3)	F (94.5)	E (60.1)
Southbound		D (48.1)	D (39.7)	F (109.8)	E (62.0)	F (111.8)	E (68.0)	F (111.8)	E (63.2)
Burlington Mills Road at Urial Drive/Site Driveway 1	Unsignalized/ Signalized	- (-)	- (-)	B (12.9)	B (10.5)	B (14.4)	B (12.4)	B (13.8)	B (11.9)
Eastbound		N/A		A (9.6)	A (8.6)	B (11.1)	B (10.4)	B (10.1)	A (9.6)
Westbound*		A (8.5)	A (8.8)	B (12.1)	A (9.4)	B (13.0)	B (11.0)	B (12.8)	B (10.7)
Northbound		C (24.5)	C (22.9)	C (25.1)	C (20.5)	C (27.1)	C (22.6)	C (26.5)	C (22.1)
Southbound		N/A		N/A		C (23.9)	C (20.5)	C (23.3)	C (20.1)
Burlington Mills Road at 1 World Way	Signalized	B (14.9)	B (12.2)	C (23.7)	B (14.8)	C (22.8)	B (14.6)	N/A	
Eastbound		A (8.1)	A (7.5)	C (24.0)	A (8.3)	C (22.4)	A (8.2)		
Westbound		B (16.5)	B (17.2)	C (21.8)	B (19.8)	C (21.3)	B (19.3)		
Southbound		C (20.3)	B (15.4)	C (26.8)	C (20.3)	C (26.2)	C (20.0)		
US 1 at Frontline Auto Sales Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	N/A		N/A	
Westbound		C (23.9)	E (44.2)	D (26.6)	F (62.3)				
US 1 at Wakefield Automotive Driveway (Site Driveway 2)	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	N/A	
Westbound		C (19.8)	C (21.4)	C (23.2)	D (26.6)	C (24.9)	D (29.9)		
Burlington Mills Road BP Driveway/Frontline Auto Sales Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Northbound		C (16.4)	C (15.5)	D (25.1)	C (21.1)	C (18.4)	C (17.0)	C (18.4)	C (17.0)
Southbound		C (22.5)	C (21.8)	E (39.0)	E (37.3)	N/A		N/A	
Eastbound Left		B (11.6)	B (10.7)	B (13.1)	B (12.6)				
Westbound Left		A (8.7)	A (8.7)	A (9.7)	A (9.2)	A (9.7)	A (9.3)	A (9.7)	A (9.3)
Burlington Mills Road at Wakefield Auto Truck and Van Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	N/A		N/A	
Southbound		C (18.5)	C (19.2)	C (21.7)	C (22.7)				
Eastbound Left		A (9.4)	A (8.7)	B (10.4)	A (9.6)				

*Major street left-turn movements analyzed in unsignalized scenarios.

The following roadway improvements are committed to be performed by the Burlington Mills Residential development:

Burlington Mills Road at Urial Drive:

- Install a traffic signal when warranted
- Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2 of this development
- Widen Burlington Mills Road to provide two eastbound lanes along the site frontage with the outside lane dropping as a right-turn lane at Urial Drive

The following roadway improvements are recommended to be performed to accommodate existing traffic and the projected Johnson Hyundai of Wake Forest site traffic for the study year 2026 based on the capacity analysis presented herein:

US 1 at Burlington Mills Road:

- Modify signal timings to meet v/c ratio thresholds outlined in the Town's UDO
- Extend the existing through/right lane back along the site frontage (maximum storage estimated to be approximately 550 feet plus 100-foot taper)

Burlington Mills Road at Urial Drive/Site Driveway 1:

- Construct a full-movement site driveway for the planned development north of Burlington Mills Road with one ingress and one egress lane
- Provide an eastbound left-turn lane with approximately 100 feet of storage and appropriate deceleration and taper
- Provide frontage widening to be striped as a westbound right-turn lane (maximum storage estimated to be approximately 125 feet plus 100-foot taper)
- Modify the traffic signal, if installed, to accommodate the recommended laneage

US 1 at Wakefield Automotive Driveway

- Improve this driveway connection to a full right-in/right-out access

Analysis indicates that with the recommended improvements in place, all the study intersections are expected to operate at an acceptable LOS in the projected (2026) build-out traffic condition except US 1 at Burlington Mills Road. The intersection of US 1 at Burlington Mills Road is projected to operate at LOS F in the AM peak hour and LOS E in the PM peak hour in the projected (2026) traffic condition with or without the proposed development in place. Signal timing modifications improve the v/c ratio for the southbound left-turn movement and intersection as a whole to acceptable levels, per the Town's UDO.

The recommended extension of the existing westbound though/right lane from US 1 along the site frontage is expected to significantly reduce the westbound queues and delays along this section of Burlington Mills Road. SimTraffic simulations indicate that westbound queues on this section of Burlington Mills Road may be reduced by approximately ***45 percent in the AM peak hour*** and ***21 percent in the PM peak hour*** compared to the background condition. Table ES-3 shows a comparison of the maximum reported queues from SimTraffic at each intersection for the projected (2026) background

and build-out improved traffic conditions for the westbound through movement along Burlington Mills Road.

Table ES-3 SimTraffic Maximum Queues - Westbound Burlington Mills Road				
Intersection	**Background**	**Build-out + Improvements**	**Difference (Build-out + Imp. vs. Background)**	**% Difference (Build-out + Imp. vs. Background)**
AM Peak Hour				
US 1	154’	168’	+14	+9.1%
BP Driveway	210’	398’	+188	+89.5%
Urial Drive/Site Dwy 1	1,469’	297’	-1,172	-79.8%
1 World Way	954’	668’	-286	-30.0%
Total	**2,787’**	**1,531’**	**-1,256**	**-45.1%**
PM Peak Hour				
US 1	137’	159’	+22	+16.1%
BP Driveway	210’	406’	+196	+93.3%
Urial Drive/Site Dwy 1	1,476’	991’	-485	-32.9%
1 World Way	993’	669’	-324	-32.6%
Total	**2,816’**	**2,225’**	**-591**	**-21.0%**

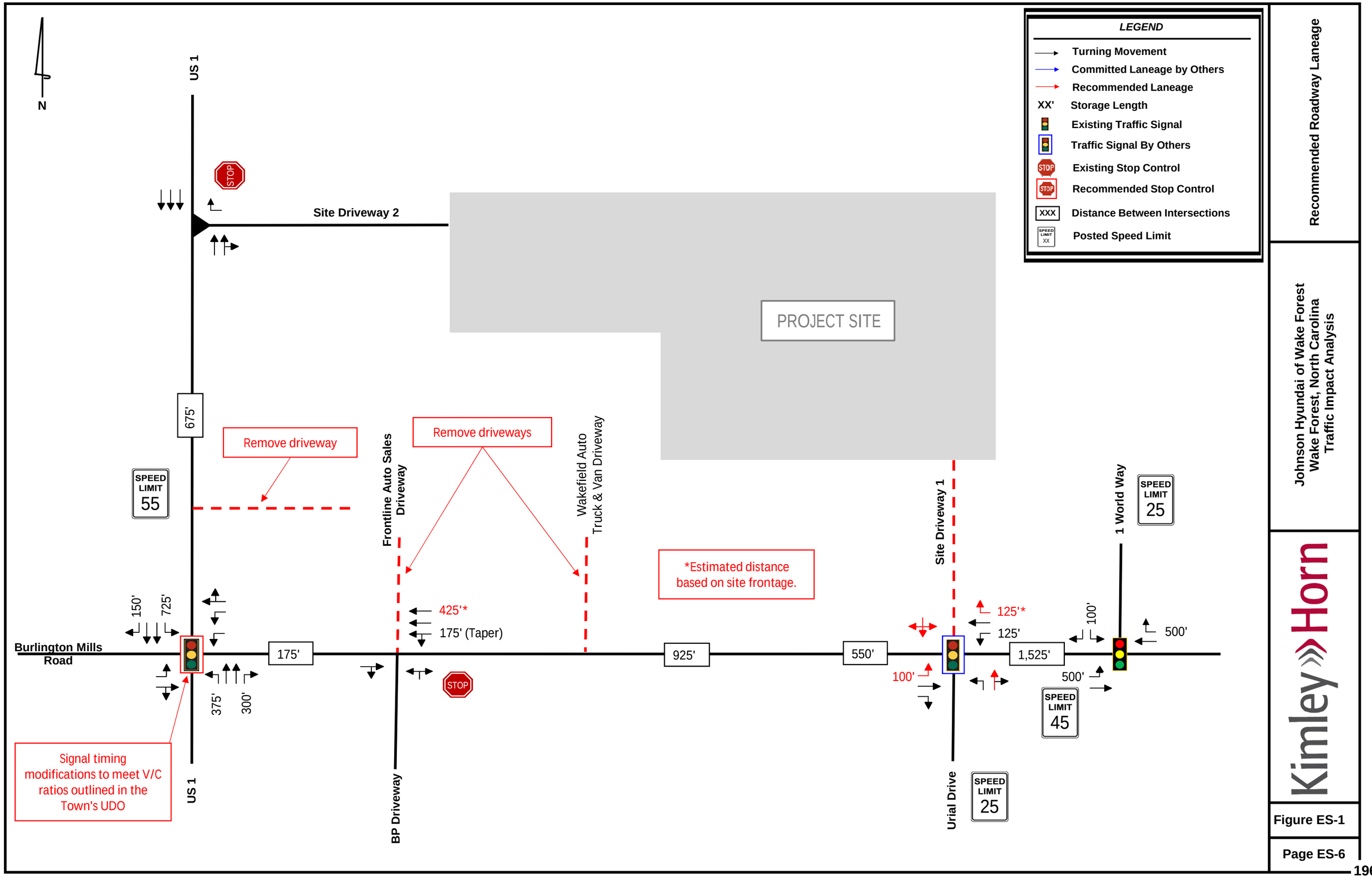
SimTraffic arterial reports for westbound Burlington Mills Road also show that the travel time on westbound Burlington Mills Road may be reduced by approximately ***66 percent in the AM peak hour*** and ***67 percent in the PM peak hour***. Additionally, delay per vehicle may be reduced by approximately ***67 percent in the AM peak hour*** and by ***63 percent in the PM peak hour***. Table ES-4 shows a comparison of the travel times and delays per vehicle between the projected (2026) background and build-out improved traffic conditions for the westbound through movement along Burlington Mills Road.

Table ES-4 SimTraffic Arterial Results - Westbound Burlington Mills Road				
Scenario	**AM Peak Hour**		**PM Peak Hour**	
	Travel Time (sec)	**Delay (sec/veh)**	**Travel Time (sec)**	**Delay (sec/veh)**
Background	648.9	500.5	1125.4	830.8
Build-out + Improvements	219.8	166.5	370.7	310.4
Difference (Build-out + Imp vs. Background)	**-429.1**	**-334.0**	**-754.7**	**-520.4**
% Difference (Build-out + Imp vs. Background)	**-66.1%**	**-66.7%**	**-67.1%**	**-62.6%**

While not reflected in the intersection LOS and delays, the decrease in queues, travel times, and delays per vehicle in the westbound direction represent significant improvements in operations on Burlington Mills Road and are expected to more than offset any impacts from projected site traffic. Therefore, no

additional mitigation is recommended to be performed at this intersection as part of the Johnson Hyundai of Wake Forest project.

The recommended laneage is shown on **Figure ES-1**.


N
US 1
STOP
Site Driveway 2
PROJECT SITE
675'
SPEED LIMIT 55
Remove driveway
Remove driveways
Frontline Auto Sales Driveway
Wakefield Auto Truck & Van Driveway
*Estimated distance based on site frontage.
Site Driveway 1
1 World Way
SPEED LIMIT 25
150'
725'
425'*
175' (Taper)
125'*
125'
100'
500'
Burlington Mills Road
175'
925'
550'
1,525'
375'
300'
100'
500'
SPEED LIMIT 45
STOP
Signal timing modifications to meet V/C ratios outlined in the Town's UDO
US 1
BP Driveway
Urial Drive
SPEED LIMIT 25
LEGEND
Turning Movement
Committed Laneage by Others
Recommended Laneage
XX' Storage Length
Existing Traffic Signal
Traffic Signal By Others
Existing Stop Control
Recommended Stop Control
XXX Distance Between Intersections
SPEED LIMIT XX Posted Speed Limit
Recommended Roadway Laneage
Johnson Hyundai of Wake Forest
Wake Forest, North Carolina
Traffic Impact Analysis
Kimley»Horn
Figure ES-1
Page ES-6

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

May 14, 2024

Johnson Hyundai of Wake Forest

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2023-244R1
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Johnson Hyundai of Wake Forest		
SC-2023-244R1	Wake Forest	Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	04/16/24	Date of Site Plan	04/03/24
Date of Complete Information	04/16/24	Date of Sealed TIA	04/15/24

Proposed Development

The TIA assumes the development is completed by 2026 and consists of the following:

Land Use	Land Use Code	Size
Automobile Sales (New)	840	48,500 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	54	46	100
PM Peak Hour	56	65	121
Daily Trips			1,360

General Reference

For reference to various documents applicable to this review please reference the following link: ***https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx***

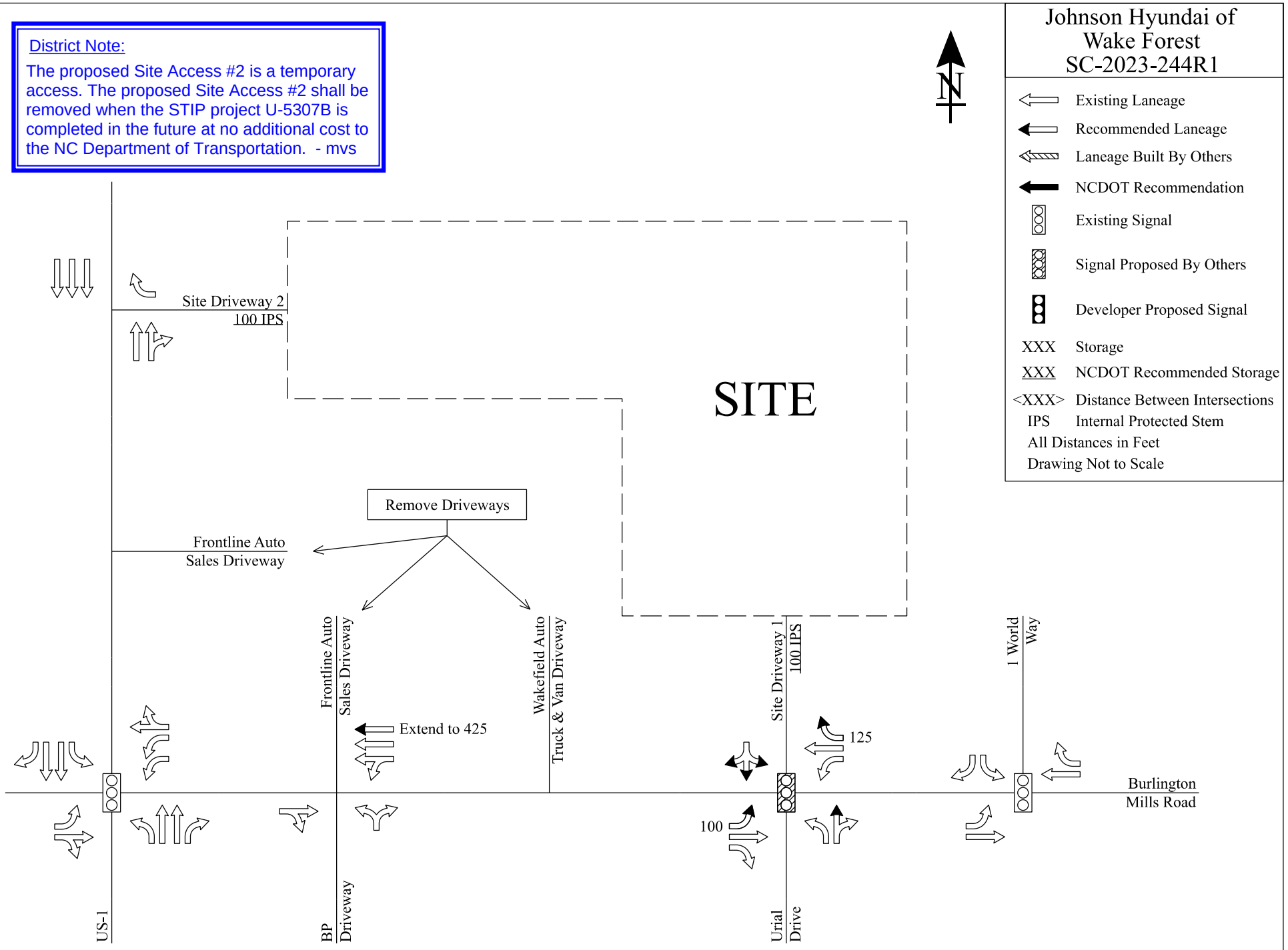
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site developer should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.


District Note:
The proposed Site Access #2 is a temporary access. The proposed Site Access #2 shall be removed when the STIP project U-5307B is completed in the future at no additional cost to the NC Department of Transportation. - mvs
Johnson Hyundai of Wake Forest
SC-2023-244R1
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale
N
SITE
Site Driveway 2
100 IPS
Remove Driveways
Frontline Auto
Sales Driveway
Frontline Auto Sales Driveway
Extend to 425
Wakefield Auto Truck & Van Driveway
Site Driveway 1
100 IPS
125
100
1 World Way
Burlington Mills Road
US-1
BP Driveway
Urial Drive

Bohler Engineering NC, PLLC
4130 Parklake Avenue, Suite 200
Raleigh, NC 27612
919.578.9000

Date: August 12, 2024

Legal Description of a 11.163 Acre Area Property of 10012 CBM LLC, 2517 BMC, LLC & NAUGHT 1 LLC Pins: 1738-59-2719, 1738-49-7725, 1738-49-9517 & 1738-59-3572 Wake Forest, NC

Subject property being located in the located in Wake county, North Carolina:

BEGINNING at an iron pipe found, said iron pipe being along the easterly right-of-way of US Highway 1;
Thence leaving easterly right-of-way of US Highway 1, S 56° 33’ 27” E 354.61’ to an iron pipe set;
Thence S 56° 33’ 27” E 363.90’ to an iron pipe set, said iron pipe also being the northwestern property corner of the Naught 1 LLC property;
Thence S 21° 58’ 28” E 196.70’ to an iron pipe set;
Thence S 21° 53’ 59” E 241.80’ to an iron pipe set, said iron pipe also being along the northerly right-of-way of Burlington Mills Road;
Thence along the northerly right-of-way of Burlington Mills Road, N 86° 29’ 21” W 303.49’ to an iron pipe set;
Thence leaving the northerly right-of-way of Burlington Mills Road, N 03° 32’ 50” E 218.50’ to an iron pipe set;
Thence N 86° 32’ 07” W 200.49’ to an iron pipe set;
Thence N 86° 32’ 08” W 100.66’ to an iron pipe set;
Thence S 03° 22’ 14” W 217.88’ to an iron pipe set, said iron pipe being along the northerly right-of-way of Burlington Mills Road;
Thence along the northerly right-of-way of Burlington Mills Road N 86° 32’ 38” W 99.93’ to an iron pipe found N 86° 32’ 39” W 345.30’ to an iron pipe found;
Thence N 61° 27’ 58” W 170.04’ to an iron pipe set, said iron pipe also being along the easterly right-of-way of US Highway 1;
Thence leaving the northerly right-of-way of Burlington Mills Road along the easterly right-of-way of US Highway 1, N 33° 23’ 32” E 787.26’ to an iron pipe found, said iron pipe also being THE POINT AND PLACE OF BEGINNING and containing 486,262 square feet or 11.163 acres more or less.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

PRELIMINARY – NOT FOR RECORDATION, SALES OR CONVEYANCES

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-23-12: Hyundai Automotive Dealership Conditional District

The Wake Forest Board of Commissioners finds that RZ-23-12 is consistent with the Wake Forest Comprehensive Plan. The Wake Forest Board of Commissioners finds that approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with Community Plan direction for Corridor Commercial areas.
2. The proposed zoning district is consistent with Community Plan direction for Commercial and Industrial areas, Area 1.
3. The proposed zoning district is consistent with Community Plan direction for commercial development, community character, and gateways.

Hyundai Automotive Dealership Rezoning (RZ-23-12)
Zoning Conditions
Submitted August 21, 2024

The following zoning conditions shall apply to the properties at 10012 Capital Blvd. and 2517, 2601, and 2605 Burlington Mills Rd., Wake Forest, NC (PINs 1738497725, 1738499517, 1738592719, and 1738593572) (the "Property"):

1. The Property shall be developed in accordance with the associated master plan (RZ-23-12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.

2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.

3. Some or all of that portion of the Property within the Proposed Control of Access Area ("C/A Area") as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.

   a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.

   b. Permanent off-street parking ("Phase 2 Parking") within the area labeled "PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307" ("Phase 2 Area") on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state's interest in acquiring some or all of that portion of the Property within the C/A Area (the "Condemnation Notice"). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted uses on the Property in the event that the Phase 2 Parking area is reduced or the number of parking spaces in Phase 2 Parking is reduced to avoid conflicts with public right-of-way and easements associated with NCDOT Project U-5307.

   c. Trees labeled "FUTURE TREE" and "FUTURE INTERIOR CANOPY TREE" on Sheet C-702 of the associated master plan and lighting labeled "FUTURE LIGHT" or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.

4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled "PROP. 2-STORY HYUNDAI DEALERSHIP" shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.

5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:

   a. Section 5.6.2.A The allowable façade materials and required percentages for the Principal Front and Street Building Façade Elevation are modified as follows:
      - Masonry: Min. 5%
      - EIFS: Not permitted
      - Architectural metal siding: Max. 80%

   b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.

   c. Section 5.6.5.A This section shall not apply.

   d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building façades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building façades are not required to have any of the entry features listed in Section 5.6.5.B.

   e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

   f. For the purposes of the building design standards of UDO Section 5.6, the western building façade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building façade shall be the rear elevation. Neither the southern nor the eastern building façade shall be treated as a street façade.

6. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.

7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:

   a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;

   b. One-half of the required median; and

   c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.

8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the "Adjacent Properties"). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:

   a. The Town or the North Carolina Department of Transportation obtain all right-of-way and associated utility and temporary construction easements necessary to construct the roadway improvements; and

   b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

   The Property owner shall be responsible for all costs necessary to construct said roadway improvements fronting the Adjacent Properties, except that the Property owner shall not be responsible for the following costs: (a) costs of constructing roadway improvements that are not shown in the Owner's Construction Plans or Approved Road Plans, and (b) costs of correcting any defects in the roadway that are the result of defective or incomplete information provided by the Town or defective or incomplete Approved Road Plans.

9. The Property owner will install and maintain a decorative wall near the corner of Capital Boulevard and Burlington Mills Road. The decorative wall may include a public art fixture if approved by the town. The decorative wall shall be constructed of stone, brick, or other deemed acceptable masonry material. Enhanced landscaping shall be planted and maintained around the decorative wall. The enhanced landscaping shall include (a) at least two understory trees that may be located next to or behind the sign, and (b) at least 400 square feet of ornamental grasses or other equivalent plantings located in front of the Welcome Sign(s).

The property owners consent to the zoning conditions written above if the rezoning request is approved.

Property Owners:
Naught 1 LLC
2517 BMC LLC
10012 CBM LLC

By: _____ _____
C. David Johnson, Jr. Date
Manager, Naught 1 LLC, 2517 BMC LLC and
10012 CBM LLC

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HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

LOCATION OF SITE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS ROAD
WAKE FOREST, NORTH CAROLINA 27587
WAKE COUNTY
PIN IDS: 1738497725, 1738499517, 1738592719, 1738593572
TOWN OF WAKE FOREST PRE-APPLICATION
CASE NUMBER: RZ-23-12



LOCATION MAP
SCALE: 1"=400'

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REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
MAERSTA, PLLC LAND SURVEYORS
2411 US 64 BUSINESS WEST
PITTSBORO, NC 27312
DATED: 10/10/2022
JOB #: 21559
ELEVATIONS: NAD83 (2011)

♦ARCHITECTURAL PLAN:
PENNEY DESIGN GROUP
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MARYLAND 20814
DATED: 06/07/2023

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
TOWN OF WAKE FOREST PLANNING DEPARTMENT
WAKE FOREST TOWN HALL - THIRD FLOOR
301 S. BROOKS ST.
WAKE FOREST, NC 27587
PHONE: (919) 435-9510

♦INSPECTIONS DEPARTMENT
TOWN OF WAKE FOREST
301 S. BROOKS ST.
WAKE FOREST, NC 27587
PHONE: (919) 435-9531

♦FIRE DEPARTMENT
FIRE STATION #1
420 ELM AVE.
WAKE FOREST, NC 27587
PHONE: (919) 556-1966

ROW JURISDICTION

♦WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
PHONE: (919) 996-4540

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SITE DATA TABLE

JURISDICTION	TOWN OF WAKE FOREST
PIN NUMBER	1738499517, 1738592719, 1738593572, 1738497725
SITE ADDRESS	10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD WAKE FOREST, NC 27587
OWNERS	2517 BMC LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 10012 CBM LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 NAUGHT 1 LLC 5839 CAPITAL BLVD RALEIGH NC 27616-2937
EXISTING ZONING	HB (HIGHWAY BUSINESS), GR3 (GENERAL RESIDENTIAL 3), SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROP. ZONING	HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROP. USE	VEHICLE RENTAL/LEASING/SALES; VEHICLE SERVICES--MINOR MAINTENANCE/REPAIR; VEHICLE SERVICES--MAJOR REPAIR/BODY WORK
TOTAL EXISTING AREA OF TRACT	11.16 AC (486,262 SF)
PROP. AREA OF TRACT	10.729 AC (467,375 SF)
WATERSHED	NEUSE-SMITH CREEK
SITE/DISTURBED AREA	12.66 AC (551,653 SF)
EX. IMPERVIOUS AREA	5.45 AC (237,349 SF)
PROP. IMPERVIOUS AREA	7.11 AC (309,879 SF) OR 63.5%
ALLOWED IMPERVIOUS AREA	70%
EXIST. BUILDING FLOOR AREA	30,465 SF
PROP. BUILDING FLOOR AREA	1ST FLOOR = 28,000 SF 2ND FLOOR = 21,500 SF TOTAL BLDG SF = 49,500 SF
PROP GROSS SQUARE FOOTAGE OF STORY BY USE	OFFICE OR ADMINISTRATIVE AREA = 13,150 SF INDOOR SALES AREA = 10,350 SF VEHICLE SERVICE AREA = 26,000 SF
PROP. BUILDING HEIGHT	49' - 0"
NUMBER OF STORIES	2
FRONT SETBACK	100'
SIDE SETBACK	10' AND 30'
REAR SETBACK	30'
FRONT BUFFER	50'
SIDE BUFFER	8', 20', 30' AND 50'
REAR BUFFER	20'
REQUIRED PARKING	1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA 13,150 SF X 13,150 SF ÷ 44 + 1 PER 200 SF OF INDOOR SALES AREA 10,350 SF X 10,350 SF ÷ 52 + 1 PER 1250 SF OF VEHICLE SERVICE AREA 26,000 SF X 26,000 SF ÷ 21 + 5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5 = TOTAL SPACES: 122
PROP. PARKING	117 STANDARD SPACES + 355 STORAGE SPACES + 5 HANDICAP SPACES = 477 TOTAL SPACES
REQUIRED BIKE PARKING	2 PER 50 AUTO SPACES 122 ÷ 50 X 122 = 6 SPACES
PROP. BIKE PARKING	6 SPACES
* SITE NOT LOCATED WITHIN THE FOLLOWING: WATERSHED PROTECTION OVERLAY DISTRICT, SPECIAL FLOOD HAZARD AREAS, OR NEIGHBORHOOD PARKS AND OPEN SPACE	

OWNERS
10012 CBM LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972

2517 BMC LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972

NAUGHT 1 LLC
5839 CAPITAL BLVD
RALEIGH NC 27616-2937
919-877-1955
DWILKINSON@JOHNSONAUTOMOTIVE.COM

DEVELOPER
JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
DREW WILKINSON
919-877-1955
DWILKINSON@JOHNSONAUTOMOTIVE.COM

PREPARED BY

BOHLER
CONTACT: TYLER HOORN, PE
EMAIL:THOORN@BOHLERENG.COM
PHONE: (919) 578-9000

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

_____
Planning

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

_____
Public Works/Engineering

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, IDEAS AND CONCEPTS OF THIS PLANS, PROPOSAL OR DRAWING, MUST BE EXPRESS OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCB220294
DRAWN BY:	IRF
CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	ONS-0

PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054078 TYLER G HOORN
8/16/24

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 5 - 07/18/2024

Sep 02, 2024
H:\NCB220294\CAD\LAND\CONSTRUCTION\MASTER PLAN SET\RZ-PROPOSAL\CONS_-_LAYOUT_COVER SHEET

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, NORTH CAROLINA, PLLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL OF THE PERMITS AND APPROVALS AND HAS CONFIRMED THAT ALL PLANS AND DOCUMENTS REFERENCED THEREIN HAVE BEEN APPROVED AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER FABRICATION ELEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND ENSURE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL ENGINEER HAS NOT BEEN RETAINED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHERE SHORING IS REQUIRED AND INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF ACCORDING TO ALL APPLICABLE FEDERAL, STATE, MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PAVEMENT, STRIPING, CURB, ETC. AND THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF, AND TO THE AFFECTED NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES AND/OR DOCUMENTS, OWNER ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL LIABILITY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
18. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
19. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
20. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
21. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
22. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO PROVIDE DIRECTIONS REGARDING METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL SAFETY AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST REMOVE FROM THE SITE ALL ITEMS AT DEMOLITION AND REMOVAL ACTIVITIES THAT ARE NOT EXHIBIT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONSTRUCTED AS PART OF THE NEW IMPROVEMENTS AT THE CONCLUSION OF ALL WORK. REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC SAFETY AND ANY AND ALL EXISTING STRUCTURES, BOTH ON AND OFF THE SITE, REMAIN SOUND AND SAFE ON AND NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SATISFY ALL OBLIGATIONS REGARDING NOTIFICATION AND NOTIFICATIONS OF SAME PRIOR TO THE COMMENCEMENT OF ANY ON-SITE ACTIVITIES AND ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE "ACCURACY OR INTENT" OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE DEMOLITION AND REMOVAL OF PLANS AND MATERIALS AND/OR COMMENCING PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE CODES, LAWS, ORDINANCES AND CODES AND, FURTHER, ALL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST CONTACT ANY AND ALL APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
    F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
    G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORDS OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
    H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS WHERE REQUIRED BY THE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND TO THE AFFECTED NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES AND/OR DOCUMENTS, OWNER ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL LIABILITY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
11. THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
12. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
13. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
14. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
15. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATES OF INSURANCE AND/OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
16. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONSULTANTS AT THE CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY AND PERTAINING TO, OR CONNECTED WITH, THE PERFORMING, OVERSEEING AND COORDINATING THE CONSTRUCTION CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCI

Point #	Northing	Easting	Type	Width/[in]
99000	786064.1	2109858.2	Cedar	24
99001	786065.2	2109338.8	Cedar	12
99004	786078.8	2109342.1	Cherry	8
99005	786080.1	2109238.9	Cherry	11
99006	786054.4	2109237.6	Cherry	11
99007	786068.7	2109230.1	Cedar	8
99008	786053.0	2109230.1	Pine	30
99009	786068.7	2109228.1	Pine	21
99010	786035.4	2109234.4	Cherry	8
99011	786035.8	2109234.1	Cherry	8
99012	786035.2	2109236.5	Pine	36
99014	786166.7	2109238.1	Pine	28
99015	786167.4	2109453.1	Pine	21
99016	786188.7	2109286.1	Gum	22
99017	786127.3	2109286.0	Pine	27
99018	786189.4	2109484.4	Pine	24
99019	786070.3	2109484.4	Pine	27

Point #	Northing	Easting	Type	Width/[in]
99020	786064.1	2109486.2	White Oak	21
99021	786033.8	2109483.4	Elm	31
99022	786042.8	2109482.5	Poplar	34
99023	786043.1	2109477.0	White Oak	21
99024	786066.0	2109481.3	White Oak	23
99025	786027.7	2109336.1	Sweetgum	21
99026	786068.1	2109336.1	Pine	28
99027	786022.2	2109332.2	White Oak	21
99028	786045.4	2109462.0	Maple	30
99029	786049.9	2109379.5	Red Oak	36
99030	786029.0	2109331.4	Maple	36
99031	786054.6	2109461.1	Water Oak	43
99032	786029.0	2109327.7	Pine	27
99033	786036.7	2109326.5	Pine	22
99034	786029.1	2109324.4	Pine	30
99035	786022.0	2109321.4	Pine	30
99036	786068.9	2109325.6	Pine	30

Point #	Northing	Easting	Type	Width/[in]
99037	786029.1	2109308.2	Pine	31
99038	786063.6	2109347.5	Pine	34
99039	786127.1	2109386.2	Pine	36
99040	786122.6	2109378.8	Pine	34
99041	786124.2	2109378.5	Pine	30
99042	786152.7	2109367.2	Pine	23
99043	786139.2	2109236.7	Pine	28
99044	786064.4	2109270.5	Pine	36
99045	786063.7	2109386.2	Pine	36
99046	786183.7	2109387.1	Pine	30
99047	786074.7	2109386.3	Pine	36
99048	786186.6	2109238.8	Pine	23
99049	786128.2	2109238.4	Pine	28
99050	786128.3	2109238.8	Pine	23
99051	786183.5	2109237.9	Pine	30
99052	786187.7	2109248.4	Pine	21
99053	786188.7	2109248.4	Pine	28

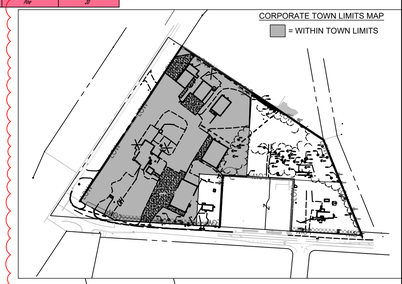
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99056	786159.1	2109236.7	Pine	36
99057	786183.8	2109236.2	Pine	27
99058	786183.2	2109235.6	Oak	22
99059	786064.4	2109235.8	Pine	42
99060	786064.4	2109232.8	Pine	28
99061	786186.5	2109235.7	Pine	22
99062	786186.0	2109235.8	Pine	28
99063	786186.5	2109235.2	Pine	28
99064	786186.5	2109236.5	Pine	21
99065	786064.6	2109236.1	Black Willow	8
99066	786476.1	2104733.1	Crape Myrtle	24
99067	786477.4	2104740.8	Crape Myrtle	30
99068	786482.1	2104735.2	Crape Myrtle	24
99069	786483.0	2104736.9	Crape Myrtle	30

DEMOLITION LEGEND/ABBREVIATIONS

ABBREVIATION	DESCRIPTION
	CONCRETE CURB AND GUTTER
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(TBRL)	TO BE RELOCATED

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	TREE TO BE REMOVED	
	EXISTING TREE	
	SILT FENCE	SF SF
	TREE PROTECTION FENCE	TPF TPF
	LIMIT OF DISTURBANCE	LOD LOD
	LIMIT OF DISTURBANCE/ SILT FENCE	LOD SF
	TREES TO BE REMOVED WITH REPLACEMENT BY MITIGATION FEE	
	TREES TO REMAIN	
	WOODED AREA	
	EXISTING RIGHT OF WAY TO BE REMOVED	
	DELINEATES SOIL BOUNDARIES	

CORPORATE TOWN LIMITS MAP
= WITHIN TOWN LIMITS



EXISTING CONDITIONS AND DEMOLITION PLAN NOTES:

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
   MAERSTA, PLLC LAND SURVEYORS
   2411 US 64, BUSINESS WEST
   PITTSBORO, NC 27312
   DATE: 10/10/2023
   SURVEY JOB #: 21559
   ELEVATIONS: NAD83 (2011)
   PHONE: (919) 545-7001
2. OWNER:
   2517 BMC LLC
   1001 COLLEGE COURT
   NEW BERN, NC 28562-4972

   10012 CBM LLC
   1001 COLLEGE COURT
   NEW BERN, NC 28562-4972

   NAUGHT 1 LLC
   5839 CAPITAL BLVD
   RALEIGH NC 27616-2937
3. DEVELOPER:
   JOHNSON AUTOMOTIVE
   5839 CAPITAL BLVD
   RALEIGH NC 27616-2937
4. EXISTING SITE INFORMATION:
   SOILS: Ur - URBAN LAND (69.1%)
   WeB - WEDOWEE SANDY LOAM (25.5%)
   WeC - WEDOWEE SANDY LOAM (5.3%)
5. THE FIRM NUMBER FOR THIS SITE IS 3720173800K EFF. 7/19/2022
6. UNDERGROUND UTILITY LOCATIONS SHOWN ARE TO STANDARD OF ACCURACY BASED ON UTILITY MARKOUT METHOD NOTED IN SURVEY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING/CONLFICT DATA PRIOR TO STARTING CONSTRUCTION OF RELATED ADJACENT INFRASTRUCTURE

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

50 25 12.5 0 50
1"= 50'

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE WORK DCL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCB220294
DRAWN BY:	IRF
CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	DEMO-0

PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 054318 ENGINEER TYLER G. HOOPER
8/16/24

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

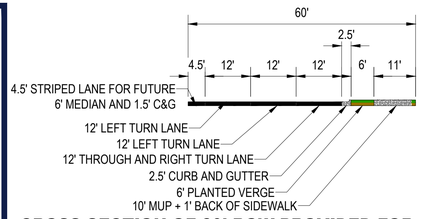
SHEET NUMBER:
C-201

REVISION 5 - 07/18/2024

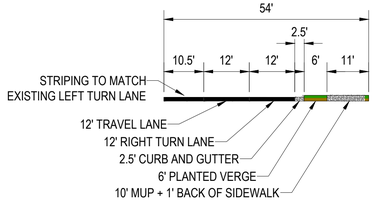
Jul 21, 2024
I:\DOHLER\ENG_NET\SHARED\ENG-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\ENCB220294-DEMO-0.DWG —LAYOUT: C-201 EXISTING CONDITIONS AND DEMOLITION PLAN

PAVEMENT LEGEND

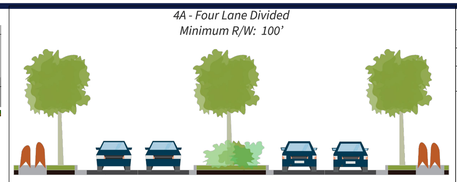
- DELINEATES PROPOSED STANDARD DUTY ASPHALT
- DELINEATES PROPOSED HEAVY DUTY CONCRETE
- DELINEATES PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- DELINEATES PROPOSED STANDARD DUTY CONCRETE
- DELINEATES PROPOSED HEAVY DUTY ASPHALT
- DELINEATES STORAGE PARKING STALLS (122 OF 355 STORAGE SPACES)
- DELINEATES STORAGE PARKING STALLS WITH PERMEABLE PAVERS (233 OF 355 STORAGE SPACES AND 233 OF 477 OF TOTAL SPACES)



CROSS-SECTION OF 60' ROW PROVIDED FOR WAKE FOREST CTP IMPROVEMENTS AT INTERSECTION OF CAPTIAL BOULEVARD AND BURLINGTON MILLS ROAD

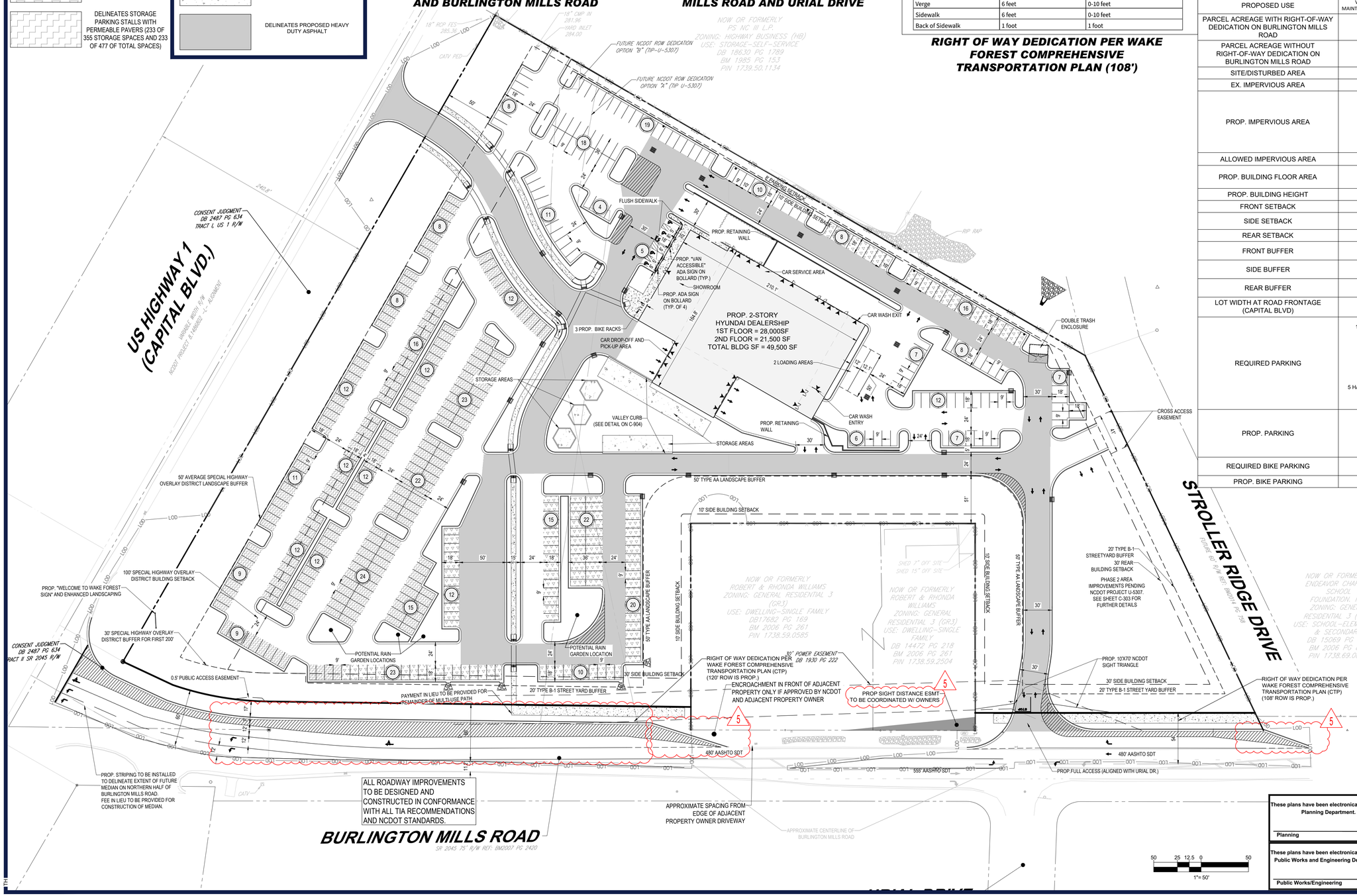


CROSS-SECTION OF 54' ROW PROVIDED FOR WAKE FOREST CTP IMPROVEMENTS AT INTERSECTION OF BURLINGTON MILLS ROAD AND URIAL DRIVE



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

RIGHT OF WAY DEDICATION PER WAKE FOREST COMPREHENSIVE TRANSPORTATION PLAN (108')



SITE DATA TABLE

JURISDICTION	TOWN OF WAKE FOREST
PIN NUMBER	1738499517, 1738592719, 1738593572, 1738497725
SITE ADDRESS	10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587
OWNERS	2517 BMC LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 10012 CBM LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 NAUGHT 1 LLC 5839 CAPITAL BLVD RALEIGH NC 27616-2937
DEVELOPER	JOHNSON AUTOMOTIVE 5839 CAPITAL BLVD RALEIGH NC 27616-2937
ZONING	HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) AND SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
EXISTING USE/S	MIX OF COMMERCIAL USES, VACANT, AND DWELLING-SINGLE FAMILY
PROPOSED USE	VEHICLE RENTAL/LEASING/SALES; VEHICLE SERVICES--MINOR MAINTENANCE/REPAIR; VEHICLE SERVICES--MAJOR REPAIR/BODY WORK
PARCEL ACREAGE WITH RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	11.19 AC (487,351 SF)
PARCEL ACREAGE WITHOUT RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	11.16 AC (486,130 SF)
SITE/DISTURBED AREA	12.66 AC (551,653 SF)
EX. IMPERVIOUS AREA	5.45 AC (237,349 SF)
PROP. IMPERVIOUS AREA	BUILDING = 0.64 AC (27,665 SF) PARKING STALLS = 1.96 AC (85,167 SF) DRIVE AISLE = 3.76 AC (163,800 SF) DISPLAY AREA = 0.09 AC (4,119 SF) SIDEWALKS = 0.14 AC (6,211 SF) WALLS = 0.01 AC (474 SF) FUTURE PARKING STALLS = 0.35 AC (15,202 SF) FUTURE DRIVE AISLES = 0.18 AC (7,748 SF) TOTAL = 7.13 AC (310,385 SF)
ALLOWED IMPERVIOUS AREA	70%
PROP. BUILDING FLOOR AREA	1ST FLOOR = 28,000 SF 2ND FLOOR = 21,500 SF TOTAL BLDG SF = 49,500 SF
PROP. BUILDING HEIGHT	49' - 0"
FRONT SETBACK	100'
SIDE SETBACK	10' AND 30'
REAR SETBACK	30'
FRONT BUFFER	50'
SIDE BUFFER	8', 20', 30' AND 50'
REAR BUFFER	20'
LOT WIDTH AT ROAD FRONTAGE (CAPITAL BLVD)	787 FT
REQUIRED PARKING	1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA $\frac{1}{300}$ X 13,150 SF = 44 + 1 PER 200 SF OF INDOOR SALES AREA $\frac{1}{200}$ X 10,350 SF = 52 + 1 PER 1250 SF OF VEHICLE SERVICE AREA $\frac{1}{1250}$ X 26,000 SF = 21 + 5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5 = TOTAL SPACES: 122
PROP. PARKING	117 STANDARD SPACES + 355 STORAGE SPACES + 5 HANDICAP SPACES = 477 TOTAL SPACES
REQUIRED BIKE PARKING	2 PER 50 AUTO SPACES $\frac{2}{50}$ X 122 = 6 SPACES
PROP. BIKE PARKING	6 SPACES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PROJECT No.:	NCB220294
DRAWN BY:	IRF
CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	SITE-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 036418 ENGINEER TYLER G. HOOR
8/16/24

SHEET TITLE:

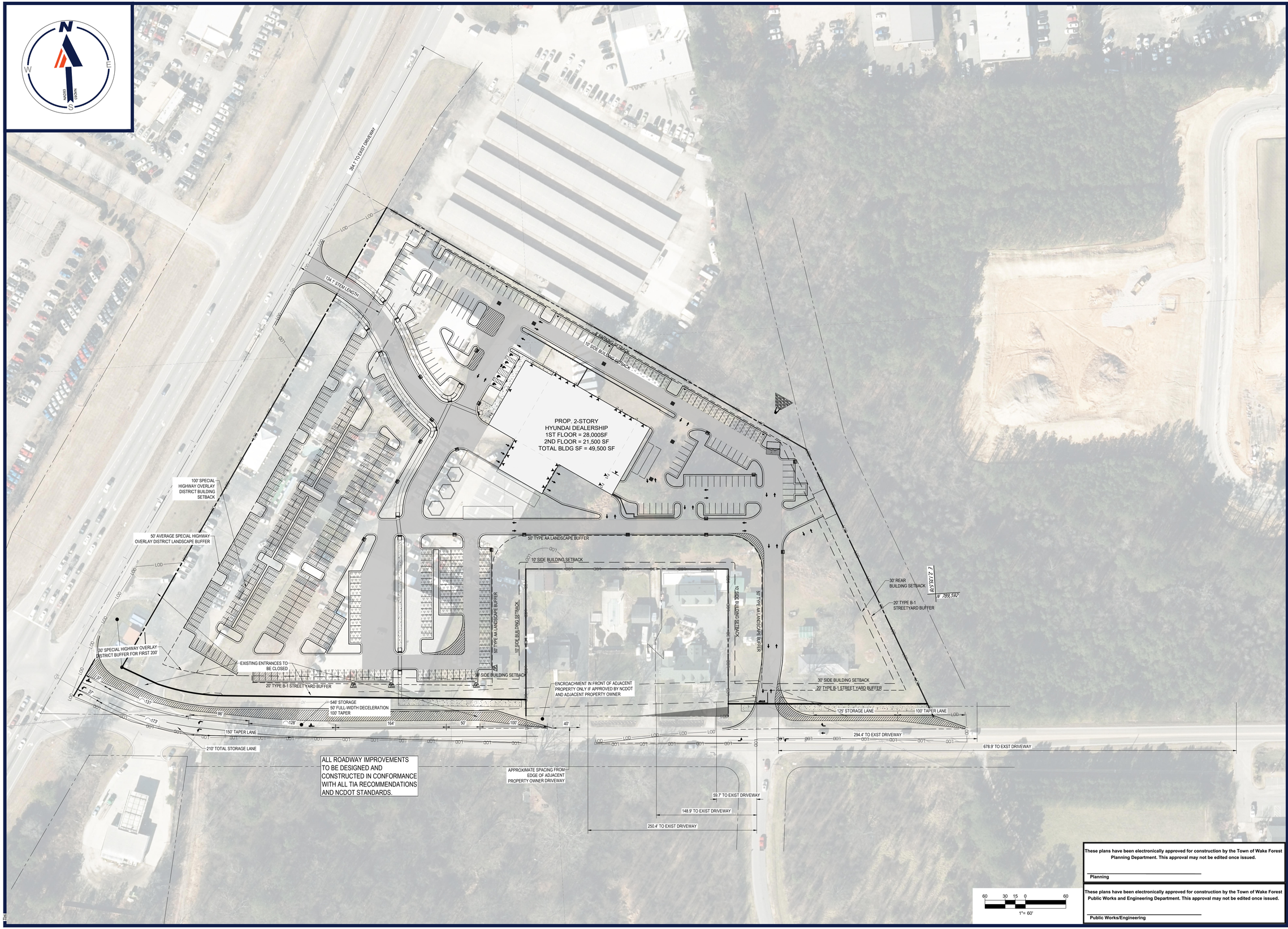
SITE MASTER PLAN

SHEET NUMBER:

C-301

REVISION 5 - 07/18/2024

JU 21, 2024
I:\BOHLER\ENG_NET\SHARE\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-SITE-0----LAYOUT C-301 SITE MASTER PLAN
TH



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PROJECT No.:	NCB220294
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DATE:	06/25/2024
CAD I.D.:	SITE-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055418 TYLER G. MOORE

8/16/24

SHEET TITLE:

EXISTING AND PROPOSED DRIVEWAY MAP

SHEET NUMBER:

C-302

REVISION 5 - 07/18/2024

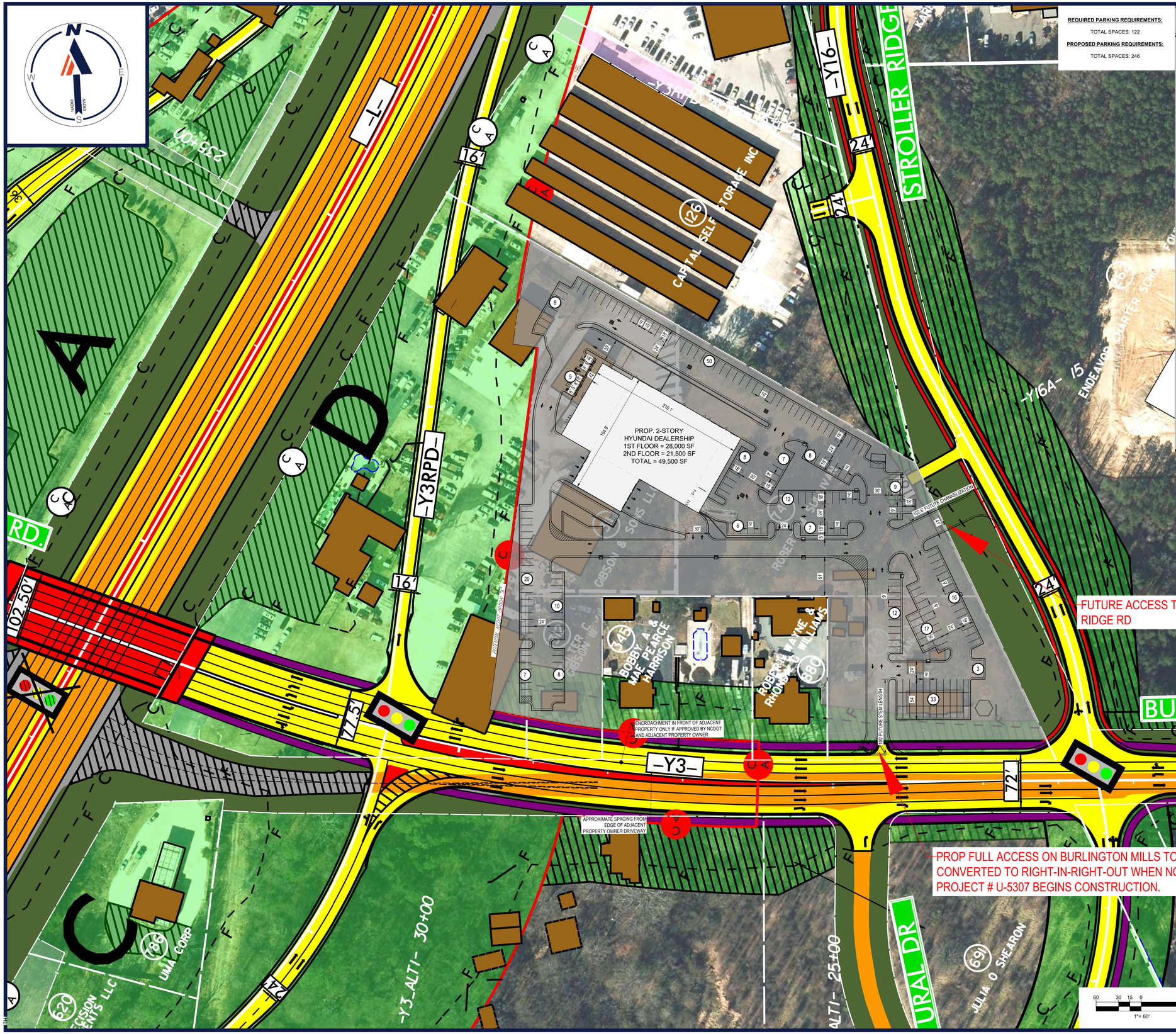
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Planning

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Jul 21, 2024
I:\BOHLERENG\NETSHARES\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-SITE-0----LAYOUT C-302 EXISTING AND PROPOSED DRIVEWAY MAP



DESIGN PUBLIC HEARING MAP
TIP NO. U-5307
WBS: 47027.1.1 FA: NHS-0001(138)
WAKE COUNTY
US 1
FROM INTERSTATE 540 TO
PURNELL RD. (SR 1909)/HARRIS RD. (SR 1931)
UPGRADE ROADWAY TO CONTROLLED ACCESS FACILITY
SHEET 4 OF 10
June 2023

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PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
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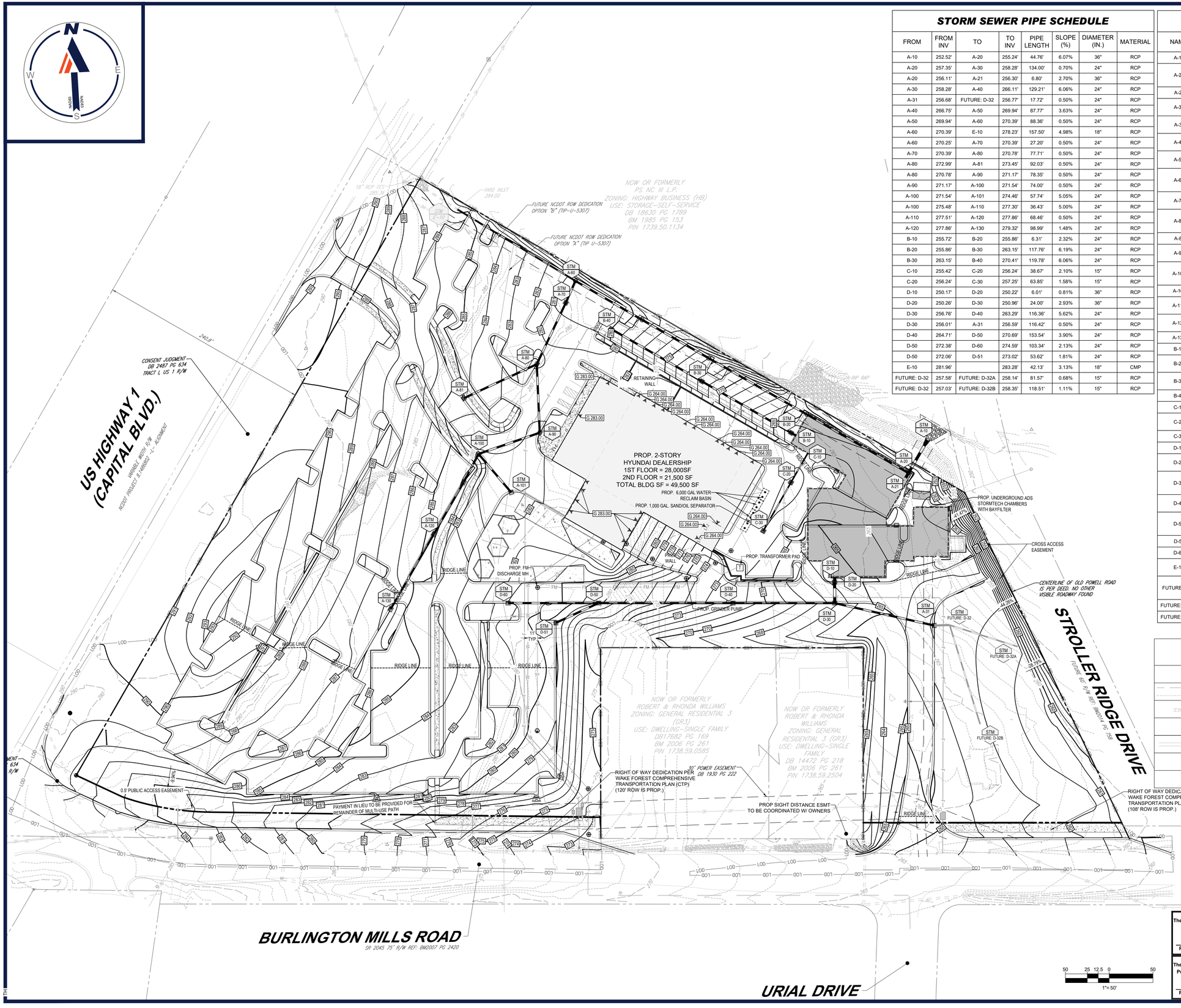
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053827 TYLER G. HOOKS
8/16/24

SHEET TITLE:
PHASE 2 SITE PLAN U-5307 OVERLAY

SHEET NUMBER:
C-303

REVISION 5 - 07/18/2024

JU 21, 2024
\\BOHLERENG.NET\SHARE\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-SITE-D-----LAYOUT C-303 PHASE 2 SITE PLAN U-5307 OVERLAY



STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	252.52'	A-20	255.24'	44.76'	6.07%	36"	RCP
A-20	257.35'	A-30	258.28'	134.00'	0.70%	24"	RCP
A-20	256.11'	A-21	256.30'	6.80'	2.70%	36"	RCP
A-30	258.28'	A-40	266.11'	129.21'	6.06%	24"	RCP
A-31	256.68'	FUTURE: D-32	256.77'	17.72'	0.50%	24"	RCP
A-40	266.75'	A-50	269.94'	87.77'	3.63%	24"	RCP
A-50	269.94'	A-60	270.39'	88.36'	0.50%	24"	RCP
A-60	270.39'	E-10	278.23'	157.50'	4.98%	18"	RCP
A-60	270.25'	A-70	270.39'	27.20'	0.50%	24"	RCP
A-70	270.39'	A-80	270.78'	77.71'	0.50%	24"	RCP
A-80	272.99'	A-81	273.45'	92.03'	0.50%	24"	RCP
A-80	270.78'	A-90	271.17'	78.35'	0.50%	24"	RCP
A-90	271.17'	A-100	271.54'	74.00'	0.50%	24"	RCP
A-100	271.54'	A-101	274.46'	57.74'	5.05%	24"	RCP
A-100	275.48'	A-110	277.30'	36.43'	5.00%	24"	RCP
A-110	277.51'	A-120	277.86'	68.46'	0.50%	24"	RCP
A-120	277.86'	A-130	279.32'	98.99'	1.48%	24"	RCP
B-10	255.72'	B-20	255.86'	6.31'	2.32%	24"	RCP
B-20	255.86'	B-30	263.15'	117.76'	6.19%	24"	RCP
B-30	263.15'	B-40	270.41'	119.78'	6.06%	24"	RCP
C-10	255.42'	C-20	256.24'	38.67'	2.10%	15"	RCP
C-20	256.24'	C-30	257.25'	63.85'	1.58%	15"	RCP
D-10	250.17'	D-20	250.22'	6.01'	0.81%	36"	RCP
D-20	250.26'	D-30	250.96'	24.00'	2.93%	36"	RCP
D-30	256.76'	D-40	263.29'	116.36'	5.62%	24"	RCP
D-30	256.01'	A-31	256.59'	116.42'	0.50%	24"	RCP
D-40	264.71'	D-50	270.69'	153.54'	3.90%	24"	RCP
D-50	272.38'	D-60	274.59'	103.34'	2.13%	24"	RCP
D-50	272.06'	D-51	273.02'	53.62'	1.81%	24"	RCP
E-10	281.96'		283.28'	42.13'	3.13%	18"	CMP
FUTURE: D-32	257.58'	FUTURE: D-32A	258.14'	81.57'	0.68%	15"	RCP
FUTURE: D-32	257.03'	FUTURE: D-32B	258.35'	118.51'	1.11%	15"	RCP

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	FLARED END SECTIONS	508.37'	INV IN = 252.52' (36")
A-20	MANHOLES	263.60'	INV IN = 256.11' (36") INV IN = 257.35' (24") INV OUT = 255.24' (36")
A-21	DETENTION SYSTEM CONNECTIONS	263.63'	INV OUT = 256.30' (36")
A-30	MANHOLES	264.80'	INV IN = 258.28' (24") INV OUT = 258.28' (24")
A-31	CURB INLETS	262.84'	INV IN = 256.68' (24") INV OUT = 256.59' (24")
A-40	MANHOLES	273.00'	INV IN = 266.75' (24") INV OUT = 266.11' (24")
A-50	MANHOLES	278.80'	INV IN = 269.94' (24") INV OUT = 269.94' (24")
A-60	MANHOLES	280.64'	INV IN = 270.25' (24") INV IN = 270.39' (18") INV OUT = 270.39' (24")
A-70	GRATE INLETS	279.98'	INV IN = 270.39' (24") INV OUT = 270.39' (24")
A-80	CURB INLETS	281.87'	INV IN = 270.78' (24") INV IN = 272.99' (24") INV OUT = 270.78' (24")
A-81	CURB INLETS	284.52'	INV OUT = 273.45' (24")
A-90	CURB INLETS	281.28'	INV IN = 271.17' (24") INV OUT = 271.17' (24")
A-100	CURB INLETS	281.72'	INV IN = 275.48' (24") INV IN = 271.54' (24") INV OUT = 271.54' (24")
A-101	CURB INLETS	281.09'	INV OUT = 274.46' (24")
A-110	CURB INLETS	283.90'	INV IN = 277.51' (24") INV OUT = 277.30' (24")
A-120	CURB INLETS	284.66'	INV IN = 277.86' (24") INV OUT = 277.86' (24")
A-130	CURB INLETS	285.57'	INV OUT = 279.32' (24")
B-10	DETENTION SYSTEM CONNECTIONS	263.28'	INV IN = 255.72' (24")
B-20	GRATE INLETS	263.39'	INV IN = 255.86' (24") INV OUT = 255.86' (24")
B-30	GRATE INLETS	271.63'	INV IN = 263.15' (24") INV OUT = 263.15' (24")
B-40	GRATE INLETS	280.02'	INV OUT = 270.41' (24")
C-10	DETENTION SYSTEM CONNECTIONS	263.21'	INV IN = 255.42' (15")
C-20	GRATE INLETS	262.75'	INV IN = 256.24' (15") INV OUT = 256.24' (15")
C-30	GRATE INLETS	263.00'	INV OUT = 257.25' (15")
D-10	DETENTION SYSTEM CONNECTIONS	253.68'	INV IN = 250.17' (36")
D-20	CURB INLETS	265.82'	INV IN = 250.26' (36") INV OUT = 250.22' (36")
D-30	CURB INLETS	266.64'	INV IN = 256.01' (24") INV IN = 256.76' (24") INV OUT = 250.96' (36")
D-40	CURB INLETS	271.64'	INV IN = 264.71' (24") INV OUT = 263.29' (24")
D-50	CURB INLETS	278.23'	INV IN = 272.06' (24") INV IN = 272.38' (24") INV OUT = 270.69' (24")
D-51	CURB INLETS	279.26'	INV OUT = 273.02' (24")
D-60	CURB INLETS	280.97'	INV OUT = 274.59' (24")
E-10	EX. YARD INLET	285.00'	INV IN = 281.96' (18") INV OUT = 278.23' (18")
FUTURE: D-32	FUTURE CURB INLET	263.02'	INV IN = 257.03' (15") INV IN = 257.58' (15") INV OUT = 256.77' (24")
FUTURE: D-32A	FUTURE CURB INLET	263.58'	INV OUT = 258.14' (15")
FUTURE: D-32B	FUTURE CURB INLET	263.79'	INV OUT = 258.35' (15")

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
TC 514 BC 514	SPOT ELEVATIONS	TC 516.00 BC 515.55
STM #	STORM LABEL	STM #
	STORM SEWER	
	YARD INLET	
	CURB INLET	

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: GRAD-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054018 TYLER G. HOOPER
8/16/24

SHEET TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 5 - 07/18/2024

JUL 21, 2024
I:\BOHLER\NC\TS\SHARED\NC-PROJECTS\2022\NCB220294 (XX)\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-GRAD-0_-_LAYOUT C-401 PRELIMINARY GRADING AND DRAINAGE PLAN
TH

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
	261.71'	A-10	261.78'	3.36'	1.96%	8"	PVC Pipe
A-10	265.90'	A-20	266.85'	52.11'	1.83%	6"	PVC Pipe
A-20	269.28'	A-30	269.72'	88.29'	0.50%	6"	PVC Pipe
A-30	269.72'	A-40	272.12'	163.66'	1.47%	6"	PVC Pipe
A-40	272.20'	A-50	273.42'	91.00'	1.34%	6"	PVC Pipe
A-50	279.63'	A-60	279.66'	2.59'	1.00%	6"	PVC Pipe
A-80	279.88'	A-70	279.89'	1.18'	1.00%	6"	PVC Pipe
A-90	271.86'	A-80	273.63'	34.47'	5.13%	6"	PVC Pipe
A-100	256.84'	A-110	257.40'	37.54'	1.50%	6"	PVC Pipe
A-100	267.13'	A-90	269.36'	44.55'	5.00%	6"	PVC Pipe
A-110	257.40'	A-120	258.53'	22.68'	5.00%	6"	PVC Pipe
A-120	258.68'	A-130	259.02'	26.77'	1.30%	6"	PVC Pipe

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	EX MANHOLES	272.06'	INV IN = 265.90' (6") INV OUT = 261.78' (8")
A-20	PROP. MH (C.O.R. DETAIL S-20)	274.19'	INV IN = 269.28' (6") INV OUT = 266.85' (6")
A-30	PROP. MH (C.O.R. DETAIL S-20)	279.61'	INV IN = 269.72' (6") INV OUT = 269.72' (6")
A-40	PROP. MH (C.O.R. DETAIL S-20)	280.59'	INV IN = 272.20' (6") INV OUT = 272.12' (6")
A-50	PROP. MH (C.O.R. DETAIL S-20)	283.43'	INV IN = 279.63' (6") INV OUT = 273.42' (6")
A-60	BUILDING CONNECTION	283.00'	INV OUT = 279.66' (6")
A-70	BUILDING CONNECTION	282.99'	INV OUT = 279.89' (6")
A-80	PROP. MH (C.O.R. DETAIL S-20)	282.88'	INV IN = 279.88' (6") INV OUT = 273.63' (6")
A-90	PROP. MH (C.O.R. DETAIL S-20)	279.41'	INV IN = 271.86' (6") INV OUT = 269.36' (6")
A-100	GRINDER PUMP	275.22'	INV IN = 267.13' (6") INV IN = 256.84' (6")
A-110	PROP. MH (C.O.R. DETAIL S-20)	273.63'	INV IN = 257.40' (6") INV OUT = 257.40' (6")
A-120	PROP. MH (C.O.P. DETAIL S-20)	263.71'	INV IN = 258.68' (6") INV OUT = 258.53' (6")
A-130	EXIT OF RECLAIM TANK	263.56'	INV OUT = 259.02' (6")

CITY OF RALEIGH PUBLIC UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
8. INSTALL 2" PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. *NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE*
9. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY STRUCTURES AND LINES BEFORE THE START OF CONSTRUCTION TO VERIFY SIZE, DEPTH, & LOCATION OF EXISTING UTILITIES ARE ADEQUATE FOR PROPOSED IMPROVEMENTS. CONTRACTOR SHALL CONTACT ENGINEER OF ANY ISSUES THAT ARISE ON SITE..

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
EB	ELECTRIC BOX	EB

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval _____

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

ALL OVERHEAD UTILITY LINES TO BE BURIED PER TOWN OF WAKE FOREST STANDARDS IF PERMISSION BY PRIVATE ENTITY OWNING OVERHEAD LINES IS GRANTED.

CONTRACTOR TO VERIFY LOCATION OF EX. WATER LINE. PROP. NEW FIRE HYDRANT & SERVICE CONNECTION TO EX. FIRE SERVICE LINE. EX. SHUT-OFF VALVE TO REMAIN.

50 25 12.5 0 50
1"= 50'

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF WES
2	04/03/2024	RE-REVIEW SET	IRF WES
3	05/20/2024	RE-REVIEW SET	IRF WES
4	07/02/2024	RE-REVIEW SET	IRF TH
5	07/18/2024	RE-REVIEW SET	ASW TH

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: UTIL-0

PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 055418 ENGINEER TYLER G. HOORN
8/16/24

SHEET TITLE:
UTILITY PLAN

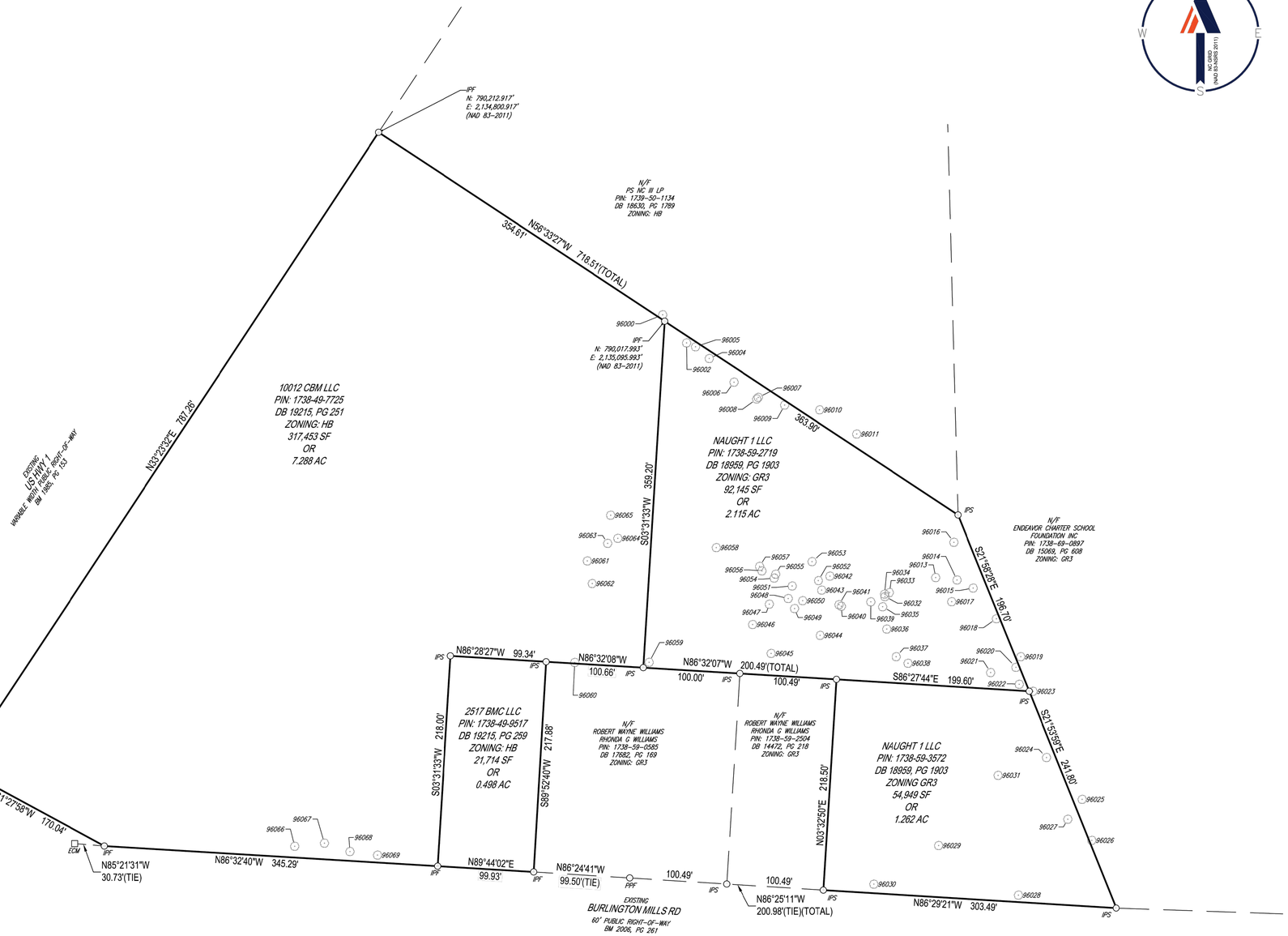
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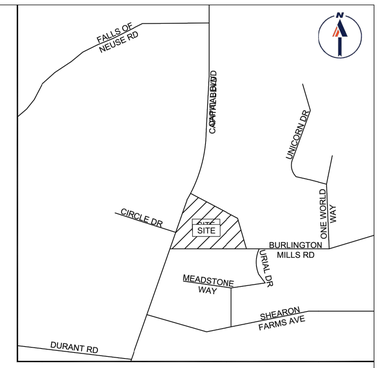
REVISION 5 - 07/18/2024

Jul 21, 2024
I:\BOHLER\NC\SHARES\NC-PROJECTS\2022\NCB220294 (KIPLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-UTIL-0---LAYOUT C-501 UTILITY PLAN

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP'S 3720173800K AND 3720173900K, PANEL'S 1738 AND 1739 EFFECTIVE DATE JULY 19, 2022.





LOCATION MAP
NOT TO SCALE

REFERENCES:

DB 19215, PG 251
DB 19215, PG 259
DB 18630, PG 1789
DB 14472, PG 218
DB 15069, PG 608
DB 18959, PG 1903
DB 17682, PG 169
BM 1985, PG 153
BM 2006, PG 261

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 03/06/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99993176
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF SEPTEMBER A.D., 2023.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

Point #	Northing	Easting	Type	Width(Inches)
96000	790024.1	2135093.8	Cedar	14
96002	789995.1	2135118.8	Cedar	12
96004	789978.9	2135142.1	Cherry	8
96005	789991.1	2135128.0	Cherry	11
96006	789954.4	2135167.6	Cherry	11
96007	789938.7	2135192.9	Cedar	8
96008	789937.0	2135191.3	Pine	20
96009	789930.7	2135220.1	Pine	21
96010	789925.8	2135256.4	Cherry	8
96011	789900.8	2135294.7	Cherry	8
96013	789752.2	2135376.5	Pine	26
96014	789749.7	2135398.5	Pine	28
96015	789741.4	2135415.5	Pine	21
96016	789788.7	2135395.3	Gum	22
96017	789727.3	2135393.0	Pine	27
96018	789709.6	2135439.4	Pine	24
96019	789670.3	2135464.4	Pine	27

Point #	Northing	Easting	Type	Width(Inches)
96020	789659.4	2135459.5	Willow Oak	21
96021	789653.9	2135433.4	Elm	20
96022	789641.8	2135462.9	Poplar	24
96023	789634.5	2135477.0	White Oak	21
96024	789566.0	2135491.3	White Oak	21
96025	789522.7	2135528.1	Sweetgum	21
96026	789480.3	2135538.1	Pine	26
96027	789502.2	2135513.2	White Oak	21
96028	789423.6	2135462.0	Maple	20
96029	789474.9	2135379.5	Red Oak	26
96030	789435.0	2135312.4	Maple	26
96031	789547.6	2135441.1	Water Oak	43
96032	789732.5	2135323.7	Pine	27
96033	789736.7	2135328.5	Pine	22
96034	789735.1	2135323.4	Pine	20
96035	789722.0	2135321.4	Pine	26
96036	789698.9	2135325.6	Pine	20

Point #	Northing	Easting	Type	Width(Inches)
96037	789670.4	2135335.6	Pine	21
96038	789663.6	2135347.9	Pine	24
96039	789727.1	2135309.2	Pine	20
96040	789722.6	2135278.9	Pine	24
96041	789724.2	2135276.5	Pine	20
96042	789753.7	2135267.2	Pine	23
96043	789739.2	2135258.7	Pine	28
96044	789692.4	2135257.0	Pine	26
96045	789673.7	2135206.2	Pine	26
96046	789703.7	2135187.1	Pine	20
96047	789724.7	2135204.3	Pine	26
96048	789730.6	2135223.8	Pine	23
96049	789720.2	2135230.4	Pine	28
96050	789728.3	2135238.8	Pine	23
96051	789743.5	2135227.9	Pine	20
96052	789749.1	2135255.2	Pine	21
96053	789768.7	2135248.4	Pine	20

Point #	Northing	Easting	Type	Width(Inches)
96054	789751.7	2135209.3	Pine	20
96055	789755.7	2135210.9	Pine	20
96056	789759.1	2135196.7	Pine	26
96057	789763.8	2135194.2	Pine	27
96058	789783.2	2135149.3	Oak	22
96059	789664.6	2135079.8	Pine	41
96060	789664.4	2135002.8	Pine	20
96061	789769.5	2135015.7	Pine	22
96062	789746.0	2135020.8	Pine	20
96063	789787.6	2135037.0	Pine	20
96064	789792.8	2135047.5	Pine	21
96065	789816.7	2135040.1	Black Willow	8
96066	789474.1	2134713.1	Crepe Myrtle	18
96067	789477.4	2134743.8	Crepe Myrtle	26
96068	789468.7	2134770.2	Crepe Myrtle	18
96069	789465.0	2134798.9	Crepe Myrtle	16

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- ECM — CONCRETE MONUMENT FOUND
- IPF — IRON PIPE FOUND
- PPF — PINCHED PIPE FOUND
- IPS — IRON PIPE SET
- XCS — X-CUT SET
- TREE (SIZE AS NOTED)

60' 30' 15' 0' 60'
1" = 60'

TREE SURVEY
FOR
JOHNSON AUTOMOTIVE
PIN: 1738-49-9517, 1738-59-2719, 1738-59-3572, 1738-49-9517
DB 19215, PG 251; DB 18959, PG 1903
SITE ADDRESS: 10012 CAPITAL BLVD
TOWN OF WAKE FOREST
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NCB2220294	10/03/2023	09/24/2023	JR	RJ	TET	TET	1"=60'	1 OF 1

BOHLER
4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000
www.bohlerengineering.com
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

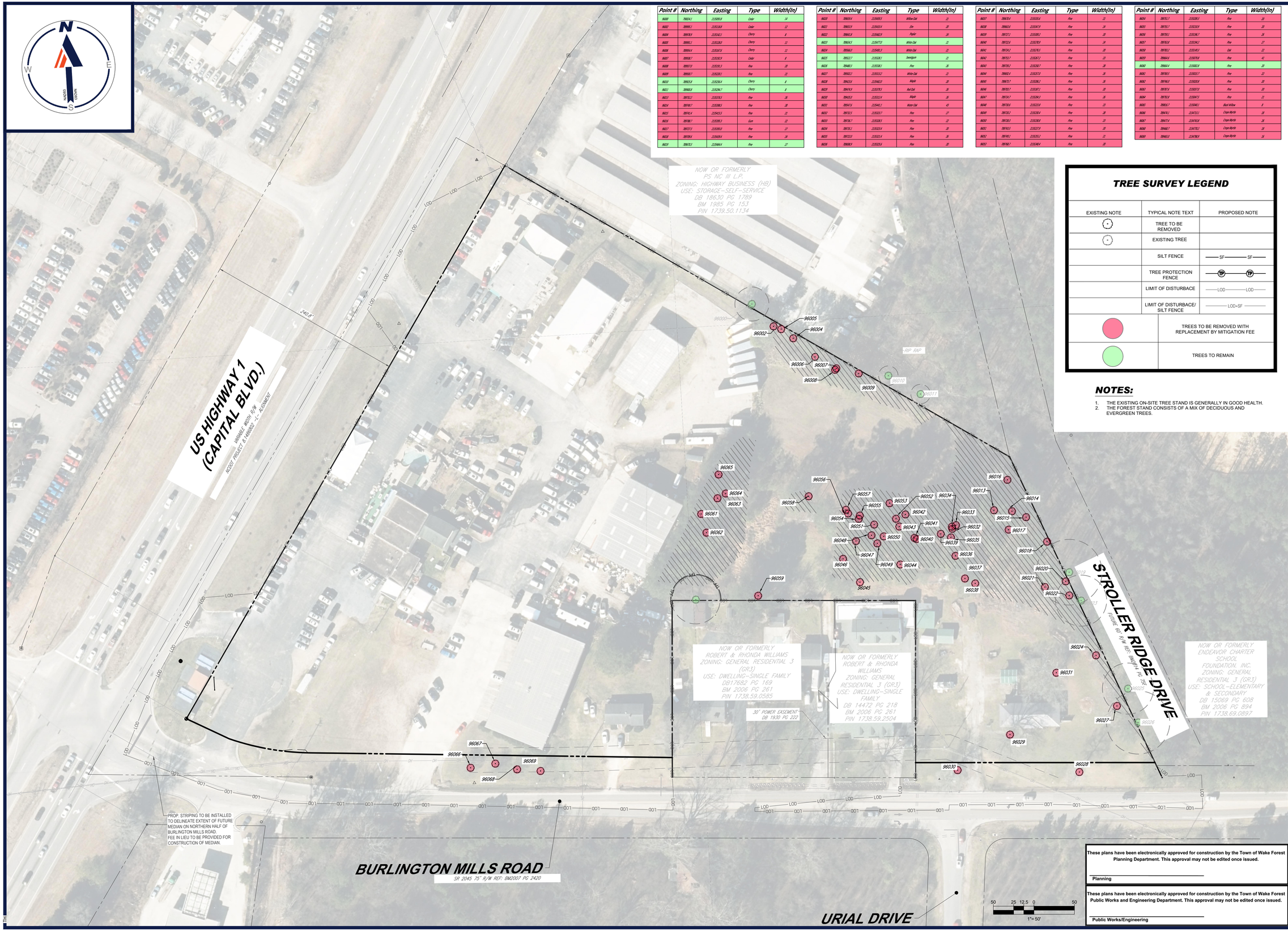
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Point #	Northing	Easting	Type	Width(in)
96001	788074.2	2105859.9	Cedar	14
96002	788995.1	2105338.8	Cedar	12
96004	788978.9	2105342.1	Cherry	8
96005	788992.1	2105328.0	Cherry	12
96006	788954.4	2105367.9	Cherry	12
96007	788938.7	2105367.9	Cedar	8
96008	788917.9	2105392.3	Pine	30
96009	788908.7	2105392.1	Pine	27
96010	788926.8	2105256.4	Cherry	8
96011	788908.8	2105234.7	Cherry	8
96012	788753.3	2105378.5	Pine	36
96014	788749.7	2105398.5	Pine	28
96015	788743.4	2105405.5	Pine	31
96016	788738.7	2105395.5	Gum	32
96017	788727.3	2105393.8	Pine	27
96018	788709.6	2105409.4	Pine	24
96019	788678.3	2105444.4	Pine	27

Point #	Northing	Easting	Type	Width(in)
96020	788674.4	2105455.5	Willow Oak	32
96021	788653.9	2105453.4	Elm	28
96022	788645.8	2105462.9	Poplar	34
96023	788634.5	2105477.0	White Oak	32
96024	788666.6	2105468.2	White Oak	32
96025	788527.5	2105538.1	Sweetgum	32
96026	788480.1	2105558.1	Pine	36
96027	788502.3	2105553.1	White Oak	32
96028	788425.6	2105662.9	Maple	28
96029	788474.6	2105578.5	Red Oak	36
96030	788405.0	2105532.4	Maple	36
96031	788547.6	2105440.1	Water Oak	43
96032	788703.5	2105337.7	Pine	27
96033	788738.7	2105338.5	Pine	32
96034	788705.1	2105337.4	Pine	28
96035	788722.8	2105337.4	Pine	28
96036	788808.8	2105329.6	Pine	28

Point #	Northing	Easting	Type	Width(in)
96037	788670.4	2105335.6	Pine	27
96038	788663.6	2105341.9	Pine	24
96039	788727.1	2105328.1	Pine	28
96040	788723.6	2105328.9	Pine	24
96041	788724.2	2105328.5	Pine	28
96042	788723.7	2105328.2	Pine	28
96043	788728.3	2105328.7	Pine	28
96044	788683.4	2105323.0	Pine	28
96045	788675.7	2105328.2	Pine	28
96046	788709.7	2105327.1	Pine	28
96047	788724.1	2105328.4	Pine	28
96048	788728.3	2105328.8	Pine	28
96049	788743.5	2105331.9	Pine	28
96050	788749.1	2105325.2	Pine	27
96051	788768.7	2105328.4	Pine	28

Point #	Northing	Easting	Type	Width(in)
96052	788751.7	2105328.3	Pine	28
96053	788751.7	2105328.9	Pine	28
96056	788759.1	2105296.7	Pine	28
96057	788763.8	2105304.2	Pine	27
96058	788783.2	2105314.5	Oak	32
96059	788664.6	2105307.8	Pine	41
96060	788664.4	2105302.8	Pine	28
96061	788709.5	2105302.7	Pine	27
96062	788706.6	2105302.8	Pine	28
96063	788726.7	2105302.8	Pine	28
96064	788727.5	2105302.7	Pine	28
96065	788727.4	2104721.1	Cedar Hardie	28
96066	788727.4	2104743.8	Cedar Hardie	28
96067	788727.4	2104778.2	Cedar Hardie	28
96068	788685.8	2104768.9	Cedar Hardie	36



TREE SURVEY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	TREE TO BE REMOVED	
	EXISTING TREE	
	SILT FENCE	SF SF
	TREE PROTECTION FENCE	TP TP
	LIMIT OF DISTURBACE	LOD LOD
	LIMIT OF DISTURBACE/ SILT FENCE	LOD+SF
		TREES TO BE REMOVED WITH REPLACEMENT BY MITIGATION FEE
		TREES TO REMAIN

NOTES:

1. THE EXISTING ON-SITE TREE STAND IS GENERALLY IN GOOD HEALTH.
2. THE FOREST STAND CONSISTS OF A MIX OF DECIDUOUS AND EVERGREEN TREES.

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Planning

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Public Works/Engineering

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2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: 0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 055416 ENGINEER TYLER G. HOOR
8/16/24

SHEET TITLE:

TREE SAVE PLAN

SHEET NUMBER:

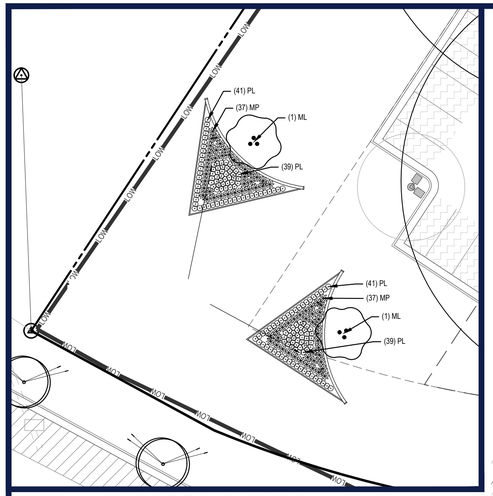
C-701

REVISION 5 - 07/18/2024

JUL 21, 2024
I:\BOHLER\NC\TS\SHARESNC-PROJECT\TS2022\NCB220294 BVPLANNING\CAD\DWG\MSP\MSP PLAN SETS\NCB220294-TREP-S-----LAYOUT C-701 - TREE SAVE PLAN
TH

PLANT SCHEDULE: GATEWAY FEATURE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN UNDERSTORY TREES					
ML	2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	2.5" CAL.	
GRASSES					
MP	74	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	1 GAL.	CONTAINER
PL	160	PENNISETUM ALOPECUROIDES `LITTLE HONEY`	LITTLE HONEY DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER



GATEWAY FEATURE ENLARGEMENT
SCALE: 1" = 20'

PERIMETER AND STREET YARD BUFFER TABLE

LOCATION	HATCH	TYPE AND OPTION	LENGTH (FT)	REQUIRED PLANTINGS	PROP. PLANTINGS
SIDE (ADJACENT TO GR3 PROPERTY)		50' TYPE AA LANDSCAPE BUFFER	697	10 EVERGREEN TREES, 6 CANOPY TREES, 6 UNDERSTORY TREES, AND 48 SHRUBS PER 100 LINEAR FT X 10 = 70 EVERGREEN TREES X 6 = 42 CANOPY TREES X 6 = 42 UNDERSTORY TREES X 48 = 335 *SHRUBS	70 EVERGREEN TREES 42 CANOPY TREES 42 UNDERSTORY TREES 335 SHRUBS
SIDE (STREET YARD)		20' TYPE B-1 STREET YARD BUFFER	652	2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT X 2 = 13 EVERGREEN TREES X 2 = 13 CANOPY TREES X 2 = 13 UNDERSTORY TREES X 24 = 157 *SHRUBS	13 EVERGREEN TREES 13 CANOPY TREES 13 UNDERSTORY TREES 157 SHRUBS
SIDE (STREET YARD)		30' SPECIAL HIGHWAY OVERLAY DISTRICT AND 20' STREETYARD BUFFER OVERLAP	200	3 TREES PER 50' OF SH-0 YARD: X 3 = 4 TREES STREETYARD REQUIREMENTS: X 2 = 4 EVERGREEN TREES X 2 = 4 CANOPY TREES X 2 = 4 UNDERSTORY TREES X 24 = 48 *SHRUBS	4 EVERGREEN TREES 4 CANOPY TREES 4 UNDERSTORY TREES 48 SHRUBS
REAR (ADJACENT TO GR3 PROPERTY)		20' TYPE B-1 STREET YARD BUFFER AND PARKING SETBACK	395	2 EVERGREEN TREES, 2 CANOPY TREES, 3 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT X 2 = 8 EVERGREEN TREES X 2 = 8 CANOPY TREES X 3 = 12 UNDERSTORY TREES X 24 = 95 SHRUBS EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 395 ÷ 5 = 79 EVERGREEN *SHRUBS	8 EVERGREEN TREES 8 CANOPY TREES 12 UNDERSTORY TREES 95 SHRUBS
SIDE		8' PARKING SETBACK	718	EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 718 ÷ 5 = 144 EVERGREEN *SHRUBS	144 EVERGREEN SHRUBS
FRONT (ALONG CAPITAL BLVD.)		50' SPECIAL HIGHWAY OVERLAY DISTRICT BUFFER AND PARKING SETBACK	717	5 TREES PER 50' OF SH-0 YARD: X 5 = 72 TREES EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 717 ÷ 5 = 144 EVERGREEN *SHRUBS	72 EVERGREEN UNDERSTORY TREES 144 EVERGREEN SHRUBS

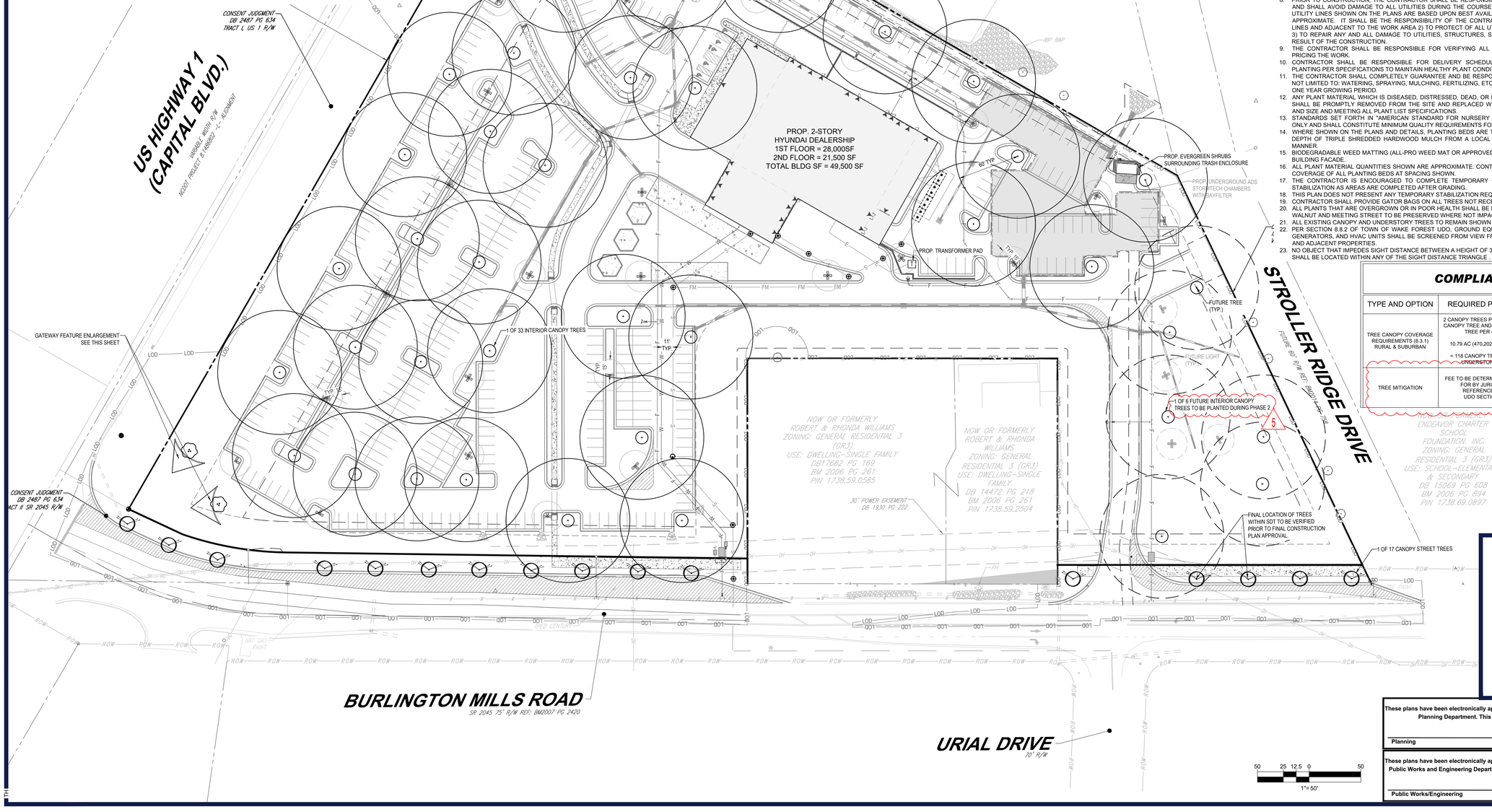
*PARKING LOT PERIMETER SHRUBS TO BE LOCATED ALONG THE PERIMETER OF THE PARKING LOT

LANDSCAPE PLAN NOTES

1. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL GRASSED AREAS SHALL BE SODDED WITH A LOCALLY GROWN COMMERCIAL FESCUE SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO; WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 3" DEPTH OF TRIPLE SHREDDED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
15. BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS AT BUILDING FACADE.
16. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF AN EROSION CONTROL PLAN.
19. CONTRACTOR SHALL PROVIDE GATOR BAGS ON ALL TREES NOT RECEIVING IRRIGATION.
20. ALL PLANTS THAT ARE OVERGROWN OR IN POOR HEALTH SHALL BE REMOVED. MATURE EXISTING VEGETATION ALONG WALNUT AND MEETING STREET TO BE PRESERVED WHERE NOT IMPACTED BY CONSTRUCTION.
21. ALL EXISTING CANOPY AND UNDERSTORY TREES TO REMAIN SHOWN ON ALTA - NSPS LAND TITLE SURVEY I & II.
22. PER SECTION 8.8.2 OF TOWN OF WAKE FOREST UDO, GROUND EQUIPMENT SUCH AS HOT BOXES, TRANSFORMERS, GENERATORS, AND HVAC UNITS SHALL BE SCREENED FROM VIEW FROM STREETS, ON SIDE SIDEWALKS, GREENWAYS, AND ADJACENT PROPERTIES.
23. NO OBJECT THAT IMPEDES SIGHT DISTANCE BETWEEN A HEIGHT OF 30 AND 72 INCHES ABOVE THE GROUND SURFACE, SHALL BE LOCATED WITHIN ANY OF THE SIGHT DISTANCE TRIANGLE .

COMPLIANCE TABLE

TYPE AND OPTION	REQUIRED PLANTINGS	PROP. PLANTINGS
TREE CANOPY COVERAGE REQUIREMENTS (8.3.1) RURAL & SUBURBAN	2 CANOPY TREES PER 5,000 SF OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF 10.79 AC (470,202 SF) / 4,000 SF = 118 CANOPY TREES AND 118 UNDERSTORY TREES	CANOPY TREES: 85 (PERIMETER BUFFERS AND STREET TREES) + 39 (INTERIOR LANDSCAPE ISLANDS) = 124 UNDERSTORY TREES (PERIMETER BUFFERS): 143
TREE MITIGATION	FEE TO BE DETERMINED AND PAID FOR BY JURISDICTION REFERENCED FROM UDO SECTION 8.4.D	TREES TO BE REMOVED LOCATED ON SHEET C-701



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WAKE COUNTY
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PROJECT NUMBER: RZ-23-12
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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

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8/16/24

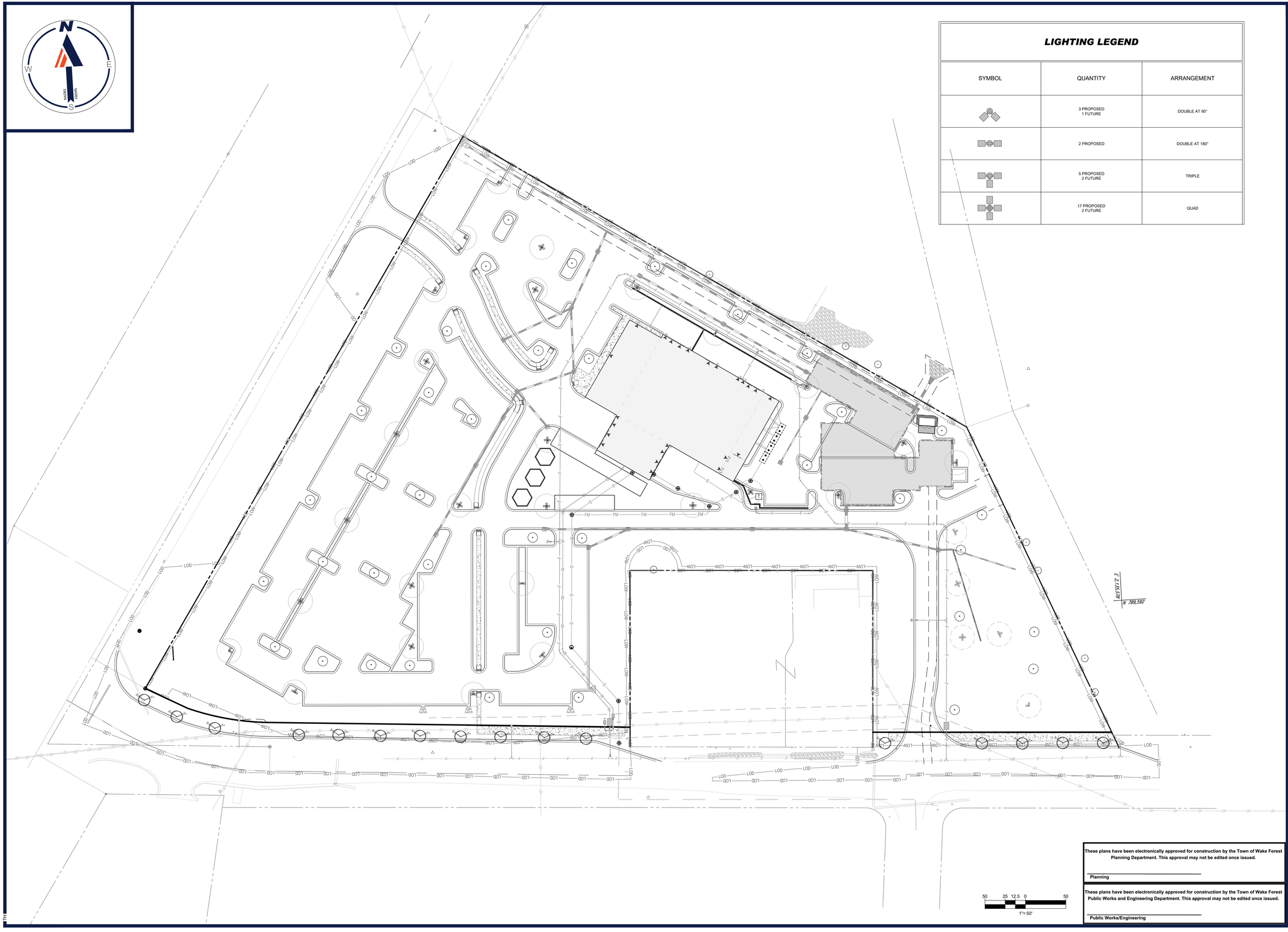
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-702

REVISION 5 - 07/18/2024

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Aug 16, 2024
I:\2024_LERENS.NET\SHARE\ENC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\TNCB220294-SDP-0-----LAYOUT C-702 LANDSCAPE PLAN
TH



LIGHTING LEGEND

SYMBOL	QUANTITY	ARRANGEMENT
	3 PROPOSED 1 FUTURE	DOUBLE AT 90°
	2 PROPOSED	DOUBLE AT 180°
	5 PROPOSED 2 FUTURE	TRIPLE
	17 PROPOSED 2 FUTURE	QUAD

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CAD I.D.: LSCP-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 050478 ENGINEER TYLER G. HOOPER

8/16/24

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-703

REVISION 5 - 07/18/2024

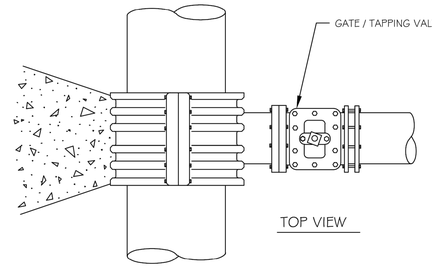
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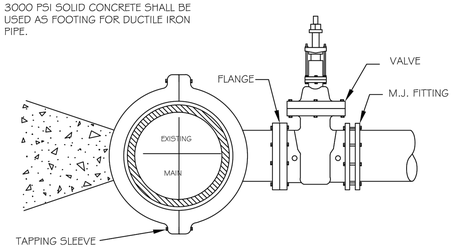
Public Works/Engineering

Jul 21, 2024
I:\DOCUMENTS NETSHARE\ENC-PROJECTS\2022\NCB220294 (0)\PLANNING\C-04\DRAWINGS\PLAN SET\NCB220294-LSCP-0-----LAYOUT C-703 LIGHTING PLAN
TH



TOP VIEW

3000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.



SIDE VIEW

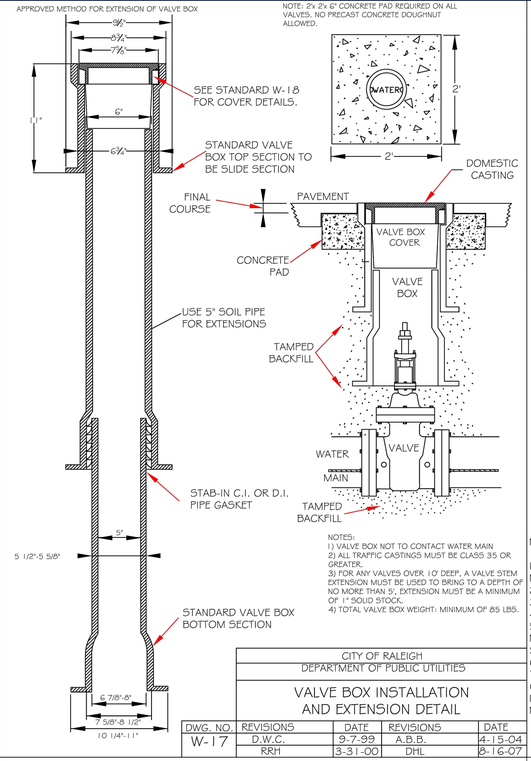
NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

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4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10

APPROVED METHOD FOR EXTENSION OF VALVE BOX



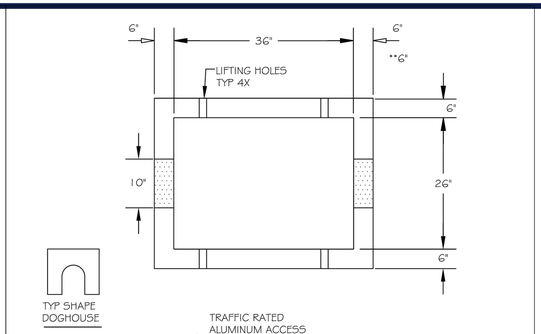
NOTE: 2'x 2'x 6" CONCRETE PAD REQUIRED ON ALL VALVES. NO PRECAST CONCRETE DOUGHNUT ALLOWED.

NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	8-16-07



NOTES

1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
2. BACKFILL TAMPED IN 6" LIFTS.
3. REINFORCEMENT: #4 @ 6" OCEW
4. CONCRETE: 4,000 PSI @ 28 DAYS
5. ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED PRIOR TO METER BEING SET.
6) ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR AY McDONALD. (NO EXCEPTIONS)

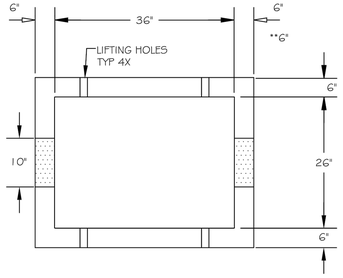
DIMENSION "A"	
1½" METER	13 ½"
2" METER	17 ¼"

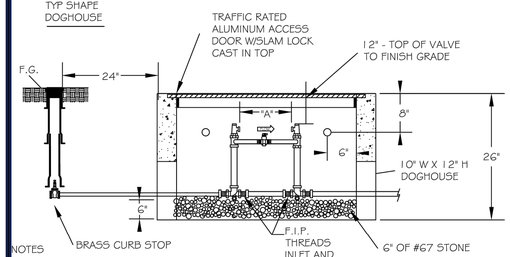
** TRAFFIC RATED VAULT WALL THICKNESS

CITY OF RALEIGH
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TYPICAL 1 1/2"- 2" WATER METER BOX INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	A.B.B.	8-17-04	J.P.S.	11-4-10
	D.H.L	6-18-08		





NOTES

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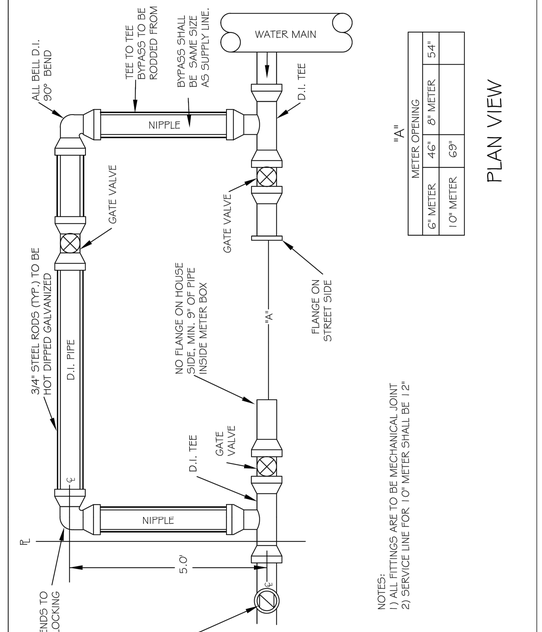
DIMENSION "A"	
1½" METER	13 ½"
2" METER	17 ¼"

** TRAFFIC RATED VAULT WALL THICKNESS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 1 1/2"- 2" WATER METER BOX INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	A.B.B.	8-17-04	J.P.S.	11-4-10
	D.H.L	6-18-08		



PLAN VIEW

NOTES:
1) ALL FITTINGS ARE TO BE MECHANICAL JOINT
2) SERVICE LINE FOR 1.0" METER SHALL BE 1.2"

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 6"- 10" FIRE SERVICE AND DOMESTIC METER W/ BYPASS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-30	A.B.B.	8-31-04	D.W.C.	11-15-99
	Y.C.A.	12-31-91	J.P.S.	11-4-10

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2	04/03/2024	RE-REVIEW SET	IRF / WES
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4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PROJECT NO.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: CNDS-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 054827 ENGINEER TYLER G HOOPS
8/16/24

SHEET TITLE:

WATER DETAILS

SHEET NUMBER:

C-901

REVISION 5 - 07/18/2024

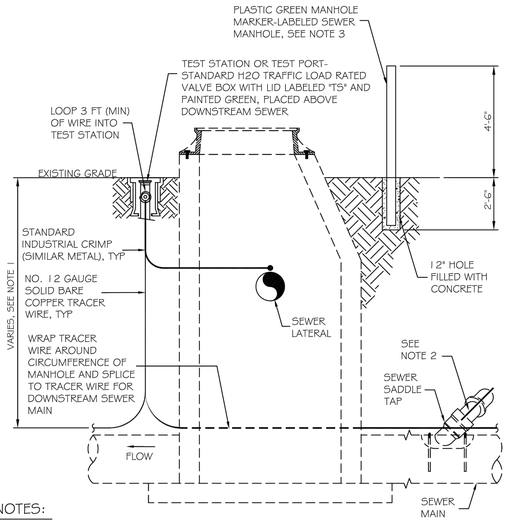
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Planning

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Public Works/Engineering

JU 21, 2024
I:\BOHLER\ENG_NET\SHARES\NC-PROJECTS\2022\NCB220294 (07)\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-CNDS-0----LAYOUT C-901 WATER DETAILS
TH

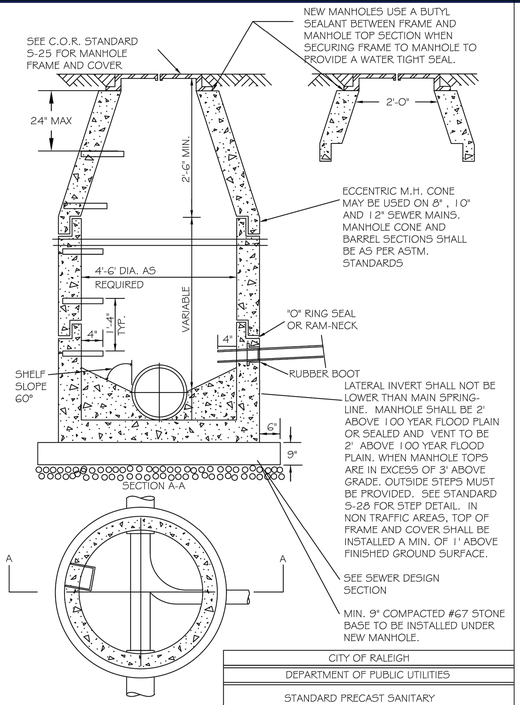


NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

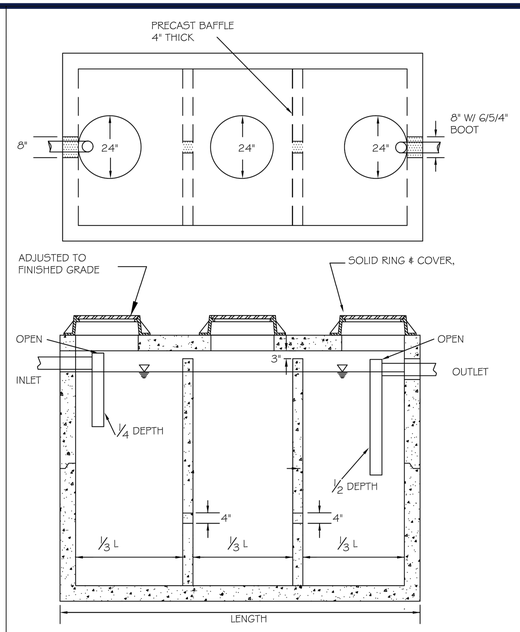
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	WKD	09-14		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

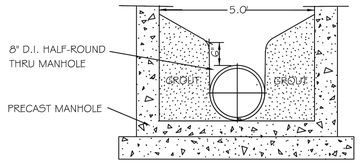
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	Y.C.A.	12-31-92	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-08



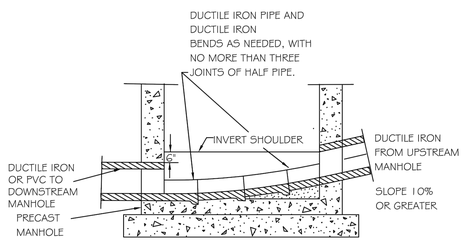
NOTES:
1. REINFORCEMENT: H-20 BRIDGE LOADING (TRAFFIC RATED)
2. CONCRETE: 4000 PSI @28 DAYS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
1 000 GALLON
OIL-WATER-SAND SEPARATOR

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-40a	RRH 3/9/00		D.H.L.	6/18/08
	ABB	3/19/04		



SECTION AT RIGHT ANGLE TO CENTER LINE OF PIPE



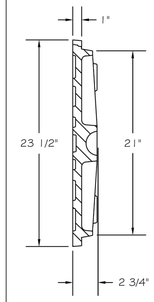
SECTION ALONG CENTER LINE OF PIPE

NOTE:
NO HORIZONTAL ALIGNMENT CHANGE CAN BE MADE WITH IN THIS MANHOLE TYPE. USE ON GRADES 10% OR GREATER.

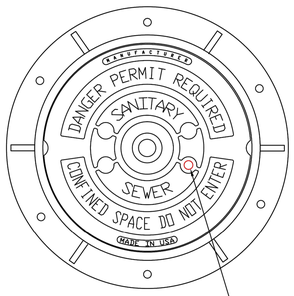
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD HIGH VELOCITY MANHOLE INVERT

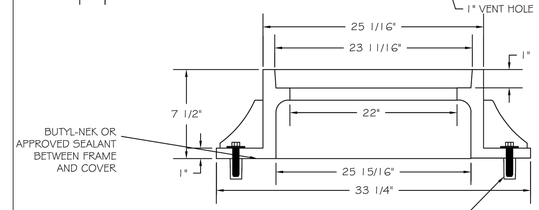
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-23		3-1-87	RRH	3-30-00
	Y.C.A.	12-31-91		

COVER 120 LBS. MINIMUM



MANHOLE FRAME AND COVER





NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	3-1-87	3-1-87	A.B.B.	2-9-05
	RRH	3-30-00	D.H.L.	6-18-08

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Public Works/Engineering

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: CNDS-0

PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 054018 ENGINEER TYLER G. HOOKS
8/16/24

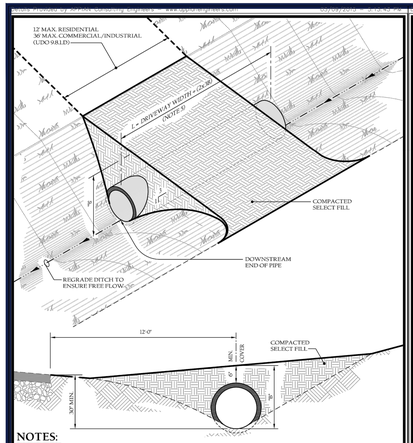
SHEET TITLE:
SEWER DETAILS

SHEET NUMBER:
C-902

REVISION 5 - 07/18/2024

Jul 21, 2024
TH
I:\DHLE\ENC\NETSHARE\ENC-PROJECT\300\22\NCB220294 (X)\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-CNDS-0_____LAYOUT: C-902 SEWER DETAILS

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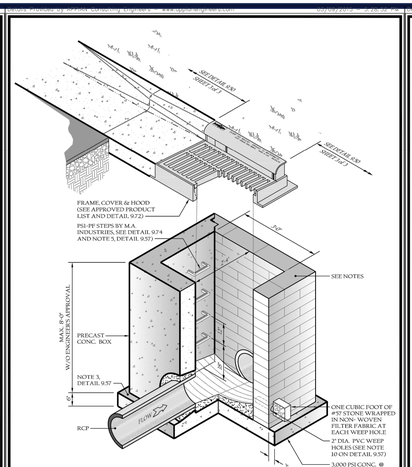
NOTES:
1. D/W pipe IF and above to have flared end sections.
2. Minimum diameter pipe to be 15" class III "C" wall.
3. D/W pipe to be staked by N.C. licensed surveyor.
4. Driveway pipe shall be concrete pipe only.
5. "L" to be rounded up to next 4' increment.
6. Decorative headwalls may be allowed at discretion of Town's Engineer. An encroachment agreement will be required.

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
INSTALLATION OF D/W PIPE IN STREET SECTION	Not To Scale	9.09
	Revision Date: Feb, 2015	Sheet # 1 of 1

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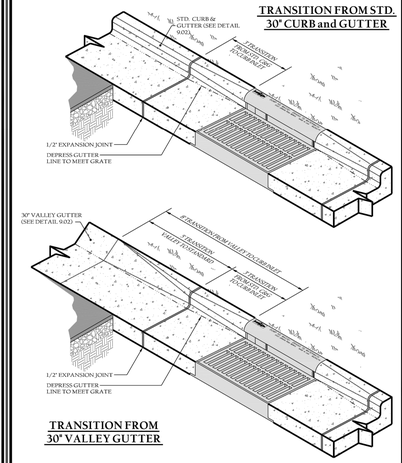


TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STD. C&G INLET W/HOOD DETAIL	Not To Scale	9.50
	Revision Date: Feb, 2015	Sheet # 1 of 3

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TRANSITION FROM STD. 30" CURB and GUTTER



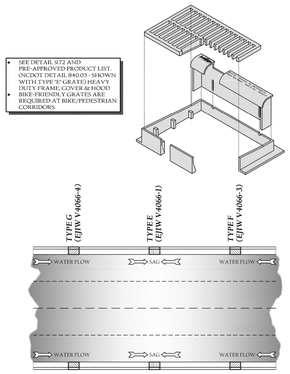
TRANSITION FROM 30" VALLEY GUTTER

TOWN of WAKE FOREST, NC
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	Scale:	Detail #:
STD. C&G INLET W/HOOD DETAIL	Not To Scale	9.50
	Revision Date: Feb, 2015	Sheet # 3 of 3

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- SEE DETAIL 9.72 AND PRE-APPROVED PRODUCT LIST. (NCDOT DETAIL 840.03 - SHOWN WITH TYPE "E" GRATE) HEAVY DUTY FRAME, COVER & HOOD
- BIKE-FRIENDLY GRATES ARE REQUIRED AT BIKE/PEDESTRIAN CORRIDORS.

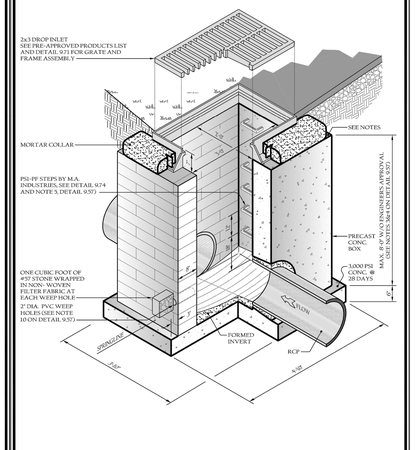


DETAIL SHOWING TYPES OF GRATES TO BE USED ACCORDING TO WATER FLOW

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STD. C&G INLET W/HOOD DETAIL	Not To Scale	9.50
	Revision Date: Feb, 2015	Sheet # 2 of 3

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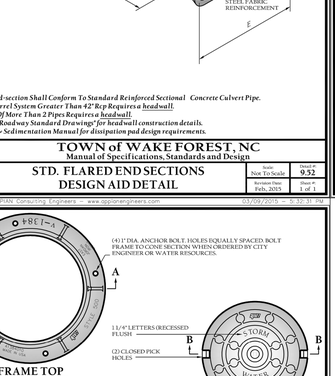


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	Scale:	Detail #:
STANDARD 2x3 CATCH BASIN	Not To Scale	9.51
	Revision Date: Feb, 2015	Sheet # 1 of 1

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END SECTION DIMENSIONS						
DIA.	A	B	C	D	E	X:Y
15"	6"	2'-3"	3'-10"	6'-1"	2'-8"	2.4:1
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2.4:1
24"	10"	3'-0"	2'-6"	6'-2"	4'-0"	2.3:1
30"	1'-0"	4'-6"	1'-0"	6'-2"	5'-0"	2.5:1
36"	1'-3"	5'-3"	2'-11"	8'-2"	6'-0"	2.5:1
42"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	2.5:1



NOTES:
1. *Design Of End-section Shall Conform To Standard Reinforced Sectional Concrete Culvert Pipe.*
2. *Any Twin Barrel System Greater Than 42" Rcp Requires a headwall.*
3. *Any System Of More Than 2 Pipes Requires a headwall.*
4. *See NCDOT "Roadway Standard Drawings" for headwall construction details.*
5. *See Erosion & Sedimentation Manual for dissipation pad design requirements.*

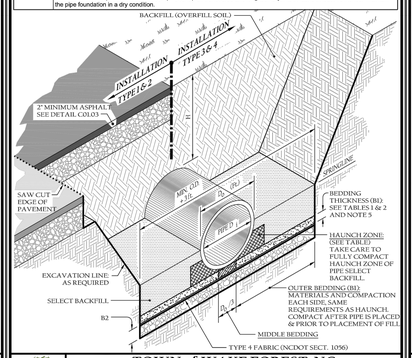
TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STD. FLARED END SECTIONS DESIGN AID DETAIL	Not To Scale	9.52
	Revision Date: Feb, 2015	Sheet # 1 of 1

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H=	The fill height measured vertically at any point along the pipe from the top of the pipe to the top of the embankment at that point. Do not operate heavy equipment over any pipe culvert until the pipe culvert has been properly backfilled and covered with at least 3 feet of approved material.
	Undisturbed earth material
	Bedding (Middle and Outer): Loosely placed select backfill material meeting NCDOT Class B, Type 1 (washed or unwashed crushed stone screenings) or Class III, Type 1 (NCDOT 2S or 2MS fine aggregate). Leave section directly beneath pipe uncompacted as pipe seating and backfill will accomplish compaction.
	Select Backfill (Below springline): Select backfill material meeting NCDOT Class II, Types 1 or 2, or NCDOT Class III, Types 1 or 2.
	Backfill: Approved suitable local compactable material above springline of pipe meeting Town of Wake Forest specifications.
	Rock Foundation or Unsuitable Material Foundation: Select material NCDOT Class V (#78M stone) or NCDOT Class VI (#57 stone) for foundation conditioning. Encapsulate with engineering fabric as directed by the Engineer; Type 4 soil stabilization fabric (NCDOT Table 1056-1). Overlap all transverse and longitudinal joints in fabric at least 18 inches. Maintain the pipe foundation in a dry condition.



TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STORM DRAIN PIPE INSTALLATION	Not To Scale	9.53
	Revision Date: Feb, 2015	Sheet # 1 of 3

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Table 1
Equivalent USCS[a] and AASHTO Soil Classifications for SIDD[b] Soil Designations

SIDD	USCS	NCDOT/AASHTO
Gravelly Sand (Category I)	SW, SP, GW, GP	- NCDOT Class B-Type I (crushed stone screenings), LL < 30; PI < 6. - NCDOT Class III, Type 1 (2S or 2MS), LL < 30; PI < 6.
Sandy Silt (Category II)	GM, SM, Also GC, SC with less than 20% passing #200 sieve	- NCDOT Class III Type 1 (crushed stone screenings) and Class II, Type 2 (AASHTO M145 for A-2-4 with maximum PI of 6, A-4 w/ max 45% passing No. 200 Sieve and a maximum PI of 6) - NCDOT Class III, Type 1 (2S or 2MS) or Class III, Type 2 (AASHTO M145 for soil classification A-1 or A-3).
Silty Clay (Category III)	CL, MH, GC, SC	A5, A6

[a] Unified Soil Classification System
[b] Standard Installations Direct Design

Table 2
Standard Installations Soils and Minimum Compaction Requirements

Installation Type	Bedding Thickness	Outer Bedding (B1) Note 5 (% compaction/Category)	Haunch Zone & Select Backfill Area (% compaction/Category)	Location
Type 1	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1st, 12" min/24" max	95% Category I	90% Category I, 95% Category II	Paved Areas with 2' or less bury
Type 2	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1st, 12" min/24" max	90% Category I	85% Category I, 90% Category II	Paved Areas with greater than 2' of bury
Type 3	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1st, 12" min/24" max	85% Category I 90% Category II	85% Category I, 90% Category II, or 95% Category III	In R/W outside of Pavement
Type 4	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1st, 12" min/24" max	No Compaction required, except if Category III, use 85% Category III	No Compaction required, except if Category III, use 85% Category III	Natural Areas

NOTES:
1. *Compaction and soil symbols - i.e. "95% Category I" - refers to Category I soil material with minimum standard Proctor compaction of 95%.*
2. *Soil in the outer bedding, haunch, and lower side zones, except under the middle 1/3 of the pipe, shall be compacted to at least the same compaction as the majority of the soil in the overfill (backfill) zone.*
3. *For trenches, the top elevation shall be no lower than 0.1H below finished grade or, for roadways, its top shall be no lower than an elevation of 1-foot below the bottom of the pavement base material.*
4. *For trenches, the width shall be wider than shown if required for adequate space to attain the specified compaction in the haunch and bedding zones.*
5. *Compact outer bedding after pipe is placed and prior to placement of select fill. Middle bedding is uncompacted.*
6. *Overfill (Backfill) soils to be placed per standard specification 02700 Storm Drainage for the applicable backfill type and bury limitations.*
7. *These two tables were excerpted from Design Data 9 and modified to generally conform to the NCDOT Standards as shown in Detail 300.01, Rigid Pipe in Trench Condition.*

Reference Sources:
1. *ACPA Design Data 9 (April, 2009) (formerly Design Data 40).*
2. *2012 NCDOT Standard Specifications for Roads and Structures and NCDOT Standard Details 300.01 for Rigid Pipe, "Trench Condition."*

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STORM DRAIN PIPE INSTALLATION	Not To Scale	9.53
	Revision Date: Feb, 2015	Sheet # 2 of 3

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Fill Height Table[a]

	Type 3 (Bedding) Installation (0.01 Inch Crack)		Type 4 (Bedding) Installation (0.01 Inch Crack)	
Inside Pipe Diameter D_i (inches)	Class III Pipe Maximum Bury H (feet)	Class IV Pipe Maximum Bury H (feet)	Class III Pipe Maximum Bury H (feet)	Class IV Pipe Maximum Bury H (feet)
15	2 min, 12 max	1 min, 20 max	3 min, 7 max	2 min, 12 max
18	2 min, 12 max	1 min, 20 max	3 min, 7 max	1 min, 13 max
24	1 min, 12 max	1 min, 20 max	2 min, 8 max	1 min, 13 max
30	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
36	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
42	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
48	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
54	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
60	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
72	1 min, 11 max	1 min, 19 max	1 min, 7 max	1 min, 13 max

Fill Height Tables Based On:
1. Yan 120 pcf (backfill load)
2. AASHTO HL-93 live load
3. Positive Projecting Embankment Condition (this gives conservative results in comparison to trench conditions).
4. Pipe = Reinforced Concrete Pipe meeting ASTM C76 (AASHTO M170), wall C thickness.
5. Concrete pipe should be installed in accordance with AASHTO LRFD Bridge Construction Specifications, Section 27 or ASTM C1479.

[a]Fill Height Tables, the portion excerpted here, was developed by the American Concrete Pipe Association (ACPA) using the indirect design method in accordance with Section 12.10.4.3 of the AASHTO LRFD Bridge Design Specification, 4th Edition, 2007 with 2008 Interim.

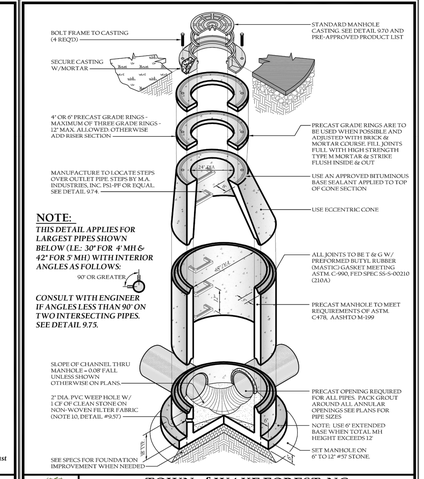
NOTES:
1. *Greater bury depths than those shown above are achievable by either using Type 1 or 2 Installation, using Class V pipe, controlling backfill type, calculating depth using a trench condition, or by Special Design. See also Design Data 9 published by the ACPA for design methodology.*
2. *In lieu of calculating bury depth for other conditions, first see "LRFD Fill Height Tables for Concrete Pipe", last revised July 2009 (or later), prepared by the ACPA for other bury depth possibilities.*

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STORM DRAIN PIPE INSTALLATION	Not To Scale	9.53
	Revision Date: Feb, 2015	Sheet # 3 of 3

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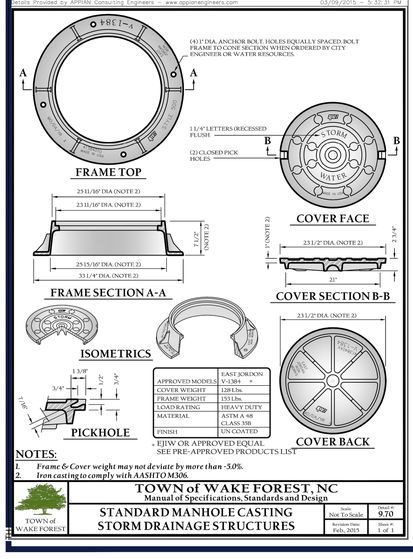
NOTE:
THIS DETAIL APPLIES FOR LARGEST PIPES SHOWN BELOW (I.E.: 30" FOR 4' MH & 42" FOR 5' MH) WITH INTERIOR ANGLES AS FOLLOWS:
90° OR GREATER
CONSULT WITH ENGINEER IF ANGLES LESS THAN 90° ON TWO INTERSECTING PIPES. SEE DETAIL 9.75.

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
PRECAST CONCRETE 4' DIA. MH JB	Not To Scale	9.60
	Revision Date: Feb, 2015	Sheet # 1 of 1

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	EAST JORDON
APPROVED MODELS	V-1384 *
COVER WEIGHT	128 Lbs.
FRAME WEIGHT	153 Lbs.
LOAD RATING	HEAVY DUTY
MATERIAL	ASTM A 48 CLASS 35B
FINISH	UN COATED

* EJIW OR APPROVED EQUAL SEE PRE-APPROVED PRODUCTS LIST

NOTES:
1. *Frame & Cover weight may not deviate by more than -5.0%.*
2. *Iron casting to comply with AASHTO M306.*

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

	Scale:	Detail #:
STANDARD MANHOLE CASTING STORM DRAINAGE STRUCTURES	Not To Scale	9.70
	Revision Date: Feb, 2015	Sheet # 1 of 1

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JUL 21, 2024
I:\2024_ENG\NCBS\SHARED\NC-PROJECT\92022\NCBS220294.00\PLANNING\CAD\DRAWINGS\PLAN SETS\NCBS220294-CNDS-0——LAYOUT: C-903 STORM DETAILS

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	NCB220294
DRAWN BY:	IRF
CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	CNDS-0

PROJECT:
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN
FOR
JOHNSON AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 054018 TYLER G. HOORN
8/16/24

SHEET TITLE:
STORM DETAILS

SHEET NUMBER:
C-903

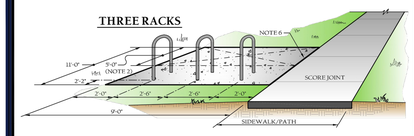
REVISION 5 - 07/18/2024

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.
Planning

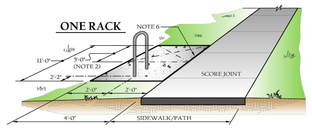
These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.
Public Works/Engineering

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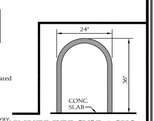
THREE RACKS



ONE RACK



OPTION 1:
PARALLEL TO SIDEWALK
(PREFERRED)



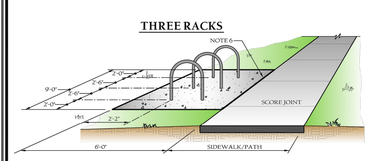
INVERTED "U" RACKS

NOTES:
1. Parking pad to be min. 6" thick, 3,000 psi concrete. Size as shown. (Pad to be min. 430S for single rack and 2'-6" additional width per rack, with racks spaced 2'-6" o/c if more than one.)
2. A 5'-0" wide unobstructed maneuvering area is required behind racks when orientated parallel to a sidewalk as shown; requires a min. 4'-0" x 11'-0" pad.
3. Racks shall be flange mounted and shall have black polyester powder coat. Other placements shall meet minimum site requirements.
4. Bicycle parking shall not encroach on accessible paths.
5. Designated placement within parking area may also be acceptable.
6. Provide expansion joint where concrete pad abuts concrete sidewalk, pad or pathway.
7. Other bike rack designs will be considered upon approval of the Town of Wake Forest Planning Department.

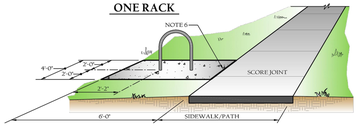
TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design		
	BICYCLE PARKING PARALLEL TO SIDEWALK	Scale: Not To Scale	Detail #: 8.16
		Revision Date: Feb, 2015	Sheet #: 1 of 2

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THREE RACKS



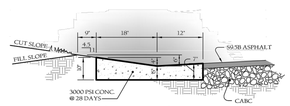
ONE RACK



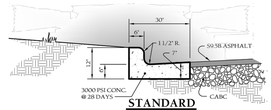
OPTION 2:
PERPENDICULAR TO SIDEWALK
(OPTIONAL)

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design		
	BICYCLE PARKING PERPENDICULAR TO SIDEWALK	Scale: Not To Scale	Detail #: 8.16
		Revision Date: Feb, 2015	Sheet #: 2 of 2

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30" VALLEY - STANDARD



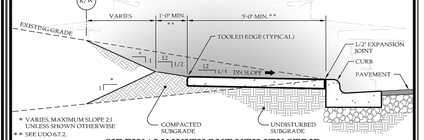
STANDARD

NOTES:
1. *Score curb / valley gutter at 15' O.C.*
2. *Provide 1/2" expansion joints at 90' O.C.*
3. *For transition of curb to curb opening inlet, see standard detail 9.50*

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design		
	STD. CURB & GUTTER & VALLEY GUTTER DETAIL	Scale: Not To Scale	Detail #: 9.02
		Revision Date: Feb, 2015	Sheet #: 1 of 1

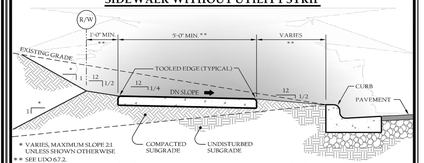


TYPICAL EXPANSION JOINT DETAIL



* VARIES, MAXIMUM SLOPE 2:1 UNLESS SHOWN OTHERWISE
** SEE UDO 67.2.

SIDEWALK WITHOUT UTILITY STRIP



* VARIES, MAXIMUM SLOPE 2:1 UNLESS SHOWN OTHERWISE
** SEE UDO 67.2.

SIDEWALK WITH UTILITY STRIP

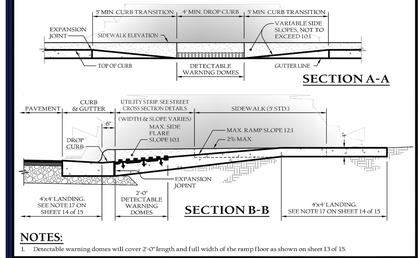
NOTES:
1. Provide 3/4" deep tooled score at 5'-0" O.C.
2. Expansion joints are to be placed 30'-0" O.C. longitudinally, adjacent to curbs, and when butting existing structures, concrete, or buildings.
3. Concrete to be 3,000 P.S.I. at 28 days, air-entrained.
4. Subgrade should not contain organic matter or plastic clays. When found, refer to specs or contact engineer for directions.
5. Areas of fill are to be compacted to 95% standard proctor using NCDOT Class III borrow or better. Remove topsoil before placing borrow.
8. Concrete must come from a ready mix concrete truck to ensure mix meets air entrainment requirements. No site mix or saletete mix allowed.
9. See Specification 02400, paragraph 2.1.3.6c 2.1.4 for expansion joint & joint sealer specs.

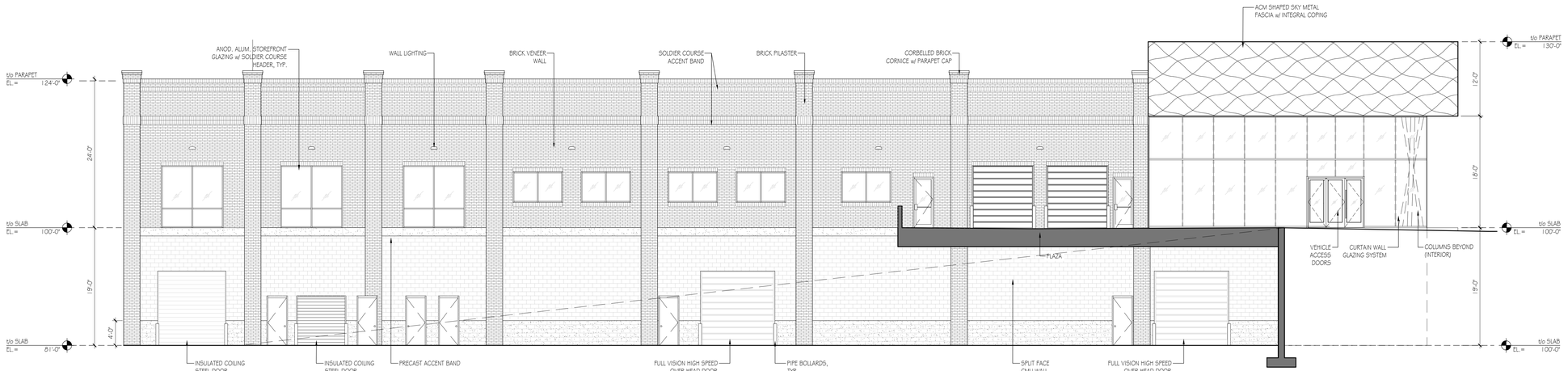
TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design		
	TYP SIDEWALK in CUT or FILL SECTIONS	Scale: Not To Scale	Detail #: 9.11
		Revision Date: Feb, 2015	Sheet #: 1 of 1

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ISOMETRIC VIEW

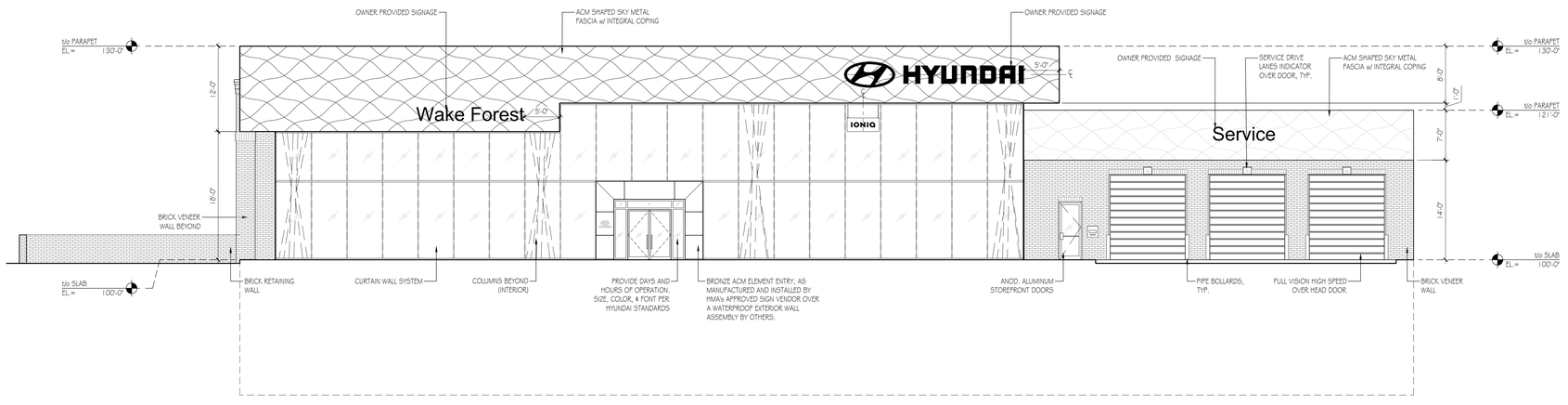
PAY LIMITS FOR CURB RAMP


"W" PROPOSED OR FUTURE SIDEWALK (5' STD.)
4'min
1'min
4'min
4'min
4



2 PROPOSED NORTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

Scale: 1/8" = 1'-0"

PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

Naught 1, LLC
5839 Capital Boulevard
Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

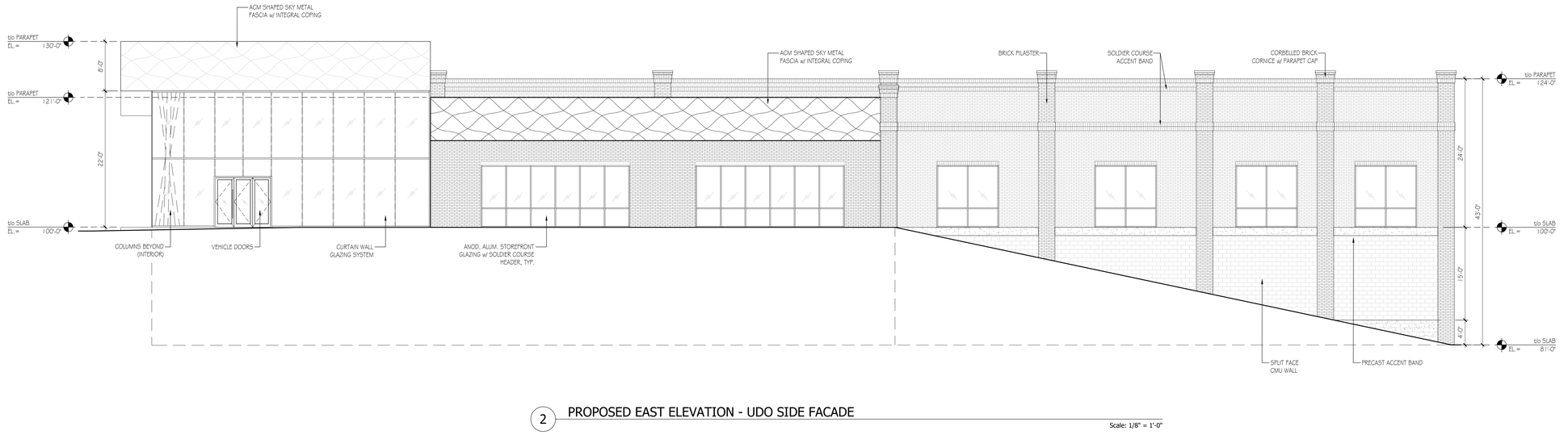
PE-1
SCALE:
1/8" = 1'-0"
30 x 42

EXTERIOR MATERIALS SCHEDULE

TAG	MATERIAL	SPECIFICATION	REMARKS
WALLS			
ACM-1	SHAPED SKY METAL FASCIA	HMA SURVEY VENDOR, PROPRIETARY PRODUCT AND COLOR, COMPLETE RAIN SCREEN ACM SYSTEM, BLACK,W/ 4MM SHAPED SKY PANEL OVERLAY, BRONZE	FASCIA AT SHOWROOM AND SERVICE DRIVE
ACM-3	ALUMINUM COMPOSITE PANEL	SERIES ONE RAINSCREEN ACM CLADDING, ALUCOBOND PE, COLOR: HYUNDAI NORTH AMERICAN BRONZE	ENTRY PORTAL
BR-1	BRICK VENEER		
CMU-1			
CMU-2	SPLIT FACE CMU		
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: ANTLER VELVET #SW9111, EXTERIOR FINISH: SEMI-GLOSS	EXTERIOR WALLS,DOORS,FRAMES
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: KAFFEE #SWG104, EXTERIOR FINISH: SEMI-GLOSS	4'-0" BASE AT EXTERIOR WALLS OF SERVICE, PIPE BOLLARDS
PC-1			

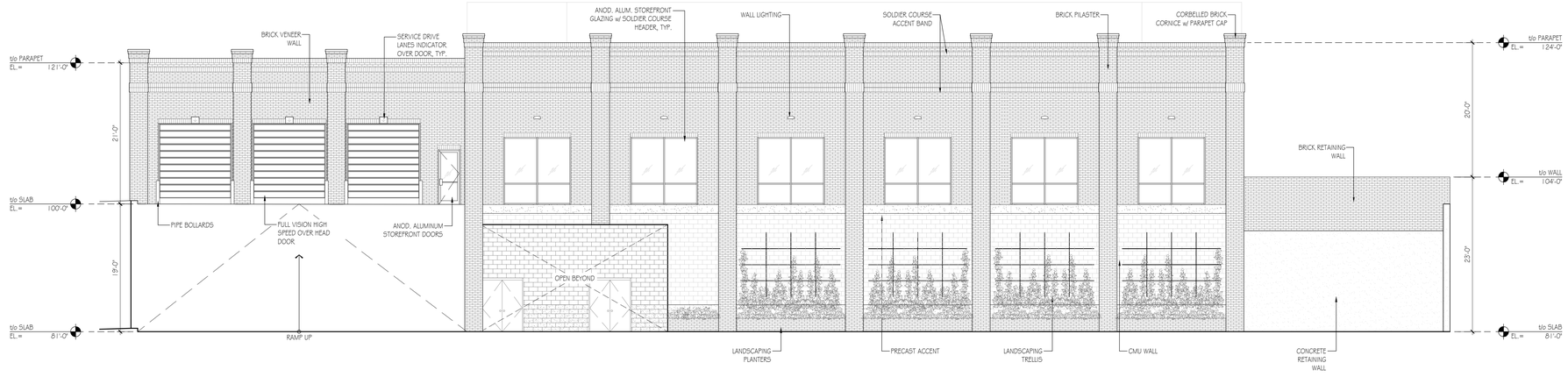
GENERAL EXTERIOR FINISH SCHEDULE NOTES

- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



2 PROPOSED EAST ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION - UDO REAR FACADE

Scale: 1/8" = 1'-0"

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Naught 1, LLC
5839 Capital Boulevard
Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

PE-2
SCALE:
1/8" = 1'-0"
30 x 42



2 SOUTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

Scale: 1/8" = 1'-0"

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Naught 1, LLC
5839 Capital Boulevard
Raleigh, NC 27616

Proposed Elevations

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

ELEV-1
SCALE:
As Noted
24 x 36



2 NORTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 EAST ELEVATION - UDO REAR FACADE

Scale: 1/8" = 1'-0"

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Raleigh, NC 27616

Proposed Elevations

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

ELEV-2

SCALE:
As Noted
24 x 36

ORDINANCE 2024-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 11.16 ACRES LOCATED AT 10012 CAPITAL BOULEVARD AND 2517, 2601, AND 2605 BURLINGTON MILLS ROAD, BEING WAKE COUNTY TAX PIN(S) 1738497725, 1738499517, 1738592719, AND 1738593572, FROM HIGHWAY BUSINESS (HB) AND GENERAL RESIDENTIAL (GR3) TO HIGHWAY BUSINESS CONDITIONAL DISTRICT (HB-CD)

WHEREAS, the application submitted by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on September 10, 2024, and the Board of Commissioners held a public hearing on October 15, 2024; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing in accordance with G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan and is in the best public interest for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcel identified by the Wake County Tax Parcel Identification Number 1738497725, and the parcels identified by the Wake County Tax Parcel Identification Numbers 1738499517, 1738592719, and 1738593572, together described in Exhibit 1, are located respectively within the Town’s Corporate Limits or Extraterritorial Jurisdiction.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map, which is a part of said

Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD), subject to the conditions stated herein.

Section 4: The "Rezoned Lands" are subject to all of the standards and conditions in Exhibit 3 – Proposed Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Town's plans, policies, and ordinances, the Wake Forest Board of Commissioners finds the zoning map amendment request reasonable and consistent with the Comprehensive Plan and in the interest of the public, and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The "Rezoned Lands" are subject to the following conditions, which are imposed as part of this zoning map amendment:

The following zoning conditions shall apply to the properties at 10012 Capital Blvd. and 2517, 2601, and 2605 Burlington Mills Rd., Wake Forest, NC (PINs 1738497725, 1738499517, 1738592719, and 1738593572) (the "Property"):

1. The Property shall be developed in accordance with the associated master plan (RZ-23- 12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.
2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.
3. Some or all of that portion of the Property within the Proposed Control of Access Area ("C/A Area") as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.

a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.
b. Permanent off-street parking ("Phase 2 Parking") within the area labeled "PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307" ("Phase 2 Area") on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state's interest in acquiring some or all of that portion of the Property within the C/A Area (the "Condemnation Notice"). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted uses on the Property in the event that the Phase 2 Parking area is reduced or the number of parking spaces in Phase 2 Parking is reduced to avoid conflicts with public right-of-way and easements associated with NCDOT Project U-5307.
c. Trees labeled "FUTURE TREE" and "FUTURE INTERIOR CANOPY TREE" on Sheet C-702 of the associated master plan and lighting labeled "FUTURE LIGHT" or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.

4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled "PROP. 2-STORY HYUNDAI DEALERSHIP" shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.
5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:

a. Section 5.6.2.A The allowable facade materials and required percentages for the Principal Front and Street Building Facade Elevation are modified as follows:
   - Masonry: Min. 5%
   - EIFS: Not permitted
   - Architectural metal siding: Max. 80%

b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.

c. Section 5.6.5.A This section shall,not apply.

d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building facades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building facades are not required to have any of the entry features listed in Section 5.6.5.B.

e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

f. For the purposes of the building design standards of UDO Section 5.6, the western building facade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building facade shall be the rear elevation. Neither the southern nor the eastern building facade shall be treated as a street facade.

6. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.

7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:
   a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;
   b. One-half of the required median; and
   c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.

8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the "Adjacent Properties"). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:
    a. The Town or the North Carolina Department of Transportation obtain all right-of- way and associated utility and temporary construction easements necessary to construct the roadway improvements; and
    b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

    The Property owner shall be responsible for all costs necessary to construct said roadway improvements fronting the Adjacent Properties, except that the Property owner shall not be responsible for the following costs: (a) costs of constructing roadway improvements that are not shown in the Owner's Construction Plans or Approved Road Plans, and (b) costs of correcting any defects in the roadway that are the result of defective or incomplete information provided by the Town or defective or incomplete Approved Road Plans.

9. The Property owner will install and maintain a decorative wall near the comer of Capital Boulevard and Burlington Mills Road. The decorative wall may include a public art fixture if approved by the town. The decorative wall shall be constructed of stone, brick, or other deemed acceptable masonry material. Enhanced landscaping shall be planted and maintained around the decorative wall. The enhanced landscaping shall include (a) at least two understory trees that may be located next to or behind the sign, and (b) at least 400 square feet of ornamental grasses or other equivalent plantings located in front of the Welcome Sign(s).

Section 8: The “Rezoned Lands” shall be perpetually bound to the conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Adopted and effective this 15th of October, 2024.

_____

Vivian A. Jones
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____

Hassan Kingsberry
Town Attorney

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-323-
Submitted by: Ruben Wall
Submitting Department: Parks & Recreation
Meeting Date: October 15, 2024

SUBJECT
Approval of a Resolution to Accept the 2024 North Carolina Parks and Recreation Trust Funds (PARTF) Grant Award

Recommendation:
Approve as submitted

Item Summary:

ATTACHMENTS
- Summary Sheet - PARTF Grant Acceptance .pdf
- Resolution - PARTF Grant for Skate Park.docx

Agenda Item: Approval to Accept the 2024 North Carolina Parks and Recreation Trust Funds (PARTF) Grant Award

Summary: The Town submitted an application to secure funds through the North Carolina Parks and Recreation Trust Funds (PARTF) Grant. The funds from the grant are specifically designed to assist with building a town owned skate park in the future. The location for this new outdoor amenity will be at the recently acquired Devon Square property next to Joyner Park.

Attachments:

- Resolution, Grant Award

RESOLUTION 2024-XX

APPROVAL TO ACCEPT THE 2024 NORTH CAROLINA PARKS AND RECREATION TRUST FUNDS (PARTF) GRANT AWARD

WHEREAS, in the winter of 2024 the Town of Wake Forest Parks, Recreation and Cultural Resources Department submitted an application to the N.C. Parks and Recreation Trust Fund; and

WHEREAS, on August 23, 2024, the Town was notified that grant funds would be awarded in the amount of $500,000 for a future Skate Park.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Town of Wake Forest authorizes the Town Manager to accept the funds as awarded for this project.

Duly Adopted this 15th day of October 2024.

ATTEST: Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-310-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Consideration of Appointment of Candidates for the Board of Adjustment and Planning Board

Recommendation:

Item Summary:

ATTACHMENTS

- Board ofAdjustment and Planning Board Candidates Cover letter 2024.pdf
- 2024 Applicants BOA.pdf
- 2024 PB Applicants.pdf
- PB Waiver Statement_Oct202417.pdf
- BOA WaiverStatement_Oct202417.pdf
- BOA Waiver Statement_Oct202417.pdf

Wake Forest Board of Adjustment and Planning Board Applicants

Board of Adjustment - 2 Regular Seats and 1 Alternate Seat

Planning Board - 2 Regular Seats and 1 ETJ Seat

Note: *Candidates who are reapplying are not required to provide a new application or supporting documentation.

All Candidates:

Candidates	**Town Limits**
Board of Adjustments	Yes
Brian Weiner	Yes
Cooper Bolton	Yes
Jamey Sharlow	Yes
Scott Fultonberg	Yes
*Jonathan Bivens	Yes
*Mark Williams	ETJ
*Joseph Longoria	Yes
Planning Board	
Jannel Buckley	Yes
Jordan Banks	Yes
Kadijah McNeil	Yes
Neville Ranji	Yes
Patrick McGinnis	Yes
*Karin Kuropas	Yes
*Adam Redler	ETJ

Entry #: 30 - Brian Weiner **Status:** Submitted **Submitted:** 9/25/2024 10:52 AM

Name

Brian Weiner

Address

528 Sun Meadow Drive, Wake Forest, North Carolina 27587

Email

brian6u@gmail.com

Phone

(941) 256-5892

Which board or commission would you like to apply for? (You can only apply for one board)

Board of Adjustment

Why do you wish to serve on this board/commission?

Before moving here, I spent more than 2 years on the finance committee and capital committee in our hometown on Cape Cod. I am anxious to be more involved here in Wake Forest, as this is our home.

Occupation

Retired. Former CEO and business owner for 25+ years.

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

5 months

Length of residency in Wake Forest?

5 months

Please provide proof of residency

Interests & Experiences

Photography, technology, public service.

Ethics Guidelines for Town Advisory Boards & Commissions

Please agree with the following statement:

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Do you agree?

Yes

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If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area.

Any advisory board or commission member may seek counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request that the Town Attorney respond in writing.

Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

Please agree with the following statement:
I understand this application, including any information provided therein, may be considered a public record and as such portions may be subject to release under North Carolina General Statute Chapter 132, Public Records.

Do you agree?

Yes

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website

Brian L. Weiner

PO Box 1616
Wake Forest, NC 27588-1616
Email: brian6u@gmail.com Cellular: (941) 256-5892

Senior Executive Level Development Professional

PROFILE

- Highly skilled, technologically superior, results oriented professional with a track record of stellar achievement in development campaigns. **"Black belt" in grant writing, direct mail, annual fund, capital campaigns, business development, and planned giving.**
- **Over $365 million dollars in charitable resources personally raised since 2003.**
- Nationally recognized for bringing advanced fundraising technology to non-profits through highly directed, fully variable communications.
- Sold my 1st company in 2000. Sold 2nd in 2013.

EXPERIENCE

Cape and Islands Veterans Outreach Center October 2021 – May 2024

Development Manager (24 hrs. weekly)

- Responsible for developing and executing annual fundraising plan, including the fundraising budget, so that it aligns with the strategic priorities of the organization.
- Serve as a member of CIVOC's leadership team.
- Expansive grant writing effort, yielding more than $1,500,000 in 2022 and 2023.
- Ensures accurate monthly reporting of fundraising results to the Executive Director, Development Committee, and Board.
- Create and execute a strategy to develop and grow a sustained base of annual individual donors. Doubled individual giving in 2022.
- Grew budget from $600,000 in FY21 to $2.3 million in FY24. Retired in May 2024.

Parallel Philanthropic LLC February 2017 – September 2021

President and Founder

- Providing professional consultative services to nonprofits and corporations.
- Under consultative contract to: Cape Cod Synagogue 4/19 – 4/20; Friends of Bass River (P/T Executive Director) 4/18 - 5/19); CFS Inc (VP Digital) 4-18 – 4/20.

The MAVEN Project, San Francisco and Boston August 2017 – February 2018

Chief Development Officer

- Working closely with the CEO and Board Chair, developed and executed a strategy for the philanthropic advancement of a new, healthcare nonprofit.
- Redirected and expanded the pursuit of foundation funding by expanding and diversifying the pool and talent soliciting grants.
- Created a curated, logical and effective program of direct mail, social media, public relations and dialogue driven communications to enhance existing relationships.

The One to One Group, Boston, Sarasota and Raleigh May 2003 – December 2016

President, Founder and Chief Creative Officer

- Established and built a major, national, full-service organization that specializes in supporting non-profit clients through the use of highly creative, fully variable, communications.
- Highly successful in annual fund, targeted social media, and capital campaigns.
- The One to One Group is unique in that it is the only company serving all aspects of the non-profit client relationship. My work includes, data management, writing, design, publishing, and distribution as well as all donor follow-ups, thank you programs, wealth analysis and comprehensive donor surveys.

NOALART GRAPHICS, Marlborough, MA March 1992 - May 2001

President, CEO and Senior Partner

- Established and built a major, national, full service, demand-based printing organization that successfully pioneered the digital, demand-based product concept.
- Created the first profitable, all digital, demand print/publishing center in New England.
- At the peak of the dot-com boom I sold the assets of this business to American Reprographics Corporation (a half-billion dollar publicly traded company) in June of 2000.
- Perfected the model for demand-based document management that became the standard for like-sized operations.
- Established partnerships in Buenos Aires, Argentina forging one of the earliest, and most successful, international "distribute and print" programs.

THE KMS COMPANIES, Woburn, MA September 1990 - March 1992

President and Chief Operating Officer

- Working directly for the absentee owner/investors, successfully engineered the consolidation of three previously unprofitable operating entities into a single, highly profitable business.
- Directed and negotiated the acquisition of multiple entities for the owners.
- Gross sales increased from under $1,000,000 pre-engagement to $6,500,000 in the first year. Operating profits at the end of year-one were better than $800,000.

EDUCATION

B.A. Communications, Rutgers University

HONORS, AWARDS, COMMUNITY SERVICE

2024 – Named "Best Nonprofit" on Cape Cod by SCORE
2023 – Awarded "Best Places to Work", Charity Navigator 4-star, CANDID Platinum
2014 - PICA Special Judges Award – Sales Campaign - SAFE Haven for Cats
2014 - PICA Best in Category – Variable Data - Ravenscroft School
2013 - Fundraising Success Award - Multichannel Appeal of less than $10 million
2012 - PICA Award Winning Campaign - Best in Category: Variable
2011 – President-Elect, Association of Fundraising Professionals, SW Florida Chapter
2008 to 2012 – Member, Board of Directors – AFP of SW Florida
2008 - Honorable Mention - Partnership for Excellence in Jewish Education
2006 & 2007 - Nominee, Outstanding Corporate Philanthropy - AFP
2006 - Fund Raising Success Gold Awards (2), and PODI Best Practices Award Winner

Entry #: 33 - Cooper Bolton **Status:** Submitted **Submitted:** 9/25/2024 8:41 PM

Name

Cooper Bolton

Address

631 Legacy Heritage Lane, Apt 101, Wake Forest, North Carolina 27587

Email

coopcbolton@gmail.com

Phone

(919) 495-3331

Which board or commission would you like to apply for? (You can only apply for one board)

Board of Adjustment

Why do you wish to serve on this board/commission?

I grew up in Louisburg, North Carolina. Ever since I was young, my family and I would come to Wake Forest and enjoy the many opportunities my town did not yet have. Now that I am a member of the community, I would like to give back to the Town and by serving on the Board of Adjustment.

Occupation

Attorney

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

8 years (not continuous)

Length of residency in Wake Forest?

1 year

Please provide proof of residency

Interests & Experiences

I enjoy attending NC State sporting events, running and hiking, and spending time with my wife and our corgi.

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Do you agree?

Yes

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Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

I have attended meetings in Cary and Franklin County.

Please agree with the following statement:
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Do you agree?

Yes

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website

Cooper C. Bolton

Wake Forest, NC - (919) 495-3331 - Coopcbolton@gmail.com

EDUCATION

Campbell University School of Law, Raleigh, NC
Juris Doctor, May 2022

- Gailor Family Law Litigation Clinic, January 2022-May 2022
- Alamance District Attorney's Office, May 2021-August 2021

North Carolina State University, Raleigh, NC
Bachelor of Arts in Political Science, May 2019

EXPERIANCE

Franklin County, Louisburg, NC
Staff Attorney, April 2024-Present

- Advise board members at various meetings involving the Planning Board, Board of Adjustment, Airport Advisory Board, and more.
- Prepares, reviews, and assists in the drafting of ordinances, resolutions, policies, contracts, deeds, leases, and more.
- Provides legal advice and direction based on Federal and State statutes regarding procurement matters, requests for proposals/qualifications, and formal and informal bidding.
- Conducts legal research to advise the County in areas of law including but not limited to constitutional law, administrative law, land development regulations, zoning and land use law, and employment law.

Roberts, Marcilliat, & Mills, PLLC, Wilmington, NC
Associate Attorney, September 2022-March 2024

- Handled all types of criminal cases from misdemeanors through felonies in State and Federal court.
- Assisted as co-counsel for the firm's federal practice by appearing in U.S. District Court, drafted motions and federal sentencing memorandums, and reviewed all discovery materials.
- Analyzed and researched relevant case law to draft motions and briefs, build defenses for trial, and effectively advise clients.
- Conducted hearings, negotiated with opposing counsel, and drafted settlement agreements and releases related to family law.

Town of Cary, Legal Department, Cary, NC
Intern, August 2021-November 2021

- Participated in government law activities including legal research, ordinance interpretation and drafting, and real property research.
- Advised town officials at various public meetings involving the Town Council, Planning Board, and more.
- Conducted contract review and drafting concerning the needs of the Town.
- Litigation support involving pleadings, discovery request, and attending mediations.

Entry #: 24 - Jamey Sharlow **Status:** Submitted **Submitted:** 9/19/2024 7:01 PM

Name

Jamey Sharlow

Address

302 Lilliput Lane, Wake Forest, North Carolina 27587

Email

jamey.sharlow@me.com

Phone

(424) 777-5643

Which board or commission would you like to apply for? (You can only apply for one board)

Board of Adjustment

Why do you wish to serve on this board/commission?

I recently moved to Wake Forest. In my previous community I served on the Harnett County Boars of Adjustment and have for 4 years. Prior to that I served on the Town of Cary Board of Adjustment. This is a board I enjoy and familiar with the process and procedures. I have read the unified development ordinance and land use plans for Wake Forest and the county.

Occupation

Nuclear Support Services Management

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

1 week

Length of residency in Wake Forest?

1 week

Please provide proof of residency

Interests & Experiences

I am a private pilot, scuba diver and many other active hobbies. Public policy and public administration was a focus in my undergrad program and I love serving the community in which I live!

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Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

Not a current Wake Forest one

Please agree with the following statement:
I understand this application, including any information provided therein, may be considered a public record and as such portions may be subject to release under North Carolina General Statute Chapter 132, Public Records.

Do you agree?

Yes

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website

Jamey Sharlow

695 Tylerstone Drive, Fuquay Varina, NC 27526
jamey.sharlow@me.com

Objectives

Motivated energy utility professional with extensive experience as a recognized leader in the Nuclear Energy Industry, seeking to go to the next level. My skills and talent for quickly learning processes and procedures related to effective management with a focus on safety. Diplomatic and tactful with professionals and non-professionals at all levels. Excellence model focused with a detailed perspective on the current state of the operating nuclear fleet, and standards. I focus on managing the message with company employees, customers, and stakeholders by holding them accountable to governance and safety. Keeping the team informed in the best light is core to my abilities. I have the ability and drive to learn new processes and functions.

Experience

Duke Energy, Harris Nuclear Plant

April 2021-Current

Nuclear Support Services Supervisor. Provide management, oversight, and leadership to the Harris Regulatory Affairs, Emergency Preparedness, Performance Improvement, and Nuclear Procedures workgroups. Manage the day-to-day tactical work for the workgroups. Interface with the fleet, federal regulators, state, county, and external stakeholders related to compliance, and implementation with the above programs. Provide oversight on Nuclear Emergency Event response in Duke Emergency Operations Facilities, State Emergency Operations Facility, and County Emergency Operations Facilities.

2014-April 2021

Site Lead Emergency Preparedness (EP Manager). Drill and Exercise Director for all site drill activities. Emergency Response Organization (ERO) Instructor for all ERO qualifications and positions. Emergency Action Level subject matter expert, and basis document author. Owner of site Emergency Response Organization procedures and processes. 10CFR50.54q evaluator for site impacts/fleet impacts. Fleet lead on EP innovation and technology. Fleet Drill and Exercise Program Chair. Offsite Emergency Response Program Lead. Train company response team on the principles and industry. Interface with customers related to Emergency Response actions for the public in the unlikely event of an emergency at a nuclear site.

Southern California Edison, San Onofre Nuclear Generating Station

2011-2014

Lead of the Emergency Planning Operations Department/Fire Chief (OPS Supv). Drill and Exercise Director for all site drill activities. Emergency Action Level Subject Matter Expert for Operations and the Emergency Response Organization. 10CFR50.54q evaluator for site and plan impacts. Emergency Planning Decommissioning Lead for the new Emergency Plan, new Drill program, and new on shift staffing analysis. Offsite Emergency Response Program Lead. External stakeholder interface with elected, appointed, and citizens about the nuclear plant, emergency actions, and the company message maps going forward on energy goals.

Jamey Sharlow
695 Tylerstone Drive, Fuquay Varina, NC 27526
jamey.sharlow@me.com

Constellation Energy, Ginna Nuclear Power Plant

2002-2011

Certified Fire Protection Specialist in Nuclear Operations. Provided Fire Brigade Training and Qualification Drills. Site Lead for Fire Protection Code Compliance, Nuclear Electric Insurance Limited, and company loss procedures. Offsite Emergency Response Program Lead.

Historical Resume:
New York State Fire Instructor
FEMA ICS 100-800 Instructor
Captain Canandaigua Emergency Squad
Public Information Officer, City of Canandaigua Emergency Squad
Training Officer Manchester Fire Department
Lead Firefighter/Engineer Paul Smiths Gabriels Fire Department

Education

Rochester Institute of Technology (RIT), Rochester, NY. Bachelor of Science-Inter-disciplinary Studies of Public Policy

Minored in Emergency Planning, Communications, and Safety Systems Engineering.
PWR Engineering Systems CERT, R.E. Ginna Nuclear Power Plant
Project Management, Graduate Certificate, North Carolina State University
Finance, Graduate Certificate, Duke University

Communication

Chair of the Nuclear Electric Institute Innovation and Technology Taskforce
Project Manager for NEI-99-01 Revision 6 Emergency Action Levels
Implemented Fleet Wide, Common Emergency Plan Implementing Procedures (Local, State and County buy in)
Co-Chair of the Harris Emergency Response Taskforce (Local, County and State Elected Leaders)
NEI New Emergency Management Employee Instructor
Industry Recognized peer in Emergency Response Excellence, and Process Improvements
Harnett County Board of Adjustment Judge (Quasi-Judicial)
Town of Cary Board of Adjustment Judge (Quasi-Judicial)

Entry #: 23 - Scott Fultonberg **Status:** Submitted **Submitted:** 9/18/2024 7:48 PM

Name

Scott Fultonberg

Address

2925 Dargan HillsDrive, Wake Forest, North Carolina 27587

Email

sfultonberg@gmail.com

Phone

(516) 650-4602

Which board or commission would you like to apply for? (You can only apply for one board)

Board of Adjustment

Why do you wish to serve on this board/commission?

I thought it was a good starting point to get involved and help support the growth and at the same time protect the integrity of our community.

Occupation

Digital Marketing Consultant

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

4.5 years

Length of residency in Wake Forest?

4.5 years

Please provide proof of residency

Interests & Experiences

Travel, real estate, local businesses, music, theatre and sports

Ethics Guidelines for Town Advisory Boards & Commissions

Please agree with the following statement:
If appointed, I pledge to comply with the following ethics guidelines for advisory boards and commissions as adopted by the Wake Forest Board of Commissioners

Do you agree?

Yes

Members of advisory boards and commissions shall not discuss, advocate or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if a member has a separate, private or monetary interest, either direct or indirect, in any issue or transaction under consideration. Any member who violates this provision may be subject to removal from the board or council.

If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area.

Any advisory board or commission member may seek counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request that the Town Attorney respond in writing.

Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

Please agree with the following statement:
I understand this application, including any information provided therein, may be considered a public record and as such portions may be subject to release under North Carolina General Statute Chapter 132, Public Records.

Do you agree?

Yes

Please agree with the following statement:
Per NCGS 160C-109, members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. A member of any board exercising quasi-judicial functions shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. A "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

Do you agree?

Yes

Please agree with the following statement:

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website

Entry #: 18 - Adam Redler **Status:** Submitted **Submitted:** 9/8/2024 9:29 AM

Name

Adam Redler

Address

131 Kullana Lane, Wake Forest, North Carolina 27587

Email

Adam.Redler@gmail.com

Phone

(516) 695-9416

Which board or commission would you like to apply for? (You can only apply for one board)

Planning Board

Why do you wish to serve on this board/commission?

Currently serving partial term on Planning Board as ETJ representative. I enjoy the opportunity to support my town and wish to continue.

Occupation

Engineer

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

3.5 years

Length of residency in Wake Forest?

3.5 years

Please provide proof of residency

Interests & Experiences

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Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

Yes

If yes, what was the date of the meeting?

Various

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Family/Friend

ADAM REDLER, PE

131 Kullana Lane, Wake Forest, NC 27587
(516) 695-9416 – Adam.Redler@gmail.com

Professional Experience

TerraPower – Oct 2023 to Present — Remote

Manager, Intermediate Air Cooling System

- Manage team of engineers to develop and deliver mechanical support systems for Natrium reactor
- Review and approve technical work products to support design and licensing

Eaton – Jan 2021 to Oct 2023 — Raleigh, NC

Data Center Solutions

Lead Project Engineer; Senior Project Engineer

- Lead for team designing MW-class battery energy storage system (BESS) for US market
- Responsible for ensuring BESS compliance with UL9540, UL50, NFPA855, NEC; primary point-of-contact for UL and TUV-R
- Perform system integration for xStorage 400 BESS, including design, manufacturing, testing, and field support
- Provide project management and engineering support to deliver custom 3-phase uninterruptible power supply (UPS) systems

Fluor Marine Propulsion / Bechtel Marine Propulsion – Aug 2011 to Dec 2020 — Niskayuna, NY

Future Power Plants

Lead Engineer

- Supervise and track work performed by analysis & integration unit
- Review work completed by unit for technical correctness, clarity, and requirements compliance
- Responsible for application of project management principles to develop integrated plans to ensure the scope of complex assignments are clearly defined, stakeholders are informed, and milestones are executed on-time
- Directly interface with shipyard and US Naval Sea Systems Command to communicate complex engineering concepts
- Mentor junior engineers in nuclear power plant mechanical systems
- Chairperson for COLUMBIA Class nuclear propulsion plant hazards assessment
- Lead author for plan to re-align over $100M of near-term DOE research & development funding to prioritize technologies with the biggest potential benefit to the future US Navy
- Led integrated product team for nuclear valve development
- Led successful effort to commence development of new reactor plant valve; required integration between multiple disciplines and organizations and a balance of system performance characteristics and cost reduction opportunities; initiated new material qualification to reduce risk of reference valve design
- Assisted with the development of plans for future nuclear propulsion technology development spanning multiple decades

ADAM REDLER, PE

S6G Moored Training Ship Conversion Project
Senior Engineer, Intermediate Engineer, Associate Engineer

- Applied systems engineering methodology to design mechanical systems necessary to convert decommissioned nuclear submarines into training platforms for US Navy nuclear operators
- Led certification of completion for >$100M submarine module and authorization to turnover ownership from commercial shipyard to government shipyard; this effort required partnering between Laboratory personnel, commercial & government shipyard engineers, and US Naval Sea Systems Command
- Led diverse group of engineers to complete first-of-a-kind design basis procedure to ensure long term reactor plant decay heat removal; included design review
- Co-lead for production of new reactor plant manual used by sailors to operate and maintain nuclear propulsion system
- Prepared compliance checklists for 10CFR50 and NAVSEA design standards
- Primary Laboratory point-of-contact for NPTU Charleston military construction project design process; coordinated review of fluid system designs for compliance with design requirements
- Developed and delivered in-person design school to train crew of MTS701
- Teamed with reactor safety organization for two first-of-a-kind safety assessments
- Evaluated and approved shipyard developed products to ensure requirements were met in a comprehensive and cost-effective fashion
- Analyzed piping systems for flow, temperature, and pressure

Freelance Professional Engineer – May 2019 to Present — Various

- Inspect and disposition structural concerns in homes & outbuildings

Power Management Concepts – Aug 2009 to Aug 2011 — Bethpage, NY
Mechanical Engineer

- Provided mechanical and electrical design services for data center clients
- Commissioned HVAC equipment and 250kW rooftop solar system
- Developed script and executed shutdown maintenance period
- Performed whole building energy modeling using eQuest software
- Performed facility management for the Morrelly Homeland Security Center
- Prepared technical documents including proposals, RFQs, and AutoCAD drawings

Education

M.S. Mechanical Engineering, Union Graduate College — Schenectady, NY
Graduation Date: June 2015

B.S. Mechanical Engineering, Math Minor, Hofstra University — Hempstead, NY
Graduation Date: December 2009

Additional Information

Licensed Professional Engineer, North Carolina & New York
Held federal security clearance 2011-2020

Entry #: 31 - Jannel Buckley **Status:** Submitted **Submitted:** 9/25/2024 5:09 PM

Name
Jannel Buckley

Address
372 Natsam Woods Way, Wake Forest, North Carolina 27587

Email
jannelbuckley@yahoo.com

Phone
(818) 468-0482

Which board or commission would you like to apply for? (You can only apply for one board)
Planning Board

Why do you wish to serve on this board/commission?
Provides the opportunity to proactively make a difference while impacting our town's community, and offering my skills and expertise to help plan the future of Wake Forest.

Occupation
Vice President, Business Oversight Specialist

Please upload a current resume

Do you live within the town's limits or ETJ?
Yes

Length of residency in Wake County?
2 years

Length of residency in Wake Forest?
1 year

Please provide proof of residency

Interests & Experiences
Running, Cycling, Real Estate Investor

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Yes

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Have you attended a meeting for the board in which you are applying?
Yes

If yes, what was the date of the meeting?
Oct 8

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website
Town Email/E-Notifier

Jannel Buckley
372 Natsam Woods Way
Wake Forest, NC 27587
jannelbuckley@yahoo.com
cell: 818-468-0482

SUMMARY

■ A successful customer advocate who is licensed for Series 7, Series 66, Series 9, Series 10 and is Variable Insurance certified.
■ Strategic thinker and planner who has demonstrated ability to set and execute goals.
■ Demonstrated leader who has organized teams and delivered according to committed plan.

WORK EXPERIENCE

Merrill Lynch – VP, Business Oversight Specialist Chapel Hill, NC July 2022 - Present

- Oversees the research, resolution and settlement of Merrill broker-dealer complaints which may involve consultation and coordination with the Legal Department, Operations, Finance, the Line of Business Supervisors and Registered Representatives, Insurance Carriers, Executive Management, clients, attorneys, and regulators.
- Responsible for the management and validation of complaint records, files, documents, and data
- Ensure regulatory filings (U4/U5 and 4530) associated with Complaint management are made quickly and accurately.

Merrill Lynch Wealth Mgmt – VP, Client Relationship Manager Red Bank, NJ Feb 2020 - 2022
Merrill Lynch Private Wealth – VP, Client Relationship Manager New York, NY Sept 2018 - 2020

■ Manages and develops branch office support staff including operations employees and the Client Associates; this includes but is not limited to conducting performance reviews with support staff and being responsible for resource allocation for the market, managing head count report, career growth, etc.
■ Accountable for proactive client service, client advocacy, transition management, and problem resolution to improve the client experience.
■ Liaises with Human Resources in regards to new hires, role changes, special investigation reviews, discipline, continuing education
■ Responsible for overall delivery and management of the client service experience for the Market and Division.
■ Educates and shares knowledge and experience associated with Operations management expanding the ability to manage the daily processes, creating operating efficiencies, understanding/designing work flows, while simultaneously focusing on future initiatives and their impact to both the market and the Firm as a whole.
■ Able to effectively plan, monitor, influence, negotiate, supervise and delegate
■ Responds to and resolves complaints, working with Litigation or Compliance personnel, and arbitration matters concerning operations/services complaints received from clients or regulators.
■ Responsible for facilitating the supplemental compensation contract process between the Financial Advisors and Client Associates
■ Provides guidance on policies and procedures in order to promote risk awareness and maintain a compliant environment
■ Supports in the preparation for and response to audit exams, and ensures any audit findings are appropriately responded to and remediated
Selected Accomplishments: 2018 & 2019 Audit score: Satisfactory. Elected by Market Executive to be apart of ACTM representing Metro Region Private Wealth; monthly conference calls discussing areas of improvements throughout all avenues of the business.

UBS Financial Services –Assoc. Director Supervisory Officer Newport Beach, CA Jan. 2016 - Sept. 2018

■ Monitors and implements surveillance and supervision procedures to manage all facets of risk within Orange County Market (oversees 6 Southern CA branches)
■ Facilitates regular and consistent communication of UBS Financial Services policies and other regulations
■ Works with Complex Manager and Division to monitor people risk, and assure appropriate action is taken
■ Responsible for proactive client contact in determining suitability and managing risk
■ Primary source for intelligence on risk in regard to clients and Financial Advisors

Jannel Buckley
372 Natsam Woods Way
Wake Forest, NC 27587
jannelbuckley@yahoo.com
cell: 818-468-0482

- Liaises with the Legal and Compliance Division with customer complaints, litigation, and arbitration matters
- Provides guidance on policies and procedures in order to promote risk awareness and maintain a compliant environment
- Supports in the preparation for and response to audit exams, and ensures any audit findings are appropriately responded to and remediated; 2017 Audit Score: Zero findings.

UBS Financial Services –Sr. Registered Client Service Assoc. Newport Beach, CA May 2014–Jan. 2016
- Client Associate Coach: Crucial point of contact for client associates; an essential partner to the Client Relationship Manager; delivered time sensitive and important information to client associates, along with supporting the training needs of the market.
- Conducted financial needs analysis and recommended appropriate products to meet client needs.
- Delivered informational presentations to prospective clients.
- Assisted in purchase recommendations to clients and trades securities for clients.
- Monitored and tracked trading details to minimize portfolio risk and maximize return.
- Acted as a customer advocate to strengthen the client relationship during the new client application and enrollment process.
- Computer Skills: Salesforce.com, Microsoft Office (Word, Excel, Outlook, Access, PowerPoint), Bloomberg, Wealth Management System, ConsultWorks, Internet research and applications.

Merrill Lynch –Registered Client Associate/Analyst Newport Beach, CA July 2006 – May 2014
- Client Associate Coach & Boardroom Leader: Planned and conducted monthly client associate meetings
- Nominated as the Market CA Coach for the Western region which is comprised of 6000 client associates.
- Conducted financial needs analysis and recommends appropriate products to meet client needs.
- Delivered informational presentations to prospective clients.
- Acted as a customer advocate to strengthen the client relationship during the new client application and enrollment process.
- Appointed by management team to champion the branch performance improvement initiative. Results showed an improvement from 9% to 90% usage in Wealth Outlook and Client Review Center. Completed task in 2.5 months
- Handled client account maintenance inquiries.
- Managed a high-volume workload within a deadline-driven environment.
- Fostered positive relationships with a diverse clientele base.
- Trained newly hired Client Associates on their responsibilities and use of software.

Merrill Lynch – Stock Broker Intern Santa Barbara, CA July 2005 – June 2006

LICENSES/AWARDS
- 2022: New Jersey Market – Talent Program
- 2020: Negative News Committee member
- 2019: RSGA (Responsible Service Growth Award) winner

EDUCATION
University of California at Santa Barbara, B.A. Business Economics, graduated June 2006

INTERESTS
- Spin Cyclist
- Running

Entry #: 39 - Jordan Banks **Status:** Submitted **Submitted:** 9/29/2024 9:26 PM

Name

Jordan Banks

Address

807 Winter Meadow Dr., Wake Forest, North Carolina 27587

Email

jordanjay15@yahoo.com

Phone

(919) 770-0972

Which board or commission would you like to apply for? (You can only apply for one board)

Planning Board

Why do you wish to serve on this board/commission?

I want to give back to the community in which I reside and provide my expertise to help advance it.

Occupation

Senior Accountant

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

9 years

Length of residency in Wake Forest?

3 years

Please provide proof of residency

Interests & Experiences

Reading and sports

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Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

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Yes

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Do you agree?

Yes

Please agree with the following statement:

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town website

Jordan Stepney

12120 Broadstone Way
Apex, NC 27502
Cell: 919-770-0972
Jordanjay15@yahoo.com

Professional Summary

Skilled Financial professional offering many years of creating metrics, tracking projects, and collaborating on development of optimal budget requirements. Excellent relationship-building, problem-solving and communication skills with analytical and adaptable nature.

WORK EXPERIENCE

Coty Inc — **Sanford, NC**
Financial Accountant — **March 2019- Present**

- Track existing Fixed Assets.
- Conduct periodic impairment reviews for intangible assets.
- Reconcile fixed asset accounts.
- Prepare and post journal entries.
- Review and update detailed schedules of fixed assets and accumulated depreciation.
- Track expenditure for fixed assets in comparison to capital budget and management.

Coty Inc — **Sanford, NC**
Staff Accountant — **May 2018 – March 2019**

- Prepared and post journal entries.
- Prepared account reconciliations/analyses for balance sheet and related P&L accounts.
- Assisted with monthly, quarterly, and year end reporting requirements.
- Researched intercompany balance differences.
- Applied cash to open intercompany receivables invoices.

INC Research — **Raleigh, NC**
Accounts Receivable Specialist I — **October 2016 – March 2018**

- Served as primary contact for Business Unit Controllers and Project Management staff to analyze and support the billing activities of assigned business unit.
- Tracked all executed agreements, reviewed all contracts for terms and special clauses, and handed off to AR Manager for assignment to AR Specialist for billing.
- Worked closely with Project Closeout Team and Project Finance Team on project closeouts to assure efficiency.
- Ensured on-going compliance with corporate policies and procedures related to invoicing and collections, including Sarbanes-Oxley.
- Regularly updated billing/unit trackers for distribution to project managers monthly.
- Resolved invoice discrepancies by investigating contracts and receipts, also developing ideas for project manager for necessary adjustments.
- Prepared the reports by collecting, analyzing, and summarizing project studies and productivity.

Golden Corral (Accounting Principals) — **Raleigh, NC**
Accounts Payable Specialist — **July 2016 - October 2016**

- Reviewed all invoices for appropriate documentation and approval prior to payment.
- Assisted in month end closing.
- Prioritized invoices according to cash discount potential and payment terms.
- Maintained files and documentation thoroughly and accurately, in accordance with company policy. and accepted accounting practices.
- Reconciled processed work by verifying entries and comparing system reports to balances.

FHI 360 (Accounting Principals) — **Durham, NC**
Financial Analyst — **December 2015 - July 2016**

- Prepared and present reports that reflect audit's results and document process.
- Identified loopholes and recommend risk aversion measures and cost savings.
- Documented process and prepare audit findings memorandum.
- Obtained, analyzed, and evaluated accounting documentation, previous reports, data, flowcharts.
- Reconciled transactions by comparing and correcting data.

Dillon Supply — **Raleigh, NC**
Accountant Analyst — **August 2015 - November 2015**

- Maintained accurate records of all Accounts Receivable transactions.
- Set up invoices for payment.
- Worked with customers to facilitate payments and reconcile any differences or conflicts.
- Posted transactions to journal, ledgers, and other records.

COMPUTER SKILLS
Microsoft Office (Excel, Access, Word, PowerPoint), Internet Explorer, Quick Books, SAP, Oracle, Prophet 21, Cost Point

REFERENCES
Available upon Request

EDUCATION

North Carolina Agricultural & Technical State University — **Greensboro, NC**
B.S., Accounting — **May 2015**

DeVry University — **New York, NY**
M.S., Accounting — **May 2017**

Entry #: 38 - Kadijah McNeill **Status:** Submitted **Submitted:** 9/29/2024 8:50 PM

Name

Kadijah McNeill

Address

807 Winter Meadow Dr., Wake Forest, North Carolina 27587

Email

dijah1010@gmail.com

Phone

(919) 478-3700

Which board or commission would you like to apply for? (You can only apply for one board)

Planning Board

Why do you wish to serve on this board/commission?

As a young member of the Wake Forest community, there is no better way to connect and be involved in my community than to serve on a board. I desire to dedicate my time to this community as I plan to raise my growing family in this community. Therefore, I take great interest in the community development, businesses and expansion of this community. I also believe that my background as an attorney can be beneficial to the planning board.

Occupation

Attorney

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

9 years

Length of residency in Wake Forest?

3 years

Please provide proof of residency

Interests & Experiences

making hand crafted candles, riding around the community looking at new builds (businesses and residential), spending time with my husband and son, going to parks in the neighborhood, taking my son to the library

Ethics Guidelines for Town Advisory Boards & Commissions

Please agree with the following statement:

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Do you agree?

Yes

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If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area.

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Prior to being appointed to an advisory board/commission, it is recommended that you attend a meeting of the advisory board/commission in which you have an interest. This helps each applicant to be more aware of the work of the advisory board/commission.

Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

Please agree with the following statement:
I understand this application, including any information provided therein, may be considered a public record and as such portions may be subject to release under North Carolina General Statute Chapter 132, Public Records.

Do you agree?

Yes

Please agree with the following statement:
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Do you agree?

Yes

Please agree with the following statement:

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Facebook

KA-DIJAH MCNEILL

Wake Forest, NC 27587
9194783700 - kadijah1093@gmail.com

PROFESSIONAL SUMMARY

A committed and focused Attorney, licensed in North Carolina, who is able to analyze complex legal issues and present them both orally and in writing. She is a highly skilled in oral presentation of legal research and offering experience in appearing before administrative law judges. Skilled in preparation, negotiation and fostering positive and trusting relationships with clients.

SKILLS

- Oral presentation
- Ability to manage high volume case load
- Proficient in conducting legal research
- Ability to critically analyze legal risks, reason and negotiate
- Case analysis
- Proficient in Clio Legal Software, LexisNexis, WestLaw, Bloomberg and Relativity

WORK HISTORY

06/2018 to current **E-Discovery Attorney**

United Lex and Consilio Services – Durham, NC

- Performed accurate and reliable evidentiary document review and assessment of large volumes of complex litigation documents relating to bankruptcy, securities and breach of contract.
- Investigated, redacted, analyzed documents such as contracts, for discoverable information at issue, and for privilege.
- Advised the trial attorneys whether the document should be protected under privilege doctrines.
- Reviewed documents produced by opposing counsel for content, relevance and importance.
- Managed high-volume caseload in most populous and demanding circuit.
- Recognized for my attention to detail and my ability to pay close attention to the finer aspects of the case.

03/2019 to 07/2023 **Staff Attorney**

Trajector Disability – Raleigh, NC

- Conduct legal research and confer with colleagues about subject matter expertise to develop strategies and arguments in preparation for presentation of cases.
- Prepare pre and post hearing briefs to support legal arguments.
- Research legal authority and black letter law to compare case facts patterns to precedential cases and determine probable outcomes.
- Develop strategies and arguments in preparation for presentation at hearings.
- Prepare legal briefs and opinions, and file appeals.
- Cross-examine Vocation Experts and Medical Experts.
- Analyze risks and prepare strategies for cases.

04/2019 to 10/2020 **Bankruptcy Attorney - Part Time**
Arnold Smith Law Firm – Oklahoma City, OK

- Consulted with clients about resolving consumer debt cases.
- Conferred with other attorneys to ensure status updates are provided for each client via spreadsheet template, updating negotiation status and developments.
- Sent opposing counsel and/or file appropriate first pleading complaints.
- Drafted responses to be reviewed by the managing attorney.
- Developed strategies to resolve cases in client's best interest.
- Conducted legal research and conferred with colleagues with subject matter expertise to develop strategies and arguments in preparation for presentation of cases.

EDUCATION

05/2018 **Juris Doctorate**
North Carolina Central University School of Law - Durham, NC

05/2015 **Bachelor of Arts**: **Criminal Justice & Psychology**
University of North Carolina - Charlotte - Charlotte, NC

Entry #: 29 - Neville Ranji **Status:** Submitted **Submitted:** 9/24/2024 2:00 PM

Name

Neville Ranji

Address

128 Dogwood Lane, Wake Forest, North Carolina 27587

Email

nranji@comcast.net

Phone

(610) 348-3097

Which board or commission would you like to apply for? (You can only apply for one board)

Planning Board

Why do you wish to serve on this board/commission?

I want to join the local town planning board to actively contribute to shaping our community's future. I have a strong interest in sustainable development with community engagement, I believe I can bring valuable perspectives to discussions on protecting the vitality of the town while allowing right sized development to flourish. My goal is to help offer suggestions for inclusive policies that reflect the needs and aspirations of all residents, ensuring a vibrant and accessible town for everyone. Being part of the planning board would allow me to collaborate with fellow members and local stakeholders to foster positive growth and enhance the quality of life in our special community.

Occupation

Unemployed - seeking employment

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

19 months

Length of residency in Wake Forest?

19 months

Please provide proof of residency

Interests & Experiences

Travel; Softball; Reading; Volunteering

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Have you attended a meeting for the board in which you are applying?

No

If yes, what was the date of the meeting?

Please agree with the following statement:
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Do you agree?

Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town Email/E-Notifier

NEVILLE RANJI

Wake Forest NC 27587 | (610) 348-3097 | nranji2020@gmail.com
www.linkedin.com/in/nevilleranji/

PROFILE

Seasoned Operations Management Executive with 15+ years of solid experience. Exceptional interpersonal skills with the ability to manage internal and external client relationships and to negotiate effectively with vendors. Proven capability to direct all operational, logistics and client services within a zero-error rate tolerance all while achieving positive results in a high growth rate environment.

CORE COMPETENCIES

- Staff Leadership
- Account Management
- Project Management
- Process Improvement
- Client Relationships
- Change Agent
- Budget Ownership
- Operations
- Negotiations
- Vendor Relations
- Strategic Planning
- Critical Thinking

PROFESSIONAL EXPERIENCE

iPipeline, Exton, PA 11/2007 – 7/2022

iPipeline is a software development firm that provides SaaS solutions to the insurance community.

Sr. Director Operations

- Led the development and execution of strategy for enterprise Customer Success, anticipating trends, navigating market dynamics, and ensuring integration with Professional Services and corporate strategy.
- Provided oversight to ensure effective cost controls and resource allocation decisions to meet financial objectives of the business.
- Drove the technical support and customer services team to deliver best in class customer experience.
- Identified the capabilities needed to meet the current and emerging business needs such as product support plans and skills development/transformation.
- Strove to meet and exceed all operational metrics associated with productivity, resolution, customer satisfaction and build a culture of continuous improvement.
- Developed onboarding strategies of new customers for all product lines.
- Executive incident manager and first point of contact for off-hours Priority 1 issues incorporating ITIL protocol support 24 x 7 x 365.
- Represented company at annual User Group meetings; Knowledge sharing session Host and Presenter.
- Oversee Adoption Program; targeted Customer focus; increased usage by 15%; developed Platinum Service focused on key enterprise accounts.
- Managed Business Continuity Plan; provided annual individual office readiness assessments.
- Contributing member of iPipeline Global Security and Compliance Committee; partnered with Legal Team to address data security issues.
- Member of Disaster Recovery Stakeholder Committee overseeing DR testing for all product lines; created customer communications.

Self-Employed (Under Independent Contract to iPipeline), Exton, PA 3/2007 – 10/2007

Human Resource Support

- Targeted doubling staff from headcount of 46 to 80 FTEs.
- Service engagement to recruit and hire staff including IT skillsets.
- Conducted reference and background checks; provided offer letters to hires.

RELEVANT WORK HISTORY

Allianz Life, Berwyn, PA

Allianz Life acquired Delaware Valley Financial Services, a leading Third-Party Administrator servicing the insurance industry for life and annuity products.

Director Corporate Administration

- Developed and managed annual operations budget of $12 million for multiple business units.
- Directed a team of 35 FTE's.
- Responsible for inventory/stock control for over 3,000 items; developed Inventory Integrity Audit Program tied to employee performance standards.
- Participated on DVFS Strategic Planning Team to develop short and long-term organizational goals.
- Successfully negotiated aggressive pricing discounts with vendors; frequently exceeded corporate National Pricing Discounts established by parent company.
- Managed multiple projects; Cohesively incorporate vendors, IT staff and business units; handled several concurrent projects to satisfy diverse business priorities.
- Designed, implemented, deployed and directed national telecommunications and cellular services on Cisco, Avaya and Nortel platforms.
- Conducted customer surveys that demonstrated an improvement in overall satisfaction for 4 consecutive years.
- Managed remote professional staff, improving their productivity by 30%; customer satisfaction increases over multiple rating periods; developed technology consistency throughout the enterprise.
- Established first-year savings of $110,000 for national user base cellular services by initiating business process improvements; negotiated an additional 5% pricing discount equating to $350,000 annually.
- Directed Healthy Work Environment Initiative for day-to-day facilities operations for 300 FTEs; managed preventative maintenance programs for HVAC and life safety systems.
- Streamlined outbound mail processing saving $300,000 annually on $1.5 million volume basis; established quality controls to improve integrity of mailed pieces.
- Managed bi-monthly payroll activity for 300 employees; New bank account initiation and setup; Tax Filing submissions.
- Managed Underwriting and Customer Support groups administering annuity products with $1 billion in asset value.
- Created training and certification programs for unit staff.
- Controlled Accounts Payable for the enterprise with check signing capability of unlimited dollar amount; managed petty cash fund; balanced monthly bank statement.

Penn Mutual Life, Horsham, PA

Penn Mutual is an insurance provider with life insurance, annuities, and group health insurance product lines.

Assistant Supervisor Customer Service

- Generated Daily Policy Contracts.
- National agency field office Product Phone Support.
- Generated responses to customer policy inquiries.
- Supervisory support for a team of 12 FTEs.

EDUCATION

Rutgers University, Camden, NJ

Business Administration

PROFESSIONAL MEMBERSHIPS

Avaya User Group; Cisco User Group; Verizon Small Business Customer Council; Great Valley School District Parent/Staff Advisory Group; Make A Wish volunteer 2024

Entry #: 21 - Patrick (Pat) McGinnis **Status:** Submitted **Submitted:** 9/17/2024 5:04 PM

Name

Patrick (Pat) McGinnis

Address

548 N College Street, Wake Forest, North Carolina 27587

Email

pmcginnis629@gmail.com

Phone

(610) 322-8638

Which board or commission would you like to apply for? (You can only apply for one board)

Planning Board

Why do you wish to serve on this board/commission?

As a 5-year resident of Wake Forest's historic district, I'm passionate about contributing to our town's thoughtful development. My experience as Chief Strategy Officer has honed skills in strategic planning and business development, valuable for shaping Wake Forest's future. Living in the historical district has given me insight into balancing heritage preservation with progress. My background in technology and publishing offers innovative perspectives on urban planning, particularly in digital infrastructure and community engagement. I'm committed to serving our community and believe my leadership experience, combined with my love for Wake Forest, makes me well-suited to guide development that benefits all residents.

Occupation

Publishing Executive

Please upload a current resume

Do you live within the town's limits or ETJ?

Yes

Length of residency in Wake County?

5 years

Length of residency in Wake Forest?

5 years

Please provide proof of residency

Interests & Experiences

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Yes

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Do you agree?

Yes

How did you learn about the advisory board opening(s)? (Check all that apply)

Town Email/E-Notifier

Contact

pmcginnis@tweddle.com

www.linkedin.com/in/patrick-mcginnis-1284b (LinkedIn)

Top Skills

Product Development
Publishing
New Business Development

Patrick McGinnis

Chief Strategy Officer at Tweddle Group (a CJK Group Company)
Wake Forest, North Carolina, United States

Summary

Versatile leader with unique combination of business development, operations and corporate development experience brings energy, fresh ideas and a customer-focused approach. Solid strategic planning, communication and interpersonal skills with a track record for achieving results. Proven ability to manage, develop and motivate talented business and technical professionals. A well-rounded team player with experience in start-up, small company, and Fortune 500 environments. Extensive background in information services, knowledge management, and publishing.

Specialties: Consultative Sales and Business Development, Operations and Program Management, Strategic Planning and Alliances, Product Development, Publishing

Experience

Tweddle Group
19 years 8 months

Chief Strategy Officer (CSO)
January 2023 - Present (1 year 9 months)
United States

Chief Business Development Officer
July 2017 - December 2022 (5 years 6 months)
Greater Detroit Area

Vice President, Business Development
February 2005 - April 2018 (13 years 3 months)

HMP Communications
National Sales Director
May 2004 - February 2005 (10 months)

Through our Medical Programs Division, HMP Communications specializes in satellite multicasts and webcasts of Symposia and CME/CE events to

physicians, nurses, and other healthcare professionals. Additional services provided by HMP include,

-Audience Recruitment
-Meeting Management
-Specialty supplements
-Custom Multimedia
-Enduring materials

Wolters Kluwer Health
Vice President, Digital Publishing
June 1999 - May 2004 (5 years)

Reporting to the President and CEO, directed the planning, development and implementation of electronic product and print production activities for this leading medical and health professions publisher.
- Established e-business and content management initiatives aligned with customer-focused business strategy. Directed initiatives leading to media-neutral content management and electronic distribution, expanding content repurposing and licensing opportunities
- In partnership with publishers, sales and marketing, introduced innovative PDA-based clinical reference products to market, contributing over $3 million in revenue
- Provided strategic oversight of LWW Education web portal and e-commerce ventures. Launched Medrevu.com and NursingCenter.com, both profitable continuing education and test preparation businesses.
- Managed annual multi-department financial plans with operating and capital budgets exceeding $10 million.

Knite Inc,
CEO, President
June 1998 - June 1999 (1 year 1 month)

Reporting to Board of Directors, developed and executed strategic business plan for this early-stage technology company. Knite Incorporated was established to pursue the commercialization of an innovative ignition technology develop at Princeton University.
- Raised $3.5 million in angel investment capital
- Developed marketing plan to position technology toward major ignition and combustion engine industries. Signed first technology agreement with outboard marine engine company.

- Represented organization to financial community, customers, and shareholders.
- Developed strategic alliances and negotiated service contracts and license agreements.

SPX, Valley Forge Technical Information Services
Vice President, Operations and Business Manager
November 1986 - June 1999 (12 years 8 months)

Directed the development and execution of sales and operating plans for this leading technical information, consulting, and publishing services company. Provided leadership and vision to business, technical, and publishing professionals service automotive and heavy truck manufacturers, heavy equipment suppliers, and aftermarket publishers.
- Established information services business resulting in new markets and customers. Maintained consistent revenue growth of 7% annually over a five-year period.
- Created and executed plans for information products consisting of electrical schematics and vehicle component location data. Negotiated licensing contracts with major aftermarket publishers resulting in revenue of over $15 million.
- Improved financial performance through employee training, process reengineering, and overhead reductions; received ISO 9001 certification for facility in Exton, PA.

Education

Temple University
Bachelor of Science, Electrical Engineering Technology · (1980 - 1984)

Penn State Great Valley
Masters, Business Administration / Management

From: Dowtin, Ella
To: Savary, Terry
Subject: Fw: Reappointment
Date: Wednesday, October 2, 2024 2:30:21 PM
Attachments: townlogoemail_5539183b-0da4-4043-9c73-07de5dbbb2f8.png
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twitter_80c973cd-4947-4b97-bfe6-25403b679296.png
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linkedin_411a98dc-37d1-4ba4-8f37-635ef4c6221c.png

See below Karin Kuropas information

Ella Dowtin
Deputy Town Clerk
TOWN CLERK
Office: 919-435-9400 | Direct: 919-435-9436
301 S. Brooks Street | Wake Forest, NC 27587
wakeforestnc.gov
Where Innovation Meets Opportunity

Correspondence to and from this E-mail address may be subject to the North Carolina Public Records Law (NCGS Chapter 132) and may be disclosed to third parties.

From: Kuropas, Karin <kkuropas@wakeforestnc.gov>
Sent: Saturday, September 28, 2024 8:33 PM
To: Dowtin, Ella <edowtin@wakeforestnc.gov>
Cc: Currin, Jennifer <jcurrin@wakeforestnc.gov>
Subject: Reappointment

Ella:
My second full term serving on the Planning Board for the Town of Wake Forest will end this December. As my term comes to an end, I am concerned about the experience level of the current serving board. One member will be starting a third year of his term while the other four members have served for one year. In a typical year, this would provide the experience needed to lead the Planning Board. This year was different, looking back at the record, there have been four meetings with hearings. Other meetings were either presentations or canceled.

If it is the pleasure of the Board of Commissioners, I am willing to continue to serve. The new members of the Planning Board are wise choices and with experience will make a very strong board. My concern is with the transition of the Planning Director in addition to the lack of experience with hearings, the Planning Board might struggle. The work that has been put into the planning documents for the town is too important to have mishandled.

The current members of the Planning Board might gain enough experience in the last three meetings this calendar year to lead into the future but if the Board of Commissioners deem it worthy for an exception to be made for me to extend my term, I am willing to accept the responsibility.

Thank you for providing this information to the Board of Commissioners for their decision.

Karin Kuropas

Karin Kuropas
Planning Board
PLANNING
301 S. Brooks Street | Wake Forest, NC 27587
wakeforestnc.gov
Where Innovation Meets Opportunity

Correspondence to and from this E-mail address may be subject to the North Carolina Public Records Law (NCGS Chapter 132) and may be disclosed to third parties.

Ella Dowtin

Deputy Town Clerk

Town of Wake Forest

Reference: Reappointment to Board of Adjustment

To whom it may concern,

I would like to continue to serve on the above referenced board because I think that it is important to have qualified persons on these boards to provide service to the citizens. We received a variance when we moved to Wake Forest in 1998 and appreciated having a fair board to present our situation before. I have served on this board a couple of times for multiple terms and understand how the process works.

As for my qualifications, I am a licensed civil engineer with a major construction company performing public and private heavy civil construction such as grading, drainage, paving, and structures. The experienced I have gained in this role over the last 40 years give me great understanding and perspective on requirements and conditions that may come before this board.

Please consider me for reappointment to the Board of Adjustment.

Sincerely,

Jonathan Bivens

333 S. Main St.

Wake Forest, NC

INVOICE

Mark Williams
P.O. Box 607, Wake Forest, NC 27588
919-745-0111
mark-williams@nc.rr.com

10/02/2024

Town of Wake Forest

Mayor and Board of Commissioners

301 S. Brooks Street

Wake Forest, NC 27587

Dear Mayor Jones and Board of Commissioners:

I would be willing to continue to serve as the ETJ member on the Wake Forest Board of Adjustment.

Sincerely,

Mark S. Williams

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-261-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Consideration of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

-

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-305-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Consideration of a contiguous annexation submitted by property owner Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

Recommendation:

Item Summary:

ATTACHMENTS

-

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-276-
Submitted by: Tim Richards
Submitting Department: Planning
Meeting Date: October 15, 2024

SUBJECT
Consideration of LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-275-
Submitted by: Candace Davis
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Consideration of Approval Amending the Parks & Recreation Impact Fees

Recommendation:

Item Summary:

ATTACHMENTS

- Wake Forest Parks and Rec. IF Update_DRAFT Rpt 6-16-24.pdf
- BOC_Agenda_Item_Summary_PRCR_Impact_Fee_Update_2024_Request_Approval_10.15.2024.docx



Wake Forest Parks and Recreation Facility Impact Fee Update Study

DRAFT REPORT
June 17, 2024

Prepared for:
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587-2932
ph (919) 435-9400

Prepared by:
Benesch
1000 N. Ashley Dr., #400
Tampa, Florida, 33602
ph (813) 224-8862
fax (813) 226-2106
E-mail: nkamp@benesch.com

DRAFT

Town of Wake Forest
Parks and Recreation Facility Impact Fee Update Study
Table of Contents

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II. Inventory 3

III. Service Area and Demand Component 6

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VII. Net Parks and Recreation Facility Impact Cost 13

VIII. Calculated Parks and Recreation Facility Impact Fee Schedule 14

IX. Parks and Recreation Facility Fee Schedule Comparison 15

APPENDICES

Appendix A: Population Analysis - Supplemental Information

Appendix B: Land Value Analysis – Supplemental Information

I. Introduction and Methodology

Parks and recreation facility impact fees are used to fund acquisition and expansion of parks and recreation service-related capital assets required to address the additional parks and recreation service demand created by new growth. The Town of Wake Forest's (the Town) 1989 Enabling Act allows the Town to implement impact fees for 10 services areas, including parks and recreational facilities. The Town implemented a parks and recreation facility impact fee in 1997, which was last updated in 2018. Given the time elapsed since the last study, the Town retained Benesch to update the impact fee schedule to reflect the most recent data.

Methodology

The Town's enabling act requires that to impose impact fees, the following information needs to be prepared:

- A description of the anticipated capital cost to the Town of additional or expanded service facility generated by new construction;
- A description of relevant characteristics of construction that give rise to additional or expanded facilities; and
- A plan for providing future facilities.

The methodology used to update the Town's impact fee program is a consumption-based impact fee methodology, which fulfills the first two requirements. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit. A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure available for use by new growth. In addition, a credit is subtracted from the total cost to account for the value of future contributions of the new development toward any capacity expansion projects. The credit component reflects estimates of future non-impact fee revenues generated by the new development that will be used toward capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same service. The final requirement is fulfilled with by the Town's Parks, Recreation, and Cultural Resources Master Plan, which is currently being updated. Moving forward, impact fees will be reviewed and updated on a five-year cycle in conjunction with the department master plan.

The purpose of this study is to create a technically defensible set of impact fees for the Town's parks and recreation program. It is important to note that, whenever possible, the most current and localized data was utilized. All data and support materials used in this analysis are incorporated by reference as set in this document.

There are several major elements associated with the development of the parks and recreation facility impact fee. These include:

- Inventory
- Population and Service Area
- Level of Service
- Cost Component
- Credit Component
- Net Parks and Recreation Facility Impact Cost
- Calculated Parks and Recreation Facility Impact Fee Schedule
- Parks and Recreation Facility Fee Schedule Comparison

The various elements are summarized in the remainder of this report, with the result being the calculated parks and recreation facility impact fee schedule for the Town of Wake Forest.

DRAFT

II. Inventory

The capital inventory used in the impact fee calculations includes parks that are owned by the Town of Wake Forest and are classified into six different categories: greenway, greenway/open space, metro, mini, and neighborhood parks. The following provides a brief description of these park classifications.

- **Greenway** – linear natural preserve available for free and unstructured recreation to the general public. This term is not meant to be inclusive of required pedestrian/bicycle connections from adjacent development to greenways. The various types of greenways as defined in the Wake Forest Open Space & Greenways Plan are as follows:
  - Type 1: Sensitive natural area with no formal greenway or trail development.
  - Type 2: Greenway corridors in a primarily natural state with gravel or dirt trails intended for use by pedestrians only.
  - Type 3: Corridors located outside floodplains with unpaved multi-use trails that are intended for use by pedestrians and bicyclists.
  - Type 4: High-capacity off-road corridors and/or corridors located within floodplains that are paved for use by a wide variety of user groups including pedestrians, bicyclists, joggers, wheelchair users, strollers and rollerbladers.

- **Open Space** – areas set aside and protected from development which may be left in a generally unimproved state.

- **Metro Parks** – intended to provide active and passive recreation and may also contain special use facilities. Metro parks are typically 100 acres or more.

- **Mini-Parks** – less than two acres in size and typically serve the neighborhoods immediately surrounding them.

- **Neighborhood Parks** – typically 5 to 20 acres in size, usually serving the immediate surrounding neighborhood, although they can provide a town-wide service.

Table 1 provides an inventory of all parks and recreation facilities that are owned by the Town and included in the impact fee analysis, along with the facilities that are available at each park location. The parks and recreation inventory used as the basis for the impact fee analysis includes the following:

- 5 stand-alone greenway facilities;
- 16 open space parks with greenways;
- 2 metro parks;
- 4 mini parks; and
- 4 neighborhood parks.

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Table 1
Parks and Recreation Facility Inventory [1]

Park/Facility	Address	Park Type/Classification	Acreage	Amphitheater (Lawn)	Courts			Community Center/ Gym	Dog Park	Garden	Greenway/Trails		Historical Buildings	Field			Neighborhood Center	Performance Stage	Picnic Shelter	Playground	Pool	Restroom Facility	Stone Wall (linear feet)
					Basketball	Bocce Ball	Tennis (Lighted)				Paved (miles)	Unpaved (miles)		Baseball/ Softball	Baseball/ Softball (Lighted)	Multi-Use / Soccer							
Gateway Commons Multi-Use Path	Heritage Lake Rd/NC 98 Bypass/Friendship Chapel Rd	Greenway	7.29	-	-	-	-	-	-	-	1.20	-	-	-	-	-	-	-	-	-	-	-	-
Crenshaw/NC 98 Business Multi-Use Path	NC 98/Crenshaw Manor	Greenway	4.26	-	-	-	-	-	-	-	0.70	-	-	-	-	-	-	-	-	-	-	-	-
NC 98 Calvin Ray Highway Multi-Use Path	US 1A to Siena Drive	Greenway	3.62	-	-	-	-	-	-	-	0.60	-	-	-	-	-	-	-	-	-	-	-	-
Stadium Drive Multi-Use Path	US1 to Judson Drive	Greenway	5.19	-	-	-	-	-	-	-	0.86	-	-	-	-	-	-	-	-	-	-	-	-
Royal Mill Ave Multi-Use Path	N. White St to WF Reservoir	Greenway	7.87	-	-	-	-	-	-	-	1.30	-	-	-	-	-	-	-	-	-	-	-	-
Dunn Creek Greenway, phase 1, Smith Creek Soccer Ctr. to NC 98 Bypass	690 Heritage Lake Road	Greenway/Open Space	14.61	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-
Dunn Creek Greenway, phase 2- NC 98 Bypass to Ledgerock Road and Cardinal Crest Lane	690 Heritage Lake Road	Greenway/Open Space	1.82	-	-	-	-	-	-	-	0.30	-	-	-	-	-	-	-	-	-	-	-	-
Dunn Creek Greenway, phase 3- Ledgerock to Ailey Young Park	Ledgerock to Ailey Young Park	Greenway/Open Space	11.52	-	-	-	-	-	-	-	1.90	-	-	-	-	-	-	-	-	-	-	-	-
Richland Creek Greenway- Harris Road/Barnford Mill Road to Littlehampton Ctb (plus Cottage)	901 Barnford Mill Road	Greenway/Open Space	9.13	-	-	-	-	-	-	-	0.35	-	-	-	-	-	-	-	-	-	-	-	200
Richland Creek Greenway, phase 1- Littlehampton Way to Franklin County Line	Littlehampton Way to Franklin County Line	Greenway/Open Space	7.88	-	-	-	-	-	-	-	1.30	-	-	-	-	-	-	-	-	-	-	-	-
Richland Creek Greenway, phase 2- Harris Road to Durham Road	Harris Road to Durham Road	Greenway/Open Space	6.67	-	-	-	-	-	-	-	1.10	-	-	-	-	-	-	-	-	-	-	-	-
Richland Creek Greenway, phase 3- Durham Road to US 1/Neuse River	Durham Road to US 1/Neuse River	Greenway/Open Space	13.94	-	-	-	-	-	-	-	2.30	-	-	-	-	-	-	-	-	-	-	-	-
Sanford Creek Greenway- Rolesville to Marshall Farm Road	End of Marshall Farm Road	Greenway/Open Space	51.62	-	-	-	-	-	-	-	0.85	-	-	-	-	-	-	-	-	-	-	-	-
Sanford Creek Greenway- Marshall Farm Road to Heritage HS	End of Marshall Farm Road	Greenway/Open Space	14.23	-	-	-	-	-	-	-	1.40	-	-	-	-	-	-	-	-	-	-	-	-
Smith Creek Greenway- Smith Creek Soccer Ctr. to Rogers Road	End of Marshall Farm Road	Greenway/Open Space	0.58	-	-	-	-	-	-	-	0.63	-	-	-	-	-	-	-	-	-	-	-	-
Smith Creek Greenway- Rogers Road to Heritage High School	End of Marshall Farm Road	Greenway/Open Space	26.50	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-
Smith Creek Greenway- Burlington Mills Road to Neuse River	2912 Burlington Mills Rd.	Greenway/Open Space	18.12	-	-	-	-	-	-	-	1.15	-	-	-	-	-	-	-	-	-	-	-	-
Smith Creek Greenway, phase 2- Burlington Mills Road to Ligon Mill Road	-	Greenway/Open Space	6.67	-	-	-	-	-	-	-	1.10	-	-	-	-	-	-	-	-	-	-	-	-
Smith Creek Greenway, phase 3- Ligon Mill Road to Heritage High School	-	Greenway/Open Space	4.85	-	-	-	-	-	-	-	0.80	-	-	-	-	-	-	-	-	-	-	-	-
Traditions Grande Blvd Multi-Use Path	Traditions Grande Blvd. from Wait to Oak Grove Church Road/Royal Mill Ave	Greenway/Open Space	23.98	-	-	-	-	-	-	-	3.96	-	-	-	-	-	-	-	-	-	-	-	-
80 Acres and Hedrick Tract 2	Foundation Drive	Greenway/Open Space	94.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E. Carroll Joyner Park/JP Comm. Center	701 Harris Road	Metro	117.00	1	-	-	-	1	-	1	3.00	0.50	3	-	-	-	-	-	1	1	1	-	1	2,000
J.B. Flaherty Park/Comm. Center	1226 N. White St.	Metro	100.00	-	-	-	8	1	1	-	0.25	-	-	-	-	3	-	-	-	1	1	-	1	-
H.L. Miller Park	401 Elm Ave.	Mini Park	2.00	-	-	-	-	-	-	-	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-
Kiwanis Park	400 E. Holding Ave.	Mini Park	1.00	-	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	1	1	-	-	-
North Taylor Street Park/A. Mass	416 N. Taylor St.	Mini Park	1.50	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	1	-	1	-
Plummer Park	965 Jones Wynd	Mini Park	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-		-
Ailey Young Park	800 E. Juniper Ave.	Neighborhood	15.00	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	1	-
Holding Park/ Forrest Park/Comm. House	133 W. Owen Ave.	Neighborhood	6.00	-	1	-	-	1	-	1	-	-	-	-	1	-	1	-	-	-	1	1	1	-
Smith Creek Soccer Center	690 Heritage Lake Road	Neighborhood	16.77	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-	1	1	-	-	-	-
Tyler Run Park	830 Pineview Dr.	Neighborhood	9.00	-	1	1	-	-	-	-	0.12	-	-	1	-	-	-	-	-	-	1	-	-	-
Total			**603.28**	**1**	**3**	**1**	**8**	**4**	**1**	**2**	**27.92**	**0.50**	**3**	**2**	**4**	**3**	**1**	**1**	**6**	**9**	**1**	**5**	**2,200**

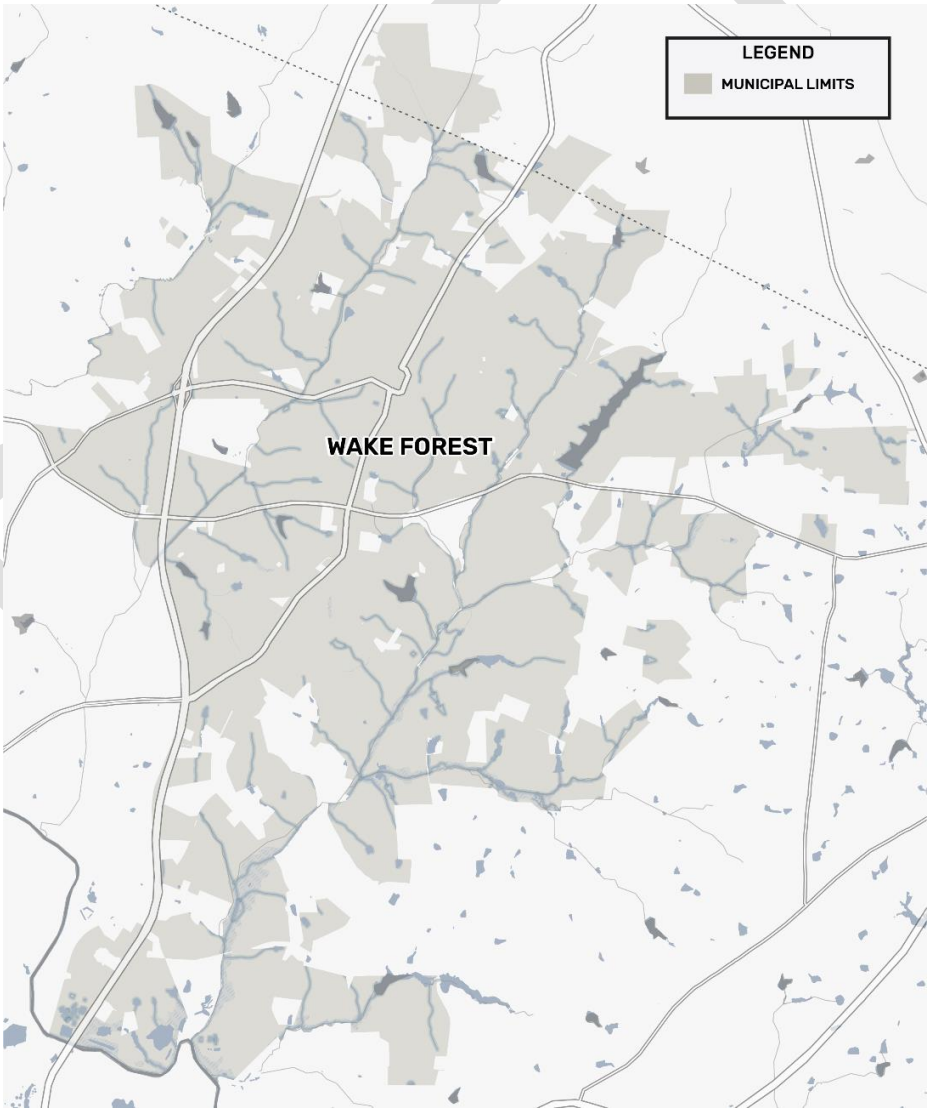
Park/Facility	Address	Park Type/Classification	Acreage	Amphitheater (Lawn)	Courts			Community Center/ Gym	Dog Park	Garden	Greenway/Trails		Historical Buildings	Field			Neighborhood Center	Performance Stage	Picnic Shelter	Playground	Pool	Restroom Facility	Stone Wall (linear feet)
					Basketball	Bocce Ball	Tennis (Lighted)				Paved (miles)	Unpaved (miles)		Baseball/ Softball	Baseball/ Softball (Lighted)	Soccer							
Greenway		**5**	**28.23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4.66**	**0.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Greenway/Open Space		**16**	**306.28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19.14**	**0.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**
Metro		**2**	**217.00**	**1**	**0**	**0**	**8**	**2**	**1**	**1**	**3.25**	**0.50**	**3**	**0**	**3**	**0**	**0**	**1**	**2**	**2**	**0**	**2**	**2,000**
Mini Park		**4**	**5.00**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0.75**	**0.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**	**1**	**0**
Neighborhood		**4**	**46.77**	**0**	**3**	**1**	**0**	**1**	**0**	**1**	**0.12**	**0.00**	**0**	**2**	**1**	**3**	**1**	**0**	**1**	**4**	**1**	**2**	**0**
Total		**31**	**603.28**	**1**	**3**	**1**	**8**	**4**	**1**	**2**	**27.92**	**0.50**	**3**	**2**	**4**	**3**	**1**	**1**	**6**	**9**	**1**	**5**	**2,200**

1) Source: Town of Wake Forest Parks, Recreation & Cultural Resources Department.

III. Service Area and Demand Component

The Town of Wake Forest provides parks and recreation services to all residents. Given this, the service area for the facilities included in the impact fee calculations is the entire jurisdiction as shown in Figure 1. To accurately determine the demand for services, this impact fee study utilizes the Town's permanent population, which is summarized in **Appendix A, Table A-1**. Table A-1 provides the permanent population estimate for 2024 (58,007) and the projected population through 2030. **Table A-2** presents residents per housing unit, which measures demand by each residential category.

Figure 1
Town of Wake Forest



Source: Town of Wake Forest

IV. Level of Service

For impact fee calculation purposes, the level of service for parks and recreation facilities is measured in terms of asset value per resident. This figure represents the existing development's investment into the parks and recreation infrastructure. The total asset value per resident for the Town of Wake Forest parks and recreation facilities amounts to $3,294 and includes both the value of facilities and land. **Table 4** presents the calculation.

V. Cost Component

The total cost per resident for parks and recreation facilities consists of two components: the cost of recreational facilities and the cost of purchasing land.

Recreation Facility Value

The first step in calculating the total cost for parks and recreation services in the Town of Wake Forest involves estimating the current value of the Town's recreation facilities. As presented in **Table 2**, the total value of recreation facilities amounts to $85.5 million. The value of greenway facilities makes up approximately 65 percent of this total and the remaining 35 percent consists of other recreational facilities (ball fields, picnic shelters, etc.).

The cost per mile of paved greenways was estimated based on five upcoming projects. In the case of these projects, the average cost per mile is approximately $2.2 million with a median cost per mile is $1.8 million. Given these estimates, a value of $2 million per mile was used in the impact fee study. Discussions with the Town representatives confirmed that these sample projects had similar design characteristics as the greenways included in the inventory. The cost of unpaved trails was estimated at $65,000 per mile based on information provided by the Town.

To develop the Town's remaining recreation facility value, the capital asset listing for recreational facilities that was provided by the Town was reviewed. This list includes the original cost of each facility along with any expansion costs. In the absence of recent bids or construction for each type of facility, these historical costs were used to reflect the value of recreational facilities, which resulted in approximately $49,200 per acre.

Based on a total facility value of $85.5 million, and the total park acreage of 603 acres, the recreational facility value amounts to $141,800 per acre. This estimate was compared to data from other jurisdictions and was found to be within the range of recent studies completed by Benesch.

For impact fee calculation purposes, the cost of recreation facilities was converted into a cost per resident by dividing the total facility asset value by the 2024 population of the Town. As shown in Table 2, the resulting asset value is $1,474 per resident.

Table 2
Recreation Facility Value per Resident

Variable	Figure
Recreational Facility Value[(1)]	$85,528,300
Total Park Acreage[(2)]	603.28
Total Recreation Facility Value per Acre[(3)]	**$141,772**
2024 Population[(4)]	58,007
Recreation Facility Value per Resident[(5)]	**$1,474.45**

1) Source: Town of Wake Forest and estimates developed for the valuation of greenway facilities. Represents the total value of greenway facilities and non-greenway recreational facilities (i.e., ball fields, picnic shelters, etc.)
2) Source: Table 1
3) Recreational facility value (Item 1) divided by total park acreage (Item 2)
4) Source: Appendix A, Table A-1
5) Total recreational facility value (Item 1) divided by the 2024 population (Item 4)

Land Value

To estimate the cost of park land several variables were evaluated, including recent land purchases, recent sales and current estimated values of vacant land similar in size to the Town's parks based on data from the Wake County Revenue Department Property Database, value of parcels where existing parks are located, and discussions with Town representatives. This review resulted in an estimated average land value of $175,000 per acre as presented in **Table 3**. Appendix B provides further detail regarding the land value estimate.

This land cost is converted to land value per resident by dividing the total land value by the 2024 population. As shown in Table 3, the total land value amounts to $1,820 per resident.

Table 3
Land Value per Resident

Variable	Figure
Land Purchase Cost per Acre[1]	$175,000
Total Acres[2]	603.28
Total Land Value[3]	**$105,574,000**
2024 Population[4]	58,007
Total Land Value per Resident[5]	**$1,820.02**

1) Source: Appendix B
2) Source: Table 1
3) Land purchase cost per acre (Item 1) multiplied by total acres (Item 2)
4) Source: Appendix A, Table A-1
5) Total land value (Item 3) divided by the 2024 population of the Town (Item 4)

Total Impact Cost per Resident

Table 4 provides a summary of the total impact cost per resident which includes the recreation facility value per resident and land value per resident previously shown in Tables 2 and 3. As presented, the total impact cost is estimated at $3,294 per resident, which represents the existing population's investment into the parks and recreational facility infrastructure. Also shown in Table 4 is the distribution of the Town's assets, with recreational facilities comprising 45 percent and land the remaining 55 percent.

Table 4
Total Impact Cost per Resident

Variable	Total Asset Value	Percent of Total Asset Value[4]
Recreation Facility Value per Resident[1]	$1,474.45	45%
Park Land Value per Resident[2]	$1,820.02	55%
Total Cost per Resident[3]	**$3,294.47**	**100%**

1) Source: Table 2
2) Source: Table 3
3) Sum of recreation facility value per resident (Item 1) and park land value per resident (Item 2)
4) Distribution of total asset value per resident

VI. Credit Component

To avoid overcharging new development for the capital cost of providing parks and recreation services, a review of the capital funding program for the parks and recreation program was completed. The purpose of this review was to estimate any future revenues generated by new development, other than impact fees, which will be used to fund the expansion of capital facilities and land related to the Town of Wake Forest parks and recreation program.

Capital Expansion "Cash" Credit

Between FY 2019 and FY 2028, in addition to impact fees, the Town has allocated funds from the General Fund and grants to fund capital expansion projects for parks and recreation facilities. To calculate the capital expansion expenditure per resident, the average annual capital expansion funding over the 10-year period is divided by the average population for the same period.

During this 10-year period, the Town's parks and recreation capacity expansion projects amounted to a total of $3.6 million, resulting in an average capital expansion funding allocation of $361,900 per year. As presented in **Table 5,** the resulting average annual capital expansion funding is $6.37 per resident.

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Table 5
Capital Expansion "Cash" Credit per Resident

Project Description[1]	FY 2019 to FY 2028
General Fund	
Skate Park/Pump Park	$194,500
Flaherty Community Center Office	$366,500
Greenway and Park Signage (Phase 2)	$400,000
Joyner Park Amphitheater Irrigation and Sod	$155,000
Greenway - Smith Creek Greenway - Phase 2	$175,400
Greenway - Smith Creek Greenway - Phase 3	$23,900
Greenway - Dunn Creek Greenway Phase 3	$225,800
Greenway - Dunn Creek Greenway Phase 4	$128,300
Subtotal - General Fund	**$1,669,400**
Grants	
Holding Park Inclusive Playground	$1,300,000
Skate Park/Pump Park	$500,000
Subtotal - Grants	**$1,800,000**
Miscellaneous Revenue	
Restroom Installation	$150,000
Subtotal - Miscellaneous Revenue	**$150,000**
Total Capital Expansion "Cash" Expenditures	**$3,619,400**
Average Annual Capital Expansion Expenditures[2]	$361,940
Average Annual Population[3]	56,813
Annual Capital Expansion "Cash" Credit per Resident[4]	**$6.37**

1) Source: Town of Wake Forest
2) Total expenditures divided by ten to calculate the average annual expenditure.
3) Source: Appendix A, Table A-1, average annual population over the same 10-year period.
4) Average annual expenditures (Item 2) divided by the average annual population (Item 3)

Debt Service Credit

Any outstanding debt issues related to the expansion of parks and recreation facilities also results in a credit to the impact fee. Currently, the Town is paying debt service obligations that were used to fund parks and recreation capacity expansion projects such as Holding Park Pool and greenway expansion projects.

To calculate the credit of the outstanding loans, the present value of the total remaining payments for each issue is calculated and then divided by the average annual population estimates over the remaining life of the issue. As presented in **Table 6**, the resulting credit is approximately $185 per resident.

Table 6
Debt Service Credit per Resident

Issue	Number of Remaining Payments[1]	Present Value of Remaining Payments[1]	Average Annual Population During Remaining Issue Period[2]	Debt Service Credit per Resident[3]
Holding Park Pool	5	$1,332,417	63,697	$20.92
Series 2016 - Bond	3	$497,040	63,608	$7.81
Series 2018 - Bond	14	$10,501,977	82,295	$127.61
Series 2019 - Bond	6	$1,032,480	68,104	$15.16
Series 2021B - Bond	17	$1,230,062	88,769	$13.86
Total Debt Service Credit per Resident[4]				**$185.36**

1) Source: Town of Wake Forest
2) Appendix A, Table A-1. Average annual population over the remaining number of payments.
3) Present value of remaining payments (Item 1) divided by average annual population during remaining issue period (Item 2)
4) Sum of debt service credit per resident

VII. Net Parks and Recreation Facility Impact Cost

The net impact fee per resident is the difference between the cost component and the credit component. **Table 7** presents the calculation of the net parks and recreation facility impact cost. As shown, the net impact cost amounts to $3,012 per resident.

Table 7
Net Impact Cost per Resident

Variable	Figure
Impact Cost	
Total Impact Cost per Resident[1]	$3,294.47
Revenue Credit	
Annual Capital Expansion "Cash" Credit per Resident[2]	$6.37
Capitalization Rate	4.25%
Capitalization Period (in years)	25
Capital Expansion "Cash" Credit per Resident[3]	$96.93
Capital Expansion "Debt Service" Credit per Resident[4]	$185.36
Total Capital Improvement Credit per Resident[5]	**$282.29**
Net Impact Cost:	
Net Impact Cost per Resident[6]	**$3,012.18**

1) Source: Table 4
2) Source: Table 5
3) Present value of the average annual capital expansion credit per resident (Item 2) over a 25-year period with a capitalization rate of 4.25 percent. The capitalization rate is based on the information provided by the Town of Wake Forest.
4) Source: Table 6
5) Sum of capital expansion "cash" credit per resident and "debt service" credit per resident
6) Total impact cost per resident (Item 1) less total capital improvement credit per resident (Item 5)

VIII. Calculated Parks and Recreation Facility Impact Fee Schedule

The calculated parks and recreation facility impact fee schedule is presented in **Table 8** and amounts to $8,856 for single family and/or mobile homes and $4,789 for multi-family homes. Table 8 also shows the percentage change from the 2018 calculated impact fee as well as the Town's adopted impact fee.

Table 8
Calculated Parks and Recreation Facility Impact Fee Schedule

Residential Category	Residents per Unit[(1)]	Net Impact Cost per Resident[(2)]	Calculated Impact Fee[(3)]	2018 Study Calculated Impact Fee[(4)]	Percent Change[(5)]	Adopted Impact Fee[(6)]	Percent Change[(7)]
Single Family and Mobile Home	2.94	$3,012.18	**$8,856**	$4,101	116%	$3,691	140%
Multi-Family	1.59	$3,012.18	**$4,789**	$2,447	96%	$2,202	117%

1) Source: Appendix A, Table A-2
2) Source: Table 7
3) Residents per unit (Item 1) multiplied by the net impact cost per resident (Item 2)
4) Source: Town of Wake Forest Recreation Facility Fee Update Study, March 2018
5) Percent change between the calculated impact fee (Item 3) and the 2018 study calculated impact fee (Item 4)
6) Source: Town of Wake Forest. Adopted fees shown are 90 percent of the 2018 study's calculated rates.
7) Percent change between the calculated impact fee (Item 3) and the adopted impact fee (Item 6)

IX. Parks and Recreation Facility Fee Schedule Comparison

As part of the work effort in updating the Town of Wake Forest parks and recreation facility impact fee, a comparison of parks and recreation facility impact fee schedules is completed for communities of similar population levels or adjacent to the Town, as shown in **Table 9**.

In addition to impact fees, a comparison of parks and recreation in-lieu fees was developed and is presented in **Table 10**.

Table 9
Parks and Recreation Facility Impact Fee Schedule Comparison

Land Use	Unit[2]	Town of Wake Forest		City of Raleigh[5]	Town of Rolesville[6]
		Calculated[3]	Existing[4]		
Date of Last Update		**2023**	**2018**	2006	N/A
Assessed Portion of Calculated[1]		**N/A**	**90%**	70% - 75%	N/A
Residential:					
Single Family (2,000 sq ft)	du	**$8,856**	**$3,691**	$1,794	$3,200
Multi-Family (1,300 sq ft)	du	**$4,789**	**$2,202**	$1,302	$3,200

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Table 8
4) Source: Town of Wake Forest
5) Source: City of Raleigh Development Fee Guide, Zone 1
6) Source: Town of Rolesville, Impact fee for recreational development Fiscal Year 2023-2024 Adopted Budget

Table 10
Parks and Recreation Facility Fee-In-Lieu of Land Dedication Comparison

Land Use	Unit[1]	Town of Wake Forest (Impact Fee)		Town of Apex[4]	Town of Cary[5]	Town of Fuquay-Varina[6]	Town of Garner[7]	Town of Holly Springs[8]	Town of Morrisville[9]	Town of Rolesville[10]
		Calculated[2]	Existing[3]							
Date of Last Update		**2023**	**2018**	2019	N/A	N/A	N/A	N/A	N/A	N/A
Residential:										
Single Family (2,000 sq ft)	du	**$8,856**	**$3,691**	$4,017	Varies	Varies by Tax Value	$2,375	# of dwelling units x 1/20 acre = Acres to be dedicated acres to be dedicated x Value/Acre = fees-in-lieu	See Footnote	Market value of 5% of the gross acreage
Multi-Family (1,300 sq ft)	du	**$4,789**	**$2,202**	$2,705	$3,400		$1,762		$2,798	

1) du = dwelling unit
2) Source: Table 8. Fees shown reflect parks and recreation facility impact fees.
3) Source: Town of Wake Forest. Fees shown reflect parks and recreation facility impact fees.
4) Source: Town of Apex, Building Inspections and Permits, Fee Schedule 2023/2024
5) Source: Town of Cary, 2023 Operating Budget
6) Source: Town of Fuquay-Varina Planning Department, all fees-in-lieu are capped at $5,000 per unit.
7) Source: Town of Garner, Adopted Annual Budget FY 2023-2024
8) Source: Town of Holly Springs, Residential Development Fee Workbook
9) Source: Town of Morrisville Development Services Department. Single family attached/detached, duplex, and manufactured homes are calculated as 1/35 of an acre (Pre-Development Cost) times the number of dwelling units
10) Source: Town of Rolesville, Adopted Budget FY 2023-2024

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Appendix A
Population Analysis
Supplemental Information

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Appendix A

The parks and recreation facility impact fee requires the use of population data for cost and credit calculations. To accurately determine demand for services, population projections included in the Wake Forest Community Plan are used. The population levels represent permanent residents of the Town.

As shown in **Table A-1,** the Town's current population of 58,000 is projected to increase to 75,200 in 2030, an average annual growth rate of 4.7 percent.

Table A-1
Town of Wake Forest
Population Estimates and Projections

Year	Town of Wake Forest Population
2010	30,117
2011	31,526
2012	33,001
2013	34,545
2014	36,162
2015	37,854
2016	39,626
2017	41,480
2018	43,421
2019	45,453
2020	47,601
2021	49,829
2022	52,161
2023	54,602
2024	**58,007**
2025	60,722
2026	63,564
2027	66,539
2028	69,653
2029	72,913
2030	75,235

Source: Town of Wake Forest Community Plan - May 2023 for 2010, 2020 and 2030 population estimates. Town of Wake Forest provided 2024 estimate. Population estimates for in between years were interpolated based on average annual growth rate.

Apportionment of Demand by Residential Unit Type

The residential land uses to be used for the impact fee calculations are the following:

- Single Family and/or mobile homes
- Multi-Family homes

Table A-2 presents the population per housing unit by type for the residential categories identified above in the Town of Wake Forest's parks and recreation facility impact fee update study. This analysis includes all housing units, both occupied and vacant.

Table A-2
Population per Housing Unit

Housing Type	Population[(1)]	Housing Units[(2)]	Population per Housing Unit[(3)]
Single Family and Mobile Home	41,779	14,233	2.94
Multi-Family	5,591	3,514	1.59
Weighted Average	**47,370**	**17,747**	**2.67**

1) Source: 2022 American Community Survey (ACS); 5-Yr Estimates, Table B25033
2) Source: 2022 American Community Survey (ACS); 5-Yr Estimates, Table DP04
3) Population (Item 1) divided by housing units (Item 2).

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Appendix B
Land Value Analysis
Supplemental Information

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Appendix B

This appendix provides a summary of land value estimates for the parks and recreation facility impact fee. To determine the land value for the Town of Wake Forest parks, the following information was reviewed and analyzed:

- Recent land purchases by the Town;
- Current value of existing park land based on information included in the Wake County Revenue Department Property Database;
- Vacant residential land sales of similar size to the Town's park inventory between 2018 and 2023 obtained from the Wake County Revenue Department Property Database;
- Current appraised value of vacant residential land of similar size to the Town's park inventory, obtained from the Wake County Revenue Department Property database; and
- Discussions with the Town representatives.

Table B-1 provides the results of this analysis.

In 2017, the Town purchased two parcels associated with greenways. The sale price of these parcels was $43,100 per acre and $26,000 per acre with a weighted average cost of approximately $29,900 per acre. The Town purchased two parcels for active park land in 2023. Cost associated with these parcels was $286,700 per acre and $375,500 per acre with a weighted average of $360,100 per acre.

The value of parcels where current parks are located ranges from $39,000 per acre to $195,800 per acre with a weighted average of approximately $54,000 per acre. Property Appraiser land value estimates for governmental entities tend to be at the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.

A review of vacant land sales between 2018 and 2023 of similarly sized parcels suggested a weighted average value of $79,400 with a median value of $94,100 per acre. The sale price during this time period ranged from $11,200 per acre to $991,300 per acre for all vacant land. In addition, based on Wake County Revenue Department Property Database estimates, the value of all vacant land averaged $51,700 per acre with a median value of $42,800 per acre.

The value of vacant land included in the sample ranged from $10,000 per acre to $568,500 per acre.

Given this information and discussions with representatives from the Town of Wake Forest, an average land value of $30,000 per acre for greenways/open space and $350,000 per acre for other park types are determined to be reasonable estimates. Table B-2 shows the estimated land value estimate per acre by park type as well as the total acres according to the Town's current inventory. Considering the weighted average land value of the current inventory, an average land value of $175,000 per acre is determined to be a reasonable estimate for parks and recreation facility impact fee calculation purposes.

Table B-1
Land Value Analysis

Recent Land Purchases[1]	Year	Purchase Price	Acres	Purchase Price per Acre
2017 Land Purchases				
Open Space Adj to Greenway	2017	$592,136	13.73	$43,130
Land Donation (Greenway)	2017	$1,205,000	46.42	$25,959
Total / Weighted Average		**$1,797,136**	**60.15**	**$29,878**
2023 Land Purchases				
Devon Square Boulevard	2023	$3,131,818	8.34	$375,518
610 Brooks Street	2023	$501,751	1.75	$286,715
Total / Weighted Average		**$3,633,569**	**10.09**	**$360,116**

Current Inventory[2]	Year	Average Land Value per Acre
Metro	2023	$39,144
Mini	2023	$195,754
Neighborhood	2023	$57,043
School	2023	$59,345
Weighted Average		**$53,971**

Vacant Land Sales (2018-2023)[3]	Count	Sale Price per Acre			
		Weighted Average	Median	Minimum	Maximum
All Vacant Land					
- 0.5 to 5 acres	179	$150,629	$138,538	$11,212	$991,304
- 5.01 to 10 acres	23	$85,381	$43,925	$18,124	$362,628
- 10.01 to 30 acres	23	$98,698	$62,285	$11,988	$415,189
- 30.01 to 70 acres	6	$38,483	$37,046	$21,179	$58,657
- 70.01 to 250 acres	2	$14,100	$13,450	$11,909	$14,991
- 0.5 to 250 acres	**233**	**$79,377**	**$94,076**	**$11,212**	**$991,304**
Vacant Residential					
- 0.5 to 5 acres	136	$109,380	$88,544	$11,212	$625,000
- 5.01 to 10 acres	13	$39,922	$39,980	$18,124	$98,814
- 10.01 to 30 acres	13	$39,525	$28,999	$11,988	$74,051
- 30.01 to 70 acres	6	$38,483	$37,046	$21,179	$58,657
- 70.01 to 250 acres	2	$14,100	$13,450	$11,909	$14,991
- 0.5 to 250 acres	**170**	**$46,075**	**$66,194**	**$11,212**	**$625,000**

Table B-1 (Continued)
Land Value Analysis

Vacant Land Values (2023)[4]	Count	Land Value per Acre			
		Weighted Average	Median	Minimum	Maximum
All Vacant Land					
- 0.5 to 5 acres	723	$77,646	$47,243	$10,000	$568,453
- 5.01 to 10 acres	88	$50,777	$26,114	$11,724	$288,679
- 10.01 to 30 acres	88	$59,111	$22,264	$10,632	$339,768
- 30.01 to 70 acres	25	$34,575	$26,000	$11,278	$130,680
- 70.01 to 250 acres	5	$19,045	$19,334	$14,848	$24,603
- 0.5 to 250 acres	**929**	**$51,714**	**$42,800**	**$10,000**	**$568,453**
Vacant Residential					
- 0.5 to 5 acres	591	$43,743	$41,860	$11,000	$401,786
- 5.01 to 10 acres	67	$26,483	$24,459	$11,724	$80,443
- 10.01 to 30 acres	62	$22,948	$19,895	$10,632	$57,385
- 30.01 to 70 acres	21	$26,592	$26,000	$11,383	$44,000
- 70.01 to 250 acres	5	$19,045	$19,334	$14,848	$24,603
- 0.5 to 250 acres	**746**	**$28,602**	**$35,722**	**$10,632**	**$401,786**

1) Source: Town of Wake Forest
2) Source: Wake County. Excludes parcels with a land value less than $10,000 per acre.
3) Source: Wake County. Excludes parcels with a sale price less than $10,000 per acre.
4) Source: Wake County. Excludes parcels with a land value less than $10,000 per acre.

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Table B-2
Land Value Estimates

Park Classification	Estimated Value per Acre[1]	Total Park Acreage[2]	Total Estimated Land Value[3]
Greenway	$30,000	28.23	$846,900
Greenway/Open Space	$30,000	306.28	$9,188,400
Metro	$350,000	217.00	$75,950,000
Mini Park	$350,000	5.00	$1,750,000
Neighborhood	$350,000	46.77	$16,369,500
Total		**603.28**	**$104,104,800**
Weighted Average[4]			**$172,565**
Used in Study			**$175,000**

1) Source: Estimated based on the information provided in Table B-1
2) Source: Table 1
3) Estimated value per acre (Item 1) multiplied by total park acreage (Item 2)
4) Total estimated land value (Item 3) divided by total park acreage (Item 2)

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Agenda Item: Parks and Recrea?on Impact Fee Update

Summary: At the September 3rd Work Session, the Board of Commissioners received a presenta?on from the consultant team; Benesch. The consultants presented the 2024 Parks & Recrea?on Impact Fee Study recommended fees. The Planning Board received the park & recrea?on impact fee analysis report and presenta?on at their September 4th mee?ng.

The Board of Commissioners called a public hearing at the September 17th mee?ng in accordance with NC General Statutes (G.S. 160A-364) and received comments from the public.

Tonight, staff will request the Board of Commissioners consider formal approval of the Parks & Recrea?on Impact Fee update and select one of the implementa?on scenarios presented by staff or requested during the public hearing.

Once a scenario is selected, staff will prepare an ordinance for the November 19 consent agenda.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-324-
Submitted by: Ruben Wall
Submitting Department: Parks & Recreation
Meeting Date: October 15, 2024

SUBJECT
Consideration of Ordinance to Adopt the Parks, Recreation and Cultural Resources Department 2024 Master Plan CPA-24-01

Recommendation:
Approved as submitted

Item Summary:

ATTACHMENTS

- Exhibit #1 - PRCR Master Plan.pdf
- PRCR Master Plan Ordinance Oct. 15, 2024.docx
- Summary Sheet - Ordinance to Adopt the PRCR Master Plan.pdf

TOWN *of* WAKE FOREST

Parks, Recreation & Cultural Resources Comprehensive Master Plan

September 2024 DRAFT

Play It Forward
WAKE FOREST

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Friday Night
WHITE
WAKE FOREST
DOWNTOWN

ACKNOWLEDGEMENTS

Town of Wake Forest

Board of Commissioners

Vivian Jones, Mayor
Ben Clapsaddle, Commissioner
Faith Cross, Commissioner
R. Keith Shackleford, Commissioner
Nick Sliwinski, Commissioner
Adam Wright, Commissioner

Advisory Board

Daniel Hupp, Chair
Travis Formyduval, Vice-Chair
Sandy Thomason, Recreation Member
Christi Spencer, Greenways Member
Dennis Beemer, Greenways Member
Felicia Roberts, Recreation Member
Sharon Welch, Greenways Member
Sarah Seaman, Regular Member
Luke Kemp, Recreation Member
Virginia Kozar, Youth Representative
James Lalik, Recreation Member
Monica Molina, Regular Member
Nick Sliwinski, Ex-Officio

Administration

Kip Padgett, Town Manager
Candace Davis, Assistant Town Manager
Allison Snyder, Assistant Town Manager
Aileen Staples, Assistant Town Manager/CFO

Parks, Recreation, and Cultural Resources Department

Ruben Wall, Parks, Recreation + Cultural Resources Director
Randy Hoyle, Parks Maintenance Manager
Monica Lileton, Recreation Programs Manager
Edward Austin, Athletics + Aquatics Manager

Other Town Departments

Courtney Tanner, AICP, CZO, Planning Director
Bill Crabtree, Communications + Public Affairs Director
Mickey Rochelle, Facilities Director & ADA Coordinator
Samantha Sanchez, Finance Director

McAdams

ETC Institute

pros consulting inc.

Executive Summary

The Wake Forest Parks and Recreation Cultural Resources Master Plan (PRCR Master Plan) is a visionary plan that is intended to guide the growth and operations of the Wake Forest Parks, Recreation & Cultural Resources Department (PRCR Department) over the course of the next five years.

The development of a Parks and Recreation Cultural Resources Comprehensive Master Plan is an opportunity for the PRCR Department staff, the Board of Commissioners, and the public to work with a team of parks planning consultants to reflect on the state of the PRCR Department, changes that are happening in the Town, and future growth of the Town. This comprehensive engagement, combined with multiple analyses performed with the project team has resulted in a broad array of recommendations and action items for the Town to execute over the upcoming five years. These recommendations and action items address what was found during both the engagement efforts and the analysis of the parks and recreation system.

This Executive Summary provides a brief overview of the planning process, engagement efforts, results of the inventory and analysis conducted, and the resulting recommendations, strategies, and action items.

*Note: The planning horizon set for this project is 2023-2028 as the data collection and research spanned 2023-24 year. The Plan is set to be adopted in 2024.



PRCR Department Mission Statement

The Wake Forest Parks, Recreation & Cultural Resources Department is committed to enhancing the lives of the citizens by promoting health and wellness through diverse, safe, accessible, and culturally enriching recreational opportunities.

PRCR Department Vision Statement

To create a culture of innovation, which inspires and encourages a passion for parks and recreation that cultivates a sense of community and enhances the quality of life of our citizens.

Engagement

Engagement efforts for the development of the PRCR Master Plan can be divided into three distinct areas: community engagement, staff engagement, and engagement with elected and appointed officials.

Community engagement was conducted through multiple methods including a Scientific Survey, public opinion surveys, focus groups, and open house meetings. Feedback from community engagement revealed high levels of engagement and use of the PRCR Department programs. The public also indicated high satisfaction with the PRCR Department's ongoing evaluation and relevancy of programs. Conversations with the public revealed that the top priority for the community as it relates to parks and recreation is creating community connections, promoting health and wellness, and immersion in nature. The highest ranked amenity in the scientific survey was the continued addition of greenways and greenway trailheads. Focus group sessions, which were held to elicit strategic feedback from specific groups within the community, revealed a desire for additional age-focused programming that allows all age groups to experience expanded recreational offerings and educational and social program offerings.

The project team engaged with Town staff through a listening session where the staff were given the opportunity to express their honest opinions. The staff listening session resulted in a set of themes that captured their feedback as well as their hopes for the Department and the parks and recreation system. Staff recognized that parks and recreation is often the most tangible interaction the public has with the local government. Staff felt



Community Engagement Event



Focus Group Meeting

that the system successfully connects the community to one another and with the Town's public services, meaning there are opportunities to improve this by enhancing amenities, safety, and maintenance of parks. Staff indicated a desire to continue providing elevated park and recreational experiences at parks across the system through provision of expanded amenities and creation of unique experiences. Staff also conveyed the importance of empowering the PRCR Department staff through professional development and increased allocation of resources to the department.

Finally, the project team met with the Wake Forest PRCR Advisory Board, a board appointed by the Board of Commissioners, to understand their priorities as the primary advisory board to elected officials. Their priorities are focused in three areas depicted to the right:

Community Analysis

A key pillar of the Plan is the Community Analysis conducted by the project team. These more technical analyses give the entire project team a clear understanding of the community. These analyses taken into context with community feedback should show what the Department needs to focus on over the course of the next several years.

Community Driven System-Wide Enhancement

- The Board expressed support for continued enhancement and expansion of the system that reflects the community's needs and desires.

Resource Optimization

- The Board indicated it was critical to continue supporting the development of staff as well as increase the allocation of resources.

Strategic Infrastructure Advancement

- The Board emphasized the importance of efficient management of capital improvements and increasing the efficiency of Town processes to bring capital projects online quickly and within available monetary resources.



RAB Dance



Advisory Board Meeting

To kick off the community analysis, previous plans are reviewed to understand what the priority of the Town has been based on their prior planning efforts. Analysis of the previous plans revealed clear priorities that have been incorporated into this Plan:

- Increased staffing support for growing offerings and needs
- Development of equitable fee structures
- Focused program offerings for specific age groups
- Connectivity to Downtown and increased parks and recreation offerings in Downtown
- Leveraging parks for cultural and historic preservation
- Improved town-wide connectivity for cyclists and pedestrians

To gain a better understanding of the community, a Demographics and Trends analysis was conducted. This analysis offers an understanding of the community makeup today as well as the community makeup over the next 5 years. The analysis also gives data-centric insights into community recreation trends based on consumer behavior. The demographics analysis revealed a rapidly growing community. The analysis also showed that generally, the community is an aging one, with seniors slated to become a larger percentage of the population over the next 5 years. Income data showed that the community is generally wealthier than other communities in Wake County but there is a sizable percentage of the population that has a lower income. The trends analysis resulted in two key takeaways:

- Popularity of outdoor activities: as found during the engagement process, the trends analysis showed high popularity of outdoor activities in the community based on consumer spending.
- Increasing comfort with group programming: as fears of COVID-19 have waned and comfort with indoor group activities like exercise classes has increased, people have returned to traditional exercise classes like Pilates and yoga.

PRCR Department Analysis

These analyses are conducted to give the project team an understanding of the Parks and Recreation System and the Department. Analyses include assessments of the current facilities, analysis of offerings compared to national peers, and analysis of Department finances and staffing.

The facility assessments were conducted by the consultant team and entailed touring the system with staff to get a better understanding of the state of the facilities and any challenges staff have in operating them. The goal is to document specific improvements and develop themes that encapsulate the observations made. Themes taken away from the facility assessments include:

- Historical Preservation + Community Traditions:
  - Wake Forest Parks are home to many historical assets. Investing in enhancing and repairing these assets can continue to allow the community to connect to the Town's history in the Town's parks. Parks should continue to be places in town where traditions can be created and continue to be celebrated.
- User Experience + Engagement:
  - Focusing on improving and diversifying offerings at parks across the system can improve user experience at all parks in the system. The Department should strive to make all parks reflect the needs of the community and a commitment to creating high-quality experiences.
- Focus on Placemaking:
  - As the Town undertakes efforts to improve existing parks and create new parks, it should focus on creating spaces that are vibrant, engaging, and inclusive. Parks in the Town should feel meaningful and reflective of community needs and desires.

The Level of Service analysis establishes a quantitative understanding of the Parks and Recreation system, benchmarks it against peer jurisdictions nationwide, and assesses the footprint of the current system to determine where there are gaps that the department can fill. The Level of Service analysis revealed the following key findings:

- The amount of parkland in Wake Forest currently is lower than peer jurisdictions and increasing the amount of parkland to provide for both the current and future population will ensure that the Department is providing for the community.
- Compared to national peers, the PRCR Department is not adequately staffed. Given the importance of parks and recreation to the community and the rapid

growth of the community, increasing support for the Department through increased funding and staffing is critical.

- Gaps in the system exist in the southernmost portion of Wake Forest and the community's eastern and western edges. These areas of the Town currently have much lower access to parks than other parts of the community (Figure 1).

Staffing analysis was undertaken to get a better understanding of challenges Department staff have in operating the system, particularly as it relates to maintenance. The key findings of the staffing analysis are:

- Increase staffing levels.
- Enhance equipment and maintenance facilities.
- Improve training and onboarding.
- Focus on effective recruiting.
- Establish clear operational standards.
- Foster better communication.

Guiding Principles

At the conclusion of engagement efforts and the various planning analyses, the project team works with staff to develop Guiding Principles. These are the core components of the Plan that all recommendations should be tied back to. The Guiding Principles for this plan are:

Health + Wellness: Promote personal and community health and holistic wellness through the design of a built environment conducive for active recreation and provision of affordable programs and education initiatives.

Equitable Growth + Fair Access: Ensure equitable growth and fair access by prioritizing investment in underserved populations, celebrating diverse recreational preferences, and addressing disparities through intentional outreach and inclusive programming, ensuring that long-time and generational residents are not overlooked amidst the Town's growth and influx of higher-income households.

Resiliency + Adaptability: Foster resiliency and adaptability by regularly evaluating community needs, using data-driven decision-making, scaling services for growing participation, and aligning operations with industry standards for continuous improvement.

Conservation + Natural Resource Protection: Conserve and protect green spaces by preserving sensitive natural areas, maintaining tree canopy coverage, acquiring lands with conservation value, and promoting sustainable development practices.

Historical Legacy + Traditions: Honor and celebrate Wake Forest's historical heritage and legacy by integrating it into park facilities, organizing special events, and collaborating with partners to preserve the Town's historic character.

Greenway Connectivity + Mobility: Expand and enhance greenway connectivity across the community to parks, cultural amenities, and local destinations while also providing increased mobility through active transportation.

Innovation + Forward-looking System: Create a forward-looking parks and recreation system by embracing innovation, creativity, technological advances, and dynamic community partnerships.

The plan offers recommendations, strategies, and action items under each of these guiding principles. Each principle is intended to target potential areas for growth in both the PRCR Department and overall system, aiming to foster positive change in the future.

Summary

Through the planning process it has become clear that the Parks and Recreation system in Wake Forest is a vital community asset and is well loved by the community. Parks and Recreation Master plans are a tool that give the Town insight on how to care for and grow a well-loved asset over a long-term planning horizon.

With the adoption of this Plan, the Town has committed to providing a Parks and Recreation system that reflects the desires and needs of the community, is equitable, is responsive and adaptive to changing circumstances, and reflects a unique sense of place and an experience that is authentically Wake Forest.

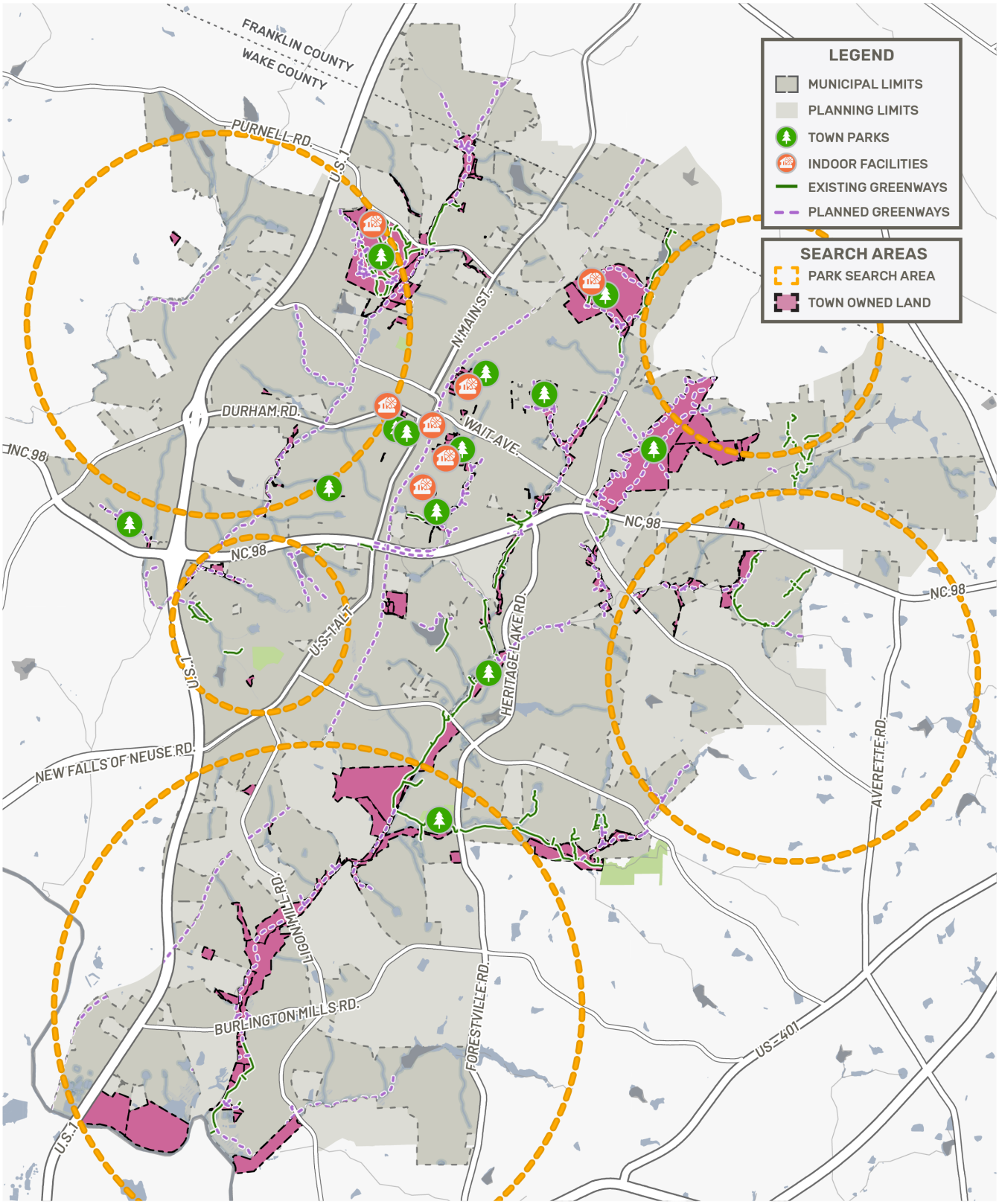


Figure 1: Park Search Areas Map

Introduction

Known historically for the legacy of the Wake Forest College, a railroad station, cotton mills and home of the Baptist Theological Seminary, the Town of Wake Forest has emerged as a rapidly growing suburban area for a diverse population moving to the Triangle Area because of its high quality of life. Proximity to the City of Raleigh, Research Triangle Park, renowned Universities and top-ranked Wake County Schools make the Town of Wake Forest an attractive place for transplants to call home.

Wake Forest's population has increased by 725% between 1990-2020 (Wake Forest Community Plan, 2023) and shows continued growth at 150% for the next two decades. Demographic composition will continue to get diverse, along with a higher percentage of the population with higher median income. These shifts are bringing in new recreation needs, an increased commitment to the protection of natural resources, and a focus on equitable access and inclusion.

The Town of Wake Forest is known in the region for its top-quality parks and facilities such as Joyner Park, aquatics center, and the Renaissance Centre. With it's humble beginnings as a Parks, Recreation and Cultural Resources (PRCR) Department in 1979, the Town made extraordinary progress documented in the 2015 Plan and the highest accolades as a Commission for Accreditation of Park and Recreation Agencies (CAPRA) in 2018 and Re-Accredited Department in 2023. The Town has now made a new commitment to update its PRCR Comprehensive Plan every five years instead of the typical ten years, to proactively plan for the new growth. The 2024-2029 Planning Update, also known as 'Play It Forward' Plan 2024 Update will establish a new vision and set priorities for the Town to implement recommendations rooted in community values and aspirations.



Joyner Meadow Trail

Overview

Awards and Accolades

Similar to other larger municipalities within Wake County, the Town of Wake Forest is experiencing a development boom bringing in positive economic impact, employment opportunities, and social diversity. The Town has received many recognitions over the past decade that underscore its attractiveness to new residents. The recent town-wide recognitions include continued Tree City USA recognition and Tree Line USA award, exemplifying the Town's commitment to its natural resources. Additionally, the Town of Wake Forest and the Northeast Community Coalition (NECC) are the recipients of the 2022 NC Chapter of the American Planning Association's Marvin Collins Award in the category of Advancing Equity. The category recognizes a project or program that meaningfully involves historically underrepresented groups, positively impacts the quality of life for low-or moderate-income individuals, and/or achieves planning objectives that address structural inequities.[1]

Growth also brings challenges for the municipality to maintain the quality of life for its residents, provide excellent services, and satisfy the needs and wants of a growing population. Over the years, the Town of Wake Forest has successfully managed these challenges through regular planning efforts and updates. Most recently, the Town adopted several planning updates:

- Wake Forest Community Plan (Adopted 2023)
- Wake Forest Comprehensive Transportation Plan (Updated 2021)
- Northeast Community Plan (Adopted 2021)
- Wake Forest Housing Affordability Plan (Adopted 2022)
- Wake Forest Historic Preservation Plan (Adopted 2022)
- Public Transit Plan (Adopted 2023)

The Town is currently in the process of updating the Unified Development Ordinance with an estimated completion date slated for the summer of 2024.

Accomplishments from the Previous Plan

The 2015 Play It Forward PRCR Master Plan was the last parks and recreation master plan update for the Town of Wake Forest after the 2005 master plan. The Town has made extraordinary progress since the Plan and achieved a reputation as one of the leaders in the Triangle area.

1 https://www.wakeforestnc.gov/news/wake-forest-northeast-community-coalition-win-2022-apa-nc-marvin-collins-award



2023 Egg Hunt at the Joyner Center

PRCR Department's Achievements Since 2015

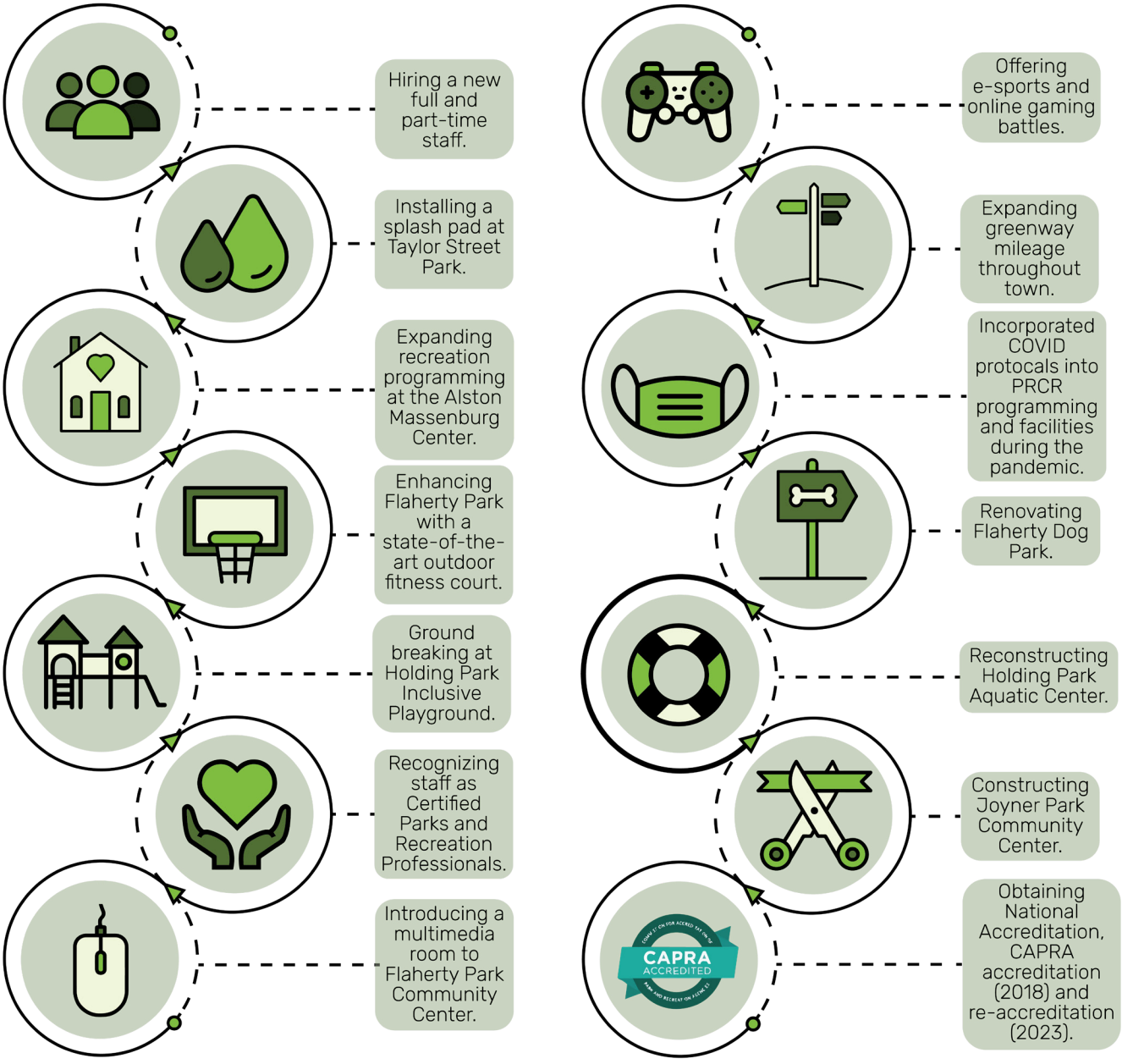


Figure 1: Department's achievements since 2015 Plan update

Planning Purpose + Process

Comprehensive planning provides the information a town requires to make informed, equitable, and responsible decisions for meeting community needs. Comprehensive planning provides a structure for evaluating the needs and setting priorities. The planning process captures the status of the PRCR Department at a moment in time, creates a vision for the future, and identifies steps to achieve that vision. The current plan guides the PRCR Department's decisions and priorities for the next 10 years. A comprehensive plan offers the following benefits:



Figure 2: Benefits of Parks, Recreation and Cultural Resources Comprehensive Master Planning

This comprehensive master plan will:

- Replace the 2015 Master Plan for the 2024-2029 planning horizon;
- Develop parks system recommendations in unison with other recent planning efforts and ensure that they are rooted in community values;
- Define the role that the parks system will play in the future of the Town of Wake Forest;
- Develop a resource for officials and the public to understand current park and facility offerings and learn about the future direction of the PRCR Department;
- Provide a framework for the PRCR Department to address the Town's rapid growth;
- Guide improvements to parkland and facilities, programming, operations, maintenance, and finance;
- Accommodate additional demand new residents generate while evolving to meet emerging recreation trends;
- Develop the action and implementation plan to aid the decision-makers with a framework to guide, validate, and prioritize project implementation;
- Qualify to access certain state and national funding sources required to improve and expand the system.



Figure 3: Project Process Summary

Plan Content

This Plan is grounded in the robust community and staff engagement findings and data-driven recommendations. From the initial inventory and analysis through the recommendations and action and implementation plan, the team engaged elected officials, stakeholders, special interest focus groups, and acknowledged local, regional and national recreation needs and trends, demographic shifts, and agency performance. The project team studied current facilities and programs to evaluate the overall operational successes and challenges of the PRCR Department and its mission. Finally, the project team, alongside the PRCR Department staff developed a set of guiding principles that prioritize recommendations to improve recreational offerings and meet expectations of a growing community.

This 2024 Master Plan includes the following components:

Introduction

The project team reviewed the past planning efforts of the PRCR Department to understand the planning context and the Department's evolution. The past planning efforts provide a comprehensive understanding of the recommendations that guide the growth and development of the Town. It is the goal of this Plan that the recommendations presented herein will be seamlessly integrated with the other Town plans.

Demographics + Trends

The project team completed a demographic and trends analysis to conclude current and future recreation trends and participation levels as they relate to Wake Forest's unique community composition.

Inventory + Analyses

The inventory and analyses take a full account of the existing parks, recreation, open space, and greenways system. Parkland and facilities, programming, arts and culture, operations and maintenance, and finance were inventoried and analyzed to inform the need for enhancing the current services the Department provides and identify the gaps for future recommendations.

Community Engagement

Through the public engagement process, the project team gathered input from the staff, focus groups, and the community. The process was designed to be transparent, equitable and engaged the widest range of residents possible.

Vision and Guiding Principles

Visioning allows the PRCR Department to develop a future direction. Guiding principles are developed based on community engagement and information gathered through the research and inventory and analysis process. The visioning session validates the guiding principles that inform the creation of recommendations. Each of this Plan's recommendations and action items are in service to achieving this vision.

Benchmarking + Level of Service

Benchmarking and level of service evaluate current and future needs for parks and operational standards compared to national standards and best practices. These metrics are population-based to allow the PRCR Department to meet future demand for parks and recreation services. The level of service calculates the current and future needs for selected metrics.

Recommendations, Action + Implementation Plan

The recommendations and prioritized implementation plan provide a framework to guide park, facility, open space, greenways, programming, and operational improvements for the future. It is structured to guide decision-making for the PRCR Department's policy. Each recommendation is further prioritized for 0-2 years and 3-5 years time frame. The criteria for recommendation prioritization varies based on the context. Therefore, criteria may range from land availability to financial implications, but each are firmly rooted in community values established early in the process.

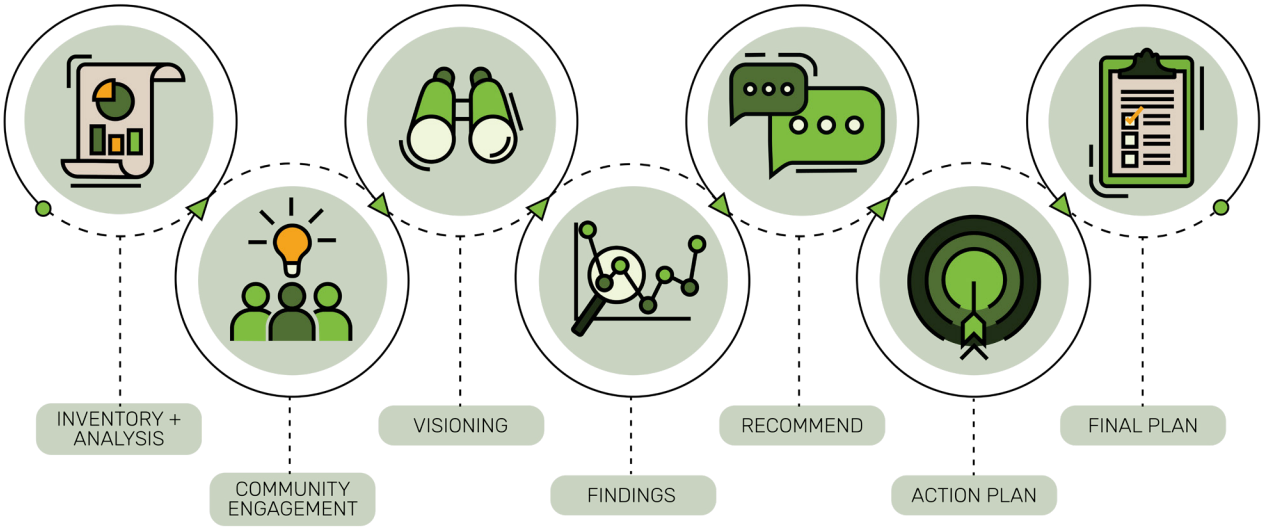


Figure 4: Project Process

Historic Context

Wake County

In 1771, the General Assembly created Wake County from Johnston, Cumberland, and Orange counties. In 1792 the leaders of the state decided to locate the capital of North Carolina to Raleigh. Following the Civil War and Reconstruction, Wake County's rural landscape evolved, as larger farms were divided and subdivided into smaller farms, which brought prosperity to some farmers but led many into poverty. The early 1900s left the landscape densely populated with small farmsteads and small towns resulting from the development that railroads fostered and that cotton and tobacco markets nurtured. Following the Depression of the 1930s, the Federal government placed limits on cotton and tobacco production levels, and the mechanization of farming and the increased use of pesticides reduced the amount of acreage under cultivation, and the number of laborers in the fields. By World War II, a county that was once predominantly rural and agricultural was becoming increasingly urban and oriented toward commercial and industrial interests.[3]

Town's Beginnings

Although its history is longer, Wake Forest celebrated its centennial in 2009 because in 1909 the North Carolina General Assembly rechartered it as the Town of Wake Forest and granted permission to sell bonds to build a generator and an electric system.[4] Wake Forest was born as a college town and for more than a century the Town and the college grew up together with intertwined histories. The original 1830s campus remains a geographical focus of the community that has grown around it.

In the early 1800s this part of Wake County was designated as the "Forest District" and sometimes referred to as the "Forest of Wake" for the widespread forest in the area north of the Neuse River, comprised largely of hardwoods and long leaf pines. Development began in 1820 when Dr. Calvin Jones from New England bought 615 acres in "Wake Forest Township" from Davis Battle. Dr. Jones was appointed postmaster for the area in 1823 and combined the two-name references and started heading his letters as coming from "Wake Forest".

John Purefoy, a Baptist minister convinced the North Carolina Baptist Convention to purchase the farm north of the community of Forestville on which to establish a school to train future ministers. Wake Forest Institute opened to young men and boys in February 1834 and grew rapidly. In 1838 the school rechartered as "Wake Forest College". The Raleigh & Gaston Railroad on the east side of the growing campus was completed in 1840, making travel to the college easier. Even though Forestville predated both Raleigh and Wake Forest, with the community settling around 1760, the railroad station was relocated in 1874 to Wake Forest. Forestville became incorporated as a town in 1879, maintaining its incorporation until 1915. The moving of the station stimulated commercial development and the College sold lots on the east side of the tracks for new stores and businesses on White Street. This growth allowed the community to draft its first charter and became incorporated on March 26, 1880, as the Town of Wake Forest College. In 1909 the charter was amended, and the town was renamed, Wake Forest.

The Town's first industry, the Royall Cotton Mill, was built in 1899, just north of the Town boundary, to produce muslin sheeting from local cotton. It was incorporated as the Town of Royall Mills in 1907, two years prior to the official incorporation of the Town of Wake Forest. After the mill closure in 1976, the village was annexed into the Town of Wake Forest in September 1977, nearly doubling the size of the town. In 1995 the commissary building was listed on the National Register of Historic Places and the surrounding housing village was

3 https://carolana.com/NC/Counties/wake_county_nc.html
4 www.wakeforestnc.gov

What's in a name?

Forestville

Forestville was the major village in Forest District, now Wake Forest Township, in the late 1700s and early 1800s. It was on a major north-south path used by Indians and settlers on a ridge between Smith Creek and Richland Creek. Also, an early Wake County road, Forestville Road crossed that ridge and probably continued on toward the community of Falls.

In 1879, Forestville had 116 residents and remained a town until 1915. Although there were several attempts during the years to add Forestville to the growing town of Wake Forest, it was not until 1988 that the area was annexed.

Today the remnants of historic Forestville are seen in a few buildings including Forestville Baptist Church and Cemetery, Friendship Chapel Baptist Church and Cemetery, the Purefoy-Chappell House, Little House, and a few others.[2]

2 https://wakeforestgazette.com/bit-history-forestville-town/

designated as the Glen Royall Mill Village Historic District and listed on the National Register on August 27, 1999. The mill buildings and adjoining workers' housing had one of the earliest major impacts on Wake Forest not brought about by the College.[5]

After 122 years in the Wake county location, Wake Forest College moved to Winston-Salem in 1956, becoming Wake Forest University (in 1967), and sold the campus to the present occupant, the Southeastern Baptist Theological Seminary. The National Register added two (2) additional historic designation districts, the Downtown Historic District, listed on February 2, 2002 and a large Wake Forest Historic District, including the locally designated historic district, the historic college campus, and the surrounding residential areas, on December 18, 2003. Though the Town of Wake Forest continues to enjoy the beauty and dignity of the centrally located campus, it now has its own identity as it successfully responds to new roles and opportunities as a rapidly growing residential and commercial community. With a progressive town government and active organizations, such as the Wake Forest Chamber of Commerce and the Downtown Revitalization Corporation, Wake Forest is redefining itself with an eye on the new century while maintaining respect for the last two.

Legacy + Contributions of African American Community

Allen Lawrence Young

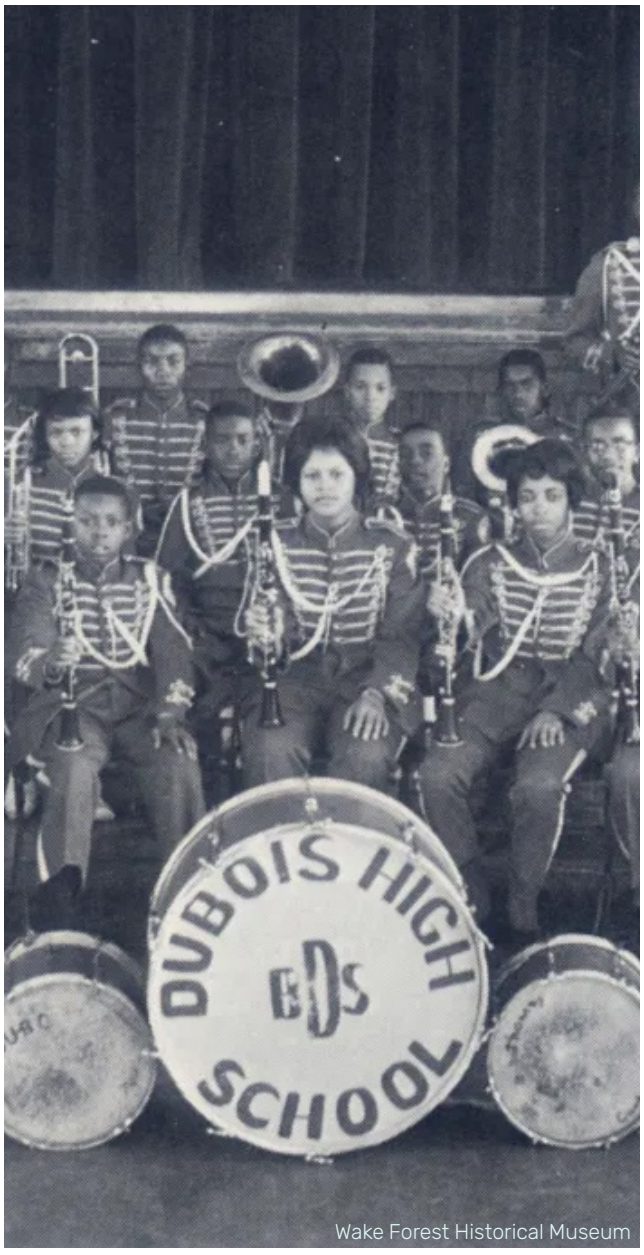
Allen Lawrence Young, community leader, educator, and founder of the Wake Forest Normal and Industrial School (1905–57), was born in northern Wake County. Several of his own children were teachers including Ailey Mae (b. 1903), who in 1971 became the first African American to be elected to the Wake Forest City Council and received the Town's 1976 Citizenship Award during her second term.

In 1905 Young and Nathaniel Mitchell of Wake Forest founded the Presbyterian Mission School for Black Boys and Girls. Financial assistance for the school came from the growing membership of the church, sympathetic white friends; philanthropists in other states; and the Freedman's Board of the Presbyterian church, which commissioned him a missionary teacher "to the Freedmen at and about Wake Forest."

W.E.B. DuBois School

Originally known as the Wake Forest Graded School (Colored), the first building was constructed as a Rosenwald School. In 1939, using federal funding from the Works Progress Administration (WPA) the high school building was constructed and named the W.E.B. DuBois High School. The school was expanded with the construction of additional classroom wings in the 1960s and is still a source of pride for the community. Wake Forest schools were desegregated in 1971 and the DuBois campus became the home of Wake Forest-Rolesville Middle School. The middle school closed in the 1980s when a new middle school was built on S. Main Street. The National Alumni Association of DuBois High School owns the campus.[7]

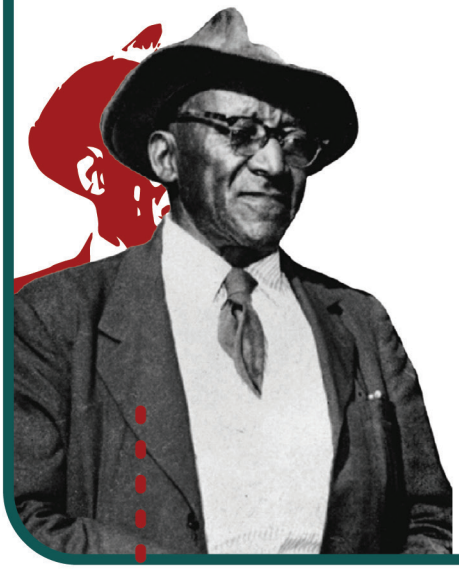
5 https://www.wakeforestnc.gov/planning/historic-preservation/history-wake-forest
6 https://www.ncpedia.org/biography/young-allen-lawrence
7 https://files.nc.gov/ncdcr/nr/WA1657.pdf



1965 DuBois High School Band

The History of Wake Forest

1771
The General Assembly creates Wake County.



1840
The Raleigh and Gaston Railroad completed construction.

Allen Lawrence Young was a community leader, educator, and founder of the Wake Forest Normal and Industrial School (1905–57), the first private school for Black children in Wake Forest.

Allen Lawrence Young
1875-1957



1820
Dr. Calvin Jones purchases 615 acres in "Wake Forest Township."

1838
Wake Forest Institute recharters as "Wake Forest College."

1834
"Wake Forest Institute" opens to young men and boys.



HOLDING PARK (1942)

W.E.B. DuBois School (1926-1980s)

1950 Taylor Street Pool

1956 Wake Forest College moves to Winston-Salem.

1976 Ailey Mae Young (Allen Young's Daughter) was awarded in 1976 the Wake Forest Citizen of the Year Award. Ailey Young Park was established in her name.



1977 Miller Park

1909 Town is renamed Wake Forest.

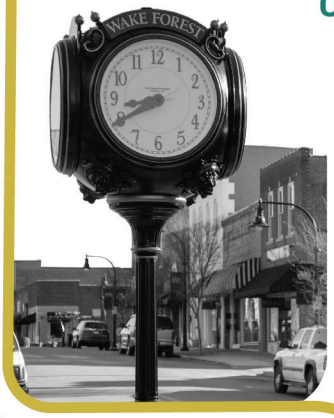
1879 Forestville is incorporated as a town in Wake County.

1991 Tyler Run Park

1988 Plummer Park

1986 Alston Massenburg Center

1993 Flaherty Park



KIWANIS PARK (1997)

1880 The Town of Wake Forest College is chartered.



2019 Wake Forest Reservoir

JOYNER PARK (2009)

1899 The town's first industry, Royal Cotton Mill is built, north of the College campus.

2023



Falls Lake State Recreation Area

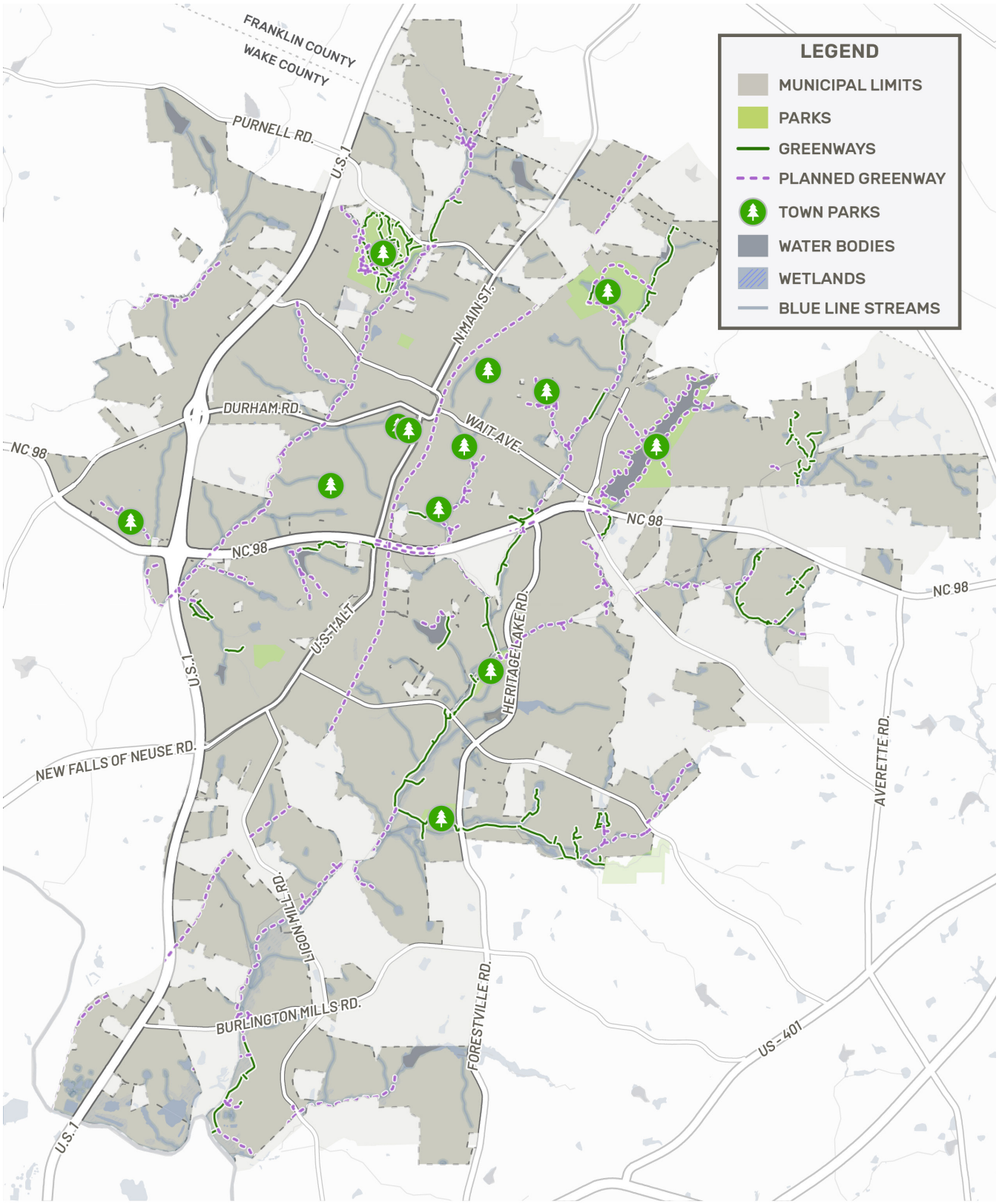


Figure 5: Hydrology Map

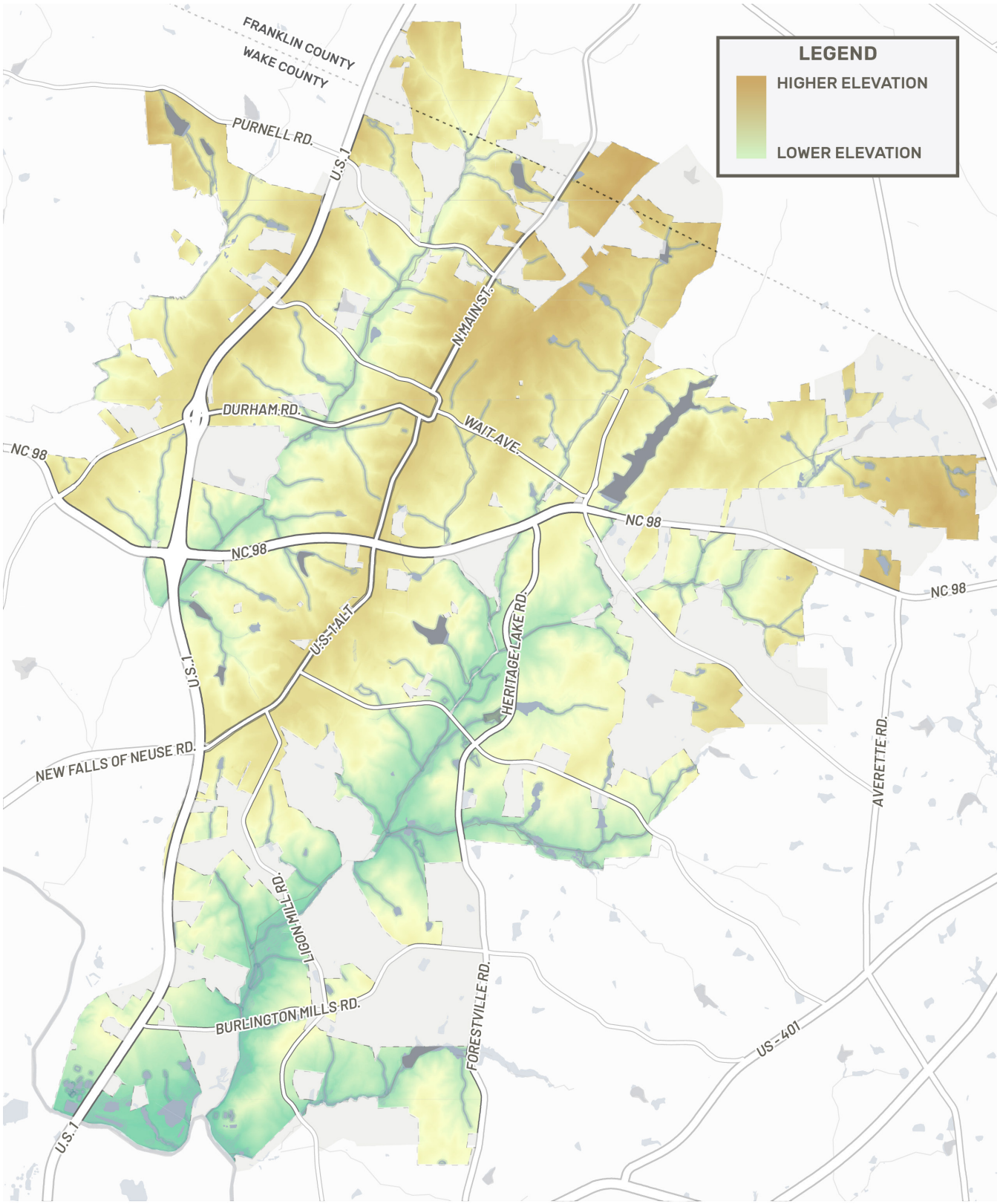


Figure 6: Landform Map

Environmental Context

Wake Forest's ecology is influenced by its location within the Piedmont region of North Carolina. The key ecological aspects of Wake Forest include:

- Vegetation: The natural landscape in Wake Forest primarily consists of mixed hardwood forests, including species like oak, hickory, and pine.
- Wildlife: Wake Forest is home to a variety of wildlife, including white-tailed deer, eastern gray squirrels, raccoons, and numerous bird species. The proximity of Falls Lake provides a habitat for waterfowl and fish.
- Waterways: The Town is situated near Falls Lake, a reservoir created by the Neuse River. This area provides recreational opportunities and supports various aquatic species.
- Climate: Wake Forest experiences a humid subtropical climate with four distinct seasons. Hot, humid summers and cool winters influence the types of flora and fauna found in the area.
- Urban Development: The growth of Wake Forest as a suburban community has led to habitat fragmentation and the displacement of some native species. Efforts are made to balance development with environmental conservation.
- Parks and Green Spaces: The Town maintains several parks and green spaces that provide opportunities for outdoor activities and conservation efforts. These areas often include walking trails, picnic areas, and wildlife habitat preservation.
- Conservation Efforts: There are local initiatives and organizations dedicated to preserving the natural environment in and around Wake Forest. This includes tree planting programs, water quality monitoring, and wildlife protection.



Greenway Boardwalk

It's important to note that ongoing urban development and population growth in the area have implications for the local ecology, and there are efforts to manage and mitigate these impacts to ensure a balance between development and environmental conservation.

Planning Context

The review of related plans chapter serves as a foundation for understanding how the current Parks, Recreation + Cultural Resources Master Plan Update fits into the broader context of Wake Forest's planning framework. Acknowledging and integrating with existing town-wide initiatives sets the stage for a cohesive and forward-thinking approach to enhancing recreational opportunities for the community.

Future Plans

S-line development

The North Carolina Department of Transportation (NCDOT) and the Virginia Rail Passenger Authority are partnering on the S-Line Raleigh to Richmond project. The project also known as the R2R, hopes to revive a rail line along the Southeast

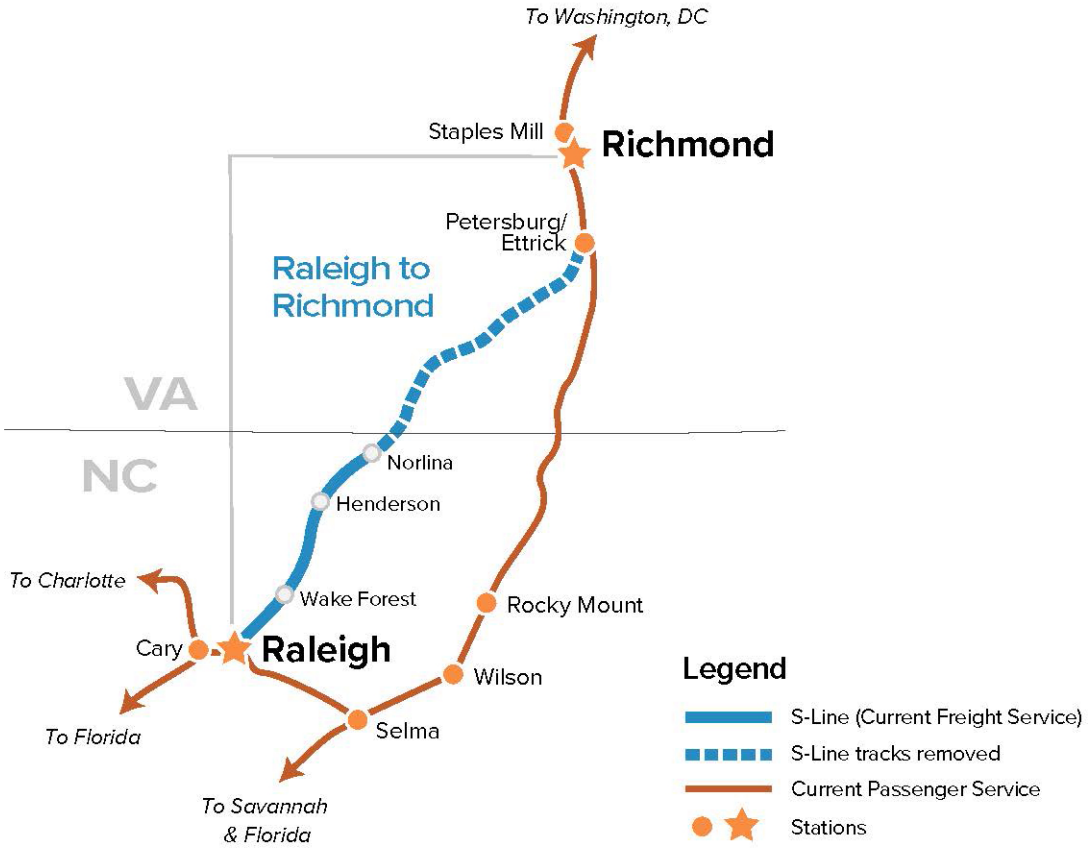


Figure 7: R2R Route

Corridor, connecting multiple communities by a high-performance rail line.[8] The project is linked to funding granted by the Biden-Harris administration to bolster rail infrastructure within the United States. North Carolina was awarded $1.09 billion dollars on December 2023 for the S-line project, which will bring Amtrak passenger rail service to Downtown Wake Forest.[9]

In the larger picture, the R2R is only a portion of the entire S-Line which connects Richmond, Va., to Tampa, Fl., but the NCDOT and Virginia Rail Passenger Authority are currently working together to obtain rights-of-way for the S-Line from Petersburg, Va., to Raleigh, NC, to complete the missing link between the two cities.[10] Once completed, the rail will connect many communities in the Southeast Corridor offering more sustainable, safer and faster travel between various locations.

Currently, Wake Forest is located within this missing corridor which is projected to support a high-speed performance passenger rail service.[11] Within Wake Forest, the Town can expect multiple projects supporting the overall development of the R2R. Potentially, three stations will be built in varying areas of Wake Forest such as "Downtown at the old depot, Forestville at S. Main and Calvin Jones Highway/Bypass 98 and off Capital Boulevard by Burlington Mills."[12] The plans feature exciting ideas marrying both the modernization of high-speed rail travel with the historic qualities of Wake Forest. Ultimately, project leaders aim to integrate the new infrastructure into the preexisting community, meaning the R2R connection could mean exciting things for the economic development of Wake Forest in the next 3 to 7 years.

Downtown Plan

The Renaissance Plan for Downtown Wake Forest was adopted in September 2017. With the update and adoption of several comprehensive plans, including the 2022 Community Plan, 2021 Northeast Community Plan, and development occurring in the current Renaissance Plan area, the Plan is being updated. Along with the update, the name is changing from Renaissance Plan for Downtown Wake Forest to Wake Forest Downtown Plan which will allow residents and visitors a more intuitive description of the Plan focus area. The Wake Forest Downtown Plan will be a blueprint for the future with a focus on Wake Forest's Downtown commercial center.[13] The timeline to complete this planning effort is slated for Fall of 2024.



8 Full Speed Ahead: Commuter Rail Stops, Transit-Oriented Development Zones Coming to Town|WFBIP.
9 Wake Forest Economic Development, 3 Feb. 2023, www.discoverwakeforest.org/news-1/full-speed-ahead commuter-rail-stops-transit-oriented-development-coming-to-town. Accessed 27 Nov. 2023.
10 NCDOT: S-Line Projects — S-Line Raleigh to Richmond Project." NCDOT, 4 Jan. 2023, www.ncdot.gov/divisions/rail/s-line-projects/raleigh-richmond/Pages/default.aspx.
11 https://connect.ncdot.gov/resources/RAISE2024-WFMH/Documents/WFMH_Final_02272024.pdf
12 https://www.discoverwakeforest.org/news-1/full-speed-ahead-commuter-rail-stops-transit-oriented-development-coming-to-town
13 https://www.wakeforestnc.gov/planning/wake-forest-downtown-plan

Previous Planning Efforts



Parks, Recreation, and Cultural Resources Master Plan
May 2015

Play It Forward: Parks, Recreation, and Cultural Resources Master Plan (2015)

The Play it Forward Parks, Recreation and Cultural Resources Master Plan was a comprehensive effort aimed at addressing the changing needs of the community, identifying opportunities to enhance Wake Forest's parks, amenities, and programs, and determining strategies to elevate Wake Forest PRCR's positive impact on the community. This initiative, driven by input from residents and key stakeholders, laid the groundwork for future areas for improvement. These included enhancing communication strategies to inform residents about available programs and facilities, expanding staffing to ensure proper maintenance, exploring equitable fee structures, and revitalizing the downtown area to boost economic impact. Furthermore, the Plan emphasized the strategic allocation of resources, such as the proceeds from the 2014 Bond Referendum and grant opportunities, to support the development of recreational programs and facilities. The Plan also acknowledged demographic changes, such as shifts in age composition and income levels within the Town, which influence the types of services and facilities needed. Expanding program offerings for various age groups and needs was a central goal, including programs for families, seniors, teenagers, and individuals with special needs. It recognized the importance of expanding activities focusing on wellness, fitness, cultural enrichment, and special needs programs—additionally, the plan aimed to increase the number of special events and festivals to promote park usage.

Implications for the 2024 Play it Forward PRCR Master Plan

[Play It Forward: Parks, Recreation, and Cultural Resources Master Plan (2015)]

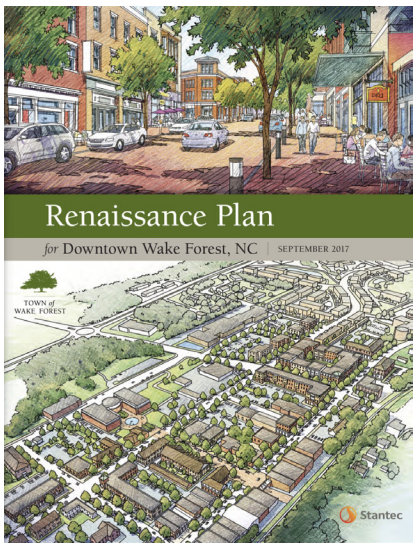
The findings from the 2015 Play it Forward Parks, Recreation and Cultural Resources Master Plan have a variety of implications for the upcoming 2024 PRCR Master Plan update. It is important that the current Plan determine whether the emphasis on enhancing communication strategies to inform residents about available programs and facilities remains relevant. Likewise, staffing support for growing maintenance and operational needs, as highlighted in the 2015 Plan, continues to be a critical consideration. The exploration of equitable fee structures aligns with the ongoing commitment to financial sustainability. As part of the 2024 Plan, there should be a continued focus on ensuring that user fees are reasonable and accessible to all residents, while also considering innovative revenue generation strategies. Demographic changes, including shifts in age composition and income levels, will continue to influence the types of services and facilities needed. Adapting to these changes and expanding program offerings for various age groups and needs should be a central goal of the 2024 Plan. This includes programs for families, seniors, teenagers, and individuals with special needs. The 2024 Plan should also examine the level to which ADA improvements have been made across the system.

Lastly, land acquisition for future parks to accommodate the Town's growing population should remain a consideration. As Wake Forest continues to grow, preserving green spaces, conservation areas, and creating new recreational facilities will be essential to maintain its high quality of life.

The assessment of parks and facilities revealed well-maintained assets, with Joyner Park being a notable highlight. However, the Plan recognized the need to improve circulation systems within parks, integrate natural areas more effectively, enhance connectivity across the parks and greenway system, and expand indoor facilities to meet the demands of a growing population. The community expressed strong support for a multi-purpose facility that includes an aquatic center, additional gymnasiums, fitness/wellness spaces, indoor walking tracks, and flexible spaces for various age groups. Improving ADA accessibility was recommended to make facilities more inclusive. Furthermore, land acquisition for future parks was considered to accommodate the Town's growing population. The 2015 Master Plan serves as a roadmap for the current Parks and Recreation Comprehensive Plan update, offering valuable insights into adapting to changing community demographics and preferences while strategically leveraging available resources for the benefit of Wake Forest residents.



Greenway as active transportation mode



Renaissance Plan for Downtown Wake Forest (2017)

Building upon its 2004 predecessor, the Downtown Wake Forest Renaissance Plan offers recommendations relevant to parks, recreation, and cultural resources. These recommendations focus on revitalizing the downtown area and enhancing its appeal. They encompass the concept of tactical urbanism, which involves quick, low-cost projects to improve public spaces, such as temporary parklets and open street events. The Plan also proposes developing interactive civic spaces, including family-oriented water features like spraygrounds, and creating a community art master plan to identify opportunities for public art installations to foster a unique downtown character. Multicultural-themed events are encouraged to diversify programming.

Alongside these recommendations, the Plan emphasizes the significance of enhancing Miller Park, a 1.3-acre park adjacent to the Town Hall complex. This park features picnic tables, benches, and walking trails that are planned to connect with Wake Forest's greenway system along Spring Branch Creek. Lastly, it highlights the importance of walkability, and emphasizes connected sidewalks, diverse amenities, and streetscape quality, particularly in the downtown core.

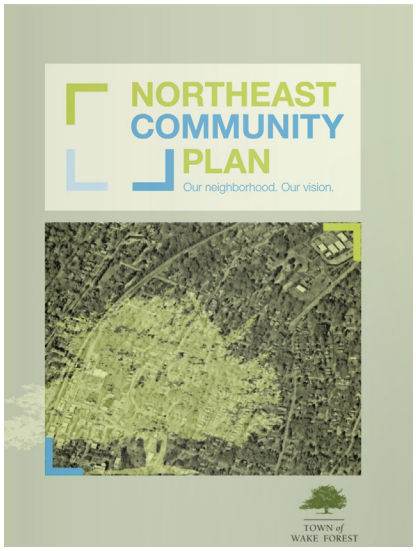
The Town completed a new master plan for Miller Park in 2023, highlighting its place in the parks system as a downtown destination for visitors to connect with urban nature, enjoy public art, and provide connectivity through the downtown area via a greenway trail.

Implications for the 2024 Play it Forward PRCR Master Plan

[Renaissance Plan for Downtown Wake Forest (2017)]

The Renaissance Plan offers several recommendations that could impact the upcoming 2024 PRCR Master Plan Update. First, it proposes the concept of "Tactical Urbanism," which involves strategic, low-cost, and temporary projects to test new recreational ideas quickly. Integrating this approach into the master plan could lead to the creation of flexible and adaptable recreational spaces that provide unique and engaging experiences for residents.

Secondly, the Plan suggests improvements for Miller Park, emphasizing its role as a green space and its potential connectivity to downtown through the greenway system. This recommendation aligns with the broader goal of enhancing greenway networks and improving existing parks. Another vital aspect highlighted in the Renaissance Plan is the promotion of cultural resources. The Plan pinpoints the benefits of developing a community art master plan and introducing multicultural-themed events, suggesting that by doing so, the Town can enrich the cultural and artistic dimensions of Wake Forest's parks and recreational offerings. Lastly, the Plan recognizes the importance of walkability in the downtown area, emphasizing that investors, businesses, employees, and residents increasingly value walkable environments.



Northeast Community Plan - Our Neighborhood. Our Vision. (2021)

The Northeast Community in Wake Forest is a historically significant neighborhood, having been established by enslaved African Americans following the Civil War, and remains a community with a predominantly African American population. Recognizing the essential impact the Northeast Community has on the identity of Wake Forest, Town leadership in 2021 invested in a plan to ensure the neighborhood has the opportunity to thrive and continue to play a significant role in shaping the Town's future.

The Northeast Community houses several civic amenities and parks, including Taylor Street Park, the Alston-Massenburg Center, Ailey Young Park, and the historically significant Ailey Young House, which is considered the oldest African American building in Wake Forest. The house's restoration is underway, with support from the Historic Preservation Commission, and it is expected to become a vital heritage site.

The Northeast Community Plan's recommendations for the Parks, Recreation, and Cultural Resources system encompass preserving existing parks and green spaces, enhancing wayfinding signage, exploring opportunities for small-scale social gathering places, and modernizing Ailey Young Park. It also proposes preserving the Ailey Young House as an African American heritage site, installing interpretive materials at parks, expanding the greenway network, and creating community gateway improvements. Additionally, the Plan advocates for public art installations, youth and senior programming, and exploring opportunities for public art at community activity centers.

The Northeast Community Plan is aligned with previous recommendations from the Town of Wake Forest Parks, Recreation, & Cultural Resources Master Plan (2015) and the Comprehensive Transportation Plan. It aims to enhance connections to Ailey Young Park, expand greenway networks, and improve pedestrian and bicycle amenities. Despite limited existing connectivity, progress

Implications for the 2024 Play it Forward PRCR Master Plan

[Northeast Community Plan - Our Neighborhood, Our Vision. (2021)]

The Northeast Community Plan's wide range of recommendations holds significance for the development of the current PRCR Master Plan update for Wake Forest. This historical context underscores the Plan's importance in aligning with broader town planning goals. The Plan's emphasis on inclusivity, equity, community engagement, cultural preservation, connectivity, and enhanced recreational experiences provides a valuable framework. It not only addresses the specific needs of the Northeast Community, but also serves as a model for promoting these principles throughout the Town's parks, recreation and cultural resources system.

By integrating the recommendations from the Northeast Community Plan into the master plan update, Wake Forest can not only honor its historical heritage, but also foster a high-functioning, inclusive and sustainable parks and recreation system that caters to the diverse needs and aspirations of its residents. This holistic approach ensures that the Town's parks and recreation system become a cornerstone of the community, enriching the lives of all residents and reinforcing Wake Forest's commitment to its historical roots and future growth.

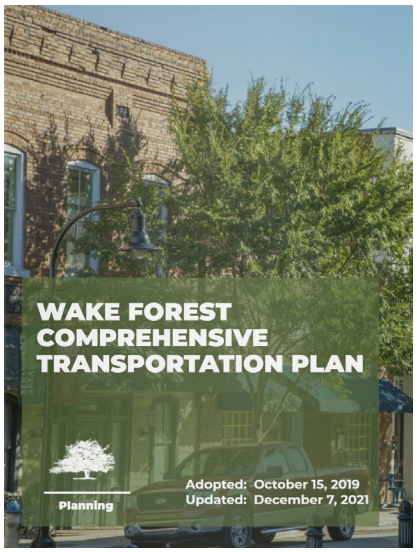
has been made through planned infrastructure projects, which include future greenway and multi-use path expansions. The Plan also underscores the importance of preserving the mature tree canopy and green spaces within the community.

Community input has identified various opportunities for physical improvements in the Northeast Community, including enhanced streetscapes, pedestrian facilities, green spaces, street trees, and public art. These improvements are intended to create a stronger sense of community and potentially attract festivals, art shows, local shops, and more. The Plan calls attention to preserving green spaces, parks, and community assets while increasing amenities for children, teenagers, and seniors. It also emphasizes the creation of an educational and recreational hub, founded upon a central public gathering space, which includes seating areas, plazas, and landscaping to foster community engagement and unity.

Action items for implementing these recommendations include identifying additional green spaces and social gathering places, modernizing Ailey Young Park, preserving the Ailey Young House, installing wayfinding signage, implementing proposed transportation facilities, exploring gateway improvements, and promoting public art and programming options. These actions are intended to enhance the Northeast Community's quality of life, promote inclusivity, and celebrate its rich heritage.



Wake Forest Downtown



Wake Forest Comprehensive Transportation Plan (2021)

The Town of Wake Forest Comprehensive Transportation Plan (CTP) envisions a multimodal transportation system aimed at being safe, efficient, flexible, innovative, and inclusive. It seeks to provide various transportation options for local and regional travel while preserving small-town charm. Recommendations in the CTP address roadways, bicycle routes, pedestrian infrastructure and transit systems, with inputs drawn from geography, demographics, upcoming projects, and future travel patterns.

Public engagement played a central role in developing the Plan's guiding principles, recommendations, and prioritization framework. A series of public meetings allowed citizens to identify transportation priorities and concerns, shaping the Plan's recommendations. Meetings toward the conclusion of the project presented draft recommendations for public feedback, and the survey, conducted before the first meeting, identified barriers to biking and walking in Wake Forest.

Key recommendations that would have a positive impact on the Town's recreational trails network include expanding pedestrian connectivity standards, funding sidewalk gap projects, evaluating the proposed bicycle network, assessing greenway trail crossings, considering soft trails and paved surfaces for accessibility, and evaluating deed restrictions on Town-owned properties for greenway development.

High priority greenways projects emphasize the importance of enhancing connectivity and prioritizing greenway development in the community. As identified in the CTP, these high priority for investment projects include both Dunn and Smith Creek Greenways.

Implications for the 2024 Play it Forward PRCR Master Plan

[Wake Forest Comprehensive Transportation Plan (2021)]

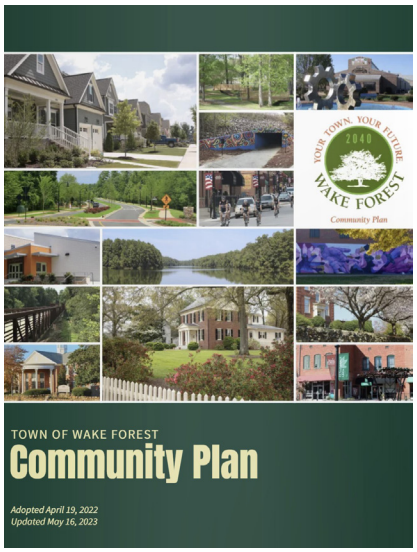
One of the key implications of the CTP's recommendations is the emphasis on expanding pedestrian connectivity standards and funding sidewalk gap projects. This suggests a commitment to improving walkability and accessibility within Wake Forest, which can directly benefit the parks and recreation system. Improved pedestrian infrastructure can make it easier for residents to access parks and recreational facilities on foot, which improves accessibility for community members that lack other means of transportation, as well as enhancing the overall user experience.

The evaluation of the proposed bicycle network and the consideration of soft trails and paved surfaces for accessibility also have implications for the parks and recreation system. These recommendations indicate a focus on promoting biking and active transportation within the community. Incorporating bike lanes and paths that connect to parks and recreation areas can encourage more residents to use bicycles as a means of reaching these destinations, promoting health, wellness, sustainability, and conservation.

While the current Comprehensive Parks, Recreation, and Cultural Resources Master Plan update does not include a direct greenways analysis component, the CTP's overarching principles of enhancing connectivity, promoting active transportation, and improving accessibility align with the current Plan's approach. Both plans share a common objective of creating a more active, connected, inclusive, and accessible community.

The CTP's recommendations for improving bicycle and pedestrian infrastructure have implications for the parks, recreation and cultural resources system in Wake Forest, yet do not have a direct impact on the current PRCR Master Plan update, as a greenways analysis component is not included. However, the plan's recommendations generally align with creating a more connected, inclusive, and accessible parks and recreation system, which is a core component of the current Comprehensive Parks, Recreation and Cultural Resources Master Plan update for the Town of Wake Forest.





Town of Wake Forest Community Plan (2023)

Placemaking efforts are also emphasized as a means of defining the community's identity and creating inviting attractions. Public gathering spaces, decorative signage, lighting, and beautification elements are recommended to enhance the town's appeal. In summary, the 2023 Town of Wake Forest Community Plan underscores the importance of parks, open spaces, and recreational amenities in supporting the Town's growth and quality of life.

The Community Plan highlights the significance of public parks and open spaces, particularly in residential and mixed-use areas. It encourages collaboration with the Parks, Recreation, and Cultural Resources Department to address gaps in park service areas, develop master plans for properties like the Wake Forest Reservoir, and explore opportunities to add amenities and programming along greenways.

Implications for the 2024 Play it Forward PRCR Master Plan

[Town of Wake Forest Community Plan (2023)]

The 2023 Town of Wake Forest Community Plan presents several potential implications for the current PRCR Master Plan. First, the Community Plan's emphasis on preserving open spaces, maintaining a lush tree canopy, and ensuring sufficient recreational infrastructure suggests that the current Master Plan should address strategies that promote sustainability, accessibility, and the preservation of natural assets within the parks and recreation system.

The Community Plan's focus on enhancing, expanding, and maintaining open spaces as Wake Forest grows has implications for the current Plan's development of new parks and recreational facilities. It underscores the need to strategically identify and acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open spaces.

Another significant implication is the call within the Community Plan for collaboration with the Parks, Recreation, and Cultural Resources Department to address gaps in park service areas. This suggests that equitable distribution of parks and recreational facilities should be considered as a focus of the current master plan update. Likewise, the Community Plan's recommendation to explore opportunities along greenways to add amenities and programming should inform approaches to filling level of service gaps.

Lastly, the Community Plan's recognition of placemaking and the creation of inviting destinations has implications for the master plan's approach to park design. Incorporating elements like public gathering spaces, decorative signage, lighting, seating areas, and beautification elements into park designs can help create cohesive and welcoming recreational destinations that align with Wake Forest's identity and vision.

In summary, the 2023 Town of Wake Forest Community Plan provides valuable insights and recommendations that suggest the current Parks, Recreation, and Cultural Resources Comprehensive Master Plan should consider sustainability, equitable access, strategic acquisition of green spaces, leveraging greenways for recreational purposes, and creating inviting recreational destinations.

Further, the Plan underscores the importance of long-term planning to accommodate the growing demand for community services and recreational amenities. Recommendations include identifying strategies to close gaps in park service areas, expanding equity in the quality of park facilities and programming, and enhancing preserved green spaces as accessible amenities.

Preserving green spaces and natural resources is a priority for the community, as they contribute to the Town's character and environmental sustainability. The Plan suggests strategies such as acquiring environmentally sensitive land, promoting green space preservation within the updated UDO, and exploring ways to incentivize open space preservation.

Placemaking efforts are also emphasized as a means of defining the community's identity and creating inviting attractions. Public gathering spaces, decorative signage, lighting, and beautification elements are recommended to enhance the Town's appeal. In summary, the 2023 Town of Wake Forest Community Plan underscores the importance of parks, open spaces, and recreational amenities in supporting the Town's growth and quality of life.



Community Event at Joyner Park

Additional Related Documents



Wake County Greenway System Plan (2017)

In the context of the Town of Wake Forest's PRCR Master Plan update, there are several key recommendations from Wake County's Greenway System Plan that will impact Wake Forest. These recommendations focus on the development and enhancement of greenways and trails in the region.

The Wake County trails plan envisions connecting all 12 municipalities in the area into a regional greenway system. While not a direct component of the current Wake Forest PRCR Master Plan update, the Wake County initiative aligns with the broader goals of Wake Forest's recreation and park system of improving health and wellness, creating connections between people and parks, and enhancing the natural environment.

Implications for the 2024 Play it Forward PRCR Master Plan

[Wake County Greenway System Plan (2017)]

The findings and recommendations from Wake County's Greenway System Plan have several implications for the current Master Plan update in the Town of Wake Forest. Firstly, these recommendations emphasize the importance of greenways and trails as a vital component of the overall park system. Secondly, the Plan to connect all 12 municipalities in Wake County through a regional greenway system aligns with the broader goal of creating a cohesive and interconnected park network. This interconnectedness not only benefits Wake Forest residents but also promotes regional collaboration and tourism.

Additionally, the specific greenway projects within Wake Forest, such as the Smith Creek Greenway extension and the Dr. Calvin Jones Greenway/Dunn Creek Greenway project, present opportunities for the Town to leverage partnerships with entities like Wake County Public Schools and other local stakeholders. These partnerships can facilitate the development of these greenways, contributing to the Town's objectives of accessibility and inclusivity in recreational opportunities.

Additionally, the specific greenway projects within Wake Forest, such as the Smith Creek Greenway extension and the Dr. Calvin Jones Greenway/Dunn Creek Greenway project, present opportunities for the Town to leverage partnerships with entities like Wake County Public Schools and other local stakeholders. These partnerships can facilitate the development of these greenways, contributing to the Town's objectives of accessibility and inclusivity in recreational opportunities. The Sanford Creek Greenway extension, with its plans for creek crossings and bridges, emphasizes the need for thoughtful planning and potential mitigation of environmental impacts. This highlights the importance of environmental sustainability within the current Master Plan update, ensuring that greenway development aligns with conservation efforts.

The findings from Wake County's Greenway System Plan reinforce the significance of greenways and trails within the Town of Wake Forest's park system. They call for a comprehensive approach to the current Master Plan update, one that prioritizes connectivity, regional cooperation, partnerships, and environmental stewardship to realize the full potential and positive impacts of a holistic parks and recreation system.

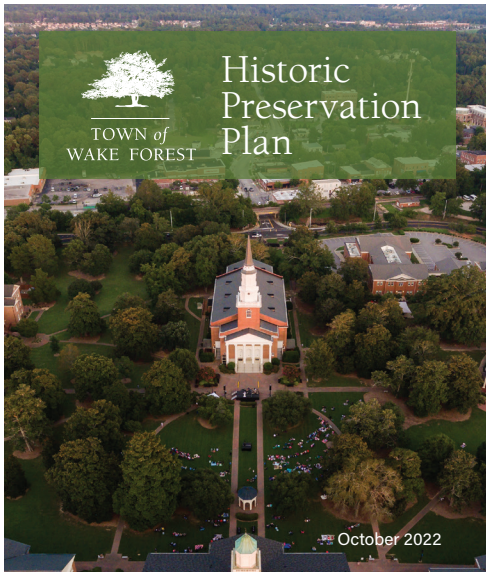
The Plan includes an extension of the Smith Creek Greenway, which runs from Heritage Schools in Wake Forest to Burlington Mills Road. This segment is approximately 2.2 miles long and is designed to connect Heritage Elementary, Heritage Middle School, Heritage High School, and the Neuse River Greenway.

The Dr. Calvin Jones Greenway/Dunn Creek Greenway project offers an off-road, safe bicycle and pedestrian route parallel to Dr. Calvin Jones Highway. It spans approximately 1.7 miles, connecting the Corporate Chaplain Multiuse Path to the Dunn Creek Greenway, then north to Lemongrass Lane. This project addresses the need for east-west greenway connectivity in Wake Forest.

The Town of Wake Forest has already completed a significant portion (1.4 miles) of the Sanford Creek Greenway. The proposed greenway will be approximately 2.4 miles in length when complete. Sanford Creek Greenway project builds upon the existing greenway infrastructure in Wake Forest. While the Town has already completed a portion of this greenway, the proposed extension will further enhance connectivity, with creek crossings, bridges, and boardwalks. This project has the potential to connect several residential developments to nearby schools and parks, benefiting both Wake Forest and Rolesville.

These recommendations from Wake County's Greenway System Plan provide a strategic framework for enhancing Town of Wake Forest's greenway connectivity and trail amenities. The potential impacts underscore the significance of greenways and trails in promoting community well-being, fostering connections, and engaging with the natural environment in the Town of Wake Forest.





Wake Forest Historic Preservation Plan (2022)

The Wake Forest Historic Preservation Plan emphasizes preserving the town's historical character while allowing for thoughtful new development construction as well as enhancements to existing public spaces. The plan outlines strategies to ensure that new buildings and facility upgrades respect and complement historical features. It promotes adaptive reuse, compatible design, and collaboration with the Public Art Commission to enhance the cultural and aesthetic value of public spaces.

The guidelines are structured around four overarching goals: strengthening the historic preservation program, maintaining historic character, increasing diversity, equity, and inclusion, and encouraging community learning opportunities. These goals guide efforts to protect historic resources, ensure compatibility of new projects, engage diverse community voices, and foster civic pride through shared learning experiences.

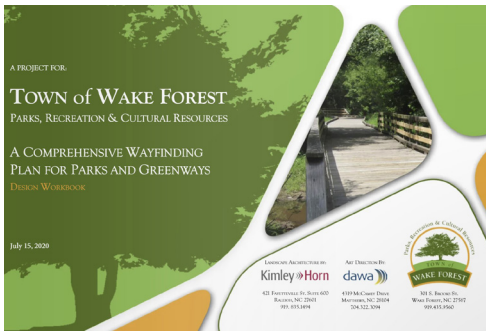
1	**Strengthen Historic Preservation Program**	Action items included in this goal relate to government processes, program administration, transparency, access to information, and the role of the HPC.
2	**Maintain Historic Character**	Action items included in this goal relate to protecting historic resources and open space, identifying new historic resources, ensuring compatibility between new projects and the existing historic character, and creating a sustainable and resilient future.
3	**Increase Diversity, Equity & Inclusion**	Action items included in this goal relate to engaging and empowering the community, developing lasting partnerships, maintaining and expanding the scope of the survey program, and protecting resources of underrepresented communities.
4	**Encourage Community Learning Opportunities**	Action items included in this goal relate to engaging and empowering the community through shared learning experiences, fostering civic pride, and developing community identities.

◆ **GOALS from the 2022 Plan**

Implications for the 2024 Play it Forward PRCR Master Plan

[Wake Forest Historic Preservation Plan (2022)]

Over the next five years, these guidelines will influence the 2024 Play it Forward PRCR Master Plan by encouraging a balance between preserving historical aspects and developing new parks and recreational facilities. The Wake Forest Historic Preservation Plan recommends and advocates for integrating historical interpretation into park designs, protect significant landscapes, and promoting cultural awareness. These efforts aim to advance public spaces that honor the town's heritage while accommodating contemporary recreational needs.



Town of Wake Forest Parks, Recreation + Cultural Resources Comprehensive Wayfinding Plan for Parks + Greenways (2020)

The wayfinding and signage design standards guidance provided in the context of Wake Forest's PRCR Master Plan update is significant for several reasons. First, it aims to enhance visitors' experiences by assisting them in navigating and reaching their desired destinations within Wake Forest, creating inviting and accessible recreational spaces for the community. Moreover, this wayfinding plan seeks to increase the visibility of Wake Forest's park system, which is vital in promoting utilization of the Town's recreational assets. The Plan also contributes to a cohesive and recognizable identity for the Town's parks, amenities and greenways, reinforcing the sense of place and community pride.

Importantly, the wayfinding Plan aligns with the Town's previous planning efforts, as it was identified as a need in the previously adopted Master Parks & Recreation Plan and Open Space & Greenways Plan. This consistency underscores the Town's commitment to fulfilling its long-term vision for its parks and greenways. The wayfinding system serves as a guiding document for all future signage implementation. This ensures that the visual identity and design standards of Wake Forest's parks and greenways remain consistent over time and as new areas are developed. The wayfinding and signage design standards support the Town of Wake Forest's efforts to create a more accessible, recognizable, and engaging parks and greenway system.

Implications for the 2024 Play it Forward PRCR Master Plan

[Town of Wake Forest Parks, Recreation + Cultural Resources Comprehensive Wayfinding Plan for Parks + Greenways (2020)]

The Town of Wake Forest Parks, Recreation + Cultural Resources Comprehensive Wayfinding Plan for Parks guides the development of signage and navigational tools, improving visitor experiences within Wake Forest's parks and greenways. It also contributes to strengthening the community's sense of place and identity. Further, the Plan's consistency with previous planning efforts underscores the Town's commitment to fulfilling its long-term vision for these areas and ensures a cohesive and recognizable brand for Wake Forest's recreational spaces.

This Plan and the Wake Forest Historic Property Handbook + Design Guidelines collectively emphasize the importance of historical preservation, visitor experience enhancement, and the creation of a consistent and recognizable identity for Wake Forest's greenways and recreational areas. These insights will help the Master Plan update reconcile historical conservation and modern recreational development while ensuring a cohesive and inviting environment for the community.



Demographics

A detailed and accurate understanding of a community's demographics is a critical component of a successful long-range plan. Growth and change within the population will ultimately impact the Town's parks and recreation goals. Therefore, the intent of this analysis is to provide the Town of Wake Forest with a roadmap to keep parks and recreation offerings at pace with evolving demand. Alongside growth, changing demographics, including cultural and ethnic composition, income, education level, and age distribution, have a significant impact on recreational needs within a community. These factors influence the types of activities desired, the availability of resources, and the overall accessibility of recreational opportunities.

This chapter provides an assessment of the Town of Wake Forest's current demographic characteristics, a population growth forecast, and projections for the 5-year planning horizon. This demographic data provides a foundation for making informed, equitable, and effective long-term planning decisions that meet the needs of current and future populations.



Data Sources

The current analysis centers around data obtained from the United States Census Bureau (USCB), supplemented by additional data from the Bureau of Labor Statistics (BLS), and the Environmental Systems Research Institute (ESRI). Census data reflects the USCB's most recent (2020) Decennial Census of Population and Housing and the American Community Survey (ACS). The USCB conducts the ACS on an ongoing basis and delivers the report every five years. Demographic data is collected and synthesized using a variety of methods to inform current and future population characteristics. Data obtained from the BLS is used to assess current employment and unemployment rates within the Town of Wake Forest.

Population projections gathered as a component of the current assessment are sourced from ESRI. ESRI uses a proprietary methodology to extract current population estimates and five-year population projection estimates. ESRI uses data from the USCB, the Internal Revenue Service (IRS), and high-quality local sources. ESRI has developed methods tailored to estimating demographic characteristics of small areas such as Census Blocks.

Estimates + Projections

Estimates summarize the present population and demographic traits of an area, whereas projections present a proposed scenario for the future population based on assumptions like a steady growth rate or an anticipated migration influx. Typically, population estimates, and Annual Growth Rate (AGR) are based on data found in the American Community Survey (ACS). For this study, population projections were taken from the Wake Forest Town Planning Department.

When discussing projections, it is important to remember that in a community experiencing positive population growth, if a specific demographic indicator may have a "negative" rate of growth, that does not mean that individuals who fit that demographic indicator are simply disappearing. While some members of the community fitting that indicator might be leaving, changes are often more attributable to larger growth in other areas that reduces the overall percentage of an indicator in the population.

Average Annual Growth

Average annual growth measures the rate of growth per year over a given period. Understanding the rate of growth is crucial in towns like Wake Forest where growth is happening rapidly and understanding the magnitude of that growth is critical for future success in the park system. Data obtained from Wake Forest's Planning Department and the Census shows the Town's current annual growth rate is currently 5.1%. This is nearly four times higher than the annual growth rate of North Carolina and over seven times higher than that of the United States. The Town of Wake Forest is a popular community within a popular region in a popular state. All of this compounds and contributes to rapid population growth.

	Town of Wake Forest	North Carolina	United States
Growth Rate	5.1%	1.3%	0.7%

Table 1: Annual growth rate comparisons. Source: ESRI, US Census Bureau

Population Projections

The Town of Wake Forest is experiencing well above-average population growth, which is anticipated to result in slight shifts in the overall demographic composition in the next five years. The Town can expect to add more than 10,000 people in the next five years.

Population - 2023	Population - 2028
54,610	68,930

Table 2: Population in 2023 and projected population in 2028. Source: ESRI, US Census Bureau

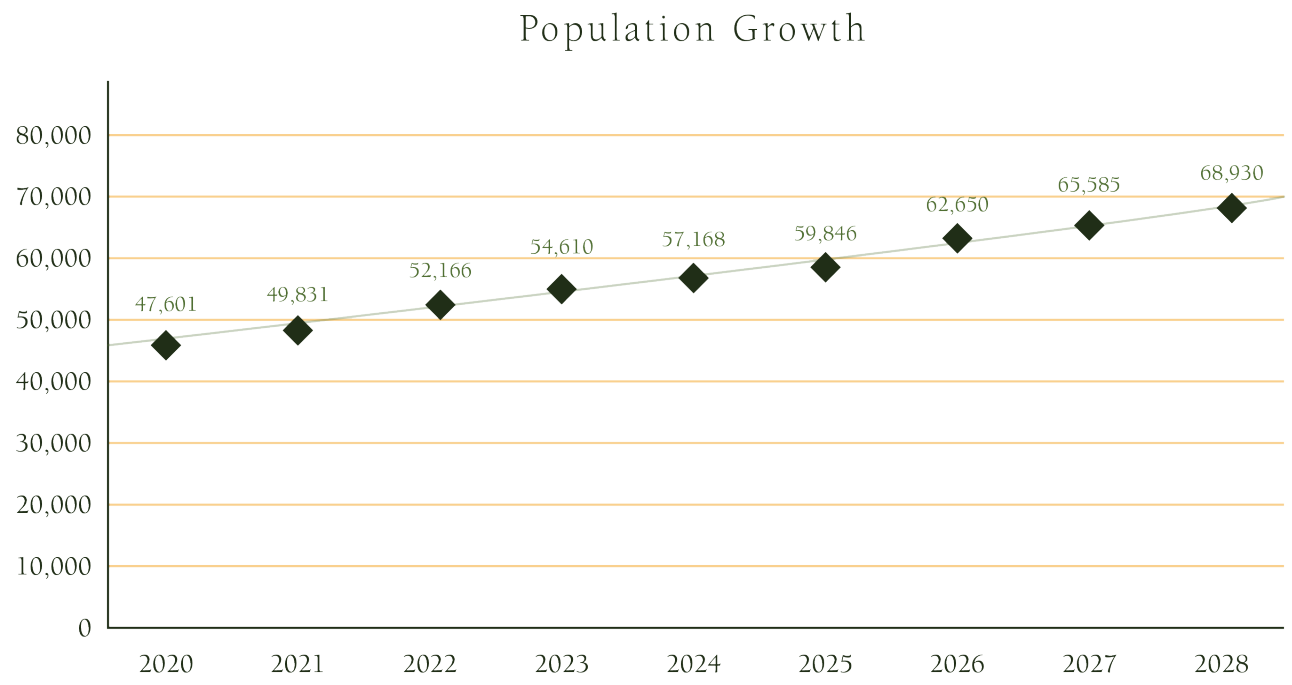


Figure 1: Projected population growth for Wake Forest. Source: ESRI, Wake Forest Planning Bureau

Age Segment

Figure 2 presents the changing proportions of age cohorts based on population estimates and projections from 2023 through 2028. Demographic data shows a downward trend among people ages 0-24, which means that the percentage of the population that falls within these ranges is declining. As with other factors, this does not mean that the number of individuals in this age range are declining. Rather, their proportion of the population is shrinking. On the other hand, Wake Forest is seeing the proportion of the the population 25 and older experiencing positive growth. As reflected in Figure 2, the percent of people aged 55 and over is projected to grow by close to one percentage point. Both findings are significant because it demonstrates that the Town has growth in two age segments that tend to have different recreation needs.

The PRCR Department will need to adapt recreational offerings to meet the evolving needs of both younger and older residents. While the proportion of the population aged 0-24 is declining, maintaining engaging facilities and programs for youth remains crucial. Simultaneously, with the proportion of individuals aged 25 and older growing, there's an opportunity to enhance recreational amenities tailored to this expanding demographic, particularly the 55 and over age group, which is experiencing the largest percentage of positive population growth in Wake Forest. In summary, the data indicate that from an age perspective the Town will need to plan for offerings that can serve two segments with different expectations. Ongoing engagement with both age groups as well as the community at large will be important to ensure offerings are relevant to both the community as a whole and the growing age cohorts.

This continued split of the population of the Town from an age perspective means the Town will need to plan for offerings that can serve two segments that have different expectations. Ongoing engagement with both age groups as well as the community at large will be extremely important to make sure offerings are relevant to both the community as a whole and the growing age cohorts.

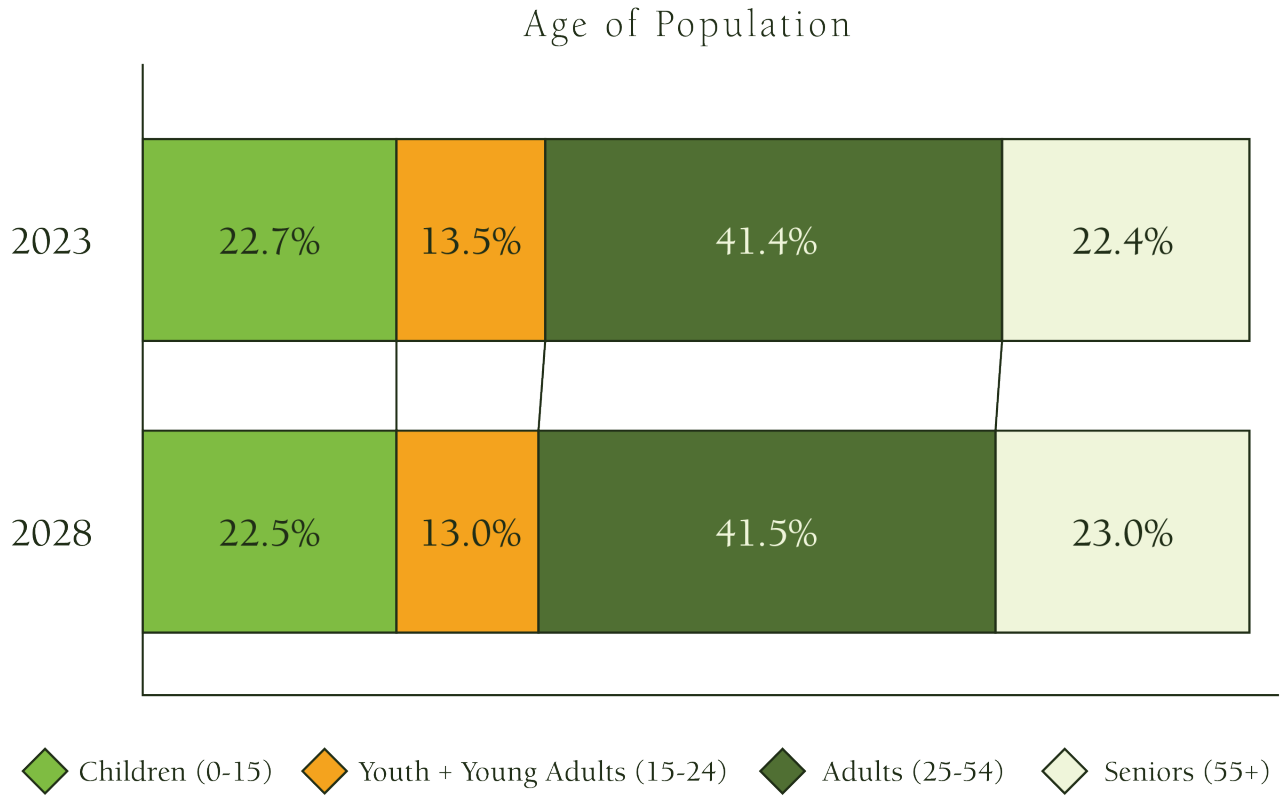


Figure 2: Age segmentation of Wake Forest's population. Source: ESRI, US Census Bureau

Race + Ethnicity

Wake Forest residents identifying as White Alone make up almost 70 percent of the population, with the population identifying as Black Alone at 15.7 percent. These two racial groups make up over 85 percent of the population. By 2028, these groups are projected to make up 84 percent of the population. Demographics data indicates these groups are experiencing a negative annual growth rate of -0.16 percent and -0.06 percent respectively. While this rate is worth noting, it is small enough that the demographics of the Town from the perspective of racial composition is consistent.

By 2028, the portion of the population identifying as "Two or More Races" will increase by 0.8 percentage points compared to 2023 (9.2 percent of the population in 2028 compared to 8.4 percent in 2023). This is the only race among the standard US Census Bureau races that is experiencing significant positive growth in Wake Forest. The population identifying as Asian Alone or Some Other Race Alone will both increase by 0.3 percent age points over the next five years and the portion of the population identifying as American Indian Alone or Pacific Islander Alone will remain at 0.3 and 0.1 percent of the population, respectively, through 2028. It is important to note that a static percentage of the population does not mean that no one with those racial identities is being born or moving to or from Wake Forest, rather it means that there is just enough growth in the number of those individuals to maintain a consistent percentage of a growing population.

An additional demographic indicator that helps describe the population is Hispanic Origin, this indicator allows individuals to identify as having Hispanic Origin regardless of the race they select on Census forms. Currently 8.6 percent of the population indicates they are of Hispanic origin. By 2028, this number will grow to 9.2 percent.

While the portion of the population identifying as White Alone will remain a sizable majority of the population, the continued growth of the non-white population means that efforts related to ensuring equity within the recreation and cultural offerings of the Wake Forest Parks, Recreation, and Cultural Resources Department should be continued and enhanced over time.

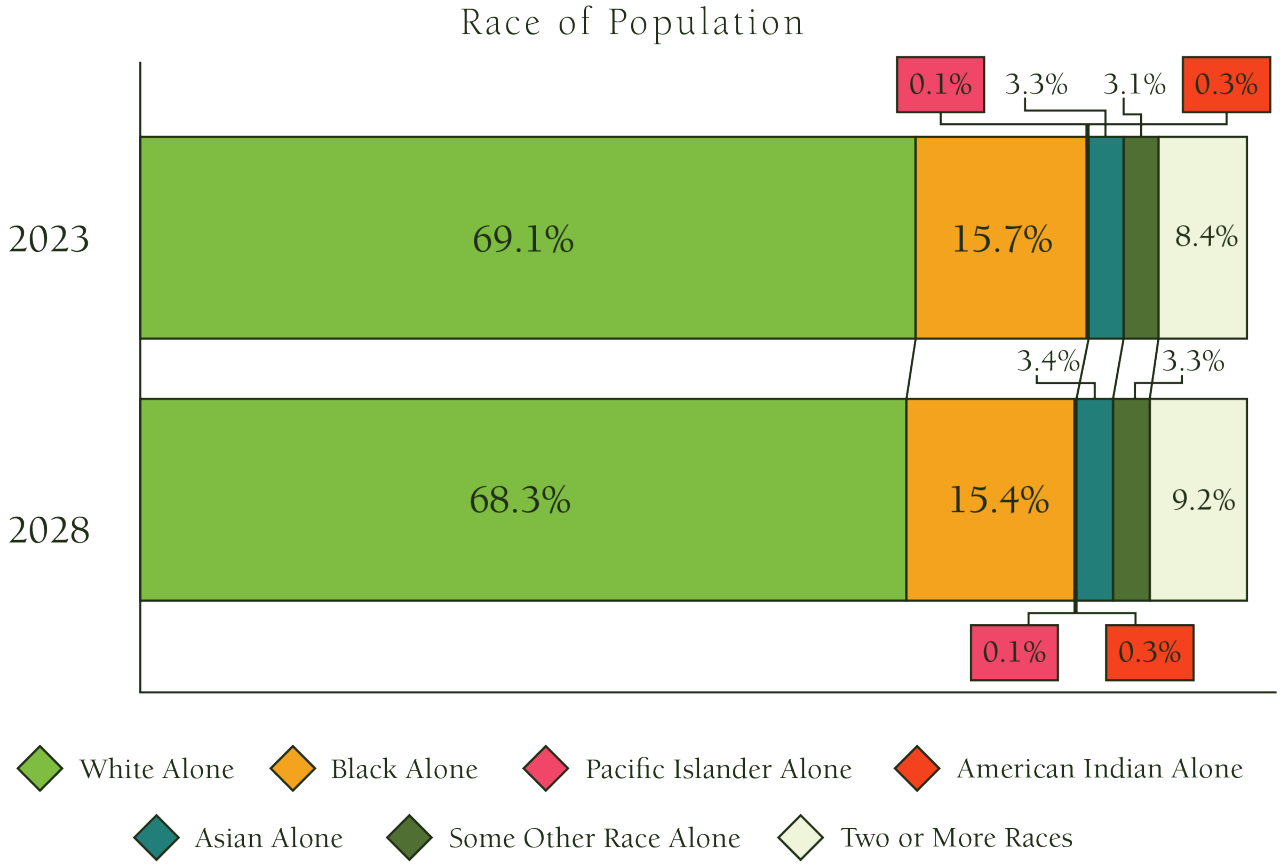


Figure 3: Race segmentation of population of Wake Forest. Source: ESRI, US Census Bureau

Household Income

Pew Research defines low-income households as those earning less than two-thirds of the United States median income; middle-income households as those earning between two-thirds of the country's median income, and upper-income households as those making more than double the U.S. median income. The current US median income, as documented by the US Department of Housing and Urban Development, is $79,900. Current income ranges for Town of Wake Forest households are listed below.

Currently, at least 21.9 percent of households in Wake Forest are classified as low-income based on the Pew Research metric, at least 34.2 percent would be considered middle income, and at least 14.5 percent would be considered upper income, 12.4 percent fall somewhere between low and middle-income and 17 percent fall between middle and upper income.

Low-income households are experiencing a strong negative growth trend in Wake Forest. Income data indicates the average annual growth rate in this income bracket is -0.25 percent. This indicates that as a portion of all households, those earning less than $50,000 will decrease over time but will remain a sizeable portion of the total households. Low-income households currently, make up at least 21.8 percent of all households, by 2028 that number is expected to fall to at least 16.9 percent. The number of households earning less than $150,000 is declining with a strong negative growth rate – currently these households make up 68.4 percent of the households. By 2028, projections indicate that this number will decline to 59.5 percent. This means that households making less than $150,000 and households making more than $150,000 will be more equally distributed.

The average household income in 2023 according to the ESRI Community Profile was $132,541 – a figure that is projected to increase to $152,734 by 2028. The current median household income is $106,393, which is projected to increase to $119,757 by 2028.

In instances where a significant difference exists between median household income and average household income, the median household income should be used when the median measurement eliminates outliers. Such a gap between average and median income levels also indicates a wealth gap in the community.

	Low Income Household	Middle Income Household	Upper Income Household
Household Income	< $53,269	$53,269 - $159,800	> $159,800

Table 3: Breakdown of household income brackets. Source: US Department of Housing and Urban Development



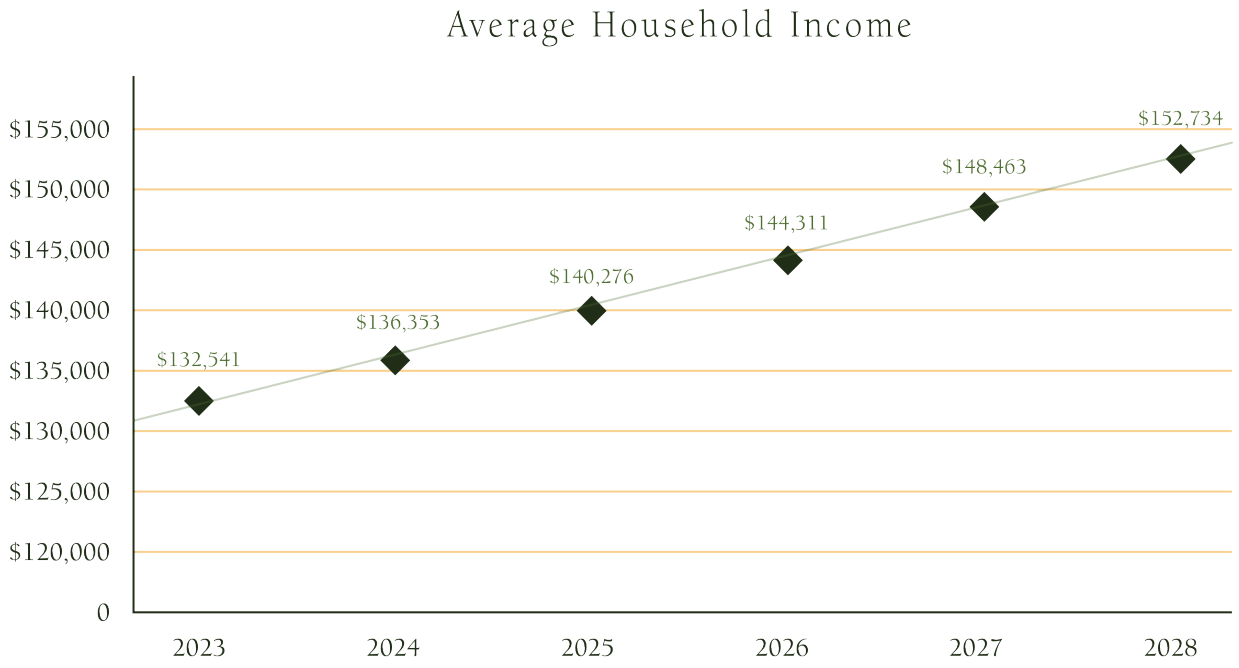


Figure 4: Average household income in Wake Forest. Source: ESRI, US Census Bureau

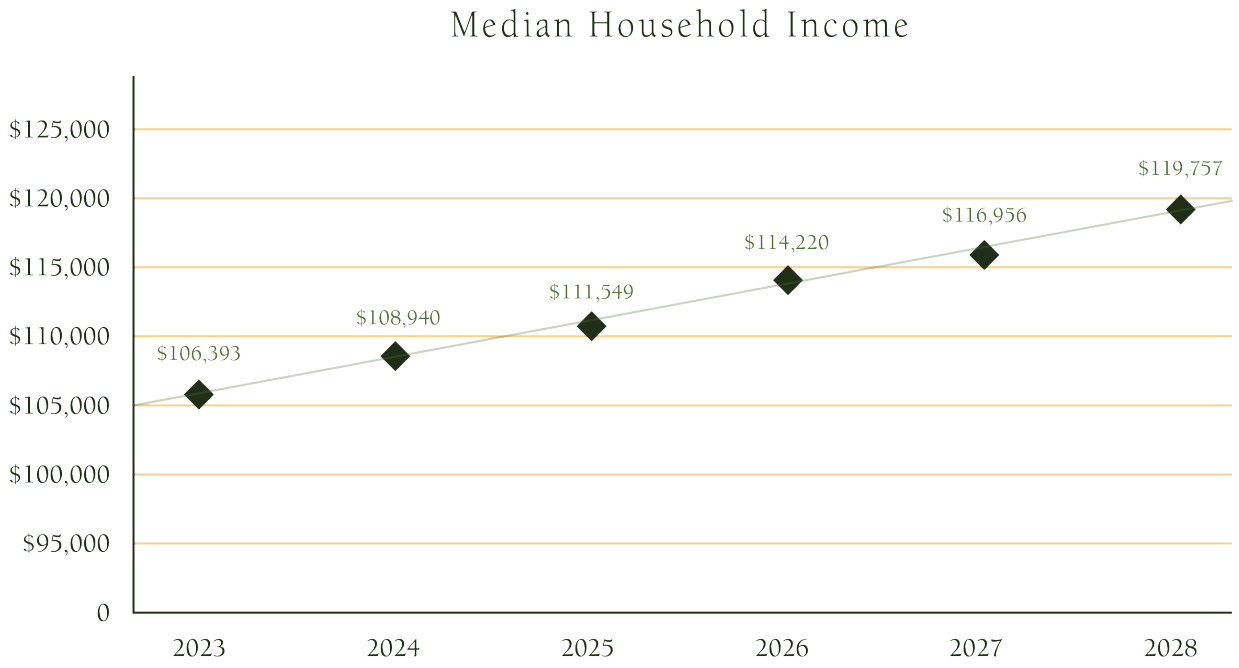


Figure 5: Median household income in Wake Forest. Source: ESRI, US Census Bureau

Education

Wake Forest, according to estimates for 2023, has higher attainment of both bachelor's degrees and graduate degrees than the United States. More than 83 percent of the population has an education beyond high school compared to 37.9 percent for the United States as a whole. The percentage of the population with no high school diploma or equivalent is 2.7 percent which is significantly lower than the United States at large, where 8.9 percent of the population do not have at least a high school diploma or equivalent.

While making projections of education attainment isn't possible with available data, it is possible to look for some insights based on where growth is happening in the labor market. Consistent growth still occurs in the area of Education and Health Services and Information and Professional and Business Services according to the US Bureau of Labor Statistics (BLS). All these sectors correlate with high attainment of college degrees and advanced degrees. Therefore, a reasonable assumption is that the percentage of the population with a bachelor's degree or higher will at least maintain its current level if not increase.

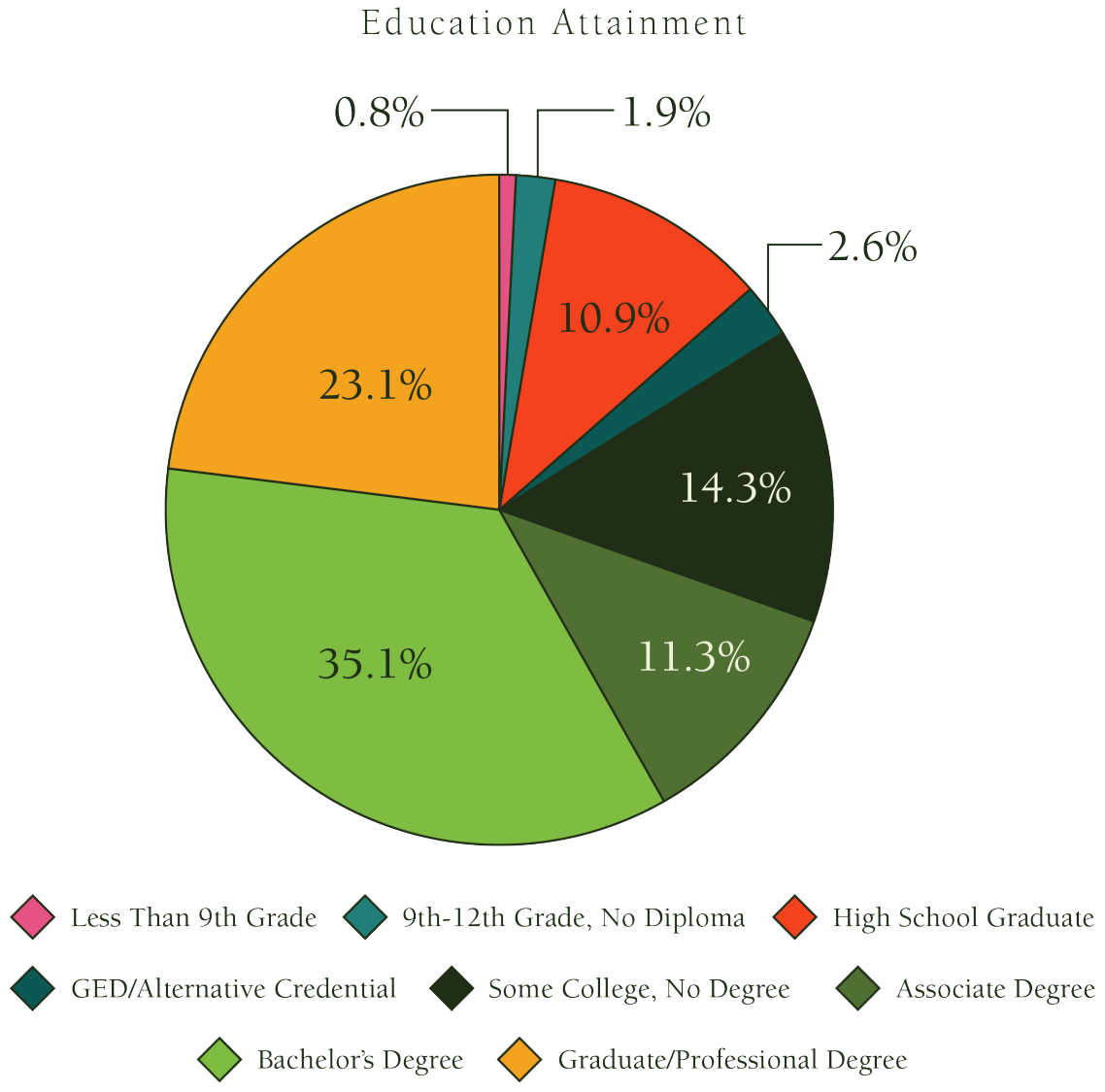


Figure 6: Education attainment of population in Wake Forest. Source: ESRI, US Census Bureau

Disability Status

A comprehensive understanding of the prevalence of disabilities within a population is beneficial not only for comprehending the challenges faced by that population but also for designing improvements to both existing and new recreational amenities to better cater to their needs

The portion of the population within Wake Forest that has at least one recognized disability is estimated to be 15.3 percent. The most prevalent categories include hearing difficulties, ambulatory difficulties, cognitive difficulties, and independent living difficulties; all of which are most commonly observed among the portion of the population aged over 65. This means that ensuring that facilities, particularly centers that offer senior programming are ADA accessible and evaluated regularly is important to ensure that this piece of the population has reliable access.

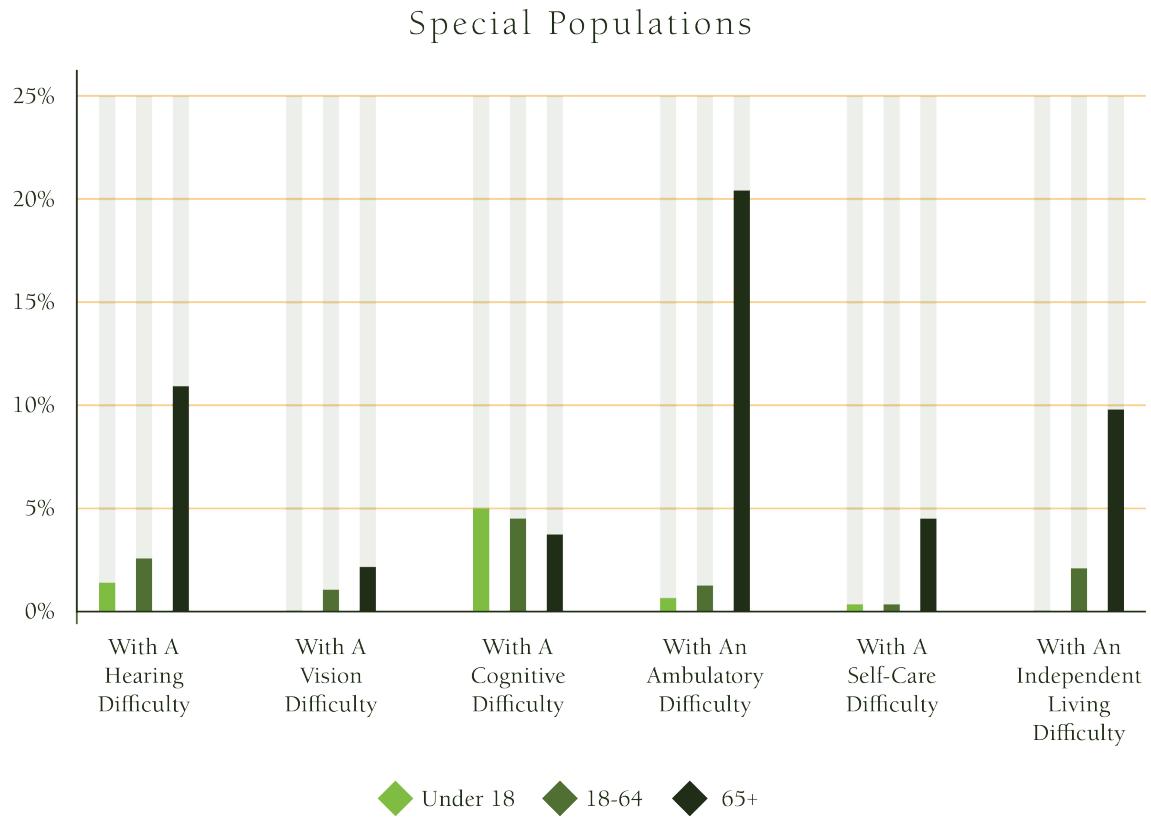


Figure 7: Special Populations

Summary of Findings

As Wake Forest's population grows and changes in the coming decade, the community's recreation needs will grow and change.

- Population growth is happening rapidly compared to North Carolina and broader United States. Planning investments based on the Level of Service analysis should guide strategic growth and investments that can maintain service to the community today and provide service to the influx of new residents of the Town.
- Bifurcated growth rates among young adults and seniors indicate that there is a need for careful planning and allocation of resources to make sure that these groups are getting what they need from the system. Thus, ongoing engagement with both communities and the community is critical.
- Wages are generally higher than they are in the region, the state and the country. This means that the department can investigate cost recovery models that do expect contributions from the community for certain programming. The Department should, however, remain sensitive to those in the community who cannot afford priced services and accommodate them to the extent possible.
- A low but significant portion of the population of Wake Forest has a disability. Existing facilities should be evaluated for accessibility and new facilities should be appropriately planned for accessibility. A large proportion of this population segment includes cognitive difficulties revealing the need for specialized programs and trained staff that can accommodate neurodiverse populations.
- Racial diversity will continue to shift during the next five years, indicative of the need for equity, diversity, and inclusion efforts to ensure equitable provision of parks, facilities, amenities, and programs.



Trends

Understanding recreational trends is important as they can help predict what recreation activities may be expected or desired by park users and program participants. Trends in recreational preferences change continuously, sparking shifts in desire for new activities and programming. Depending upon the demographic changes, preferences and trends influence the type of demand for parks and recreation services within a community over a period of time.

This chapter provides an assessment of national and local trends. Combining the two sets of data, demographic projections and future recreation trends, a framework for recommendations that target the current and future population and align with trends in recreation is developed.



Trends in Parks + Recreation

The field of parks and recreation continually updates best practices and integrates new policies and technologies as they become available. A forward-looking parks and recreation department will be aware of new and emerging recreation trends and can understand and anticipate the impacts broader trends will have. The current Parks, Recreation, and Cultural Resources Master Plan update looks at local and national recreation and activity trends as well as prevailing trends across the parks and recreation industry. All these components will likely impact the provision of leisure services in the Town of Wake Forest over the five-year planning period.

Overview

Local recreation trends are sourced from ESRI's Market Potential Index (MPI). The MPI measures comparatively the demand for a product or service within a pre-determined geographic area to the national demand for that product or service. Demand for recreational activities is measured by an individual's participation in a certain activity within the past 12 months. An MPI of more than 100 indicates that the local demand for a product is higher than the national average, while an MPI of less than 100 indicates that the local demand is lower than the national average. The products or services included within this comparison are specific to parks and recreation activities, though the products or services are not necessarily indicative of the Town's facility or program offerings. Demand for recreational activity is measured based on whether an individual has participated in a certain activity within the past 12 months. Prevailing industry-wide trends are sourced from a variety of industry-standard publications including The Sports & Fitness Industry Association's (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report. The report was utilized in evaluating the following trends:

- National Sport and Fitness Participatory Trends
- Core versus Casual Participation Trends
- Participation by Generation
- Non-Participant Interest by Age Segment

The study is based on findings from surveys carried out in 2022 by the Physical Activity Council (PAC), resulting in a total of N=18,000 online interviews. A sample size of N=18,000 completed interviews is considered to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.32 percentage points at a 95 percent confidence interval. Using a weighting technique, survey results are applied to the total U.S. population figure of 305,439,858 people (ages six and older). The report will establish levels of activity and identify key participatory trends in recreation across the United States.

Sources

- Local Recreation Trends
  - ESRI Market Potential Index
- National Recreation Trends
  - Sport + Fitness Industry Association (SFIA)
- National Recreation and Parks Association (NRPA)

Core Versus Casual Participation

In addition to overall participation rates, SFIA categorizes active participants as either core or casual participants based on frequency. Core participants have higher participatory frequency than casual participants. The thresholds that define casual versus core participation may vary based on the nature of each individual activity. For instance, core participants engage in most fitness and recreational activities more than 50 times per year – while for sports, the threshold for core participation is typically 13 times per year.

In each activity, core participants are more committed and tend to be less likely to switch to other activities or become inactive (engage in no physical activity) than causal participants. This may also explain why activities with more core participants tend to experience less pattern shifts in participation rates than those with larger groups of casual participants.



Local Recreation Trends

Local recreation trends were gleaned from ESRI's market potential index profile for the Town of Wake Forest. The table below lists the parks and recreation activities most popular among Wake Forest residents as indicated by having the highest Market Potential Index (MPI). Market Potential data provides details about what type of goods, services, and activities consumers use and demand. The data includes consumer attitudes on topics such as spending, health, and the environment.

The percentages included in tables one through three below indicate the estimated proportion of Wake Forest residents that participate in the activities listed. Although some of the percentages may seem either high or low, when they are paired with their MPIs we can determine the level of demand for a particular activity among Wake Forest residents. MPI values that equal 100 represent demand in Wake Forest that is equal to national demand. Values greater than 100 represent higher demand, while values less than 100 represent lower demand.

For example, an index of 130 implies that demand in the area is likely to be 30 percent higher than the U.S. average; an index of 85 implies that demand that is 15 percent lower. Just because an MPI is higher than 100, doesn't mean that the activity is broadly popular in the community, nor does an MPI of less than 100 mean that an activity is broadly unpopular. This is why looking at both the percentage of the population that participates in the activity in conjunction with the MPI is critical when making decisions. For example, an activity that 30 percent of the population participates in that has an MPI over 100 is likely to be an activity that is worth investing in while an activity that one percent of the population participates in but has an MPI over 100 is not likely to be an activity that is worth investing in. For niche activities, one strategy could be to work with private sector providers and connect residents to those options. The contents of the first table include activities participated in by 10 percent or more of Wake Forest residents and their associated MPI scores.

Activity	Percentage of Population Participating (%)	Market Potential Index (MPI)
Walking for Exercise	35.5%	105
Hiking	20.6%	109
Swimming	16.9%	112
Weight Lifting	16.2%	115
Jogging/Running	13.5%	120
Bicycling (Road)	12.7%	105
Yoga	12.3%	113
Fresh Water Fishing	11.1%	106

Table 1: Market Potential Index for most popular parks and recreation activities in Wake Forest

The MPI analysis looks at 37 activities that are the most prevalent in Sports and Leisure. Of those, there are only four that have an MPI of less than 100 and zero that have an MPI less than 90. Those are horseback riding, rifle hunting, shotgun hunting, and softball. This means that recreational activities, in general, are extremely popular in the community. This means the Town should continue to focus on providing high-quality parks and facilities that can accommodate a broad range of activities successfully.

There are 24 activities in Wake Forest, according to the MPI report, with MPI scores over 100 but participation rates less than 10 percent. This dynamic means that the activity is likely a niche activity that is more popular from an investment perspective but not from a participation perspective. Offering activities in this category would provide some amount of service to the community but wouldn't necessarily be the most prudent investment.

While the Town should continue to implement lessons learned from the pandemic, national trends indicate that the population at large has accepted a certain level of risk as it relates to COVID, meaning the Department can investigate and invest in activities that were previously uncomfortable for the community. The top 5 fastest growing sports/activities according to the same report were skateboarding, surfing, camping, tennis, and pickleball.

While playgrounds, park shelters, and restrooms remain the most common facilities located across parks and recreation systems nationwide, trending facilities, according to Recreation Management, are outdoor fitness areas and fitness trails, splash play areas, and walking and hiking trails.

National Recreation Trends

The current assessment gains context by understanding the popularity of fitness and recreational activities nationwide. In general, recreational activities will always experience varying degrees of momentum thereby affecting the type of leisure services provided at the local level. National trends also provide insight as to whether changes within a given year are local trends or part of a larger shift in recreational preferences.

The five fitness activities experiencing the largest growth by participants in the last year according to the Sports, Fitness, and Leisure Activities Topline Participation Report are Pilates, yoga, kettlebells, dance exercise, and barre.[1]

Skateboarding	Surfing	Camping	Tennis	Pickleball
7.9%	7.8%	7.7%	6.0%	4.2%

Table 2: Fitness activities experiencing largest growth

Pilates	Yoga	Kettlebells	Dance Exercise	Barre
11.6%	10.4%	6.5%	5.0%	3.8%

Table 3: Five fastest growing sports

1 Sports and Fitness Industry Associations. State of the Industry. Silver Spring, MD: SFIA, 2021.

Parks + Recreation Industry Trends

National Recreation + Parks Association (NRPA) Trends

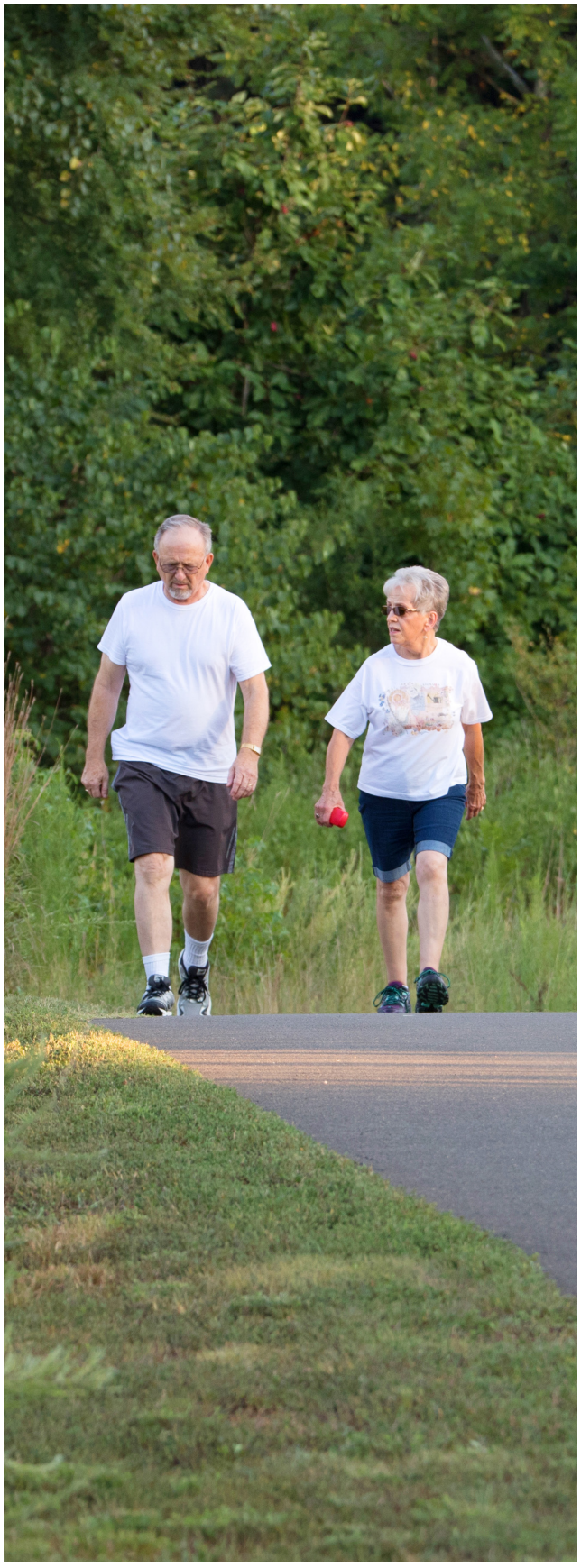
Overview

Every year, NRPA publishes the top trends in parks and recreation across the country. Being aware of the latest developments helps parks and recreation agencies stay proactive and competitive in implementing innovative parks, recreational amenities, and programs to the communities they serve. Trends often signify new avenues for forward-thinking approaches to attract new park users, program participants, and partnerships. Staying informed about industry patterns can inspire parks and recreation agencies to foster growth and expand their reach. The following is a summary of the latest trends from NRPA's 2023[1] and 2024[2] reports.

Technology

AI (Artificial intelligence) is the latest buzzword across all industries, with parks and recreation being no exception. While the larger implications of AI integration are still unknown, some ways parks and recreation agencies will see efficiency in operations through the use of AI chatbots, meeting summarization, visitor count data, building monitoring systems, security and surveillance, client inquiries, and more. NRPA forecasts that this operational efficiency will enable quicker decision-making and improved public services.

Another fundamental change is the move towards electrification. Electrification refers to the process of replacing traditional mechanical or fuel-based systems with electric-powered alternatives[3]. The shift from fossil fuels represents a societal shift with far-reaching impacts on infrastructure, consumer demand, and how parks and recreation agencies operate and deliver services. According to the 2023 NRPA report, agencies are moving from fossil fuel-powered fleet vehicles to fully electric vehicles and landscape equipment. This initiative stands as one of the most impactful ways the parks and recreation community can combat climate change due to the cost-effectiveness, efficiency, health benefits for communities and workers, environmental advantages, and potential to significantly reduce carbon emissions.



2 https://www.nrpa.org/parks-recreation-magazine/2023/january/top-trends-in-parks-and-recreation-for-2023/
3 https://www.nrpa.org/parks-recreation-magazine/2024/january/top-trends-in-parks-and-recreation-for-2024/
4 Jones, Hessie. 2023. " The Slow Road To The Electrification Of Everything." Forbes, Sep 26, 2023. www.forbes.com/sites/hessiejones/2023/09/26/the-slow-road-to-the-electrification-of-everything/

Sustainability

Related to electrification and climate change is the sustainability movement. The 2024 NRPA trend report notes the escalating impacts of climate change, emphasizing its ramifications for public spaces. As the impacts of climate change persist, parks play an increasingly vital role in fostering community resilience and ensuring public safety and well-being in the face of evolving environmental challenges.

Despite global efforts to mitigate temperature increases, the threat of climate change persists, posing significant challenges to public safety and health. However, there is a noticeable shift in public perception, with growing acknowledgment, particularly within the public sector, of the severity of climate change and the urgent need for adaptation.

Parks are at the forefront of this effort to adjust. Greenspaces and parks can shield communities from the worst impacts of climate change by reducing carbon pollution, cooling urban heat islands, improving water quality, and minimizing flooding. They also offer solutions to the effects of rapid, unsustainable urbanization on public health and well-being. An increasing number of epidemiological studies have demonstrated various positive health effects of maintaining urban green spaces, including improved mental health and reduced depression; improved pregnancy outcomes; and lower rates of cardiovascular morbidity and mortality, obesity and diabetes[4]. Parks, from the smallest to the largest, will play an increasingly important role in 2024 and beyond in mitigating the destructive effects of climate change, measurably improving community health, livability and sustainability.

Health and Wellness

Parks and recreation agencies are playing a crucial role in combating public health epidemics and promoting overall well-being in their communities. As health and wellness trends evolve to prioritize mental, emotional, and social well-being, parks and recreation agencies are stepping up as providers of essential public health services. Recognizing the importance of holistic health, these agencies have expanded their offerings to include a diverse array of activities such as yoga, tai chi, meditation, and nature therapy like forest bathing. Recreational programs like these not only promote physical fitness as well as contribute to stress reduction, mental clarity, and social connections.

In response to the COVID-19 pandemic and the subsequent shift towards virtual platforms, parks and recreation agencies have adapted by launching virtual health programs and nutrition workshops. This approach has proven to be effective in reaching a broader audience, attracting participants not only from the local community but also from neighboring areas and even out-of-state. Another post-pandemic occurrence is employee involvement. Gallup's State of the Global Workplace report highlights a concerning decline in remote workers' engagement with their organization's mission and purpose, despite an overall uptick in employee engagement post-pandemic.

To that end, alongside improving the health and well-being of the community, park and recreation agencies are recognizing the importance of prioritizing the mental health and well-being of their own workforce. More and more often employees are expressing their desire to work for organizations that prioritize their well-being and provide support for mental health. Allison Colman, NRPA's senior director of programs, emphasizes this shift, citing the desire of employees to work for organizations that value their psychological well-being and provide support for mental health. However, meeting this demand presents challenges for park and recreation agencies, as they navigate resource constraints and the need for additional training and support systems for their staff.

Recreation Program Trends

Over the past five years, pickleball has surged to become the fastest-growing sport in the United States. The sport appeals to individuals of all ages and over the past several years has absorbed youth participants who prefer to participate in a non-traditional sport like baseball or soccer. Furthermore, major celebrities such as LeBron James and Billie Eilish have taken to pickleball – expanding its reach even further. What seemed to be a niche activity for older adults with bad knees has exploded into a full-fledged recreation trend, complete with pickleball performance apparel and even professional leagues.

Regardless of pickleball's popularity, participation in the activity and public investment in the infrastructure needed to support it has had some unintended consequences. Both the 2023 and 2024 NRPA trends report highlighted the negative effect pickleball noise has on both humans and birds. Regrettably, disputes regarding noise are on the rise, leading to neighborly conflicts, conflicts among the public and parks and recreation agencies, and conflicts between park and recreation agencies and conservation groups. Consequently, municipalities have faced legal disputes, including lawsuits aimed at halting the conversion of tennis courts into pickleball courts. Despite these challenges, pickleball continues its upward trajectory in 2024. Yet municipalities are approaching the sport's demand cautiously, implementing measures such as moratoriums on new court construction and buffering requirements to mitigate

5 Gascon, Mireia. 2016. Review of Residential Green Spaces and Mortality: A Systematic Review.Environment International. January, 2016.

noise disturbances for nearby residential areas, ensuring courts are situated at least 250 feet away from homes.

Cricket is emerging as another notable recreational trend, particularly in regions like the Dallas-Fort Worth area and North Carolina. Recreation providers in these areas cite a growing Southeast Asian population as a contributor to the increasing need for cricket facilities and leagues. Major League Cricket's presence in Morrisville, North Carolina has drawn significant attention, with several games selling out within days, indicating a growing interest in the sport across the state and beyond.

In addition to recreational sports, other programs and niche activities are gaining popularity. As noted in the 2024 NRPA trends study, recreation providers named family engagement nights, seasonal festivals, holiday karaoke, and partnerships with libraries as emerging trends for this year. Parks and recreation agencies have also been investing more resources in the program needs of sometimes overlooked age groups such as adults and older adults. This is evidenced by the quirky names like eldertainment and kidults associated with these user groups. Similarly, parks agencies are recognizing the benefits associated with recreation between and among age groups. With that, the parks and recreation community is beginning to see sizable investments in multi-generational recreation spaces that are designed with everyone in mind.

Operations Trends

In 2023, park and recreation agencies faced challenges in finding contented workers due to a lack of perceived care from employers. This impression has led to low morale and heightened stress levels, particularly among women. Despite efforts to offer better pay, agencies struggled to fill vital roles like lifeguards and childcare workers as other industries like fast food restaurants are offering comparable salaries.

The 2024 report predicts that the parks and recreation industry will see a heavy focus on workforce development and staff wellbeing. The hybrid work culture has taken root since COVID-19; however, companies across the country are also trying to bring the workforce back to the office. Additionally, social experiments in workplaces such as a 4-day work week or flexible work hours are trending which may put additional demand on parks and recreation provision.



Summary of Findings

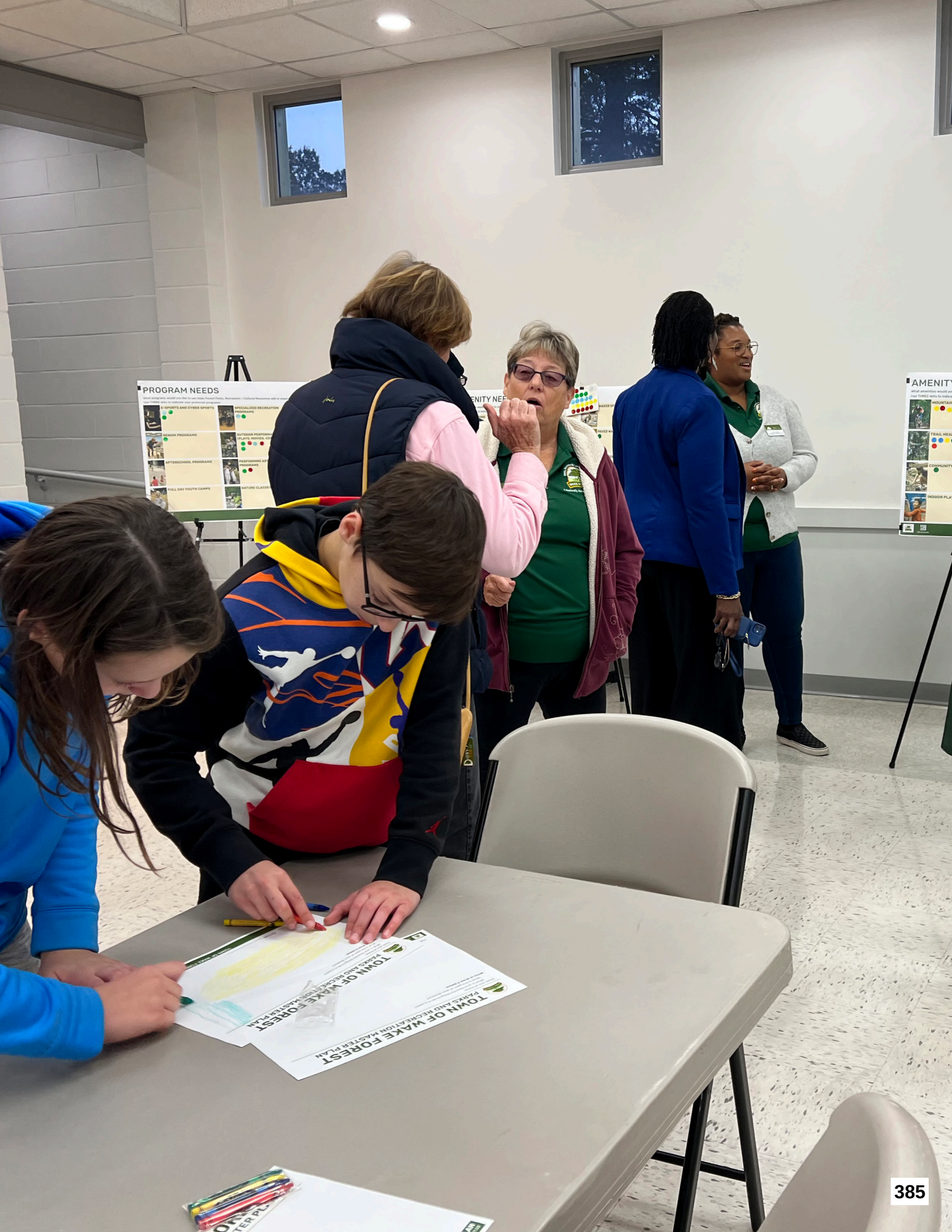
- Local trends in Wake Forest based on the MPI rating include weightlifting, running, swimming, and yoga.
- According to SFIA report at-will activities including a variety of strength training activities and low-impact forms of exercise have been growing nationally. The report also suggests the top growing sports activities are skateboarding, surfing, camping, tennis, and pickleball, mainly focusing on one to two-player games or activities engaged with friends and family.
- The NRPA trends report from the past two years shows emerging trends in use of innovative technology, addressing social problems such as climate and health outcomes, and out-of-the-box thinking when providing recreation programs to diverse communities.
- Wake Forest should consider the latest industry trends in conjunction with the population projections to proactively plan for the next five years of recreation.



Community Engagement

Community engagement is an essential part of any planning process. Effective plans are firmly rooted in the realities and vision of the community that created them. Such visionary documents influence recommendations for development of future parks and enhancement of recreation programs and services. The community engagement process for the current plan included a combination of input from community members, the Wake Forest Parks, Recreation and Cultural Resources Department staff (hereinafter referred to throughout the document as PRCR Department), focus group participants, and Town of Wake Forest leadership including the Board of Commissioners and Parks, Recreation, and Cultural Resources (PRCR) Advisory Board.

The PRCR Department and project team designed a public engagement plan to maximize the amount of input and feedback. Community engagement was intended to be equitable and inclusive, offering a variety of input opportunities and methods for all community members to have a comfortable platform for providing their input. In addition to traditional engagement methods, a survey scientific survey was conducted alongside the outreach process. The scientific survey polled randomized representative portions of the Town's population, and focused on community recreation needs, priorities, and support for funding. This method provides an opportunity to reach individuals who would not typically attend a meeting or otherwise participate in a public engagement process and make sure that there was feedback from residents across the entirety of the town.


PROGRAM NEEDS
TOWN OF WAKE FOREST
PARKS AND RECREATION MASTER PLAN

Overview

Scientific Survey - Late Summer - Early Fall - 308 Responses	**308** **Households**
Open Houses - Drop-In Event - November 2nd, 2023 at the Alston-Massenburg Center - Drop-In Event - November 14th, 2023 at Wake Forest Town Hall	**87** **Participants**
Online Engagement - Play It Forward - Public Opinion Survey #1: Opinions + Needs - Play It Forward - Public Opinion Survey #2: Existing Parks Enhancements - Play It Forward: Public Opinion Survey #3: Needs Assessment	**330+** **Participants**
Special Events Attendance - To promote Online Engagement	
Focus Groups - Seniors - December 6th, 2023 at Joyner Park Community Center (JPCC) - Teens - December 6th, 2023 at JPCC - Specialized Recreation - December 9th, 2023 at JCC - Families + Youth - December 9th, 2023 at JCC - Adults - December 9th, 2023 at JPCC	**35** **Participants**
Listening Sessions - Wake Forest PRCR Staff - August 10th, 2023 - PRCR Advisory Board - August 28th, 2023 - Town of Wake Forest Board of Commissioners - October 3rd, 2023	**47** **Participants**

Figure 1: Community Engagement Overview

Scientific Survey

Purpose

It is not overlooked or uncommon for the public to question results from a survey. In fact, there are numerous aspects attributed to this type of doubt. The concept of self-selecting, or open access surveys, lends itself to inherent bias that can be viewed as contributing to faulty information. This method of surveying allows individuals to participate in a poll at will. This technique can be problematic in that those who feel particularly compelled by a topic have a platform from which to speak out, aggregating an oversupply of information rife with disproportional instances of extreme responses. Conversely, the public has much more confidence in survey outcomes if they feel confident that the survey was done scientifically. A survey that has gone through the steps of the scientific process poses a higher percentage of validity and reliability of the results.

Thus, the objective of the current public input effort was to employ a statistically reliable means of impartially identifying what Wake Forest residents see as the most vital recreational needs in their community. The intent behind this approach was to accumulate results that can be used to: identify gaps in recreational services; recognize service areas that are perceived as robust; rally the community around parks and recreation in the Town of Wake Forest; and support for future investment.

Distribution

The survey firm, ETC Institute (ETC) mailed a survey packet to a random sample of households in Wake Forest. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Households who received the survey were given the option of returning it by mail or completing it on-line at Wake ForestParksSurvey.org.

To encourage participation, ETC sent emails and text messages to all Wake Forest households who received the survey containing the link to the online version for ease of participation. To prevent people who were not part of the sample from participating, all respondents were required to enter their home address prior to submitting the survey. ETC then matched the addresses that were entered online with the addresses that were originally selected for the sample. Responses without matching addresses were omitted.

The goal was to obtain completed surveys from at least 300 residents. That goal was reached with a total of 308 surveys being completed. The overall results for the sample of households have a precision of at least (+/-) 5.5 percent at the 95 percent level of confidence. The level of confidence indicates that if this survey were run 100 times with the same methodology, the results found here would be replicated 95 of those times. Precision and level of confidence are standard metrics for statistic validity.

Priority Investment Rating

The priority investment rating was developed by ETC Institute to provide decision makers with an objective tool to evaluate the urgency that should be attributed to investments in parks and recreation facilities, amenities, and programs. The priority investment rating combines and equally weighs measures of 1) the importance residents place on certain facilities, amenities, and programs and 2) how many residents have unmet needs for that facility, amenity, or program equally weighs the importance that residents place on facilities and how many residents have unmet needs for facilities (Figure 2).



◆ **Staff Listening Session**

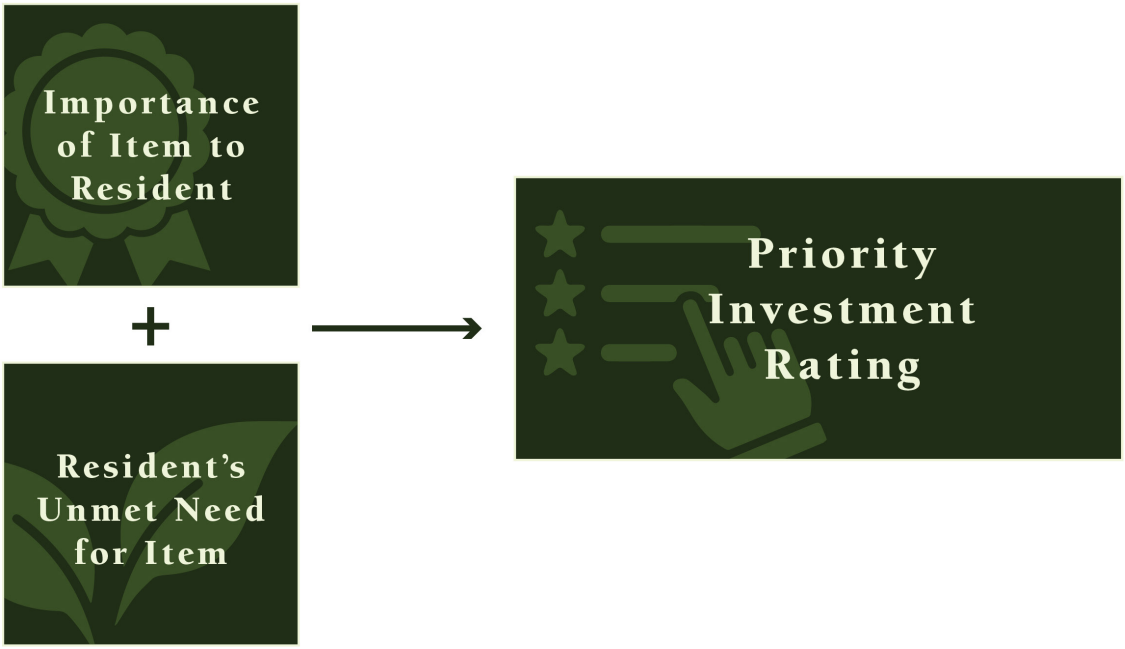


Figure 2: Priority Investment Rating (PIR)

Findings

Recreational Facilities, Amenities + Programs

The items listed below were identified as high priority recreation amenities, facilities, and programs for the Town of Wake Forest. The charts that follow present the entire list of items survey takers had the option to select and place them in order of highest to lowest priority for investment.

Recreation Amenity Needs

1. Greenway Trailheads
2. Aquatics Facility
3. Miniature Golf
4. Nature Play Area
5. Community Garden

Recreation Program Needs

1. Fitness, Health + Wellness Programs
2. Aquatics Program
3. Nature + Environmental Programs
4. Special Events + Festivals
5. Arts + Culture Programs
6. Outdoor Movies + Concerts
7. Adult Athletics
8. Senior Programs + Trips
9. Life Skills Programs
10. Pickleball

Recreational Facilities + Amenities

Further in line with feedback provided by the community during public open house, Wake Forest residents continued to express a desire for recreational programs where participants are able to interact with the outdoors. Trails, greenways, and the infrastructure and amenities to elevate greenway users' experience, like trailheads was the top recreational amenity need. Residents also perceived a need for nature play areas and community gardens.

Aquatics and miniature golf also proved popular among Wake Forest residents, ranking second and third greatest perceived recreational amenity needs. As survey results determine public demand for types of amenities that Wake Forest should invest in, it is important to understand the challenge of reconciling these desires with practical constraints such as cost, land availability, and the willingness of elected officials to endorse the projects. Transparent communication and thorough exploration of alternative solutions are vital to manage residents' expectations and navigate decision-making processes.

Recreational Programs

The PRCR Department is guided by its mission to promote health and wellness through diverse, safe, accessible, and culturally enriching recreational opportunities, and consistently demonstrates a track record of successfully providing

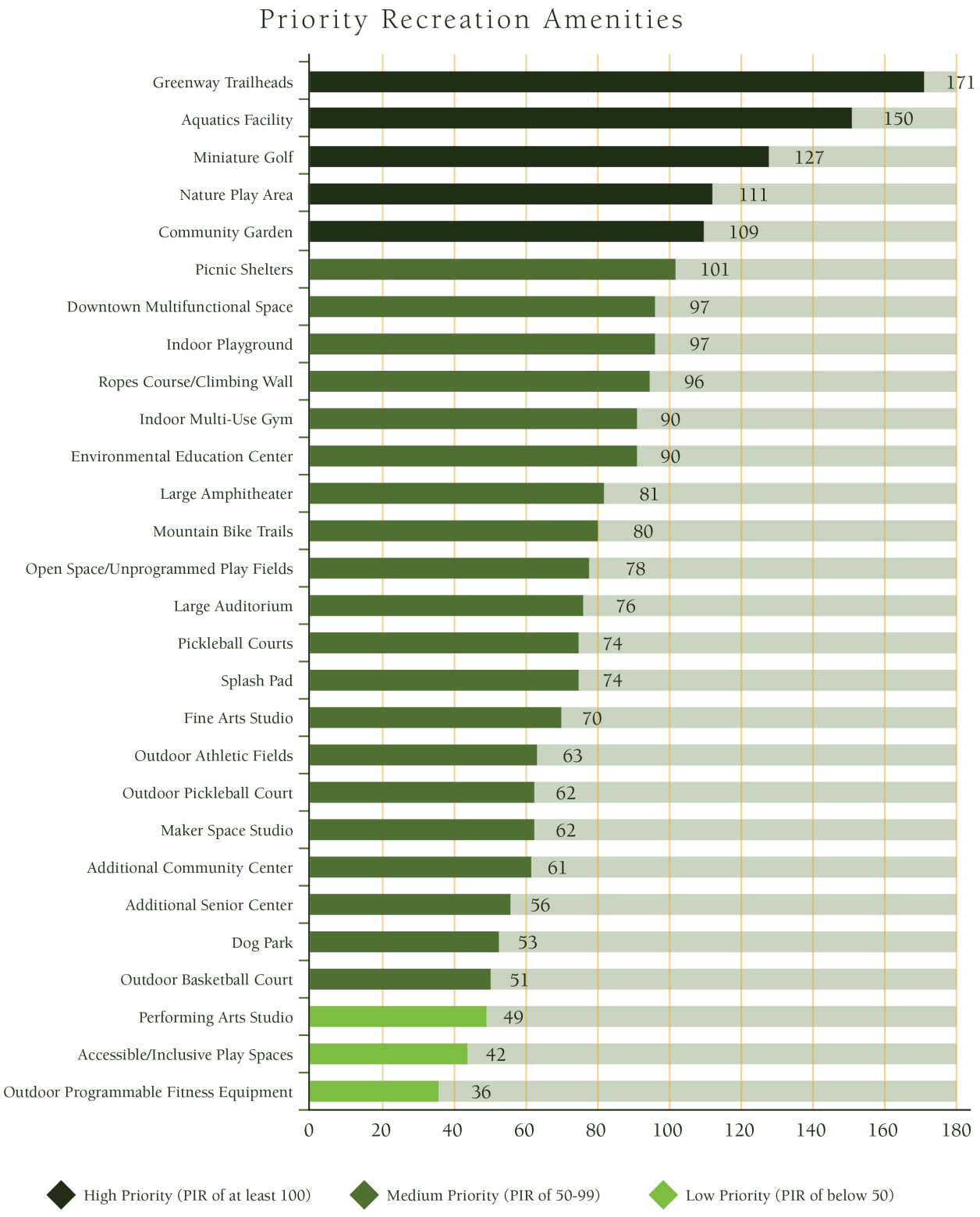


Figure 3: Priority Recreation Amenities

appreciated recreational programs that remain in high demand. Further, the department has been proactive as it plans and delivers programs, to ensure the existence of a feedback loop whereby participants can express their feelings about the recreational services being provided.

The survey findings reveal a clear preference among residents regarding the recreational programs they desire most (Figure 4). Fitness and wellness programs, aquatics programs, and nature/environmental programs emerge as the top priorities, signaling a strong desire for health-oriented and outdoor activities. Additionally, special events, festivals, and art programs garner significant interest, suggesting enthusiasm for cultural enrichment and community engagement. Pickleball did not place within the list of top recreational activity priorities for investment, yet it did emerge toward the top of the medium priority list. Among the low-ranking medium priority activities, elevate fitness courses and basketball standout, while activities such as eSports and cyber sports, cricket, and spikeball rank lowest in demand.

Additional Findings

Overview

The survey also captured various opinions of parks, recreation facilities, and programming in Wake Forest. Questions were developed to form an understanding of residents' visitation patterns, satisfaction levels, opinions on potential improvements, and how to fund those improvements. Furthermore, the survey explored factors influencing park utilization and program participation and investigated residents' satisfaction with recreation programming and departmental operations. The purpose of these questions and the corresponding findings will help to enhance the overall recreational experience for residents and inform future decision-making processes and initiatives within the PRCR Department.

Visitation + Satisfaction with Parks + Recreation Facilities

Wake Forest residents were provided with a list of 31 parks and recreation facilities in Town and asked to indicate which parks or facilities they visit most often. Of these parks, respondents reported visiting Joyner Park (60%) and Joyner Park Community Center (30%) most often.

Next, respondents were asked to rate their overall level of satisfaction with each of the 31 parks and recreational facilities. They were most satisfied (rating "satisfied" or "very satisfied") with E. Carroll Joyner Park (89%), Smith Creek Burlington Mills Greenway (87%), and Sanford Creek Heritage South Greenway (82%).

Over 80 percent of Wake Forest residents reported 'not knowing' whether or not they are satisfied with the following parks and facilities: Ailey Young Park, Alston-Massenburg Center, Cottage at Olde Mill Streams, DuBois Park, Kiwanis Greenway, Kiwanis Park, Plummer Park, and Taylor Street Park. This lack of knowledge may indicate that there are inactive or lower performing parks across the system that would benefit from modernization, enhancement, and/or better promotional efforts. When the option 'don't know' was disqualified from the results tally, respondents most frequently reported being dissatisfied or very dissatisfied with Ailey Young Park (17%), Pickleball Courts (16%), Wake Forest Reservoir (16%), Holding Park (13%), and Tyler Run Park (13%).

Increasing Park Usage + Program Participation

Wake Forest residents were provided with a list of 14 items and asked to select all that if implemented would increase their utilization of parks, recreation and cultural resource facilities. Increased awareness of programs (40%), trails (40%), and adding desired programs (32%) were the three areas selected most often. A lack of information/not knowing what is offered (36%), busy schedules (36%), and overcrowding (27%) were perceived as the biggest barriers to visitation and participation.

Next, respondents were asked to rate their level of support for 18 actions the Town of Wake Forest could take to improve the parks and recreation system. They indicated being most supportive of (rating "supportive" or "very supportive") improving and enhancing existing parks, recreational amenities, and facilities (96%), developing greenway trails to connect the Town's existing parks and recreation facilities (94%), and increasing the number and/or variety of programs for teens (ages 11-17) (94%). Respondents were then asked to select their household's three highest priorities. Developing greenway trails to connect the Town's existing parks and recreation facilities (35%), acquiring undeveloped land for future parkland locations.

Funding Improvements

Respondents most supported (selecting "supportive" or "very supportive") funding parks and recreation improvements and expansions with a future bond financed within the existing property tax rate structure. The highest percentage of respondents believe creating connections/sense of community (47%) and promoting health and wellness programming (46%) should be the most important considerations for the department when prioritizing investments.

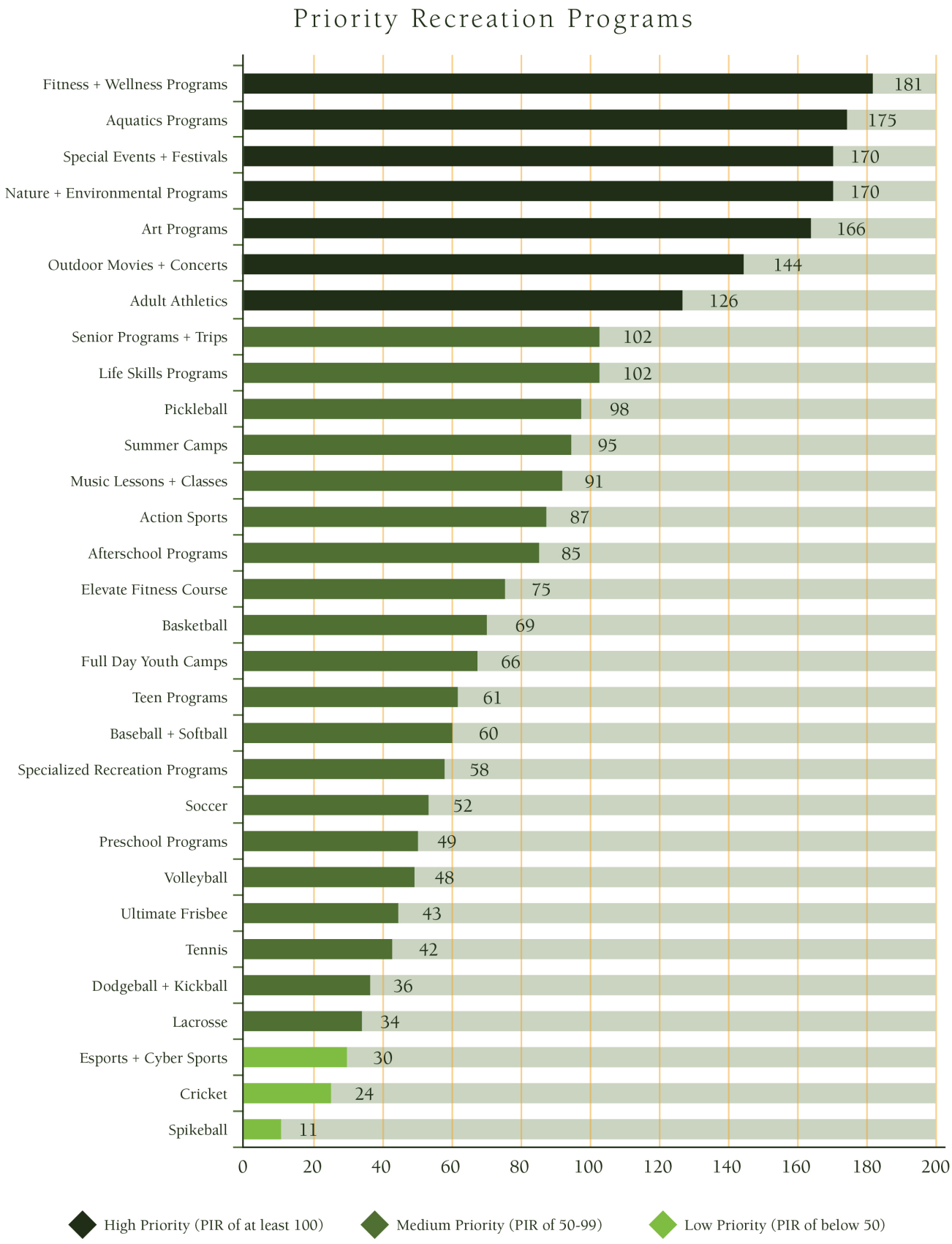


Figure 4: Priority Recreation Programs

Participation + Satisfaction with Recreation Programming + Departmental Operations

Wake Forest residents were asked whether or not, within the past 12 months, they have participated in a program, activity or event provided by Wake Forest Parks, Recreation and Cultural Resources. The majority of respondents indicated that they have participated (64%), with over one-third (34%) reporting that they had not participated. Moving from local data to the national context, Wake Forest residents participated in programs at a rate (64%), double that of the national average (32%). More information about national averages and how they are determined is described in the ETC Survey Findings Report located in the appendix of this document.

Next, households rated their perceived level of quality of the PRCR Department programs, activities, and events. The overwhelming majority (94%) reported having a high or very high level of satisfaction, compared to only six percent reporting a poor level of satisfaction. These results once again are notable when placed side-by-side with the national rate of satisfaction, which is much lower at 79 percent.

In terms of department operations, respondents were asked about their satisfaction with targeted components of how the PRCR Department operates its system. The majority were most satisfied (rating "satisfied" or "very satisfied") with the ease of registration for programs and services (82%), the maintenance of facilities and parks (81%), and customer service (78%), value received for fees paid (74%), parks and programs contribution to diversity and inclusion (74%) and lastly, variety of specialized or adaptive programs (55%).

Open Space Opinions

The data reveals strong support among Wake Forest residents for various aspects of open space management. Overwhelmingly, respondents prioritized the preservation of existing open spaces and wildlife habitats, with 89 percent assigning high importance for both. Acquiring conservation land to protect natural resources closely follows, with 87 percent of respondents emphasizing its significance. Additionally, preserving cultural and historic land uses, improving access to natural areas, and providing health and wellness benefits all garnered substantial support, each with 81 percent to 84 percent of respondents ranking them as highly important. Lastly, holding land for future active park use received slightly lower but still significant support, with 76 percent of respondents valuing this aspect of open space management.

Recreation Reflections

"I would love more of the greenways to be connected. I would love a greenway connection to the reservoir."

"Thanks for caring for us all and looking for our input. We appreciate all the hard work you all do to plan for such a wide variety of wants and needs!"



Community Open House

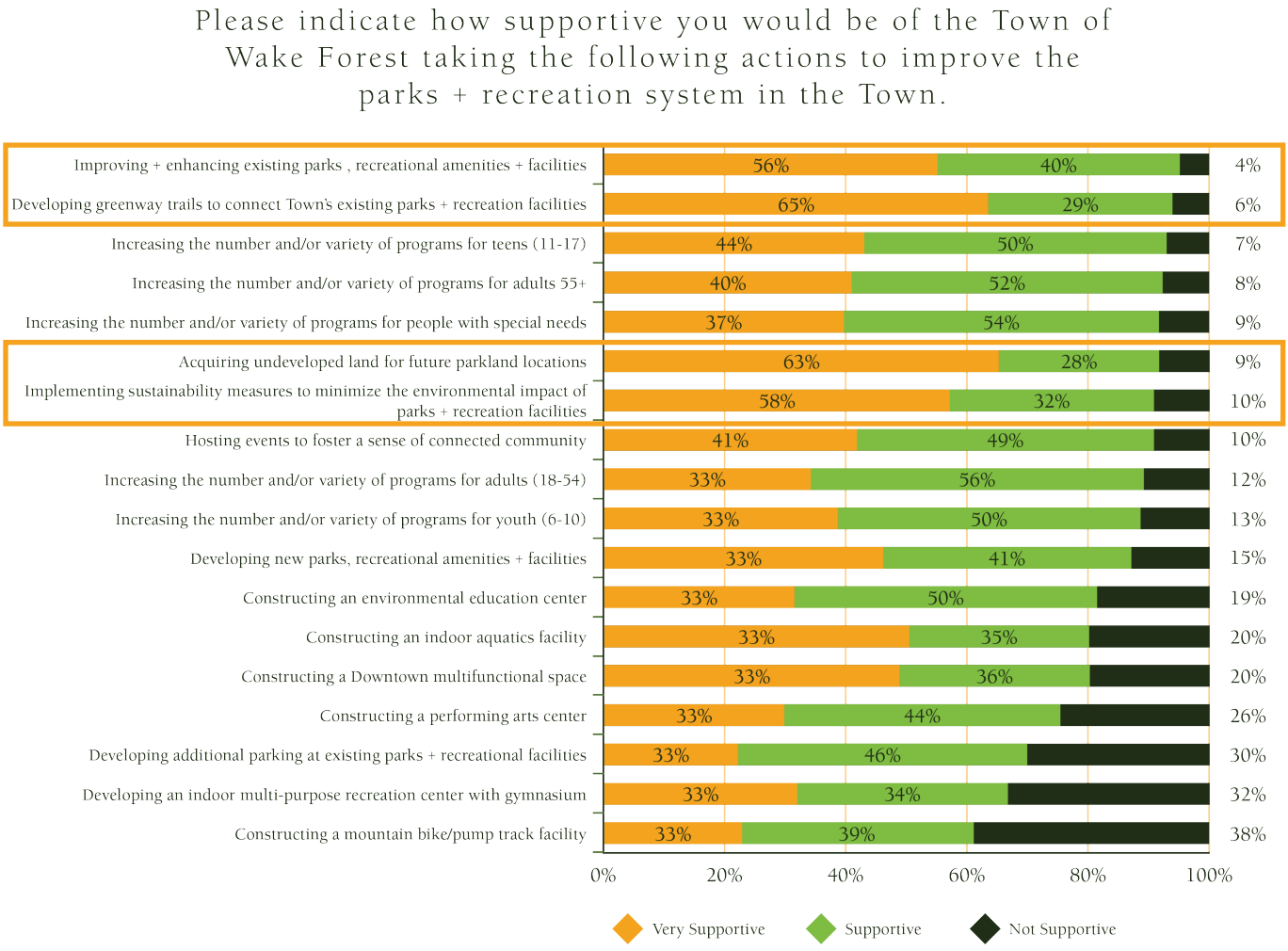


Figure 5: Community Priority Actions

Key Takeaways

- Joyner Park and Joyner Park Community Center are the most frequently visited facilities, understanding the reasons behind their popularity can guide future development and programming decisions, potentially replicating successful features in other locations.
- Residents also reported having the highest level of perceived quality of and satisfaction with Joyner Park and Joyner Community Center, as well as sections of the Wake Forest Greenway system, most notably Smith Creek Greenway, and Sanford Creek Heritage South Greenway.
- The findings regarding residents' opinions of departmental operations underscore the importance of maintaining quality standards and continuously evaluating program effectiveness to meet evolving community needs.
- There is a notably strong level of resident participation in programs, activities, or events provided by Wake Forest Parks, Recreation, and Cultural Resources within the past year. This suggests that the department effectively understands existing needs and delivers high-quality recreation programming tailored to the community's interests.
- Wake Forest Parks, Recreation and Cultural Resources commitment to maintaining quality standards and continuously evaluating program effectiveness to meet evolving community needs, is evidenced by residents' expressed satisfaction with various aspects of departmental operations, such as the ease of registration for programs and services, maintenance of facilities and parks, and customer service.

- Recognizing barriers to park visitation and program participation highlights areas for intervention, such as implementing better communication strategies, diversifying program offerings, or alleviating overcrowding through capacity management solutions.
- Community connections and promoting health and wellness programming emerge as top priorities among Wake Forest residents and these opinions can serve to justify departmental investments, reflecting residents' desire for initiatives that foster social cohesion and promote healthy active lifestyles to enhance social cohesion and residents' overall well-being.
- Residents' responses suggest a willingness to invest in enhancing recreational infrastructure based on their indication that they would be supportive of a future bond within the existing property tax rate structure.



Community Open House

Open Houses #1 and #2

Overview

The project team and members of the Wake Forest PRCR advisory board conducted two open house meetings to give members of the public the opportunity to meet in person with stakeholders, planners and advisors for the purpose of providing input regarding their recreational needs, to ask questions, and to learn about the planning process. Both meetings occurred in early November, the first being held at the Alston Massenburg Center, and the second at Wake Forest Town Hall. The Wake Forest PRCR Department and advisory board members actively promoted the meetings through various communication avenues including website postings, social media announcements, public notices, and information posted at parks and facilities. To that end, these methods proved successful, resulting in meeting attendance figures of nearly to 100 attendees.

Attendees were greeted and asked to sign in . They were then encouraged to address questions posed on a series of engagement boards. Questions focused primarily on understanding the desires among Wake Forest community members for new and enhanced recreational amenities and programs. Additional engagement board activities were further designed to understand what types of experiences park visitors would like to have with Wake Forest parks and trails, how the community envisions enhancing the Town's existing parks, as well as to recognize community values.

Engagement Boards

A series of engagement boards were displayed across the Alston Massenburg Center and Wake Forest Town Hall during their respective events, whereby attendees could provide their input using sticky notes and dots. Following an introduction board welcoming the community members to the event, attendees provided input regarding community values, program needs, recreation amenities and greenways and trails.

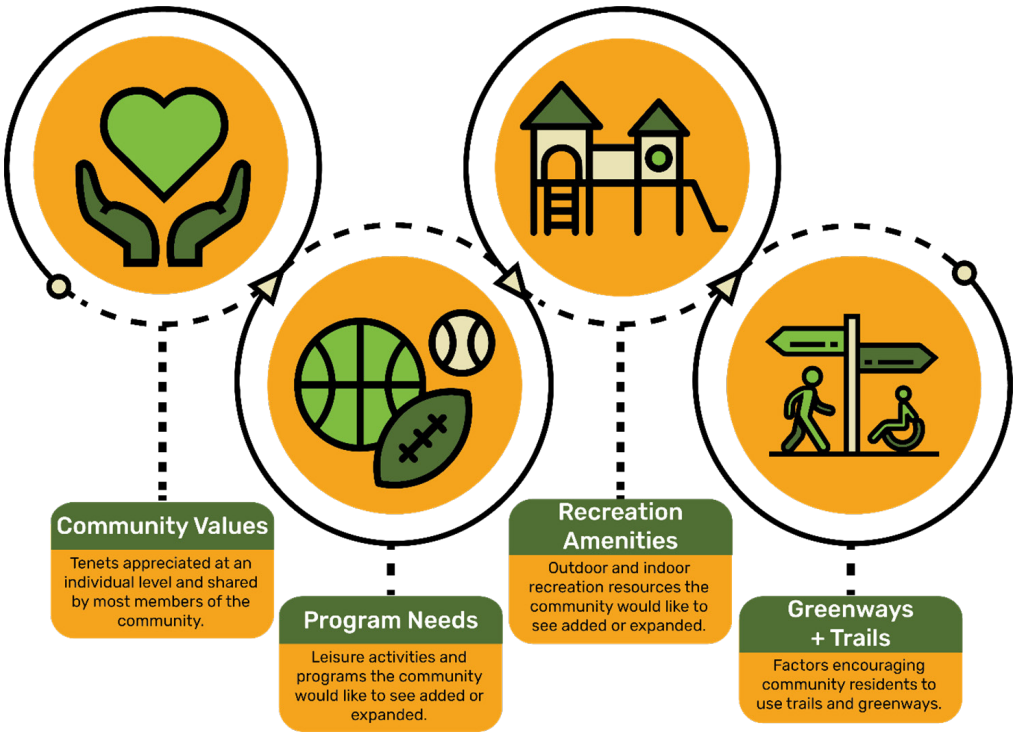
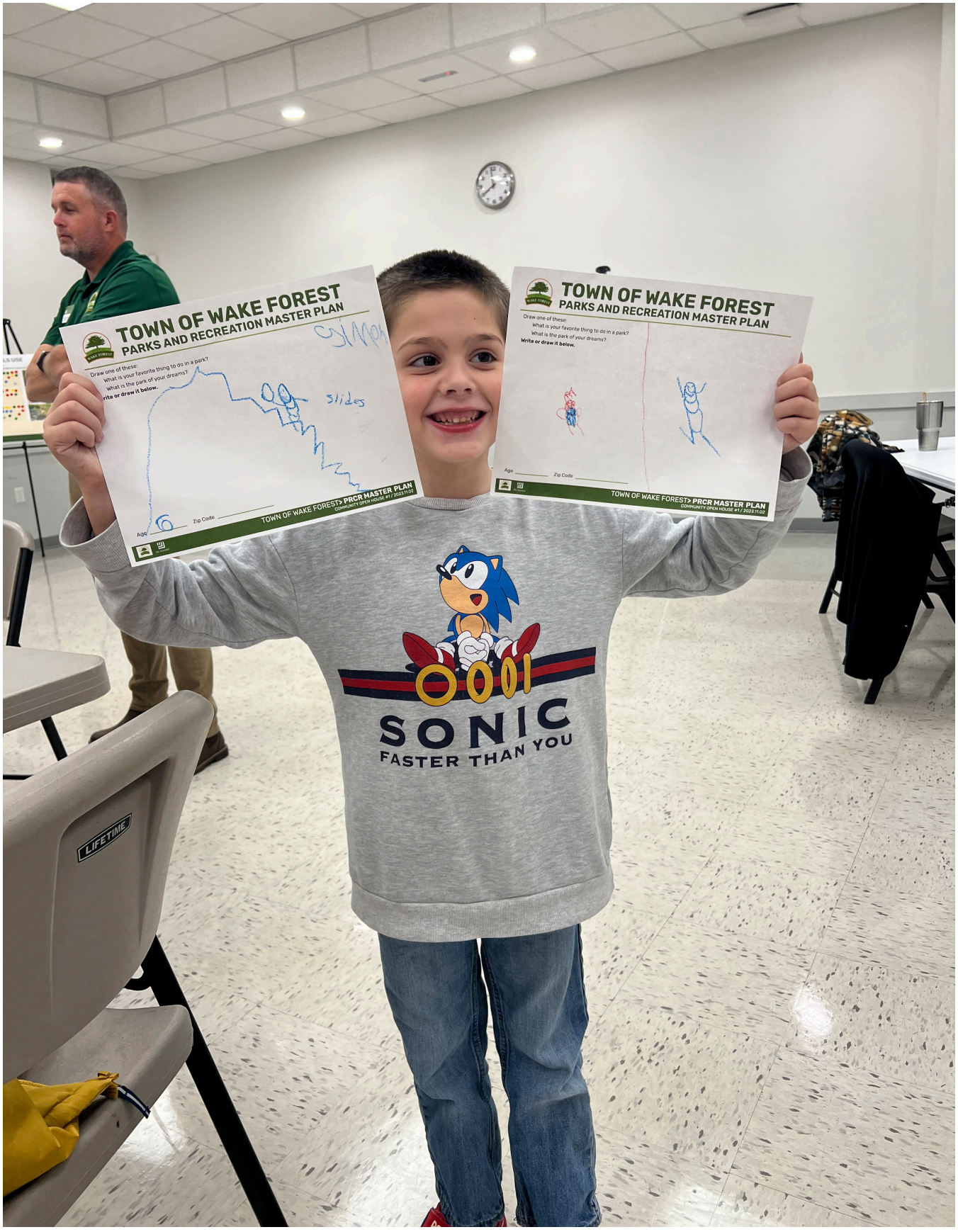


Figure 6: Community Engagement Input



◆ **Community Engagement Event**

Community Values

Community values reflect core beliefs or principles that residents wish to maintain. They are appreciated at an individual level and shared by most of the community.

Across both events, the team interacted with 87 community members who indicated that the Town of Wake Forest should create places programmed for access to and participation in recreational activities designed to engage with the environment and nature. With that, "Environment + Nature" emerged as the top community value among participants.

The idea of the environment and nature being a priority among the Wake Forest community is further advanced by participants' leading program need, which was outdoor programs such as canoing/kayaking, challenge courses, hikes, and rock climbing. These outdoor programs were the most requested of participants across the two open houses.

Additionally, the community value "Personal + Community Health" ranked second in terms of percentage points. Open house visitors indicated their desire for activities allowing them to connect with their community and encourage wellness both physically and mentally. The community's emphasis on personal and community health is highlighted by their desire for both indoor and outdoor pickleball courts. These amenities provide the setting for a community-focused activity which encourages health among a variety of ages and levels of mobility as it is a sport that accommodates a diverse range of abilities.

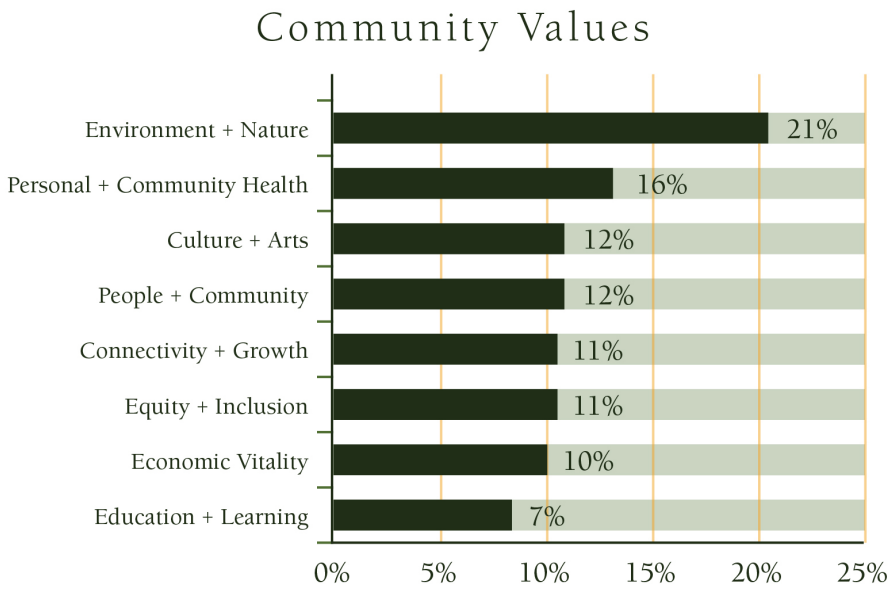


Figure 7: Community Values

Program Needs

Practitioners have conveyed the effectiveness of recreation programs across a broad swath of interdisciplinary applications. Outcomes point to benefits including improving or maintaining health and well-being, positive socialization with peers, development of friendships, enhanced self-esteem and self-confidence, and development of inclusive communities accepting to all.[1] Recreation, leisure and sports activities may involve individuals, small groups, teams or whole communities and are relevant to people of all different ages, abilities and levels of skill. The types of recreation, leisure and sports activities people participate in vary greatly depending on local context, trends, social systems and values.[2]

Findings from the open house meetings point a high level of community interest in both active outdoor recreation programs like paddling, hiking, and mountain biking, as well as passive programs focusing on nature and the environment. The public also demonstrated a desire for senior and performing arts programs. Wake Forest is fortunate to have both a senior center and performing arts facility within its recreation repository. Through its partnership with the organization Resources for Seniors, Inc., the Town of Wake Forest supports a wide range of recreation programs and activities available exclusively to active aging adults at the Northern Wake Senior Center. Wake Forest community members also have access to the Wake Forest Renaissance Centre for the Arts, the Town's premier cultural and arts center. The Renaissance Centre offers a variety of performing and visual programs such as dance and painting. These programs are targeted toward the youth age group primarily.

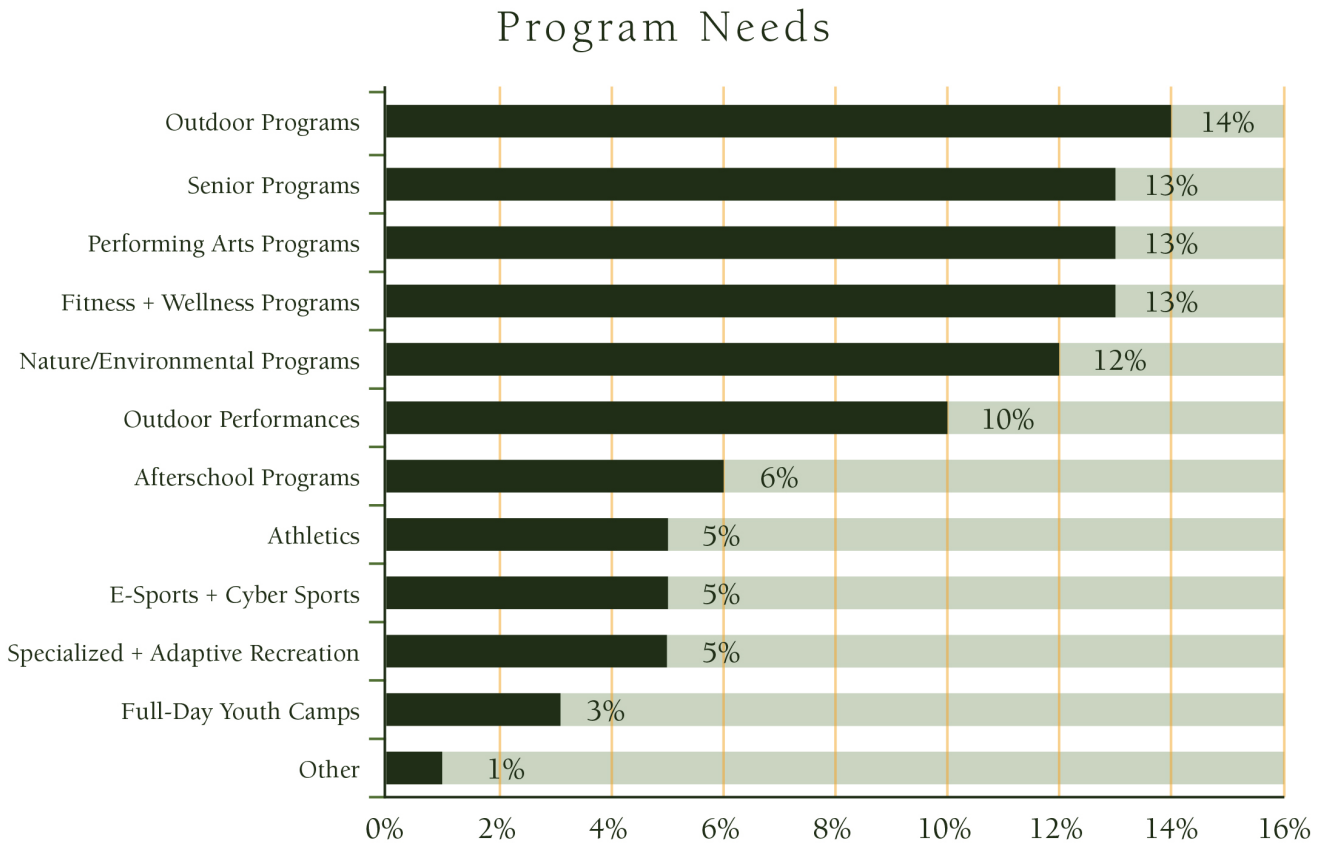


Figure 8: Program Needs

1 Webber, Martin, and Meredith Fendt-Newlin. "A review of social participation interventions for people with mental health problems." Social psychiatry and psychiatric epidemiology vol. 52,4 (2017): 369-380. doi:10.1007/s00127-017-1372-2

2 Khasnabis C, Heinicke Motsch K, Achu K, et al., editors. "Community-Based Rehabilitation: CBR Guidelines". Geneva: World Health Organization; 2010. Recreation, leisure and sports. Available from: https://www.ncbi.nlm.nih.gov/books/NBK310922/

Amenities

Participants ranked the top three amenities they would like to see the PRCR Department offer or expand in the future. The project team compiled the list of possible amenities from department recommendations, references to previous community input, and items in line with current national trends.

The input board activity determined that among participants outdoor pickleball courts are the most in-demand recreational amenity. Outdoor pickleball courts topped the second and third most desired amenities, indoor pickleball courts, and greenways and trails, respectively, by two percentage points. This finding is significant in ways that will be discussed further in this plan. For now, it is important to consider the relationship between this finding and other data gathered as part of the public input activity. The desire to increase access to recreational amenities that support active recreational activities such as pickleball can be considered a reflection of the high-value open house participants placed on personal and community health.

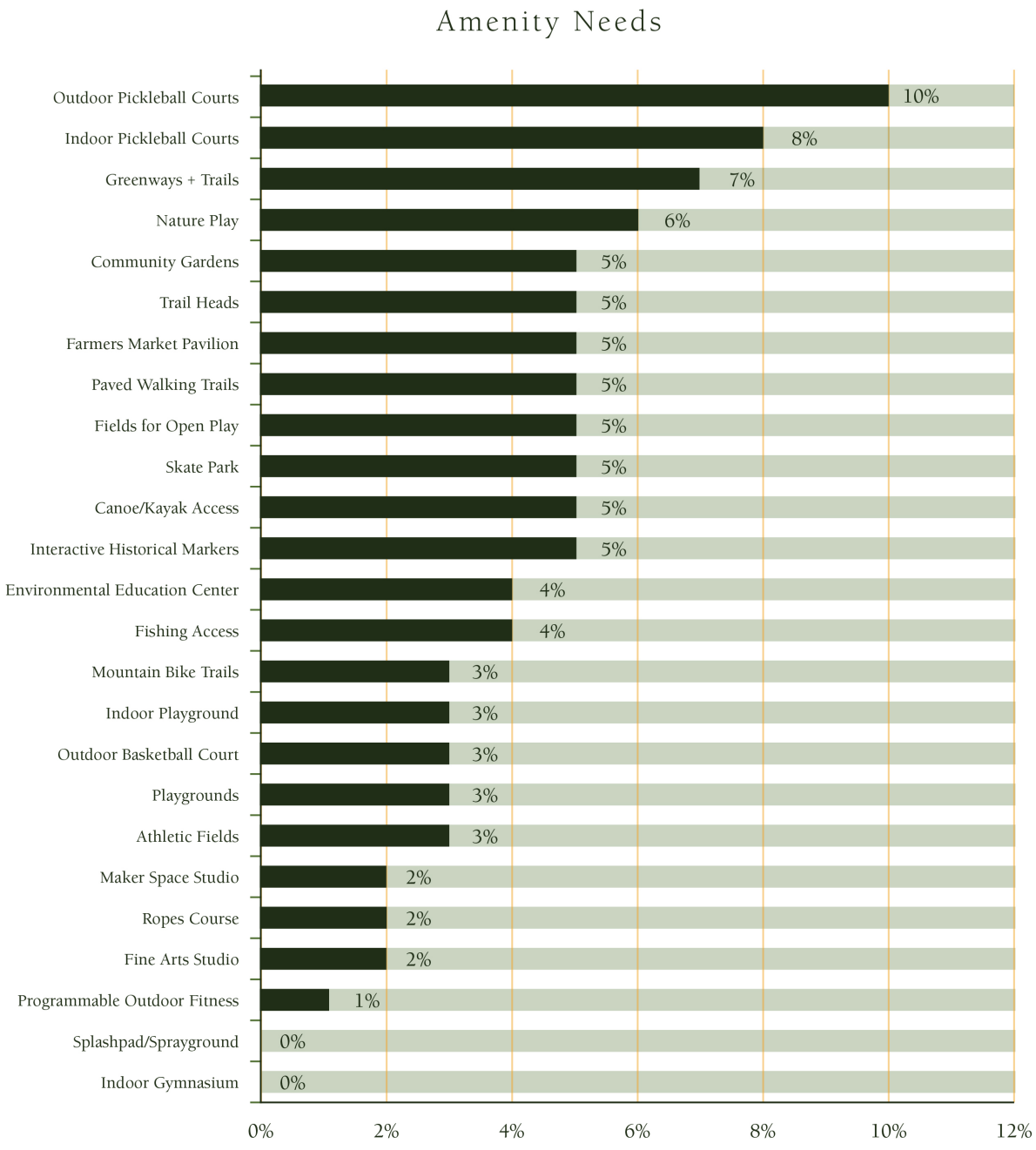


Figure 9: Amenity Needs

Greenways + Trails Use + Experience

Participants were asked what activities they enjoy participating in on trails and greenways. The majority of participants indicated that they enjoy walking above all other activities. Walking is a recreational and physical activity with a low barrier to participation, offering a convenient and accessible way for individuals to engage in regular exercise. Its simplicity not only promotes a healthy lifestyle but also encourages people of all ages and fitness levels to enjoy the numerous benefits of walking for both physical and mental well-being. Hiking and biking were also identified as popular activities among Wake Forest community members, signaling a commitment to prioritize health and wellness through accessible and enjoyable forms of exercise. This inclination acknowledges the significance of maintaining a healthy lifestyle within the community.

Furthermore, trails can be used for both recreational and transportation-related purposes. Trails serve as off-road linkages to neighborhoods, as well as centers for shopping, entertainment, education, entertainment, and employment. Trails, greenways, and multi-use paths provide users with a safe and enjoyable way to travel. Oftentimes, they are used for short trips, especially those trips less than one mile. Reducing distances between key destinations is an effective way to attract residents and visitors to bicycle and walk to locations that are closer to home. When asked about desired trails and greenway experiences, participants reported a desire to use greenways to connect to notable locations. Trails help foster a sense of place and community by connecting people and destinations. People often feel more welcomed and engaged when connected trails provide opportunities for neighbors to gather and strengthen relationships.

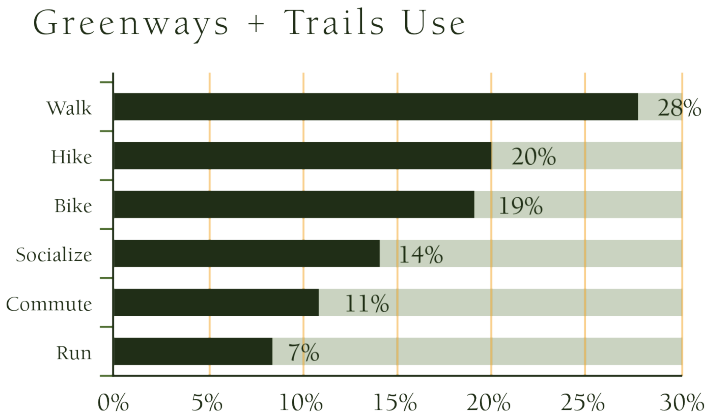


Figure 10: Greenways + Trails Use

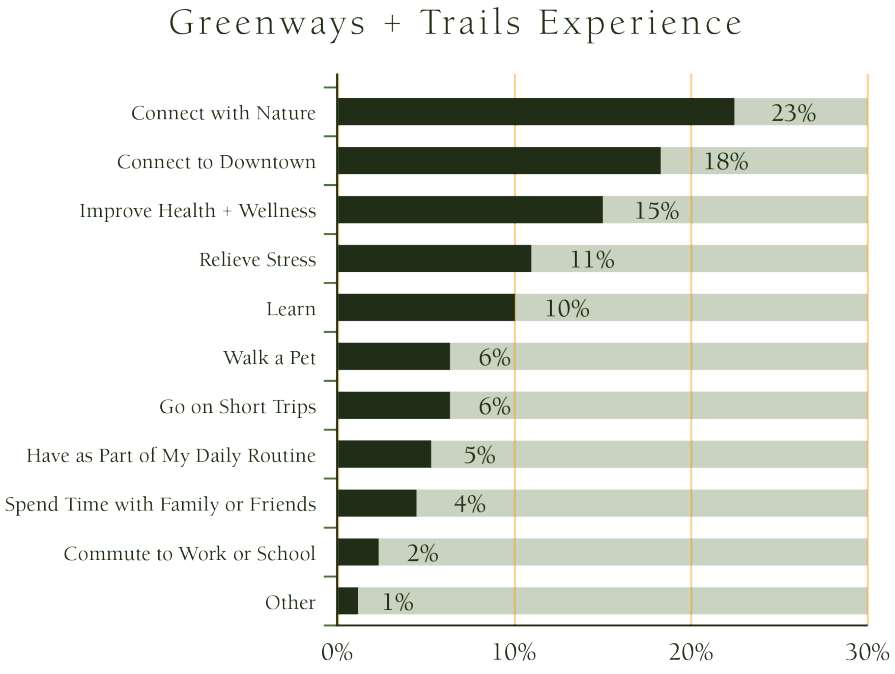


Figure 11: Greenways + Trails Experience



Community Open House

Key Takeaways

Overall, the findings underscore a community that seeks access to a wide range of outdoor recreation activities, prioritizes health and wellness, values inclusivity in recreational offerings, and recognizes the multifaceted role of trails and greenways in enhancing both recreational experiences and community connectivity. These insights play a clear role in developing the Town of Wake Forest Parks, Recreation and Cultural Resources master plan update that closely aligns with the evolving preferences and needs of an expanding Wake Forest community, considering both its growing population and diverse recreational interests.

- The top-ranking community value, "Environment + Nature," reflects a shared sentiment among residents for the creation of spaces that facilitate engagement with the natural environment.
- A high demand for outdoor activities such as canoing/kayaking, challenge courses, hikes, and rock climbing indicates a collective interest in active outdoor recreation. This theme emphasizes the community's inclination towards varied and engaging physical pursuits.
- Emphasis on "Personal + Community Health" as the second-highest community value underscores a strong community focus on activities promoting overall well-being, both physically and mentally. The desire for outdoor and indoor amenities to support activities like pickleball, the desire for an expanded greenway system, as well as demand for active outdoor recreation activities remain a high priority among members of the community.
- The popularity of walking on trails and greenways reveals a preference for recreational and physical activity with a low barrier to participation. This aligns with the broader theme of promoting a healthy lifestyle while emphasizing the community's interest in connected spaces that foster a sense of place and strengthen relationships.
- Community members view trails and greenways not only as recreational spaces but also as essential connections between neighborhoods, destinations, and centers, contributing to overall community connectivity.
- The presence of dedicated facilities like the Northern Wake Senior Center, offering a wide range of programs exclusively for active aging adults, indicates a commitment by the Town of Wake Forest to address the specific recreational requirements of its senior population. With that, the community's expressed desire for senior programs highlights a growing interest and demand for recreational initiatives tailored specifically for active aging adults in Wake Forest and may indicate that the existing senior center is reaching capacity.
- The expressed interest in performing arts and cultural programs suggests a recognition of the need for a diverse recreational menu of services, catering to varied interests within the community. This finding underscores the importance of incorporating a wide range of activities to meet the cultural and artistic preferences of residents.
- The presence of The Wake Forest Renaissance Centre For the Arts, offering a variety of performing and visual programs primarily targeted toward youth, demonstrates an existing commitment to cultural enrichment. However, the demand for performing arts programs suggests a potential desire for expanded offerings geared specifically for adults within the community.

Online Engagement

Overview

Public opinion surveys provide a convenient opportunity for community members to provide input and feedback. Online non-scientific, or self-selecting surveys are valuable because they are easier to implement and are less costly than statistically valid/scientific surveys. The three surveys were promoted at large community engagement events highlighted below, as well as advertised on the Town of Wake Forest website and social media. Each survey continued to be available for two weeks before the events.

The project team, together with the PRCR Department staff and PRCR Advisory Board members, promoted opportunities for community input at two major events. The objective of this initiative was to raise awareness about the master planning process and facilitate engagement from various segments of the community. Advisory board members and department staff were present at these events to distribute outreach materials and inform attendees about the chance to provide input through online surveys. The selected events were among Wake Forest's most popular:

1. Wake Forest Fireworks Spectacular – July 3rd, 2023
2. Wake Forest Unplugged – September 3rd, 2023
3. Lighting of Wake Forest – December 1st, 2023

During these events, display boards and interactive activities were available on-site. However, rather than collecting input directly at the events, attendees were encouraged to participate in online surveys tailored to the project milestone corresponding with the date of each event. These surveys were accessible via a QR code displayed on the boards.

Online/Public Opinion Survey #1 – Opinions + Needs

Overview

The Opinions and Needs survey was designed to capture community members general attitudes toward the Town's recreational opportunities and desires for future additions and enhancements to the system. Questions focused on Wake Forest's community values, recreational needs, and future opportunities and challenges to address.

Findings

Top Community Values

Wake Forest participants demonstrated an overwhelming emphasis on the community's appreciation for the environment and nature (69%) followed by the values of health and wellness (49%), as well as people and community (47%). The strong response in favor of the environment and nature is reflected throughout the survey especially when participants selected different forms of outdoor or environmental programs as their top three choices. A desire among community members to advocate for nature and engage more deeply in green spaces stands out as a top community value which directly leads into the following two values of health and wellness and the

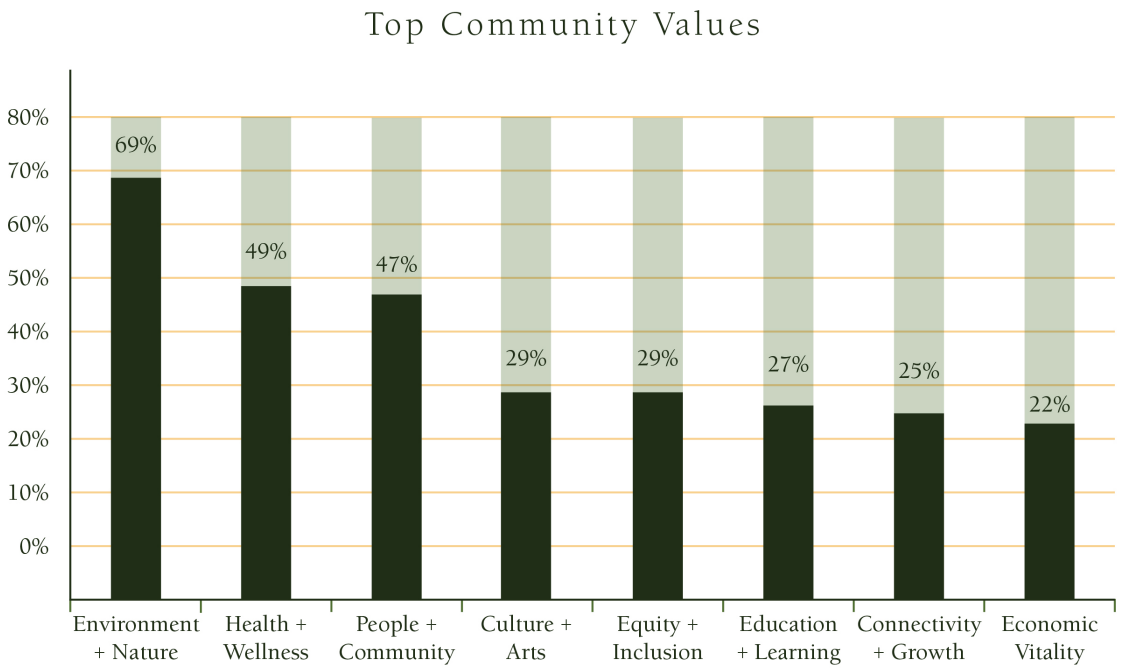


Figure 12: Top Community Values

people and community. In valuing the natural environment, Wake Forest draws a parallel between experiencing nature and bettering both personal and community wellness of exercise. This inclination acknowledges the significance of maintaining a healthy lifestyle within the community.

Desired Greenways + Trails Experience

Overall, the survey revealed that the top preference among respondents is for greenways that connect various destinations like parks and local attractions (63%), greenways convenient to one's home or work (54%), and greenways providing a variety of amenities and comforts such as benches, shade, water fountains, etc. As the most frequently cited preference, the desire for greenways that connect different destinations and attractions points to a significant demand for interconnected recreational and commuting pathways. Similarly, the second highest response, which prioritizes greenways and trails close to where one works and/or lives, highlights the importance of proximity and accessibility in greenway planning. This preference suggests that individuals value convenience and ease of access to recreational and transportation amenities in their daily lives.

Connectivity and proximity go hand in hand, since the more immediate access people have to greenways and trails, the more connected they feel to other destinations. Further cementing this inclination was the third highest response with just over half of the participants (54%) specifically wanting better connections between the parks. Although people desired connectivity, they did not necessarily imply that greenways and trails would be utilized during their commutes to work and/or school. Only 20 percent of respondents indicated they would utilize greenways and trails for this purpose.

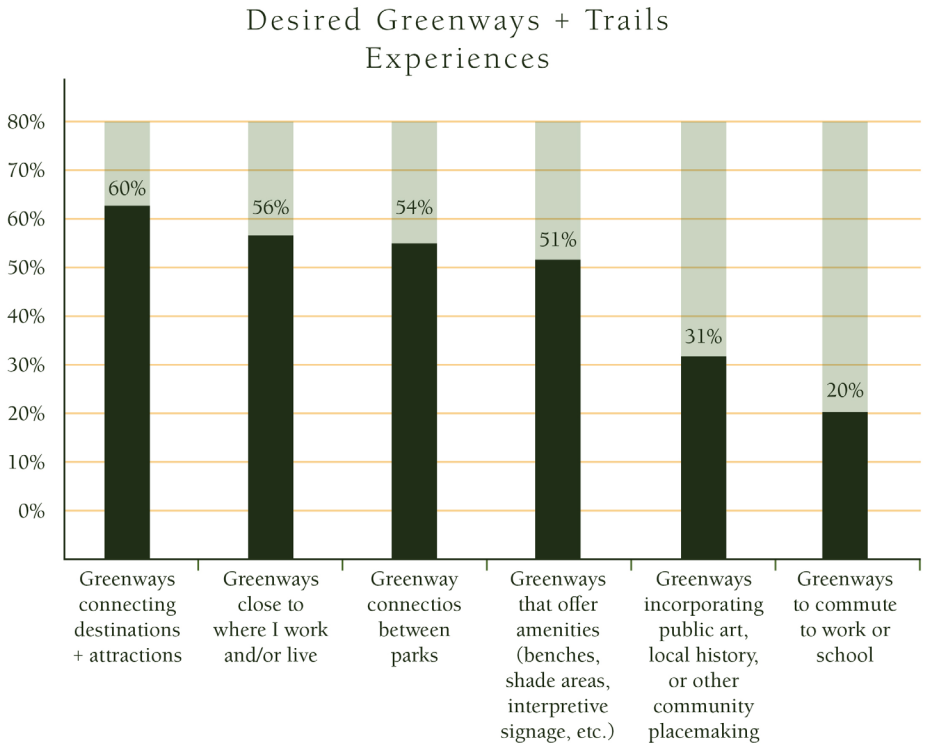


Figure 13: Desired Greenways + Trails Experiences

Added or Expanded Amenities

From a list of 21 amenities and a write-in option, participants were asked to select their top three amenities they wanted to see added or expanded in Wake Forest. The most popular response was greenways and trails (40%) followed by a desire for a farmers market pavilion (33%). Interestingly, the third most popular response was the "other" option where participants wrote in their own preference outside of the list provided. The most prominent answer recorded in the "other" category was a need for more tennis courts.

Added or Expanded Programs

Practitioners have conveyed the effectiveness of recreation programs across a broad swath of interdisciplinary applications. Outcomes point to benefits including improving or maintaining health and well-being, positive socialization with peers, development of friendships, enhanced self-esteem and self-confidence, and development of inclusive communities accepting to all.[3] Recreation, leisure, and sports activities may involve individuals, small groups, teams, or whole communities and are relevant to people of all different ages, abilities, and levels of skill. The types of recreation, leisure, and sports activities people participate in vary greatly depending on local context, trends, social systems, and values.[4]

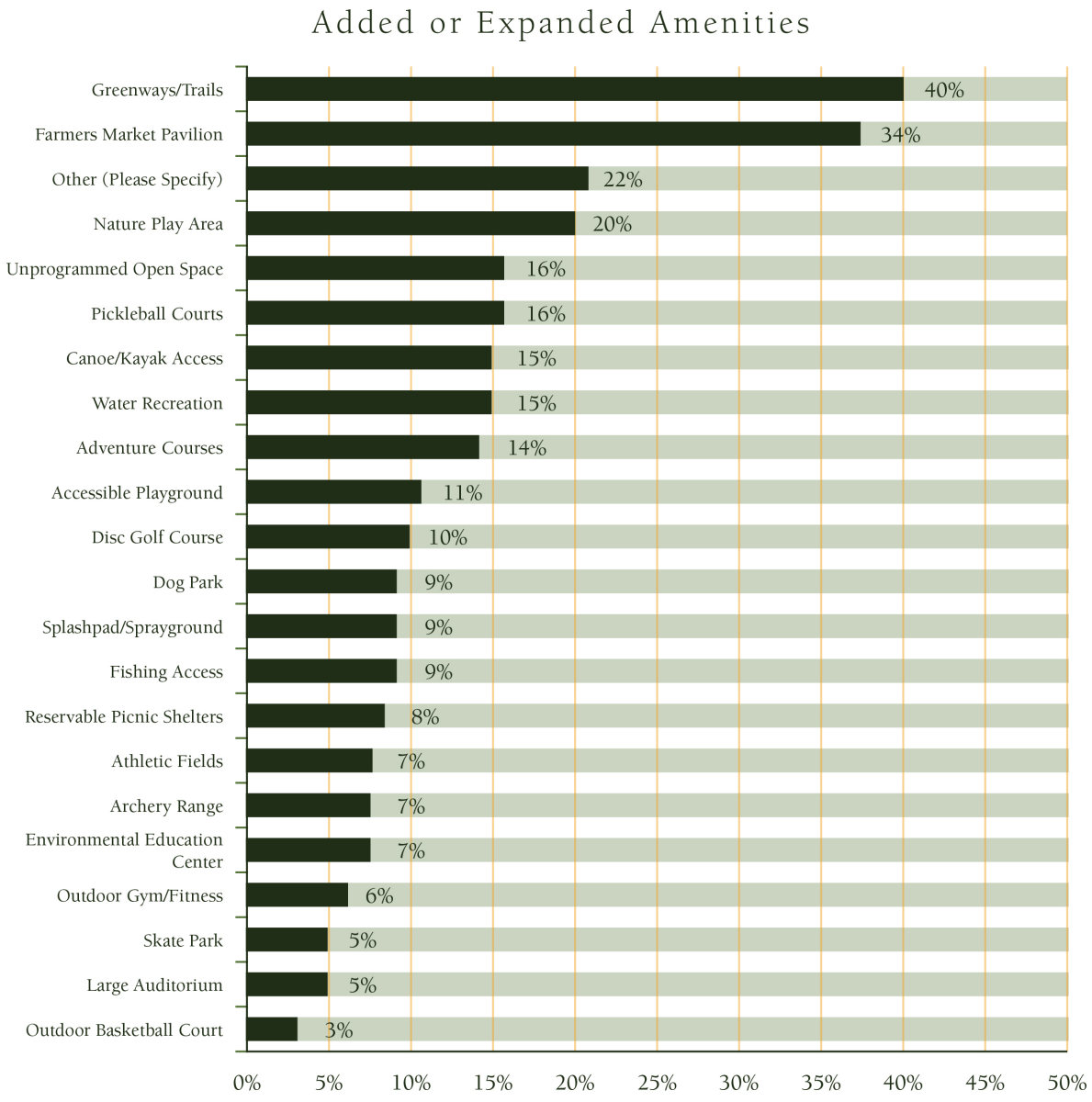


Figure 14: Added or Expanded Amenities

Access to and protection of nature and the outdoors are critically important to the Wake Forest community. As referenced in an earlier discussion, the environment and nature emerged as the primary community value. Community members' the top three recreational program desires reflect this sentiment. Special Events and Festivals (36%), Outdoor Programming (29%), and Nature/Environmental Programming (27%), all allude to the community's incentive to create spaces for more time spent outdoors either learning, enjoying, or engaging with nature together. To that end, and not surprisingly, participants did not express a strong desire for programs conducted virtually whether those were E-sports/Cyber sports (1%) or Virtual Programs in general (2%).

Youth Programs

Not all participants weighed in on what youth programs they would like to see added or expanded, but those that did respond demonstrated a few key trends. Overall, there was recurring mention of learning experiences, ranging from environmental education and outdoor recreation programs to lessons in practical life skills. Next, multiple participants conveyed the perception that various youth sports leagues either had limited capacity for participants or limitations concerning facilities. Finally, the creation of summer camp programming was desired among multiple participants.

Teen Programs

The most popular ideas for teen programs included opportunities to bolster life skills whether that is financial literacy, self-defense, or practical knowledge. This answer follows a similar trend alongside the suggestion that Wake Forest offer educational or life skills programs for the youth age group. Another insight was a desire for mentoring programs, whether by pairing teens with younger individuals or partnering with local senior centers or art programs to foster mentorship experiences. Mentorship programs across age segments bridges gaps between generational divides and is a reflection of the community's strong value for people and the community.

Adult Programs

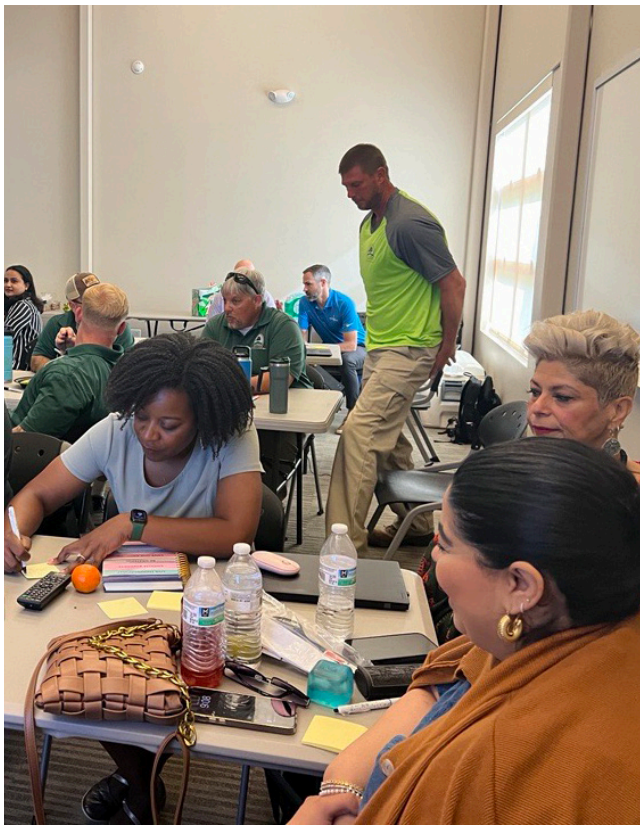
The majority of comments in this category mentioned opportunities for both socialization and learning. Participants offered numerous options including cooking classes (e.g. baking, cooking, and culinary instruction), fitness classes and workout groups; and more technical courses like woodworking, art studios, or outdoor classes. Altogether, this overwhelming majority reflects a strong desire to see adult courses introduced to park programming. If classes were not mentioned, then participants were requesting social groups where people with similar interests could gather.

Special Population Programs

Most participants expressed a desire for greater accessibility to all programming so that the special populations could also attend community events comfortably.

Senior Programs

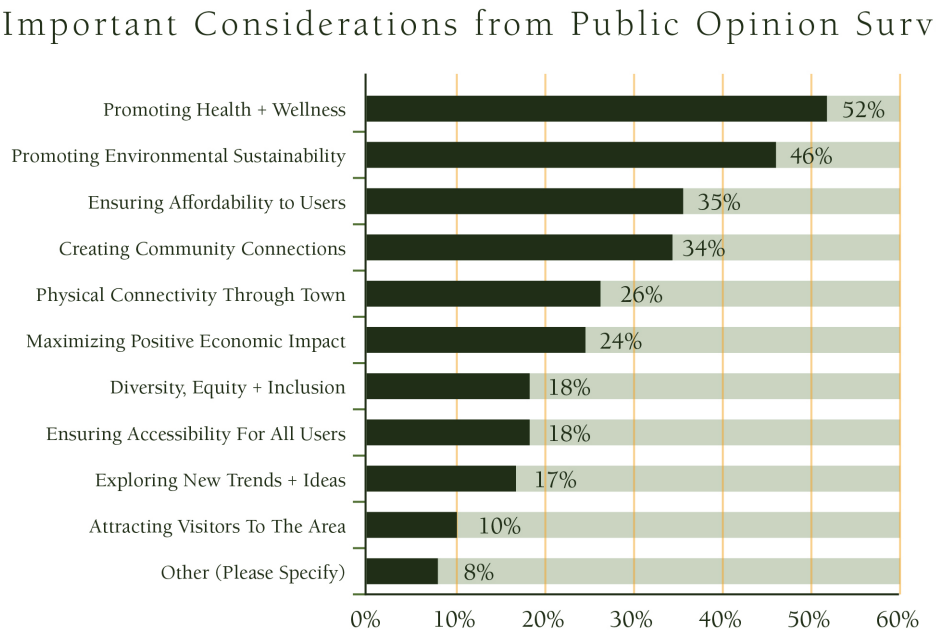
A large number of responses encouraged the Town to create social spaces for the senior community, ensuring they can engage in enriching activities alongside other community members. Their recommendations offered a host of options for what these social spaces could resemble from athletic activities to game nights, or routine gatherings such as bingo or card clubs. Outside of this the most common recommendation concerned accessibility and creating programs for low mobility seniors to engage both actively but also in community.



◆ **Staff Engagement Session**

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15: Most Important Considerations from Public Opinion Survey #1

Online/Public Opinion Survey #2 - Existing Parks

Overview

The purpose of the existing parks survey was to gather ideas from residents and visitors to enhance and improve Wake Forest's current park and recreational amenities. Understanding community's previous experiences as well as their overall knowledge and awareness of the Town's parks provides insight into opportunities to elevate the system. As an agency that prides itself on offering a diverse array of parks, recreational facilities and amenities, the PRCR Department can use this feedback to explore potential avenues for enhancing recreational opportunities and experiences across the parks, recreation, and cultural resources system.

Outdoor Parks + Recreation Amenities

Joyner Park

Community members expressed strong sentiment toward resisting overdevelopment, and maintaining Joyner park's natural ambiance, citing its frequent use for passive recreational activities like running and walking. Suggestions for enhancing the park included adding more trees along walking trails for shade, introducing "yoga in the park" classes, and avoiding the installation of pickleball courts. Concerns were raised about excessive pavement, inadequate playground planning, and the lack of picnic facilities, which, according to some, has an impact on park usage and revenue generation for the PRCR Department and the Town.

Comments showed support for extending Joyner Park's footprint across Harris Road, preserving the natural environment, and enhancing amenities such as lighting, signage, and seating. Ideas for future enhancements included nature-related activities, such as guided walks and meetings for naturalists, as well as expanding facilities to cater to diverse age groups and interests, such as more swings, shade structures, and activities for teens and young adults. Additionally, there's a consensus to maintain the park's pristine nature, refrain from further development, and preserve adjacent wooded areas to safeguard its unique character.

Ailey Young Park

Feedback on Ailey Young Park provided valuable insights into the park's current state and suggested improvements. Key themes include addressing cleanliness issues, enhancing recreational facilities like climbing rocks and swings, ensuring accessibility to baseball fields, and mitigating litter problems in nearby areas. Recommendations encompass updates to playground equipment, enhancing shade structures, restroom replacement, incorporating additional seating areas, as well as and expanding parking facilities to accommodate athletic programs. There was an additional suggestion to rename the park to "Ailey Mae Park" to prevent confusion with the nearby Ailey Young House. Overall, respondents appreciated the park's

upkeep but highlighted areas for improvement to better serve the community's needs.

Plummer Park

Plummer Park is a half-acre of parkland primarily serving as a local amenity within a residential subdivision. The park is tailored for self-guided passive recreation, featuring a playground, picnic shelter, and shaded unprogrammed open space. Despite its location, participants expressed limited engagement with the park. Comments highlight concerns about the lack of amenities for older children and the need for sunnier areas during winter months. While some respondents admit being unfamiliar with the park, those who do know the park provided valuable insights into its current shortcomings and opportunities for improvement.

Miller Park

Miller Park is a small green space located in Wake Forest's downtown area. The park is primarily programmed for self-guided passive recreation. Despite its modest offerings, the park is loved by community members. Comments reflect a mix of aspirations and concerns, with suggestions ranging from improving walking paths and accessibility to incorporating more native landscaping for visual interest. Some respondents advocate for preserving the park's natural charm while addressing erosion issues and enhancing amenities like seating and shade structures. Additionally, there's a call for improved signage to highlight the park's historical significance and increase awareness among residents and officials. Overall, the feedback underscores a desire to maintain the park's natural beauty while making strategic enhancements to better serve the community.

Heritage High School Park

Heritage High Park plays a role within Wake Forest's park system by providing parkland and recreational amenities to support community-wide events and sporting activities. Despite its primary focus on athletics, the convergence of greenway trails within the park offers additional opportunities for outdoor recreation and connectivity within the community. Suggestions from online survey respondents for enhancing the park include the addition of benches, playgrounds, and improved amenities like functioning scoreboards and batting cages.

Flaherty Park + Dog Park

Flaherty Park stands out as Wake Forest's most active park, offering a variety of recreational amenities for both programmed and self-guided activities. Recent additions such as the pickleball courts and outdoor fitness center have further diversified its offerings. While the park encourages active recreation, it also promotes passive activities such as fishing and dog walking. Community members participating in the online survey provided a range of suggestions for enhancing Flaherty Park, including the addition of a skate park, more pickleball courts, and amenities like a splash pad and bike trails. Greenway links and enhanced trail access from nearby neighborhoods were suggested as connectivity improvements. Additional feedback highlighted the need for amenities such as shade trees, water fountains, and updated playground facilities.

Tyler Run Park

Tyler Run Park, a nine-acre community park in Wake Forest, offers a variety of recreational amenities, including a baseball field, batting cage, basketball court, playground tailored for children ages 2-5, picnic tables, and a bocce ball court. The park also serves as a link to the Town's greenway trail system. Feedback from community members highlights several areas for improvement, such as keeping the baseball fields accessible when not in use and maintaining existing equipment. Suggestions include adding a sitting shelter to provide relief from bugs and thorny grass, installing a net to prevent balls from rolling down the hill, and addressing potential historical aspects of the site, such as its previous use as a dump. Community members also expressed a need for amenities like public restrooms, shade structures for the playground area, and updated playground equipment. Enhancements such as more greenway connections and water bottle filling stations were also proposed to enhance the overall park experience.

Taylor Street Park

Taylor Street Park is a ½ - acre park located adjacent to the Alston Massenburg Center located in Wake Forest's historic Northeast Community. The park offers a range of amenities including a playground equipped with tot swings, a sandbox with excavators, an X-Wave, a spiral slide, and swings. There is also a fair amount of maintained open space, a picnic shelter, picnic tables, charcoal grills, and Wake Forest's only splash pad, which opened in 2018. Community feedback from the public input survey stresses the need for a fence and gate around the splash pad area to improve safety and delineation. Concerns regarding the lack of sidewalks and parking facilities were also raised, suggesting a need for improved accessibility. Suggestions for enhancing the recreational experience at Taylor Street Park include establishing more greenway connections to facilitate connectivity with surrounding areas.

Smith Creek Soccer Center

Smith Creek Soccer Center spans 17 acres in Wake Forest's Heritage Neighborhood. Equipped with three full-size soccer fields, the park serves as a popular destination for youth soccer games, practices, and tournaments. The park also offers self-guided recreational amenities such as a playground, picnic shelter, fitness equipment, and a paved walking trail along the Smith Creek Greenway. Smith Creek Soccer Center is also

notable for providing the first trailhead for Dunn Creek Greenway. Feedback from the public input survey highlighted areas for improvement at Smith Creek Soccer Center. Suggestions include adding pickleball courts, and lacrosse fields, and replacing the aging playground with modern, shaded structures. Additionally, comments focused on the functionality of the park such as improving parking and installing bathrooms. Respondents also emphasized the importance of extending the greenway and installing shaded areas and water fountains for comfort and convenience.

Holding Park + Aquatic Center

Holding Park + Aquatic Center, home to the Wake Forest Community House and Holding Park Aquatic Center, is a five-acre park featuring picnic areas, basketball courts, and the latest addition, the $1.5 million Holding Park Inclusive Playground. Feedback from the public input survey suggests adding dedicated lap swim hours and installing playground-specific bathrooms. Suggestions include reintroducing the belt seat/tot bucket swing set, planting more trees, and incorporating a splash pad. Enthusiasm exists for new structures, but concerns arise about the redesign and potential wet conditions affecting the inclusive playground.

Kiwanis Park

Community feedback regarding Kiwanis Park highlights several areas for improvement. Suggestions include installing a fence around the playground area due to its proximity to busy roads, as well as expanding the park to offer more amenities for children and families. Survey participants also suggested updating the playground equipment to ensure its functionality and safety and adding shade to enhance comfort during warmer months. Some suggested the park be renamed to reflect its connection to the Wake Forest Community Library and to honor the history of the Kiwanis Club. Others expressed interest in installing traditional swings and creating a mobility hub for bike access to the Greenway. Altogether, feedback pointed to Kiwanis Park's potential as a valuable community space in need of enhancements to maximize its safety and appeal.

Wake Forest Reservoir

Online survey participant feedback on the Wake Forest Reservoir focuses on the community's interest in both enhancing and expanding recreational opportunities and a variety of experiences in Wake Forest, as well as preserving the Town's natural resources. In terms of water-based recreation, suggestions for rehabilitating and repurposing the reservoir property included improved accessibility for kayaks, canoes, and paddleboards. Respondents also emphasize the need for trail maintenance, additional parking, and safer access points. While some advocate for maintaining the park's natural character, others propose beautification efforts and historical interpretation. Ideas for future enhancements include improved signage, restrooms, kayak storage, rental stations, and improved connectivity to the broader greenway network. Community input appears to reflect a collective desire to optimize the park's recreational potential while respecting its tranquil setting and historical significance.

Indoor Parks + Recreational Amenities

Alston Massenburg Center

Feedback from the public input survey regarding the Alston Massenburg Recreation Center highlights various areas for improvement and enhancement. Community members expressed the need for additional kid-friendly activities and improvements in technology infrastructure, such as updating projectors and sound systems. Some respondents suggested renovating the facility to address concerns about poor lighting, ventilation, and overall ambiance. Despite these challenges, the center was commended for its convenience, offering flexible spaces suitable for diverse group sizes and community events.

Wake Forest Community House

Input highlighted an overall appreciation for the Wake Forest Community House's layout and amenities suitable for various events and recreational programs. Respondents noted the historical significance of the facility and recognized its role as a valuable indoor recreation asset, and a hub for gatherings, community events, and recreational programs. Yet, respondents expressed a desire for further awareness of its historical background and called for renovations to address the facility's current state to make it more functional and appealing for present-day use.

Flaherty Park Community Center

The feedback gathered about the Flaherty Park Community Center acknowledged its status as a well-maintained facility, and also presented several areas for potential improvement. One community member offered a particularly notable comment, suggesting the Town relocate activities for teens and young adults to the center as a means to advocate for its renovation. An additional suggestion for enhancing Flaherty Park Community Center included upgraded lighting in the gymnasium as the growth of trees has led to poor illumination inside. Other comments called for renovations such as expanded seating areas and additional courts. In terms of recreation programming, survey respondents recommended offering youth pickleball clinics, and providing supervised pickleball open play, as well as scheduling open gym times for youth basketball after school and having dedicated time for adults.

Joyner Community Center

Community members commend the center as a beautiful example for new and renovated facilities across the Wake Forest Park system, and also recognized the PRCR Department staff for their excellent customer service. However, insights gathered point to several suggestions for enhancing its offerings. Survey takers expressed interest in additional arts, crafts, cooking classes, and expanded evening and weekend exercise classes for adults. There was also a desire for extended operating hours, including Sundays and a consistent schedule for open courts. Some suggested that the PRCR Department expand the variety of recreational activity offerings and continue to improve communication promotion of programs, activities, and events including offering more classes for homeschooled students. Participants commend the facility and staff while requesting increased opportunities for volleyball. Stated preferences for facility expansion and improvement include considering the addition of an Olympic-size swimming pool and larger square footage for weight and aerobic rooms. Others proposed shade solutions to improve comfort during hot summer months and better access to/from the playground.

Northern Wake Senior Center

Comments gathered about the Northern Wake Senior Center emphasized support for expanding class offerings, particularly in crafts and digital photography. There's a suggestion to repurpose the adjacent property into a senior-friendly outdoor space for activities like pickleball. Additional requests include suggestions for operational improvements including publishing activity schedules, expanding exercise class times, increasing program flexibility, and addressing parking challenges during peak hours. Overall, the community is calling for improvements to meet the growing needs of active aging adults, including potential facility expansion.

Wake Forest Renaissance Centre

The input gathered highlighted the current state of the facility and pointed to ideas for its enhancement. Suggestions include expanding and updating the building's footprint to accommodate a wider range of programs and events, such as art classes, spoken word performances, and storytelling sessions. Survey respondents expressed a notable desire for the center to serve as a hub for artistic expression and community engagement, with requests for additional theatre-style seating, indoor craft markets, and expanded programming. Feedback also emphasized the need for a larger performing arts center to meet the growing demands of the community and provide adequate space for theatrical productions and events. Overall, while some praised the venue and its exceptional offerings, others called for significant upgrades to better support Wake Forest's thriving arts scene and cultural aspirations.

Online/Public Opinion Survey #3 - Needs Assessment

Overview

The third public opinion survey was designed to capture the relationship residents have with the existing facilities and programs, cataloging their wants, needs, and barriers to access. This survey also included demographic questions to provide a greater view of the household size and age groups. Questions focused on resident satisfaction, level of participation, and priority improvements.

Findings

Satisfaction with Facilities

The satisfaction ratings for various Wake Forest parks and recreation facilities were compiled based on responses from survey participants, excluding those who indicated they "don't use." Overall, E. Carroll Joyner Park garnered the highest satisfaction rate with 60 percent of respondents stating they were "Very Satisfied" with the facilities, followed closely by Smith Creek Burlington Mills Greenway and Northern Wake Senior Center which both had a 55 percent satisfaction rate. Joyner Park Community Center, Holding Park Aquatic Center, and Sanford Creek Heritage South Greenway also received favorable ratings. Equally, some facilities such as Plummer Park and Ailey Young Park received lower satisfaction scores, with 0 percent and 2 percent respectively. These ratings provide valuable insights into community preferences and areas for potential improvement in Wake Forest's parks and recreational offerings.

Satisfaction with Programs/Special Events

In the past year, a significant portion of respondents, 64 percent, engaged in programs or special events offered by Wake Forest, while 55 percent rated the overall quality of these activities as excellent. Satisfaction varied across services, with 40 percent very satisfied with ease of registration, and 42 percent indicating the same for maintenance of facilities and parks. Customer service garnered 38 percent very satisfied responses, and 41 percent were very satisfied with the value received for fees paid. Notably, 30 percent expressed being very satisfied with the contribution of parks and programs to diversity and inclusion, and 28 percent were very satisfied with the variety of specialized or adaptive programs. Special events and festivals were the most popular choices among respondents, with 26 percent selecting them as one of their top four choices, while fitness and wellness programs, art programs, and outdoor activities also received significant interest.

Visitation + Barriers to Access

The survey uncovers notable disparities in visitation rates across various parks and facilities in Wake Forest. While locations

like Carroll Joyner Park, Joyner Park Community Center and J.B. Flaherty Park, Flaherty Park Community Center see substantial foot traffic, others such as Holding Park, Holding Park Aquatic Center and Wake Forest Renaissance Centre receive comparatively lower visitation rates with only 1 percent of respondents selecting them as one of their top three choices. Residents' concerns predominantly revolve around accessibility issues, including lack of information, overcrowding, and inconvenient hours of operation. Moreover, respondents prioritize awareness of programs and trails, emphasizing the importance of community engagement and outdoor activities. 40 percent of respondents prioritize awareness of programs, followed by trail programs and additional facilities & amenities. 32 percent prioritize hours of operation, while 21 percent prioritize new amenities. Pricing/user fees, sports courts, personal safety, and condition/maintenance of parks or buildings are also important factors. These insights highlight both popular destinations and areas for improvement within Wake Forest's recreational offerings.

Park + Program Preferences

The survey responses highlight key priorities for parks and recreation, such as constructing indoor aquatics and multi-purpose facilities, developing greenway trails, and enhancing existing parks and amenities. Notable percentages include 35 percent of respondents supporting the construction of an indoor aquatics facility, 33 percent favoring a downtown multifunctional space, and 27 percent advocating for a performing arts center. Additionally, the survey reveals strong community consensus on priorities, with 56 percent expressing a desire to improve existing parks and facilities, 65 percent supporting greenway trail development, 63 percent favoring land acquisition for future parks, and 58 percent advocating for sustainability measures. These findings underscore a collective push for the enhancement, expansion, and sustainable development of parks and recreational spaces in Wake Forest.

Communication + Outreach

The survey results showcased the various ways respondents learn about Town of Wake Forest parks, facilities, and special events. The Town of Wake Forest website was noted as the most prevalent source, with 58 percent of respondents indicating their use. Social media platforms like Facebook, X (formally known as Twitter), and Instagram came in second with 55 percent of respondents noting they use these platforms. Additionally, banners in public places and word of mouth were cited by 53 percent and 46 percent of participants respectively. Other notable channels included direct email (41%), RecConnect (34%), and the program guide (27%). These findings underscore the importance of a multi-channel approach in disseminating information to the community about town offerings and events.

Household Wants + Priorities

The survey delves into the priorities and considerations of Wake Forest residents regarding parks and recreation investments. Notably, 64 percent of respondents expressed a strong desire to preserve wildlife habitat and existing open spaces, with a majority considering these aspects very important. Additionally, acquiring conservation land and improved access to natural areas emerge as significant concerns among respondents, indicating a collective commitment to environmental stewardship and outdoor accessibility.

In terms of community facilities, while some needs are adequately met, there is a notable demand for additional amenities such as accessible play spaces, outdoor athletic fields, and a dedicated dog park. Furthermore, respondents identify key preferences for future community amenities, including greenway trailheads, an aquatics facility, a nature play area, and a downtown multifunctional space, highlighting the diverse recreational needs of the community.

Regarding priorities for parks and recreation investments, respondents emphasize the importance of promoting health and wellness programming, ensuring environmental sustainability, and maintaining affordability for users. Accessibility for all users, regardless of abilities, is also highlighted as a crucial consideration. These findings underscore a community-wide commitment to enhancing parks and recreational offerings while prioritizing inclusivity, sustainability, and the well-being of residents.

Demographics of Respondents

Among the 79 respondents to the survey, a demographic portrait emerged revealing key insights. Notably, 61 percent of the respondents were aged over 45, indicating a mature demographic. A significant plurality, constituting 25 percent of respondents reported a household income falling within the range of $100,000 to $149,999, reflecting a comfortable socioeconomic status for many respondents. Alarmingly, 11 percent of respondents disclosed incomes below $25,000, placing them below the poverty line. When analyzing the racial demographics of respondents, the survey depicted a predominantly white or Caucasian cohort, comprising 67.9 percent of the participants. Additionally, homeowners dominated the sample, with 82 percent reporting ownership status. In terms of residency, a significant portion (29%) indicated they had lived in Wake Forest for five years or less, suggesting a less tenured population.

Key Takeaways

- The public opinion surveys provide insightful findings regarding community attitudes towards parks and programming, as well as areas for improvement.
- Focus on values such as environmental stewardship, connection to nature, health and wellbeing, and community environment and nature, as well as people and community was consistently mentioned across all online engagement results.
- Participants also mention greenways and trails for town-wide connectivity to key destinations such as parks, places of work, schools, etc.
- Participants provided detailed feedback on existing parks and facilities highlighting what they currently like and enjoy as well as areas of improvement. While E. Carroll Joyner Park emerged as highly satisfactory among respondents, some facilities like Plummer Park and Ailey Young Park received lower ratings, indicating areas needing attention. Furthermore, there is consensus across the feedback to take care of the existing facilities to promote high-quality experiences in all parks.
- In terms of amenity preferences, the needs assessment survey participants mentioned an aquatics facility, multifunctional downtown space, and a new performing arts center. This finding draws parallel with the scientific survey finding where participants mention indoor aquatic facilities, a farmers' market, a downtown multifunctional space, and play areas that focus on natural play environments.



Staff Engagement Session

Focus Group Meetings

Overview

Focus group meetings provide a way to receive targeted input from groups with interests that complement the agency. Guided discussions included opportunities to work toward a well-rounded park system that embraces a certain set of values. Participants for this exercise represented various age groups, all of which have unique and specific recreational needs. They responded from their unique positions, expressing their needs, wants and concerns, and the needs of the people they represent. Each group added value to the overall community engagement effort representing varied roles in improving the quality of life in the Town of Wake Forest.

Considering age and age groups is important when planning park and recreation amenities, programs, and services. Varied age ranges have distinct needs, interests, and preferences, making it essential to tailor offerings for relevance and participation. Different developmental stages, safety considerations, and social interaction dynamics further underscore the importance of age-sensitive planning. When considered together this approach ensures operational efficiency for the parks department by optimizing resource allocation and ensuring the effectiveness of recreational initiatives.

Individuals representing active aging adults, teens, adults, families and youth, and specialized/adaptive recreation participated in the discussions which took place in early December 2023. The meetings began with an overview of the Town of Wake Forest comprehensive parks, recreation and cultural resources plan update project. The following questions were used to guide and prompt conversation, with the ultimate goal being to develop an understanding of recreational needs across the community and how these needs can be supported by the updated plan.

1. What are the strongest assets in the Wake Forest parks system catering to your specific needs?
2. What are some of the actions or steps needed to make these assets stronger?
3. What new recreational amenities and programs would encourage you and your family/friends visit Wake Forest parks and/or participate in programs more often?
4. In your opinion, what recreational services do you believe your specific user group needs over the next 5-10 years?



Focus Group Meeting

Active Aging Adults

Strongest Assets

Participants highlighted positive aspects, including the success of the Northeast Wake Senior Center, the commendable staff at the PRCR Department, the quality of park infrastructure surpassing most, and the safety and appeal of parks like Joyner Park.

Opportunities for + Potential Barriers to Park and Recreation System Enhancement

Suggestions for improvement centered around completing projects in the bond package, enhancing connectivity through better sidewalks and greenways, addressing specific design needs for seniors, promoting communication about park facilities, and embracing intergenerational programs while being mindful of program appropriateness for different age groups. The feedback also emphasized the importance of dedicated greenspace and park amenities for the aging active adult user group.

The focus group feedback from aging active adults identified barriers to enhancing park programs and amenities in the Town of Wake Forest. Challenges included a perceived lack of attention to senior voices, financial constraints, and limited land for building pickleball courts. Additionally, barriers were noted in developers' attitudes towards contributing to aging-friendly designs, the need for an expanded senior/active adult center, a lack of facilities in south Wake Forest, and concerns about the impact of new developments on parking, transportation, and roads for existing residents.

Recreation Program Amenity Needs Across the 5-10 Year Planning Period

The aging active adult focus group articulated future needs for the park system in the Town of Wake Forest over the next 5 to 10 years. Participants expressed a desire for unpaved/natural surface trails, movies and concerts in the parks, caregiver training, a community garden, and opportunities for lifelong learning and education. They emphasized the importance of a holistic approach, addressing community and culture, fostering the arts, and ensuring a balanced and equitable distribution of recreational opportunities, particularly in south Wake Forest. The group underscored the need for strategic collaborations, completing bond projects, and ensuring safe multimodal transportation, emphasizing a commitment to follow through with recommendations from planning documents for a comprehensive and accessible park system.

Teens Focus Group

Strongest Assets

Feedback from teenagers highlighted several positive aspects of the Town of Wake Forest's parks and recreation system. Participants appreciated the engaging and inclusive nature of recreational activities and programs, including special events like summer movies and concerts and Friday Nights on White. Although they may not participate any longer as they have matured, they nonetheless have fond memories of the Town's annual Easter egg hunt and holiday tree lighting. The diverse amenities, such as unique playgrounds, tot lots, big kid areas, the gym, track, outdoor fitness equipment, and facilities like Holding Park Pool, Flaherty Park with pickleball, and the Splashpad, were identified as key strengths, providing a well-rounded and enjoyable experience for teenagers in the community.

Opportunities for Park and Recreation System Enhancement and Planning for Needs Over the Next 5-10 Years

Teenagers suggested several ways to enhance their leisure experiences in Wake Forest parks and recreational facilities. Their recommendations for recreation programs, activities and services included organizing a vendors/shopping/local business day, providing a babysitter certification/training program, expanding activities at Alston Massenburg Center, incorporating various sports like beach volleyball, pickleball, and basketball, and having open play specifically for teens to participate in the aforementioned activities at the Town's indoor multipurpose gyms. Regarding park amenity and facility improvements, the teens mentioned adding swings to the Joyner Park playground, establishing another dog park, and growing the trails system. Creative suggestions for new amenities not currently available in Wake Forest included adding sand volleyball, creating inclusive playgrounds, introducing parkour facilities, providing a research/computer room, outdoor study lounges with charging outlets, and dedicating spaces for activities like anime creation and TikTok video recording.

Specialized + Adaptive Recreation Participants Focus Group

Strongest Assets

Parents of children and adults with a need for adaptive and specialized recreation programs in Wake Forest emphasized the importance of diverse recreational choices for individuals with special needs. They stressed that offering a variety of programs

allows for a more inclusive and personalized experience, addressing the diverse interests and preferences within the special needs community. Participants commend the Town's current efforts, highlighting a high level of care and planning evident in their programs. The collaborative approach, coupled with an understanding of the unique needs of this demographic, was recognized as contributing to the success and positive experiences within the adaptive and specialized recreation offerings in Wake Forest.

Opportunities for Park and Recreation System Enhancement and Planning for Needs Over the Next 5-10 Years

Focus group participants offered valuable feedback on enhancing the Town's parks and recreation system to better cater to individuals with a need for specialized recreation and services. Their recommendations included adapting programs for high schoolers and young adults, collaborating with high schools for volunteer opportunities to foster familiarity and comfort, and providing programs akin to those offered by the YMCA. Suggestions also encompassed addressing transportation challenges, introducing respite care or parents' night out initiatives, establishing specialized daytime programs for adults, and offering track-out camps and overnight camps similar to those in Raleigh. The feedback emphasized the importance of recognizing the recreational needs of individuals who have aged out of K-12 programs and the resulting stress on parents and caregivers, reinforcing the need for continued support and accessible programs for this demographic.

Families + Youth Focus Group

Strongest Assets

Participants provided valuable insights into the strengths of the current park system in Wake Forest as it related to the provision of recreation amenities and programs for youth and families. Their insight shed additional light on the importance of considering age and age groups in planning park and recreation amenities, programs, and services for the 5-year PRCR Master Plan update. Feedback highlighted the popularity of pickleball, the demand for open gym sessions catering to pre-K kids, and the PRCR Department's effective advertising and communication. Participants also emphasized the significance of structured programs for pre-K children, the Town's special events and festivals, and swim lessons as key assets in the current park system.

Opportunities for Park and Recreation System Enhancement and Planning for Needs Over the Next 5-10 Years

Feedback included a desire for more food trucks at Friday Nights on White to address crowding and wait times, and the need for full-day summer classes for kids. Participants also recommended shuttle services for crowded events like the 4th of July celebration, the addition of a swim team, improved communication regarding canceled classes across parks and recreation facilities, increased pool availability and extended swim lesson times, and hosting the 4th of July event in a more spacious location. Other suggestions involved expanding camps to include pre-K, offering movies in spring and fall to take advantage of earlier darkness, diversifying camps based on age groups, introducing variety in programs annually, establishing a dedicated volunteer system, and creating safe crossings for walking to school.

Adults Focus Group

Strongest Assets

Notable highlights included the highly effective communication facilitated by the detailed RecConnect app and the Town's top-tier marketing efforts. Personal reflections conveyed memories of changes, both positive and negative. The group also expressed appreciation for the baseball/softball/t-ball programs, and the accessibility of outdoor areas at Joyner Park. Additionally, participants commended the reasonable fee structure for rentals, noting the various levels available.

Opportunities for Park and Recreation System Enhancement and Planning for Needs Over the Next 5-10 Years

Several participants in the adult recreation focus group highlighted the popularity of activities at Joyner Park while expressing a desire for expanded programs and recreational amenities in Ailey Young Park, Alston Massenburg Center and the Dubois campus, which are in closer proximity to their homes and the homes of an increasing number of diverse new residents. Suggestions included hosting special events at different locations, offering payment assistance for the economically disadvantaged, and making the pool more inclusive. Participants emphasized the need for increased awareness about the entire park system through events like "get to know your park" tours. They also discussed the significance of partnering with organizations for events like Juneteenth and exploring the possibility of lighting basketball courts in Dubois Campus. Recommendations for improving recreation for

adults encompassed providing an indoor pool at Ailey Young Park, updating the ballfields at Flaherty Park and exploring partnerships for underutilized spaces like the factory fields. Participants emphasized the need for more baseball fields, improved field conditions, and community socialization. They proposed partnering with local businesses for sports leagues, and offering continuous programs for learning sports like volleyball. The feedback also highlighted the affordability of current athletic fees, mid-range yet good-quality gear, and the importance of providing role models and mentors for young men seeking activities and guidance.

Key Takeaways

- Participants across demographic groups acknowledged strengths of the park system, including effective communication, engaging programs, and quality park infrastructure.
- Suggestions for improvement include completing bond projects, enhancing connectivity, addressing specific design needs, promoting communication, and embracing intergenerational programs while considering appropriateness for different age groups.
- Identified barriers include a perceived lack of attention to certain segments of the community, financial constraints, limited land for specific amenities, developers' attitudes, the need for physically expanding centers, a lack of facilities in certain areas, and concerns about the impact of new developments on existing residents.
- Commonly identified future needs include unpaved trails, movies in parks, caregiver training, community gardens, lifelong learning, and a holistic approach to recreation.
- Teenagers recognize the PRCR Department's engaging and inclusive recreational activities and have fond memories of special events. Their suggestions for enhancements included new activities, amenities like swings and dog parks, and creative spaces like research/computer rooms.
- Caretakers of individuals with the need for adaptive and specialized recreation commended the PRCR Department for diverse recreational choices and Town efforts to provide these services. Their recommendations for meeting current and future needs included include adapting specialized programs designed for children to accommodate adults who have learning and comprehension differences. They also suggested strengthening collaboration with current and novel partners, and providing respite activities for caretakers.
- There was a recognition across all focus groups that the PRCR Department fosters community-driven efforts to improve the quality of residents.
- Consistent themes include inclusivity, diverse programming, effective communication, and the importance of affordable and quality amenities.
- There was a consistent desire for a holistic approach to recreation planning, considering physical activities, cultural events, and educational opportunities and an emphasis on continuous programs, partnerships, and community socialization for a comprehensive recreational strategy.



Community Event

Listening Sessions

Overview

The objective of the listening sessions was to provide Town leadership and the PRCR Department staff with an open and safe forum to discuss their perspectives among their peers without concerns of repercussion or expectations of partiality. This allows the project team to get an honest impression of how staff feel about the impact of their work on the system and how they feel things could improve over time. Specifically, the exercise gleaned information by asking how the Town's parks and recreation programs make the community better, how the PRCR Department stands out among peer communities, how programs and facilities can be strengthened, and how barriers could stand in the way of efforts to improve the system. The questions posed were designed so that responses, whether complimentary or critical, were coming from a place of positivity. This allows staff to bring up serious issues without creating an unfavorable environment.

Cooperation from the entirety of an organizations' staff and stakeholders is central to the authenticity and usefulness of a comprehensive systemwide plan for parks and recreation. Education about the purpose and benefits of the plan and conveying how their input is incorporated creates an atmosphere of camaraderie and focuses those who are invested around a common interest.

The listening sessions with each stakeholder group were formatted as focus groups, capitalizing on communication between participants to capture meaningful patterns and themes. This type of interaction is an effective technique for exploring the attitudes and needs of staff. After a brief presentation about components/content of the comprehensive parks and recreation master plan and the benefits it provides, the project team initiated a conversation centered around questions intended to generate feedback on the PRCR Department's strengths and successes and identify potential challenges and areas for growth.

Wake Forest PRCR Department Staff Listening Session

Overview

On the whole, parks and recreation departments are the most visible arm of local government, and as such set the tone for customer service delivery and characterize the community's brand. Many staff, in particular directors and administrators, will develop only one comprehensive plan over the course of their tenure. As a consequence, the plan provides an avenue to realizing legacy accomplishments, while creating standards for the future. It also provides mid- and entry-level frontline staff with a roadmap that lays out milestones and an ultimate vision for the PRCR Department. These employees are the PRCR Department's gatekeepers, ensuring each day that the Town's parks are clean and safe, the facilities are functioning and provide high quality recreational services to the public.

All PRCR Department employees' job responsibilities, priorities, expectations and, most importantly, satisfaction will be impacted by the recommendations and action steps laid out in the 5-year comprehensive parks and recreation master plan. It is the intention that the plan be a living document to help guide and prioritize project implementation, measure department staff and manage internal departmental structure and processes. Therefore this plan uses constructive staff feedback and thoughts as a starting point from which to begin identifying commonalities and themes.

Key Takeaways

A set of values and visions were captured through the PRCR Department staff feedback. This assessment is the starting block to developing themes to guide the content of the plan. Planning themes capture strengths, opportunities and challenges that exist across parks and recreation systems. Several recurrent themes to consider as the plan develops include the following.

Community Connections

Staff acknowledged the central support and appreciation they receive from Town of Wake Forest leadership, decision-makers, and the public, highlighting the understanding that parks and recreation is an essential public service for the community. This acknowledgment underscores the PRCR Department's commitment to fostering strong connections. Furthermore, staff emphasized the supportive role they play within their team, reinforcing the idea of mutual support and collaboration that strengthens the PRCR Department. In terms of community connections as an asset, staff pointed to the high town-wide special event attendance and the positive feedback received, which reflects the success of community-building efforts.

Conversely, staff also provided feedback related to actions that could enhance relationships across the community. These actions include expanding services like public Wi-Fi in parks, enhancing safety in parks and on greenways, improving maintenance standards, community education, outreach, promotion of offerings, and targeted marketing strategies. These suggestions aim to promote and further strengthen connections



Staff Listening Session

within the Wake Forest community, ensuring a cohesive and engaged population.

Elevated Park + Recreational Experience

The PRCR Department staff recognize the presence of notable recreational assets across the system, including Joyner Park, the Joyner Park Community Center, Holding Park Aquatic Center, and various other strengths such as the Town's greenways, splash pads, special events, and historical exhibits. These recreational resources contribute positively to the parks experience in Wake Forest. However, staff concurrently pointed to areas that require improvement. These include a need for additional amenities like athletic fields and modern playground equipment, as well as enhancing overall infrastructure. Ensuring equitable investment in parks throughout the Town is another key concern. Staff's recognition of the need to diversify program offerings to encompass a wider variety of services, including specialized and inclusive programs, reflects their dedication to providing a broader array of recreational options for Wake Forest residents.

Staff feedback emphasizes the goal of enhancing the quality and inclusivity of recreational experiences across Wake Forest. There is an acknowledgment that maintaining, expanding, and innovating in these areas should rise to meet the diverse recreational needs of the community. This includes actions like acquiring additional land, adding more amenities such as athletic fields and modern playground equipment, and enhancing infrastructure.

Empowerment + Resource Allocation

Staff acknowledges the value of proactive, supportive, and forward-looking leadership, emphasizing the need for dynamic and motivated teams to ensure the department's long-term success. This recognition highlights the importance of maintaining leadership continuity and developing staff to secure the department's sustained effectiveness.

Additionally, staff has pinpointed essential actions that align with the theme of empowerment and resource allocation. These actions encompass investing in staff training and career advancement programs to nurture a dynamic and motivated workforce. They also stress the significance of allocating a larger departmental budget to fund various enhancements, support additional staff recruitment, and address infrastructure and technology needs. Furthermore, a quality-focused approach, prioritizing quality over quantity in programming and facilities maintenance, is deemed essential for ensuring the delivery of superior services. This includes actions such as upgrading equipment, improving restrooms, providing public Wi-Fi, and enhancing technology and devices. In summary, the staff's feedback collectively underscores the importance of resource allocation and staff empowerment to foster a dynamic and motivated workforce, ensuring the department's ongoing success and delivering superior service quality to the Wake Forest community.

Wake Forest PRCR Advisory Board Listening Session

Overview

The 12-member Town of Wake Forest Parks, Recreation and Cultural Resources Advisory Board suggests policies and serves as a liaison in matters affecting policies, programs and the acquisition and disposal of lands and properties related to the recreational program and to its long-range projected recreational programs.[5] An active and engaged parks and recreation advisory board holds great significance in shaping the future of parks and recreation services. The Town of Wake Forest is fortunate to have a board that is a dedicated and valuable asset to the community. Board members have and continue to play a central role in shaping the future of recreational assets throughout the community. Efforts on the part of the board have ensured that the community enjoys top-notch amenities, facilities and recreational programs.

Relating to their role in developing the current master plan update, the PRCR Advisory Board serves as a vital conduit for community representation, bridging the gap between residents and the planning process. Their diverse perspectives and voices ensure that the master plan is a reflection of the community's needs and desires. Moreover, the Board plays a pivotal role in advocating for the PRCR Department, helping secure support from local government, funding sources, and the public. Their long-term perspective sees to it that the master plan will serve as a blueprint for the future, anticipating the evolving needs of the community and ensuring the efficient allocation of resources. Therefore, the board must be actively involved in the planning process to promote community engagement and participation in decision-making, empowering residents and fostering a sense of ownership over the plan and its recommendations.

Key Takeaways

Three planning themes that emerged from the Advisory Board's feedback include community-driven systemwide enhancement, strategic infrastructure advancement, and resource optimization.

5 https://www.wakeforestnc.gov/advisory-boards/parks-recreation-cultural-resources-advisory-board

Community-Driven Systemwide Enhancement

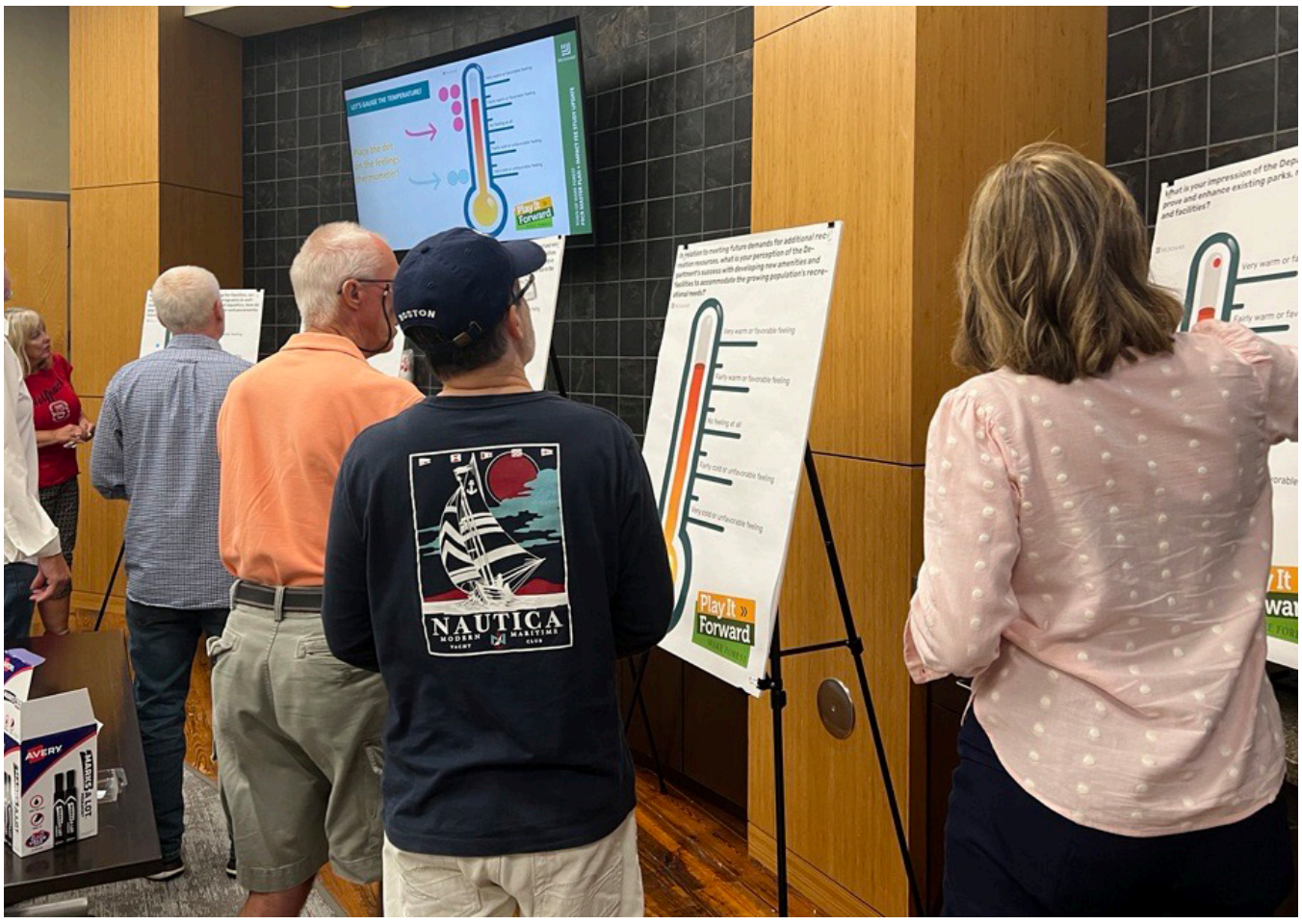
This theme revolves around the fundamental value of community engagement and support. The active involvement and high expectations of community members, coupled with their appreciation for affordable and diverse recreational opportunities, emphasize the need to adequately serve local residents' needs and desires. Actions like increasing community outreach, creating more inclusive programs, and ensuring equitable park distribution, according to Advisory Board members, will further foster a sense of belonging and participation. However, barriers such as funding limitations and a lack of community involvement underscore the importance of addressing challenges and the need for more proactive communication to bridge the gap between the department and the public.

Resource Optimization

The second planning theme emphasizes the significance of proactive, supportive, and forward-looking leadership, coupled with a dynamic and motivated team. It underlines the need for leadership continuity and the development of staff to ensure the long-term success of the department. Allocating a bigger departmental budget is crucial to fund enhancements, support staff recruitment, and address infrastructure and technology needs. Prioritizing quality over quantity in programming and facility maintenance ensures superior service delivery, which can be achieved by investing in better equipment and technology upgrades.

Strategic Infrastructure Advancement

The last theme centers on actions to further bolster the Department's success. This theme underscores the importance of efficient management of capital improvement projects and increased staff resources to support departmental activities effectively. By streamlining bureaucratic processes and establishing stronger connections between elected officials and the Advisory Board, the department can overcome challenges related to progress hindrances. Moreover, identifying cost-effective methods to acquire land and space for park system growth aligns with the responsible allocation of resources. Diversifying programming beyond athletics and fitness for all ages reflects the department's commitment to catering to diverse community interests and needs, ensuring that recreational opportunities are inclusive and accessible.



Advisory Board Listening Session

Key Takeaways

Across all the engagement efforts, the following patterns of feedback consistently emerged. These patterns provide a glimpse into the emerging themes or guiding principles when taken collectively with other assessment findings. These became the topics of further discussion for the visioning sessions to develop the Guiding Principles of the Plan.



Environmental Stewardship

Integration of sustainable practices into the management and operation of parks has been a consistent focus across all engagement feedback which is also in line with the feedback received from staff, elected officials, and the Advisory Board. Through conservation efforts, habitat restoration, and environmental education, the PRCR Department can strive to protect and enhance biodiversity, mitigate climate impacts, and inspire a deeper appreciation for the natural world among community members and visitors.



New Amenity Needs

From the community feedback, it is evident that the Town needs to anticipate and respond to the evolving needs and desires of the community by creating innovative, inclusive, and engaging amenities within the parks system. Through collaborative planning, user-centered design, and strategic investment, the PRCR Department can enrich the recreational, cultural, and social experiences available to residents and visitors, fostering a sense of belonging, wellness, and enjoyment for all.



Connect via Greenways

Community engagement results point to the residents' need to enhance connectivity, mobility, and access to nature by developing and maintaining a network of greenways that link parks, neighborhoods, and destinations throughout the community. By prioritizing pedestrian and cyclist-friendly infrastructure, preserving green corridors, and promoting active transportation options, the Town can seek to create safe, enjoyable, and inclusive pathways for all residents to explore and enjoy.



Accessible + Inclusive Participation

Wake Forest residents want to cultivate a strong, inclusive, and vibrant community through meaningful connections to parks and green spaces. By fostering collaboration, fostering partnerships, and empowering residents to actively participate in park planning and programming, the PRCR Department can aim to create spaces that reflect the diverse needs, interests, and aspirations of community members.



Level of Care For Existing Parks

Participants mention a focus on preserving and enhancing the beauty, functionality, and ecological integrity of existing parks through diligent maintenance and thoughtful stewardship. The level of care taken to maintain and manage existing parks and facilities directly correlates to safe, inviting, and sustainable environments for recreation, relaxation, and connection with nature.



Resource Optimization

The feedback from staff and the Advisory Board points to the need to optimize the use of resources in the management and development of parks to maximize benefits for both people and the environment. Through strategic planning, innovative solutions, and responsible stewardship of financial, natural, and human resources, the PRCR Department can show commitment to achieving operational efficiency, fiscal sustainability, and long-term resilience in the parks system.

Wake Forest Visioning

Overview

The purpose of visioning in parks and recreation systemwide planning is to establish a clear and unified direction for the future development and management of park systems and recreational services. Visioning helps to articulate a shared long-term vision that reflects the community's aspirations and values, guiding decision-making and resource allocation. It serves as a foundation for setting goals, prioritizing initiatives, and developing strategies that ensure the park system evolves in a way that meets the diverse needs of residents. The act of engaging key stakeholders, in this case Wake Forest PRCR staff and advisory board, creates a vision not only addressing challenges but also future opportunities, ultimately leading to a more adaptable and unified parks and recreation system.

The project team facilitated visioning sessions with Wake Forest PRCR staff on April 16th, 2024 – and the PRCR Advisory Board on April 22nd, 2024. Each workshop began with a brief overview of the findings from the needs assessment and community engagement efforts. This was followed by interactive discussions where participants shared their ideas, identified challenges, and suggested action steps for the seven main themes identified in the planning process.

Staff Visioning Session

Overview

Engaging department staff in visioning workshops is vital because the PRCR Master Plan's recommendations will directly impact their work and goals over the next five years. Involving staff ensures that the proposed strategies are realistic and aligned with operational needs. Additionally, it builds a sense of ownership and empowerment among staff, which is essential for driving positive change and achieving the desired outcomes. Successful visioning and consensus building ensures more effective implementation and a stronger commitment to the plan's success.

Themes

Healthy Community

Wake Forest PRCR staff suggested ideas such as a 50 Mile Walk Challenge, offering cooking classes, and addressing mental health through suicide prevention programs. Key challenges identified included raising citizen awareness of these opportunities and maintaining the necessary spaces for events like road races. To overcome these challenges, staff recommended increasing outreach efforts to inform the community about available programs and outsourcing instructors or recruiting volunteers to run these activities.

Strategic Growth + Fair Access

Staff members' ideas for promoting inclusive growth included hosting free events, providing transportation options, and rotating recreational activities to different locations. Challenges mentioned were funding constraints, access to suitable properties, and managing the distances between different areas. To address these issues, staff suggested actions including tax increases for funding, ensuring transportation is available, and creating stronger connections between various parts of Wake Forest.

Resiliency + Adaptability

To enhance adaptability, staff suggested making attendance at town events mandatory, and forming partnerships with local organizations. The main challenge noted was identifying relevant groups and partners to work with. Suggested actions included conducting citizen surveys to understand community needs better, seeking out partnerships, and engaging with senior centers to expand program offerings.

Conservation + Greenspace Protection

Staff highlighted activities like Earth Day events and collaborating with conservation groups to protect natural resources. Identified challenges included locating appropriate groups to partner with and improving communication regarding conservation efforts. To address these, the staff recommended actions such as expanding educational programs about natural resource protection and enhancing outreach to conservation organizations were suggested.

Historical Legacy + Traditions

It was generally agreed among staff members that preserving Wake Forest's historical legacy could involve initiatives like adding informative signage, using costumed interpreters, and developing school programs focused on local history. They noted that a significant challenge is finding individuals willing to participate in these activities. The recommended actions included reaching out to local groups, better communicating historical programs to the community, and engaging schools to incorporate local history into their curricula.

Innovation + Creativity

According to staff members, fostering innovation and creativity will involve introducing new and engaging programs and finding unique solutions to meet the community's needs. They recognized that challenges may encompass adapting to rapid changes in society, technology, and the economy. Actions recommended by the staff included encouraging a culture of innovation within the department and being open to adopting new ideas to keep services relevant and engaging.



Staff Visioning Session

Advisory Board Visioning Session

Overview

Conducting visioning workshops with the Wake Forest PRCR Advisory Board is critical because the board members play an important role in shaping the future of the Town's parks and recreational resources. As a key stakeholder, the Board acts as a link between the community and the Wake Forest PRCR Department. Members' active engagement with the community ensures that the parks system aligns with the desires and priorities of residents, making their involvement an essential component of the planning process. Involvement in the visioning sessions allows board members to directly contribute to planning strategies and recommendations that are responsive, inclusive, and reflective of the community's vision for its parks and recreational spaces.

Themes

Healthy Community

The healthy community planning theme focuses on promoting wellness and active lifestyles for all residents. Ideas provided by the Wake Forest PRCR Advisory Board included offering free classes for lower-income communities and ensuring safe greenway passages. Key challenges identified are limited manpower, budgeting constraints, and difficulty in finding suitable partners. To address these issues, the Board proposed action steps to identify and collaborate with service providers to assist with effectively implementing these initiatives.

Strategic Growth + Fair Access

Promoting balanced development and equitable access to parks and recreational facilities is essential to accommodate Wake Forest's rapidly growing population. To address this, board members suggested including increasing parking spaces, enhancing greenway connectivity, and proactively engaging the community. A challenge identified is the issue of independent contractors setting their own prices, which could affect affordability. Action steps emphasize to mitigate this, included being intentional about selecting partners and collaborators who align with the department's goals of fair access and affordability.

Resiliency + Adaptability

The PRCR Advisory Board proposed ideas for enhancing resilience and adaptability across the Department and the parks and recreation system as a whole that included creating ADA-compliant ballfields, offering online classes, and developing multi-use facilities. The main challenges involved limited internet access and constraints on time and funding. To address these, board members suggested using social media for communication and introduce flexible programming to adapt to changing community needs.

Conservation + Greenspace Protection

The Board's focus on conservation and greenspace protection involved initiatives like developing outdoor experiential education programs, establishing community gardens, and preserving green spaces for future generations. Key challenges included the need for more volunteers and the availability of space for these initiatives. To address these challenges, members suggested hiring park rangers and bringing these ideas to leadership to secure support and resources.

Historical Legacy + Traditions

According to board members, preserving Wake Forest's historical legacy and traditions might involve programs like featuring rotating exhibits in historic areas and safeguarding local heritage sites. The main challenges stated were budget constraints and the time required to implement these projects. To overcome these challenges, the Board recommended integrating heritage projects into budget planning, ensuring that the Wake Forest's cultural and historical context is celebrated and retained.

Greenway Connectivity + Mobility

Expanding greenway connectivity and improving mobility focuses on increasing the network of greenways to provide more routes for recreation and transportation. The PRCR Advisory Board's ideas for improving and enhancing connectivity centered on creating linked pathways to facilitate easier access and movement for residents. Although staff did not mention specific challenges, the focus remains on addressing any barriers to expanding these networks. Members provided action steps such as prioritizing the development of greenways that connect key areas, support sustainable mobility, and enhance recreational opportunities.

Innovation + Creativity

It was the view of Wake Forest PRCR Advisory Board, that encouraging innovation and creativity in parks and recreation might include introducing new programming ideas and finding creative solutions to serve the community. Challenges noted involved adapting to social, technological, and economic shifts. Members proposed key actions including establishing a culture of innovative thinking and making adjustments, where needed, to keep services dynamic and aligned with residents' evolving needs.



Visioning Questions

Healthy Community

In line with Wake Forest PRCR's commitment to cultivating a healthy community, what strategies can staff use to promote physical and mental wellness, encourage active lifestyles, and ensure holistic well-being for all residents?

Strategic Growth + Fair Access

Wake Forest PRCR plays a central role in promoting equitable growth and fair access to parks, recreational amenities, facilities, and activities. How can staff contribute to this objective and ensure every individual, regardless of background or circumstance, can fully engage and enjoy the resources the Department provides?

Resiliency + Adaptability

Reflecting on the adaptability and resilience of the Department, how might Wake Forest PRCR staff enhance collaboration, stay responsive to community needs, leverage data, expand outreach, and ensure flexible programming to meet the evolving demands within the community for recreational amenities, programs and services?

Conservation + Greenspace Protection

How can Wake Forest PRCR play a role in safeguarding natural resources as the Town grows? What strategies could be explored related to land conservation and protection, green infrastructure development, environmental education, outdoor recreation programming and community engagement to ensure long-term sustainability and vitality of green spaces?

Historical Legacy + Traditions

Given the Town's rich historical backdrop, how can Wake Forest PRCR staff integrate historical narratives, landmarks, and cultural traditions into parks and recreation initiatives to embrace the Town's heritage enrich existing traditions, and cultivate community pride as Wake Forest adapts to a growing and changing population?

Greenway Connectivity + Mobility

How might Wake Forest Parks and Recreation staff intentionally address the community's emphasis on greenway connectivity system expansion into the Department's initiatives? Consider avenues for expanding and enriching greenway networks to offer enhanced recreational opportunities, encourage regional connectivity, and advocate for active transportation solutions to better serve residents' evolving preferences.

Innovation + Creativity

In a rapidly evolving landscape, where park and recreation agencies face challenges due to social, technological, and economic shifts, how can Wake Forest PRCR staff leverage innovation and creativity to fulfill the community's recreational needs? Explore strategies for developing a culture of innovative thinking, devising creative solutions, and embracing change as a pathway to progress.

Draft Recommendations Presentations Summary

PRCR Advisory Board - Recommendations Meeting

Overview

The board was generally very satisfied with the recommendations provided but would like to focus their attention specifically to increasing greenway connectivity and pedestrian safety. A specific location of note was to create better and safer sidewalk access along Capital Street. They noted that while these recommendations were helpful, they would like to increase efficiency – especially with incorporating data collection into departmental planning and operations. Additionally, there is excitement for an indoor aquatics center or Olympic sized indoor pool. A push to establish more inclusivity was noted as well. Specific examples of this include increasing cultural programming for all and developing more inclusive playgrounds.

Community Open House - Recommendations

Overview

The project team solicited feedback from the public on the PRCR Master Plan's recommendations. Comments and concerns included a strong desire to increase the amount of passive park spaces, particularly in areas such as west of Capital Boulevard, along the Dunn Creek Greenway, near Flaherty Park, and between Dunn Creek and Gilchrest Road. Residents also expressed interest in expanding greenway options within the town. Specific suggestions included creating greenway access to Flaherty Park from Dunn Creek and the Del Webb neighborhood, extending the Smith Creek Greenway to connect with the Neuse River Trail, establishing a pathway along Wall Road to Joyner Park, creating a path from Calista Drive to Flaherty Park, and ensuring a safe crossing over Highway 98 to access the reservoir.

Feedback highlighted the need for these enhancements to provide safe alternatives for pedestrian movement, create spaces for community activities while preserving natural resources, and improve connectivity among neighborhoods and parks in Wake Forest. Additionally, residents showed enthusiasm for adding bocce courts and related programs, especially at Flaherty and Joyner Parks. There was also a call for investment in repaving existing tennis courts, with the potential to convert some into dedicated pickleball courts with permanent nets.



PRCR Board Meeting -Draft Recommendations Presentation



Public Meeting # 3 - -Draft Recommendations Presentation

Inventory + Analysis

Site Assessment

Indoor Facilities Assessment

Level of Service

Recreation Demand Study

Maintenance Staffing Assessment Review

The Inventory and Analysis chapter is an assessment of Wake Forest's parks and recreation system as it exists. It details the current state of parks, recreation amenities, facilities and resources to identify future needs and opportunities for growth, ensuring the Department can effectively plan, identify areas for investment, and allocate resources over the five-year planning horizon. The inventory and analysis includes an assessment of the Town's parks and amenities, indoor recreation facilities, recreation program demand, and maintenance needs.

Site Assessment

The assessment process involved three key parts: inventorying all parks and facilities, evaluating each park individually, and recognizing common themes. Understanding the conditions of each park and facility helps identify ways to improve user experiences, both on system-wide and park specific levels. The project team conducted assessments of current parks, focusing on on-site evaluations of outdoor areas and technical assessments of indoor facilities carried out by the architecture team. This section is divided into evaluations of outdoor and indoor spaces.

Overview

The project team developed the STARS Scale measurement tool to analyze qualitative and quantitative dimensions of park integrity to identify implications for planning and improvements over the 5 to 10-year horizon. The measurement tool spans two broad criteria – 1) the physical assessment of the site, and 2) the human experience. Conditions are evaluated using a checklist of questions capturing 30 categories (physical and park visitor) across eight attributes of park quality; then are measured on a scale of 1-5 to generate an overall score attributed to each park. The average points determine if the park or facility is in excellent condition, needs renovations, or needs enhancement.

The goal of this exercise is system-based thinking by drawing commonalities across the parks system to make broad-reaching recommendations. It should be noted that the site inventory and analysis exercise is not a one-time effort, but rather an iterative evaluation process the municipal agency should continue to manage and ensure a high-performing parks system. This effort can help the municipal agency plan for the future. Findings are meant to guide this plan's recommendations for delivering a best-in-class service to the Wake Forest community.

Physical Assessment

The physical assessment section contains seven criteria that view the site objectively on the general condition of amenities, and include:

1. Recreation,
2. Architecture,
3. Furnishings + Signage
4. Connectivity
5. Landscape
6. Infrastructure
7. Cleanliness

Each park/facility within the parks system is layered with complexities of natural resources that inform the land development pattern. Site topography, vegetation, water bodies, soils, and climatic conditions determine the basic structure and organization of the built environment. Additionally, the regulatory requirements, access to utilities, and infrastructure improvements further dictate the site capacity and design parameters. Furthermore, the operations and management practices determine the park or facility conditions throughout its lifespan.

Human Experience

The human experience section contains four criteria that evaluate a visitor's initial impression and include

1. Arrival
2. Safety
3. Sense of Belonging
4. Community Connections

Parks systems not only fulfill the needs and desires of the community for recreation, but also provide the physical, mental, and social health benefits through diversity of amenities and programs. Human experience within a public space is a complex layering of physiological comfort, sense of place, perception, and personal and emotional connection with the place through one's past experiences, culture, and history.



Assessment Criteria

Assessment criteria include key themes under which to summarize opportunities and challenges observed throughout the park system. They represent a synthesis of observations of parks across the system and are not intended to be discrete categories nor a comprehensive list of considerations. When touring the parks, the project team paid particular attention to the areas included in the following table.

Physical/Spacial Characteristics			Human Experience	
Park Infrastructure	**Condition + Maintenance**	**Diversity of Amenities**	**Sense of Place**	
Do the built and natural assets within the park adequately support the intended activity or program? Are the existing support facilities adequately functioning? What infrastructure components are missing?	What is the overall park condition, cleanliness, and the neighborhood environment? Do park amenities need enhancements? Is the park maintained to Town standards?	Has the Town intentionally sought to ensure that recreation facilities across the system are varied? Is the broadest possible user-base and greatest number of residents being served?	Is the park a place, or simply space? Do its tangible and intangible qualities make it identifiable, personable, and meaningful to people? Are people able to identify the facility as a Town of Wake Forest park?	What meaningful and valuable aspects of user-park interactions exist? Does the park design and amenities facilitate engaging encounters? Are there opportunities for park users to co-create their experience?

Inventory

Wake Forest Parks, Recreation and Cultural Resources provides a critical community resource enhancing the quality of life for its residents by beautifying the Town, providing a connection to the outdoors and connections to one another. The system is highly regarded for well-maintained parks and open space, and the amenities included within them.

The PRCR Department manages 11 parks, five community centers/indoor recreation facilities, an outdoor aquatics facility, a passive recreation area at the site of the former Wake Forest Reservoir, and over 14 miles of greenway trails.

Parkland	Greenways + Trails	Indoor Facility Space	Athletic Fields + Courts	Signature Amenities + Facilities
13,112 acres Town of Wake Forest	**14.10 miles** Completed Public Greenway	**83,157 sq. ft.** of Indoor Recreation Space	**3** Baseball Fields	**2** Outdoor Event + Performance Amenities (1,000 Lawn Seat Joyner Park Amphitheater, Joyner Park Performance Center)
1,222.8 acres Town-owned Land	**1.12 miles** Greenway Under Construction	**3** Community Centers	**7** Softball Fields	**2** Water Slides
473.23 acres Total Park Land	**5.03** Greenways in Design Phase	**1** Historic Multipurpose Building	**7** Multipurpose Fields	**1** Six-lane 25-yard Lap Pool
213 acres Developed Parks	**37.4** Proposed Greenway Miles	**1** Senior Center	**6** Basketball Courts	**1** 18-hole Disc Golf Course
260.23 acres Undeveloped Land within Existing Parks		**1** Maintenance Building (3,400 sq. ft.)	**14** Tennis Courts	**1** Splashpad
749.57 acres Conservation Land			**4** Pickleball Courts	**1** Indoor Walking Track
1 143-acre Reservoir			**1** Bocce Court	

Park Name	Primary Offerings	Park Acres
Ailey Mae Young Park	Programmed + Self-Guided Active + Passive Recreation: Ballfield, Basketball Courts, Playground, Trail Connection, Shelter, and Picnicking.	18
E. Carroll Joyner Park	Self-Guided Passive + Active Recreation: Playground, Paved + Unpaved Trails, Fishing, Community Gatherings at the Amphitheater (concerts, movies, performances, etc.), Special Event Rental Space, Tree Groves, and Open Space.	117
J.B. Flaherty Park	Programmed + Self-Guided Passive + Active Recreation: Ballfields, Pickleball Courts, Tennis Courts, Playground, Fitness Court, Dog Park, Picnic Shelter, and Ponds with Fishing	100
Heritage High School Park	Programmed + Self-Guided Active Recreation: Ballfields, Multipurpose Fields, Basketball Courts, Tennis Courts; also hosts the July 4th Wake Forest Fireworks Spectacular.	5
Holding Park	Self-Guided Passive + Active Recreation: Playground, Swimming Pool, Water Slides, Basketball Court, and Picnicking.	5
Kiwanis Park	Self-Guided Passive + Active Recreation: Playground, Picnic Shelter, and Greenway Access.	1
Miller Park	Self-Guided Passive Recreation: Paved Walking Paths, and Picnicking.	2
Plummer Park	Self-Guided Passive Recreation: Playground, Shelter, and Picnicking.	.5
Smith Creek Soccer Center	Programmed + Self-Guided Active + Passive Recreation: Soccer Fields, a Playground, Shelter, Picnicking, Walking Path, and Greenway Connection.	17
Taylor Street	Self-Guided Passive + Active Recreation: Playground, Sprayground, Shelter, Picnicking, Walking Paths, and Open Lawn.	1.5
Tyler Run	Programmed + Self-Guided Active + Passive Recreation: Ballfield, Batting Cage, Playground, Basketball Court, Bocce Court, Picnicking, Walking Path, Greenway Connection	9
Wake Forest Reservoir	Self-Guided Passive + Active Recreation: Fishing + Boating Access, 1.6 Natural Surface Trail Miles.	143

Indoor Facility Name	Primary Offerings	Square Footage
Joyner Park Community Center	Programmed + Self-Guided Active + Passive Recreation: Walking Track, Gymnasium (Basketball, Volleyball + Pickleball), Multi-Purpose Rooms, Dance Studio, and Kitchen.	32,000
Flaherty Park Community Center	Programmed + Self-Guided Active + Passive Recreation: Gymnasium, Arts + Crafts Room, Game Room, Meeting Room, and Kitchen. Facility space available for rentals on the weekends.	11,900
Alston-Massenburg Center	Programmed + Self-Guided Active + Passive Recreation: Large Meeting Space with Performance Stage + Theater Curtains, Two Small Meeting Rooms, and Kitchen. Facility Space Available for Rentals on the Weekends.	4,250
Wake Forest Community House	Programmed + Self-Guided Active + Passive Recreation: Large Meeting Space and Catering Kitchen. Facility Space Available for Rentals on the Weekends.	3,042



Ailey Young Park

Acreage: 18 acres

Address: 800 Juniper Street

Park Amenities:

- Ballfield
- Basketball Courts (2 full size)
- Playground
- Shelter
- Greenway Connection

Physical Assessment:

- The playground contains the park's original play structures, which are well-maintained and have held up well over time. Yet it could be considered outdated and not satisfying children's contemporary needs and expectations.
- Playground surfacing appears to be of the minimum ADA standard, and the play area itself does not feature accessible play components.
- The park currently lacks orderly access to the ballfield. There is an absence of a designated route, paved or unpaved, from the parking lot to the field. This has implications for both frequency of use as minimal spectators can reach the field and ADA compliance.
- The ballfield's outfield grass surfacing is in outstanding condition especially considering it does not have permanent field irrigation. The infield dirt is raked and well-kept, and the field lining is deliberate and consistent.
- The basketball court is situated in an ideal location providing natural shade. The court surfacing is in very good condition.
- The park would benefit from additional comfort furnishings like water fountains and additional seating.
- Usage of the recreational amenities would likely increase if shade structures were installed at the playground, basketball courts, and ballfield spectator bleachers.
- The park visitor experience would be markedly improved with the construction of a new restroom facility.

STARS Score

★★★ ACCEPTABLE

Attribute	Points
Physical Assessment	
Structures + Architecture	2
Recreation	3
Furnishings + Signage	2
Landscape	4
Infrastructure	2
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	3
Sense of Welcome	3
Community Connections	4

Human Experience

- Ailey Young park is easily noticeable from the street.
- Entry signage uses old Town standards but still indicates that the park is a Town of Wake Forest park.
- The level of care is evident in the high-level upkeep of recreational amenities, landscaping, and vegetation.
- Additional signage or a trailhead indicating a connection to the Dunn Creek Greenway would improve the park and the user experience.
- The picnic shelter is situated in a convenient location next to the playground and offers respite from weather concerns (sun, rain, etc.), yet there are limited shaded areas with furnishings.
- The park offers recreation opportunities for a variety of ages and experience levels.
- This park is connected to the wider community via the Dunn Creek Greenway and to the immediate community via the Town's Sidewalk system.

E. Carroll Joyner Park

Acreage: 117 acres

Address: 701 Harris Road

Park Amenities:

- Restored Farm Buildings
- Pecan Grove
- 1,000-Lawn-Seat Amphitheater
- Walker Garden
- Performance Garden
- 2,000 Linear Foot Stone Ribbon Wall
- Three Miles of Paved Walking Trails
- Fishing Pier
- Playground
- Home to Joyner Park Community Center

Physical Assessment:

- Joyner Park contains three miles of interconnected walking trails with a connection outside of the park to the Olde Mill Stream Subdivision.
- The physical appearance of built structures is of superior quality. The Department invests resources to ensure that symbolic structures built to resemble those representatives of historical periods are maintained and repaired with appropriate materials.
- The amphitheater stage was recently upgraded and incorporates public art.
- The playground is new as it was developed in conjunction with the community center. Play structures are unique and provide diverse activities for kids to engage. Its pastoral theme compliments the beautiful park's natural setting.
- Joyner Park features a 1,000-person capacity open lawn amphitheater and a 150-person capacity performance garden. The amphitheater hosts outdoor concerts, movies, and events. The performance garden can be reserved for weddings and special events, it can also support programmed art and nature programs like storytelling workshops, plein-air painting, etc.
- Benches, trash receptacles, signage, fencing, and wayfinding throughout Joyner Park are all consistent and within the Department's brand and signage standards. However, the furnishings and trash receptacles located in and around the playground are inconsistent with those found throughout the main park.
- Joyner Park is primarily programmed as a natural, open space. The park promotes passive use and appreciation of its pastoral meadows and mixed forest. Park users are granted access to these features via three miles of paved trails.
- The park's natural areas are preserved in their original or natural state, which ensures conservation and maintains the natural beauty and integrity of the environment.
- A lack of parking may be a concern during large events and at peak usage times. It was conveyed to the team, however, that parking for large events is minimal.

STARS Score

★★★★★ SUPERIOR

Attribute	Points
Physical Assessment	
Structures + Architecture	5
Recreation	4
Furnishings + Signage	4
Landscape	5
Infrastructure	4
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	5
Sense of Welcome	3.5
Community Connections	3.5

Human Experience:

- The location of Joyner Park, the Town's signature park, is known by residents and people from the surrounding region. For those who may be just passing by, the prominent entry signage makes the park easily visible from the street.
- The pedestrian experience is not entirely obvious to first-time visitors, from where to park to figuring out access to desired amenities.
- The level of care is superior in terms of cleanliness, well-kept amenities, and furnishings.
- Although the park is enhanced by its natural setting and characteristics, the experience had by visitors to Joyner Park would be enhanced by additional access to shaded rest areas, water, and closer proximity to permanent restrooms.
- The team did not observe signage, rules, and materials provided in languages other than English.
- Recreation opportunities exist for all ages, although perhaps not ability levels as there is no ADA access to the fishing area.
- Joyner Park provides the space and resources for visitors to participate in a variety of activities (dog walking, fishing, social walking/running, picnicking, and individual or group exercise). There are no small, covered flex spaces for small groups or gatherings.



Joyner Park Community Center (JPCC)

Area: 32,000 sq. ft.

Address: 701 Harris Road

Recreational Amenities:

- Walking Track
- Gymnasium (Basketball, Volleyball, Pickleball)
- Dance Studio
- Fitness Room
- Multipurpose Activity Rooms (2)
- Kitchen
- Staff Offices

Physical Assessment:

- The modern interpretation of a rustic aesthetic with stone base, wood-style cement cladding, and metal roof harmonizes with the park's rural context and historic buildings, contributing to the overall architectural quality of the facility.
- The facility's interior features warm wood tones and exposed structures, creating a welcoming and aesthetically pleasing environment for visitors. The simplified wayfinding enhances user experience and navigation within the building.
- The park currently lacks orderly access to the ballfield. There is an absence of a designated route, paved or unpaved, from the parking lot to the field. This has implications for both frequency of use as minimal spectators can reach the field, and ADA compliance.
- The front porch design links the facility with the park's greenway system, facilitating indoor-outdoor connectivity, and providing visitors with easy access to outdoor recreational spaces such as the meadow and natural play area.
- The provision of over 180 on-site parking spaces, shared with park visitors, ensures adequate parking capacity to accommodate the needs of facility users and event attendees, contributing to the overall convenience and accessibility of the site.

STARS Score

★★★★★ SUPERIOR

Attribute	Points
Physical Assessment	
Structures + Architecture	5
Recreation	5
Furnishings + Signage	5
Landscape	5
Infrastructure	5
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	5
Perception of Safety	5
Sense of Welcome	5
Community Connections	5

Human Experience:

- The facility's design elements, such as the inviting front porch and seamless indoor-outdoor connectivity, create a positive arrival experience for visitors, setting the stage for a memorable and enjoyable visit.
- With a modern interpretation of a rustic aesthetic, JPCC seamlessly integrates with the park's rural context and historic buildings.
- The incorporation of modern amenities and design features prioritizes visitor safety, ensuring a secure environment for recreation and events within the facility and the surrounding Joyner Park.
- The warm and welcoming interior ambiance, coupled with the facility's integration into the park's natural surroundings, fosters a sense of belonging and community spirit among visitors.
- JPCC's open and inclusive design encourages participation and interaction among people of diverse backgrounds and needs.
- The facility's well-designed layout and amenities, including the spacious lobby, multipurpose rooms,

and fitness spaces, promote physiological comfort and well-being among visitors, supporting their recreational and fitness activities.

- The variety of recreational amenities serves the Wake Forest community with a diverse range of recreational interests. The JPCC's active amenities provide opportunities for physical fitness and sports. Additionally, a dance studio and teaching kitchen offer spaces for creative and culinary pursuits.
- The integration of public art and thoughtful design elements, such as the gymnasium wall mural, enhances visitors' emotional connection with the facility and its surroundings, enriching their overall experience and sense of place.



Flaherty Park

Acreage: 38 acres

Address: 1226 N. White Street

Recreational Amenities:

- Ballfields (1 Baseball, 2 Softball)
- Tennis Courts (4 Lighted)
- Pickleball Courts (4 Lighted)
- Playground
- Shelter
- Fitness Course
- Dog Park
- Fishing Ponds (2)
- Houses Flaherty Community Center

Physical Assessment:

- Restrooms are easily accessible from the park amenities on the ballfields side of Flaherty Park. Restrooms are not easily accessible from pickleball courts on the community center side of the park. Park amenities are not easily accessed to and from one another because of the park's layout.
- The two sides are hidden from each other and could be more cohesive with improved interior signage and maps.
- The large shelter/restroom building appears structurally sound and functional; however, the architectural style is outdated, and the form is not aesthetically pleasing.
- Shelter is large and could accommodate larger groups if there were more tables.
- Playgrounds are not shaded and contain outdated equipments, which are fading from exposure to the sun.
- Ballfields contain play areas (infield and outfield) that are well maintained and presented at an exceedingly high level, though they are starting to show age. The fields also contain well-maintained support infrastructure like fencing, backstops, and dugouts.
- Signage is adequate but could be improved by upgrading to the Town's new signage standards using brighter, more noticeable colors.
- Wayfinding could be improved with more prominent signage.
- Shade structures are well placed within the dog park.

STARS Score

★★★ ACCEPTABLE

Attribute	Points
Physical Assessment	
Structures + Architecture	3
Recreation	4
Furnishings + Signage	2
Landscape	5
Infrastructure	4
Connectivity	1
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	4
Sense of Welcome	4
Community Connections	3

- The unprogrammed open space between Ballfield #3 and the shelter/restroom facility is well-maintained.
- The project team did not observe the presence of invasive species as it relates to their impact on recreational or support infrastructure, nor any safety hazards with trees.
- It appeared to the project team as though the Department is incrementally replacing older furnishings with the Town's modern models. Receptacles supporting tennis and pickleball reflect this effort. Yet the team observed several furnishings that remain inconsistent in this area of the park and others such as the shelter, which features the new receptacles, the ballfield, which is the older model, and the community center, which does not conform to either standard.
- Parking appeared to the project team to be adequate at the time of the site visit. It was conveyed to the team, however, that parking for large events is minimal. Internal circulation is adequate, but the project team

did not observe an accessible path from the shelter or parking lot to field #3.

- The team did not observe litter, pet waste, graffiti, or other debris or refuse at the time of the park visit.

Human Experience:

- Prominent entry signage at both entrances makes the park easily visible from the street. Monument signage at the community center entrance indicates to visitors that they are entering a Town of Wake Forest park. Visitors are greeted by open sightlines and well-pruned foliage, contributing to feelings of welcome and comfort.
- The level of care is superior in terms of cleanliness, well-kept amenities, and furnishings.
- Internal pedestrian circulation within the park is above average, except for a potential ADA concern regarding access to ballfield #3.
- Shade structures covering seating areas within the dog park enhance visitors' experience and facilitate longer visitation times.
- There is ample player and spectator seating at each athletic amenity (ballfields, tennis, and pickleball courts.)
- The fitness court experiences sufficient natural shade in the morning.
- The playground's location next to the shelter and restrooms is ideal, however, usage of the playground could be enhanced with artificial shade structures.
- There are generally recreation opportunities for all ages, although perhaps not all ability levels as there is no ADA access to the fishing area, nor are there universally accessible play structures on the playground.
- Flaherty Park is Wake Forest's most "active" park in that it provides the majority of the system's active recreational amenities, which serve a variety of active recreation, both self-guided and programmed, interests. Passive recreation is also encouraged here via the fishing ponds and dog park.
- The park could serve a greater variety of interests by considering pavilions, shelters, and/or covered seating areas to accommodate small groups and provide designated space for people to gather and socialize, as well as defined paved or packed surface trails for walking/jogging.
- Those looking for passive, contemplative recreation would be well-served by opportunities available at Flaherty Park yet are not readily visible.



Flaherty Park Community Center

Area: 11,900 sq. ft.

Address: 1226 N. White Street

Recreational Amenities:

- Regulation High School Gymnasium
- Arts + Crafts Room
- Game Room
- Meeting Room with Small Kitchen

Physical Assessment:

- There is external sidewalk access to the park connected to adjacent neighborhoods including Flaherty Farms, Thorn Rose Apartments, and Traditions.
- Despite being over 20 years old, the community center building is in above-average condition.
- The building is located approximately 100 yards from the closest park amenity, the tennis courts. Access to and from the courts to the community center requires walking across the parking lot.
- There are no existing paths or walkways. An approximately quarter mile long asphalt trail connects the community center to the shelter on the ballfields side of Flaherty Park.
- Restrooms were clean, stocked, and well-maintained.
- The gym has been well maintained, with new floors installed within the last five years. Gym floors are also lined for the variety of court sports played including basketball, volleyball, and indoor pickleball.
- The walls appeared to have been painted recently as very few smudge marks, fingerprints, stains, etc. were visible at the time of the visit.
- Wake Forest PRCR offers the majority of their preschool and youth recreation programs here.
- The community center is indicated by Wake Forest PRCR's most current brand signage, which is prominently positioned at the top of the stairway leading from the parking lot to the building.
- Exterior waste receptacles varied in style and materials.
- Wake Forest PRCR has been intentional in its efforts to enhance the landscaping outside of the community center. The shrubs are neatly pruned and wildflowers surround some of the park furnishings and signage. A pollinator garden was planted in 2022.
- Parking appeared adequate to accommodate community center visitors as well as tennis and pickleball players.

STARS Score

★★★★ TOPS MOST PEERS

Attribute	Points
Physical Assessment	
Structures + Architecture	4
Recreation	3
Furnishings + Signage	3
Landscape	4
Infrastructure	4
Connectivity	3
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	4
Sense of Welcome	3
Community Connections	4

Human Experience:

- Monument signage at the Community Center entrance of Flaherty Park indicates to visitors that this side of the park is used to access the community center
- The level of care is evident as described above in the physical assessment discussing landscaping, signage, and furnishings. The Town has invested resources in creating a pleasant arrival experience for park visitors.
- Restrooms were clean, stocked, and adequate to support the number of patrons visiting the facility.
- Clear sight lines provide a heightened sense of safety. The project team visited the center during daylight hours but made note that the presence of exterior facility and parking lot lighting would ensure feelings of security during nighttime hours.
- The community center accommodates the majority of Wake Forest PRCR's indoor preschool and youth

recreation programs and activities, which include visual arts, volleyball and basketball, and fitness. Indoor pickleball and several fitness classes are offered to adults and seniors.

- The gym is open to the public for pickleball and basketball open play during times preferable by youth, working adults, and retirees.
- The team did not observe signage, rules, and materials provided in languages other than English.
- The community center is located in Flaherty Park, considered the town's most active park by Wake Forest PRCR.
- The center plays host to a wide array of programs, catering to individuals of all ages.
- The gym is a versatile space accommodating both programmed and self-guided active recreation opportunities.
- The well-maintained restrooms, the presence of a pollinator garden, and the carefully enhanced landscaping around the center all contribute to a warm and welcoming environment.
- Beyond the formal programs, the community center offers spaces for people to gather and socialize within common spaces such as the game room and computer room.
- Community members and residents can also come together for private events by renting space within Flaherty Park Community Center on weekends.



Holding Park

Acreage: 4 acres

Address: 133 W. Owen Avenue

Recreational Amenities:

- Houses the Wake Forest Community House
- Site of Holding Park Aquatic Center
- Rain Garden
- Basketball Court
- Inclusive Playground Coming in 2024

Physical Assessment:

- External sidewalk provides pedestrian access to the park from downtown Wake Forest, Miller Park, NC Baptist Seminary, the Wake Forest Community Library/ Kiwanis Park, Tyler Run Park, and several subdivisions including Tyler Run, Holding Pines, Vernon Park, Holding Ridge, and Bennet Park.
- There is an absence of signage directing car traffic from 98/S. Main Street to turn onto W. Owen Ave. where the park is located.
- The absence of additional, internal signage makes it difficult to understand how to access the aquatic center amenities from the parking area.
- The physical appearance and materiality of the buildings are consistent throughout the park. Support facilities such as the pool pumphouse and concession stand have been constructed using materials and designs based on those used to build the historic Wake Forest Community House.
- The original 1940s swimming pool was reconfigured in the 1970s and later replaced again by the Holding Park Aquatic Center in 2017. The large stone retaining wall and stairs on the south side of the pool are the original 1940s diving board platform.
- The new aquatic center, which opened in 2019 is comprised of three bodies of water, a lap pool, a plunge pool, and a children's pool.
- Construction of an 11,000-square-foot playground is currently underway. It will feature fully ramped structures that offer ease of access for people of all mobility ranges; multiple sensory experiences including play panels, rockers, swings, spinners, slides, and balance challenges; seating and shade for parent relaxation; play ensemble outdoor musical equipment; and a "serenity spot," or fort-like environment, with a variety of activities.
- Site furnishings (benches, tables, shade umbrellas, and trash receptacles appeared consistent throughout the aquatics area as well as around the basketball court and passive seating areas.
- The pool is lighted which expands usage time and maximizes the level of activities offered by the PRCR Department.
- The project team did not observe the presence of invasive species as it relates to their impact on recreational or support infrastructure, nor any safety hazards with trees.
- Parking appeared to the project team to be adequate at the time of the site visit. There is spillover parking in an unpaved portion of the Seminary parking lot. It is unclear as to whether parking is adequate during peak visitation times.

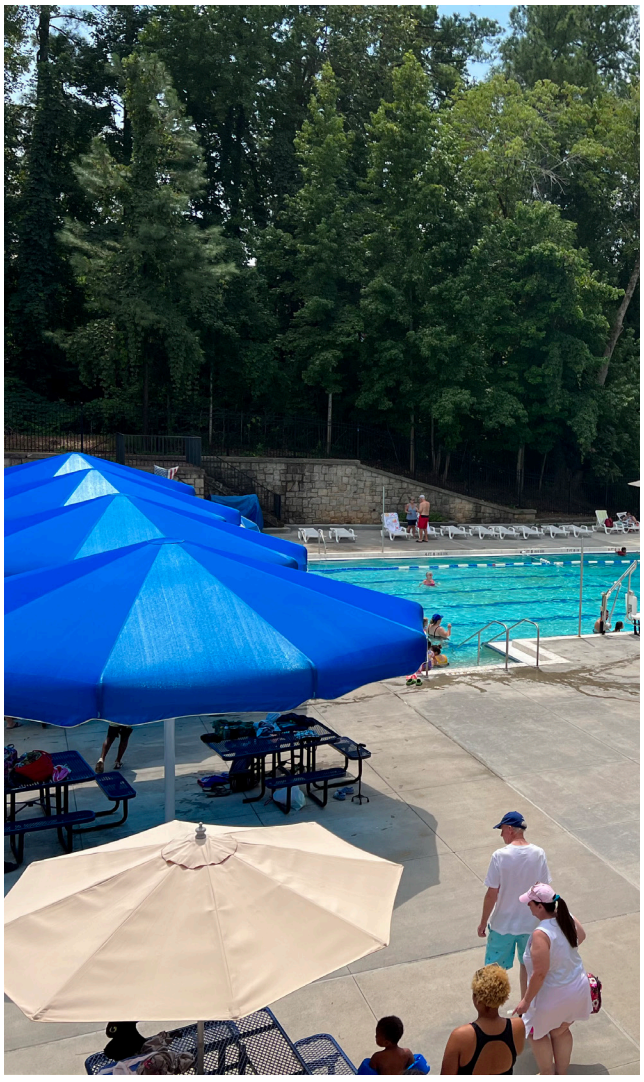
STARS Score

★★★★ TOPS MOST PEERS

Attribute	Points
Physical Assessment	
Structures + Architecture	5
Recreation	5
Furnishings + Signage	3
Landscape	5
Infrastructure	4
Connectivity	4
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	5
Sense of Welcome	4
Community Connections	5

Human Experience:

- The park is not easily noticeable from the street currently, yet it will be when the new playground, located on the front side adjacent to Main Street, is completed.
- The pedestrian experience is pleasant and welcoming upon arrival.
- As mentioned in the physical assessment of Holding Park above, there is an absence of entry or monument signage that direct visitors to the park.
- Internal pedestrian circulation within the park can be considered average, due to the shortage of wayfinding signage directing visitors to the aquatics center entrance.
- ADA accessibility standards appear to have been followed for amenity access.
- The level of care is superior in terms of cleanliness, well-kept amenities, and furnishings.
- Lifeguards monitor each swim and water-play area.
- The pool is lighted in the evenings.
- There is an abundance of umbrellas shading the pool deck tables. Poolside, there are plenty of lounge chairs located in the shade, as well as those for sunbathing. Tables and chairs have been purposefully positioned within areas covered by natural shade. Restrooms and locker rooms are not far from any given location at the park. There is also a restroom building next to the basketball court.
- The team did not observe signage, rules, and materials provided in languages other than English.
- The park is primarily programmed as an outdoor aquatic facility. Its three bodies of water, a wading pool, plunge pool with waterslides, and lap and swimming pool with diving board provide water-based recreation for all ages and excitement-seeking intents.
- Holding Park offers a wide range of water-based recreational amenities and activities, making it a hub for diverse interests related to this type of recreation.
- Holding Park currently attracts people of various ages and abilities due to its variety of aquatic recreation options, accessible across age groups and abilities. The amenities, such as the zero-beach entry wading pool, were designed and constructed to accommodate individuals of all mobilities.
- With the presence of an 11,000-square-foot playground that caters to children of all abilities, the park will soon provide an environment where families with children of different ages and abilities can interact and play together.
- The park provides numerous shaded seating areas, including those around the aquatic center. These areas encourage families and friends to gather, relax, and socialize while keeping an eye on their children as they play. Additionally, the basketball court is a natural gathering spot for sports enthusiasts and friends looking to engage in friendly competition.
- While the park is bustling with activities, it also offers places for solitude and contemplation. Visitors can find moments of tranquility near the water features or in the shaded areas away from the crowd. This balance between active and peaceful spaces caters to individuals seeking a peaceful retreat within a vibrant community setting.



Wake Forest Community House

Area: 3,042 sq. ft.

Address: 133 W. Owen Avenue

Recreational Amenities:

- Large Meeting Room – 170 Person Capacity
- Prep Kitchen
- Restrooms

Physical Assessment:

- Despite being over 80 years old, both the interior and exterior of this indoor facility have been kept in good condition.
- The building's exterior has been maintained to resemble its original style – painted white, with double-hung muntin windows to help create the patterns typically associated with craftsman bungalow-style houses.
- The modern wrought iron fencing surrounding the immediate building and associated stone columns elevate the building's facade.
- The locker rooms located on the bottom story are kept clean and well-maintained.
- The Town of Wake Forest has maintained its commitment to the Community House's significance, not undertaking any major repurposing efforts, but rather facilitating its evolution in the style of its original intent and purpose. This is evidenced by how the facility has undergone renovations and improvements to support amenities such as the locker rooms, restrooms, kitchen, etc.
- There is an absence of signage directing car traffic from 98/S. Main Street to turn onto W. Owen Ave. where the house is located.
- Parking for the Community House appeared to the project team to be adequate at the time of the site visit. There is spillover parking in an unpaved portion of the Seminary parking lot. It is unclear as to whether parking is adequate during peak visitation times, particularly during the summer months when the Holding Park pool is at peak capacity.

STARS Score

★★★★ TOPS MOST PEERS

Attribute	Points
Physical Assessment	
Structures + Architecture	5
Recreation	5
Furnishings + Signage	3
Landscape	5
Infrastructure	4
Connectivity	2
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	5
Sense of Welcome	5
Community Connections	5

Human Experience:

- The clear delineation of parking spaces and easy access to the entrance enhance feelings of welcome and convenience, contributing to a positive initial impression.
- The combination of historical charm and modern amenities enhances the overall visitor experience, fostering a sense of connection to the community and the facility.
- The Community House holds significant historical value for the Town of Wake Forest, serving as a hub for community activities and gatherings. This historical connection fosters a sense of belonging and community pride among visitors.
- The warm lighting fixtures create an inviting atmosphere, enhancing the overall ambiance, and setting a cozy tone for events such as weddings, receptions, and family reunions.

- The layout and amenities of the indoor space are well-suited for various types of events, offering flexibility and convenience for event organizers and attendees alike.
- The proximity to Holding Park and other recreational facilities makes the Community House an attractive choice for events, offering convenience and accessibility for attendees.
- The variety of programs offered, including adult cooking and dance classes, as well as family-oriented events like mother-daughter teas and father-daughter dances, encourages community engagement and social interaction among participants.
- The smaller size of the indoor space fosters a sense of closeness and camaraderie among recreation program participants as well as creates a supportive and engaging environment



Heritage High School Park

Acreage: 5 acres

Address: 1150 Forestville Road

Recreational Amenities:

- Baseball Fields (2)
- Softball Fields (2)
- Multipurpose Fields (4)
- Basketball Courts (2 Full Size)
- Tennis Courts (6)

Physical Assessment:

- There is external sidewalk access to the park, providing a convenient route for pedestrians to reach the park's entrance.
- The park offers access to the Smith Creek Greenway via two points, one of which includes a future Smith Creek Greenway sign and a brand-standard stone monument trail marker displaying an emergency call number.
- Pedestrian access extends from the external sidewalk to the Smith Creek trail and the high school walking track, enhancing connectivity within the park.
- A sidewalk connection extends from the shopping center, providing a pathway into the Heritage subdivision, and improving accessibility for residents and visitors.
- There is an absence of a crosswalk from Woodstaff Ave to the park, which may impact pedestrian safety and accessibility at this location.
- The physical appearance and materiality of the buildings are consistent throughout the park.
- Dugouts and announcers' box at both fields are in good condition.
- Restrooms are available in the announcer's box at the softball field.
- There is an absence of paved walkways between upper campus and lower campus amenities.
- The PRCR Department maintains all amenities and facilities at Heritage High School property and does so at a high standard of quality.
- Ballfields and multipurpose fields are ideally maintained.
- The project team did not observe cracks or buckling on the surface of the basketball or tennis courts.

STARS Score

★★★★ TOPS MOST PEERS

Attribute	Points
Physical Assessment	
Structures + Architecture	4
Recreation	4
Furnishings + Signage	3
Landscape	5
Infrastructure	4
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	5
Sense of Welcome	3
Community Connections	5

- The level of care taken to maintain the high-quality facility should attract park users beyond those who participate in or watch programmed athletics.
- Existing internal wayfinding signage is helpful to orient park visitors and direct them to their desired destinations within the park.
- The majority of the park's site furnishings (benches, tables, and trash receptacles) appeared consistent except for several trash receptacles located at the upper ballfields and batting cages.
- All natural areas and unprogrammed open space is extremely well maintained.
- Parking appeared to the project team to be adequate at the time of the site visit.
- The project team observed minor drainage concerns around the exterior perimeter of the baseball field, between the field and the batting cages.
- The High School campus is noticeable from the street, however, that alone does not indicate that the park is noticeable from the street. There is a small park sign that has not been replaced with the PRCR department's new signage standards.

Human Experience:

- Upon turning into the park, visitors are likely quick to understand that they have reached their intended destination.
- Parking appears to be adequate.
- There are accessible pathways indicated by signage to and between amenities.
- Internal pedestrian circulation is pleasant as there are ample designated pedestrian walkways, sidewalks, and sidepaths. Pedestrian walkways connect with the Town's greenway system within the park's lower campus.
- Foundation Drive's sidewalks connect to the Park's inner paved trails and walkways, which connect to the Sanford Creek Greenway to the south and Smith Creek Trail to the west.
- ADA accessibility standards appear to have been met.
- The level of care is superior in terms of cleanliness, well-kept amenities, and furnishings.
- Tennis and basketball court users must walk a fair distance to access restrooms and water.
- There is an absence of spectator seating at the multipurpose fields.
- Basketball and tennis court users experiences would be enhanced by access to artificial shade.
- The majority of the park is captured by wide open sightlines, creating a feeling of safety.
- The team did not observe signage, rules, and materials provided in languages other than English.
- The park is primarily programmed as a hub for active, programmed recreation. Some of the PRCR Department's programmed youth sports are supported here, however, the park is primarily programmed to provide amenities for high school athletics. Therefore, this park does not markedly provide opportunities for all ages and ability levels. The abundance of walking trails and connections to the Town's greenways does provide opportunities for self-guided active recreation in the form of walking, jogging, social walking, etc.
- Heritage High School Park should be considered an access hub or portal to the Town's greenway system.
- The park exclusively provides recreational amenities for participation in or spectating athletic programs, whether at the youth, high school, or adult level. Yet, as mentioned earlier, several of the Town's greenway trails converge here, and access to them is facilitated by the park's internal paved pathways and sidewalks. This in turn serves as a connection to and within the greater community.
- The park serves as a gathering point for the community, particularly during events like the July 3 Wake Forest Fireworks Spectacular – and Heritage High School football games during the fall. The park offers opportunities for people to come together, celebrate, socialize during community-wide events, and organize specific sporting events.
- While Heritage High School Park is known for its active sports and recreational facilities, it also offers moments of solitude and contemplation through its greenway trail connections. Visitors can enjoy peaceful walks, appreciate nature, and find quiet spots along the greenway for reflection and relaxation.



Kiwanis Park

Acreage: 1 acre

Address: 400 E. Holding Street

Recreational Amenities:

- Playground, (including adaptive play structures and equipment)
- Picnic Shelter
- Paved Greenway Trail

Physical Assessment:

- The park is easily accessible via sidewalk.
- It is conveniently located near the Wake Forest Public Library, making it easily accessible to children and their parents.
- The paved greenway trail provides an opportunity for pedestrians and cyclists to walk, bike, and run.
- The park's structures appear well-maintained and suitable for their purpose.
- A restroom and a water fountain may help improve the visitor experience.
- The park is primarily programmed for toddlers and young children, with a playground and small covered shelter.
- The playground has safety surfacing that complies with ADA requirements, but it lacks any accessible play components.
- The presence of mature hardwood trees provides shade to the swing area.
- The trash receptacle models differ noticeably from the established aesthetic of other park furnishings in Wake Forest.

Human Experience:

- The presence of Kiwanis Park on the Wake County Library campus provides parents with an additional, 'outdoor' activity to complement their time spent inside reading books or participating in programs offered by the library.
- Entry signage uses outdated standards but still indicates that the park is a Town of Wake Forest Park.
- The level of care is evident in the high-level upkeep of recreational amenities, landscaping, and vegetation.
- The layout of the site and the amenities offered provide opportunities for parents and caretakers to engage with their young children.

STARS Score

★★★ ACCEPTABLE

Attribute	Points
Physical Assessment	
Structures + Architecture	3
Recreation	3
Furnishings + Signage	3
Landscape	4
Infrastructure	2
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	4
Sense of Welcome	3
Community Connections	3



Miller Park

Acreage: 5 acres

Address: 401 Elm Avenue

Recreational Amenities:

- Picnic Tables
- Paved Trails

Physical Assessment:

- The park's internal walking paths retain their original asphalt paving and are showing signs of cracking due to age and tree roots.
- The paths contain steep slopes that are not ADA compliant.
- Miller Park is primarily unprogrammed, therefore furnishings and support amenities substitute as recreational features.
- Support amenities such as the park's various bridges provide opportunity for passive recreational activities such as bird watching and engaging with natural resources and features.
- Miller Park is utilized as a showcase for rotating public art.
- Miller Park provides standard furnishings, benches, and picnic tables. The wooden benches within the amphitheater seating area are showing sign of wear and aging.
- Surfacing underneath bench swings is worn, which may present safety concerns if a person were to fall off.
- Garbage and pet waste receptacles are comprised of consistent materials and design.
- The chain link fence surrounding a stormwater wetland on the south side of the park is not aligned with its intended use as a barrier to an irrigation source.
- Educational signage related to the streams are aging and difficult to read.
- The eastern portion of the park is primarily wooded by pines, maples, oaks, and other woodland species. This aspect of Miller Park is very much valued by park visitors and community members.
- Significant erosion exists downstream of the stormwater wetland outfall and several other outfalls within the park.
- Parking is provided to visitors arriving to Miller Park by vehicle on both sides of Elm Avenue, terminating at Taylor Street. Park visitors are also permitted to use the Town Municipal complex parking lot. There is also short-term parking available in front of the electrical cooperative building on South Franklin Street.
- Several public utilities exist within the park including sewer, water, electric, communications, and stormwater.
- A lack of vegetation on the stream banks contributes to erosion.
- The Asphalt surface trails winding throughout the park are undermined by overland erosion from pipe outfalls.

STARS Score

★★ CONSIDER RENOVATION	
Attribute	Points
Physical Assessment	
Structures + Architecture	2
Recreation	2
Furnishings + Signage	2
Landscape	2
Infrastructure	2
Connectivity	3
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	3
Sense of Welcome	3
Community Connections	2

Human Experience:

- Miller park can be accessed by way of three entrances, all clearly marked with entry signage.
- The S. Taylor Street entrance provides a welcome arrival for those accessing the park from the Town Hall parking lot.
- The Elm Street entrance path grade presents at a level that is not ADA compliant.
- There is an absence of ADA-compliant entry routes

(only existing stairs) to the park at the S. Franklin Street entrance.

- Existing crosswalk signage is prominent and pedestrians accessing Miller Park and destinations to the south are protected by medians along S. Franklin Street.
- The asphalt paths on the park's eastern side present safety concerns due to tree roots and overland erosion breaking the trail surfacing.
- Miller Park does not provide restrooms, drinking water, or weather shelters.
- Miller Park offers a unique and natural space, and while it lacks certain amenities, the park's easy-to-discern signage and multiple entrances provide a sense of belonging and welcome to park visitors.
- The aspect of the park as a rotating showcase for public art contributes to a sense of community engagement and belonging by offering opportunities for residents to connect with local artists and appreciate the Town's cultural vitality.
- Miller Park faces challenges such as erosion issues, aging infrastructure, a lack of amenities and minimal ADA compliance. Addressing these challenges would enhance the park's appeal to a wider range of visitors.
- While Miller Park is unprogrammed, it offers a range of passive recreational activities such as engaging with nature. The park provides benches and picnic tables, accommodating those seeking a quiet place to relax , enjoy a meal, and have an informal gathering.



Plummer Park

Acreage: .5 acre

Address: 965 Jones Wynd

Recreational Amenities:

- Playground
- Picnic Shelters

Physical Assessment:

- The playground contains the park's original play structures, which are well-maintained and have held up well over time. Yet it could be considered outdated and not satisfying children's contemporary needs and expectations.
- Playground surfacing is that of the minimum ADA standard, and the play area itself does not feature accessible play components.
- The park does not provide greenway connectivity. Pedestrian access is available via the sidewalk across the street.
- The park's picnic shelter was constructed over 15 years ago by an Eagle Scout for his capstone project. Despite its age and construction by a non-professional, the shelter is in above-average condition.
- The PRCR Department has further enhanced the shelter by installing signage embedded in concrete to commemorate the Eagle Scout who constructed it as well as the assistance he received from his Troop and Crenshaw neighborhood volunteers.
- Further enhancements include a raised garden bed with stone sidewalls at the shelter's back side.
- Plummer Park does not provide bathrooms or access to drinking water.
- Amenities are easily accessed to and from one another as they are concentrated within the same location within the park.
- Plummer Park's play structures are standard and showing signs of approaching the end of their productive lifespan.
- Although the PRCR Department visits the park daily for routine maintenance, the play area surfacing is worn and may present safety concerns.
- Play equipment accommodates the recreational needs of preschool-age children primarily.
- Benches and trash receptacles are uniform and consistent with others found throughout the park system. They share a consistent theme with the recreational amenities found at the park.
- Park entrance signage is consistent with other parks found throughout the system and appears to have been upgraded recently to include the PRCR Department's most current logo.
- The shelter's commemorative signage is easy to read and consistent with PRCR Department branding.
- The park is not lighted and is open from dawn until dusk.
- Park signage, rules, and information is not provided in languages other than English.
- Plummer Park depicts informal landscaping characterized by relatively unaltered terrain, echoing surroundings one would encounter in a natural setting.
- The site is largely wooded with trees allowed to grow without a heavy level of pruning, yet the team did not observe the presence of tree safety hazards.
- Plummer Park does not provide designated parking. The park is accessed by a roughly 50-meter loose gravel path extending from the street.

STARS Score

★★ CONSIDER RENOVATION	
Attribute	Points
Physical Assessment	
Structures + Architecture	2
Recreation	2
Furnishings + Signage	2
Landscape	2
Infrastructure	2
Connectivity	3
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	3
Sense of Welcome	3
Community Connections	2

- Several public utilities exist within the park including sewer, water, electricity, communication, and stormwater.
- The team did not observe drainage issues, but it was conveyed that the park is frequently wet due to it being the former site of a natural spring.
- Park amenities and support features are not connected by dedicated internal paths or sidewalks. Pedestrian circulation within the park is informal. Surface materials consist of a combination of compacted soil, loose gravel, grass, pine straw, and engineered wood fiber mulch.

Human Experience:

- Plummer Park's visibility from the street may vary depending on the surrounding landscape and the time of year. Since it is depicted as having informal landscaping and wooded areas, its visibility could be limited from the street, especially during seasons with dense foliage. Visitors may need to know the park's location in advance to find it easily.
- The pedestrian experience may be less structured and more informal due to the lack of dedicated internal paths or sidewalks. This could present challenges for individuals with mobility issues, potentially making the arrival experience less welcoming.
- Plummer Park's picnic shelter and support amenities, despite being informal and lacking restrooms or drinking water, appear to be well-maintained. The presence of uniform benches and trash receptacles throughout the park demonstrates a consistent level of care and attention to cleanliness.
- The concentration of amenities within the same location in the park ensures that visitors can access them conveniently. This contributes to a sense of safety, as visitors have designated areas to sit and enjoy their time.
- The overall perception of safety at Plummer Park could be both positive and challenging based on the park's amenities and facilities. While there are comfortable seating options and shaded areas, the lack of restrooms, drinking water, parking, and accessible routes may raise safety concerns, particularly for visitors with specific needs.
- The lack of signage and rules provided in languages other than English may limit the accessibility of park information to non-English-speaking visitors. This could lead to a sense of exclusion for individuals or communities who are not proficient in English.
- Plummer Park's play structures are primarily designed for preschool-age children. While this offers recreational opportunities for a specific age group, providing amenities that cater to visitors of all ages and ability levels would create a more inviting environment.
- Plummer Park's informal landscaping and wooded areas may appeal to visitors who enjoy a more natural and tranquil environment. However, given the park's location in a subdivision, it is unclear whether these amenities align with the recreational preferences of the local residents.
- Plummer Park offers various amenities, including a picnic shelter, play structures for preschool-age children, benches, and trash receptacles. These amenities provide opportunities for community members to engage in different activities, such as picnics and outdoor play. However, the park's amenities are somewhat limited in scope, primarily catering to a specific age group (preschool-age children).
- Plummer Park could enhance community connections by incorporating play structures and recreational features suitable for a wider demographic.
- The picnic shelter at Plummer Park serves as a space for small gatherings of friends and family, providing an opportunity for people to gather, socialize, and enjoy outdoor activities together. However, the absence of restrooms and drinking water may affect the duration of gatherings and limit the park's ability to host larger events.
- Plummer Park's informal landscaping and wooded areas create opportunities for solitude and contemplation, allowing visitors to connect with nature in a peaceful setting.
- Entry signage uses outdated standards but still indicates that the park is a Town of Wake Forest Park.
- The level of care is evident in the high-level upkeep of recreational amenities, landscaping, and vegetation.
- The picnic shelter is situated in a convenient location next to the playground and offers respite from weather concerns (sun, rain, etc.),



Smith Creek Soccer Center

Acreage: 17 acres

Address: 400 E. Holding Street

Recreational Amenities:

- Three Full-Size Soccer Fields
- Playground
- Picnic Shelter
- Fitness Equipment
- Paved Walking Trail
- Greenway Connection

Physical Assessment:

- Smith Creek Soccer Center Park is the first trailhead for Dunn Creek Greenway.
- The park is also accessible by sidewalk to the Heritage and Holding Village subdivisions.
- The park does not provide bathrooms or access to drinking water.
- The fields and park are not lighted.
- Park signage, rules, and information are not provided in languages other than English.
- Park amenities are relatively spread out and considerably far from the parking lot.
- The park's playground is well maintained and in above-average condition, yet its features are considered outdated, and it may not be satisfying children's contemporary play needs. Further, the playground lacks both natural and manmade shade.
- The shelter is large enough to accommodate groups no larger than 20 based upon seating provided. It is likely a sought-after amenity during athletic tournaments, as it is the lone shaded amenity at the park and not large enough to accommodate the crowds of players and spectators. It is starting to show signs of wear and will likely need to be replaced with a modern pavilion amenity within the 5-year planning horizon.
- As with the playground, the outdoor fitness equipment lacks shade, which likely leads to its underusage.
- Smith Creek Soccer Center is primarily programmed as an athletic park, and as such the central focus of the park is its athletic fields, which are maintained to a superior standard. However, the fields lack seating, covered or uncovered, for players and spectators.

STARS Score

★★ CONSIDER RENOVATION	
Attribute	Points
Physical Assessment	
Structures + Architecture	3
Recreation	3
Furnishings + Signage	2
Landscape	4
Infrastructure	2
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	2
Sense of Welcome	2
Community Connections	3

- Waste receptacles were inconsistent with one another, appearing as though some were of previous generations of furnishings installed at the park as well as other Wake Forest parks, while others appeared to be newer and more modern.

Human Experience:

- Park entrance signage has been updated to conform with the Departments new standards, including monument entrance, modern rule signage, greenway directional signage, and greenway trail markers.
- The presence of updated park entrance signage, monument entrance, modern rule signage, and greenway trail markers helps direct visitors to the park. This signage enhances the park's visibility and assists in making it easily locatable.
- The park's accessibility by sidewalk from the nearby Heritage and Holding Village subdivisions ensures a pleasant and welcoming pedestrian experience for residents of those communities. However, the overall pedestrian experience may be less structured

and comfortable for those arriving by car due to the spread-out nature of park amenities.

- Smith Creek Soccer Center's visibility, signage, and care of the park create a generally positive arrival experience. However, the park's spread-out amenities and lack of modern shade furnishings could impact the overall visitor experience, particularly for those who have to walk longer distances to reach certain park features.
- Smith Creek Soccer Center lacks natural or manmade shade around key amenities like the playground and fitness equipment. This can lead to concerns about sun exposure, particularly during the warmer months, impacting visitors' comfort and safety. The wooden shelter is the only shaded amenity in the park but is likely inadequate for larger crowds during athletic tournaments.
- The park's lack of restrooms might be a significant safety concern, as visitors, especially during sporting events, may require access to clean restroom facilities. The absence of these facilities affects the overall perception of safety and comfort.
- While Smith Creek Soccer Center offers a strong focus on athletics, it may fall short in providing diverse amenities and inclusive spaces for various age groups and abilities. This, along with the limitations in shaded and flexible gathering areas, could potentially impact the sense of community connection and belonging for a broader demographic of visitors.
- While the athletic fields cater to certain age groups and athletic abilities, the limitations of seating, the absence of accessible shade, and outdated playground equipment might discourage individuals from different age groups and abilities from fully enjoying the park. This could lead to a lack of inclusivity and community connection across a wider range of people.



Taylor Street Park

Acreage: 1.5 acres

Address: 416 N. Taylor Street

Recreational Amenities:

- Splashpad
- Playground
- Picnic Shelter
- Open Lawn
- Walking Paths
- Houses the Alton Massenburg Center

Physical Assessment:

- Pedestrian access is provided via sidewalk to the park's northern side, making it accessible by foot to and from the Royall Mill Village neighborhood. Further sidewalks exist east of the park other than a roughly 25-foot gap in front of the cemetery. The park is not accessible via sidewalk access along E. Walnut street. There are considerable gaps in the sidewalk system within these neighborhoods, which have been underinvested in historically.
- The park provides clean and up-to-standard bathrooms and water fountains that are easily accessible from recreational amenities. The restroom building is new (constructed in 2018).
- The park's only other built structure is the picnic shelter, which is showing minor signs of aging, despite being installed over 20 years ago.
- It was observed that quite a few retaining wall blocks were missing.
- The park's splash pad and its variety of features provide interactive fun for children and caretakers. All features appeared to be functioning properly at the time of the park visit. The splash pad has sizable drainage concerns due to how it was designed.
- Existing playground structures, although functional, safe, and enjoyed by children, are intermittently placed without emphasis on layout. The swings for older kids are primarily shaded by nearby trees. The slide is partially shaded; however, the spinner and tot swings are located in direct sunlight.
- Drainage issues at the splash pad could present a safety hazard for young children.

STARS Score

★★★★ TOPS MOST PEERS	
Attribute	Points
Physical Assessment	
Structures + Architecture	4
Recreation	4
Furnishings + Signage	4
Landscape	4
Infrastructure	4
Connectivity	3
Cleanliness	5
Human Experience	
Arrival	5
Perception of Safety	5
Sense of Welcome	5
Community Connections	5

- The splash pad is ADA-accessible. The playground surfacing is accessible at ADA minimal compliance standards and there are no accessible or universally designed play features.
- The picnic shelter can accommodate "larger groups" of up to 50-60 people yet would benefit from additional tables.
- The park has a well-manicured open lawn adjacent to the shelter for unstructured play.
- Shaded paved paths with benches provide space for relaxation and solitude.
- Waste receptacles are consistent yet are of previous generations of furnishings installed at the park as well as other Wake Forest parks.
- Park entrance signage is also reflective of the system's previous branding and displays the PRCR Department's previous logo.
- The park is not lighted, and it is open from dawn to dusk.
- Park signage, rules, and information are not provided in languages other than English.

- Wayfinding within the park is facilitated by the existence of paved pathways connecting amenities.
- Overall, the park is carefully landscaped, and care placed on recreational amenities and park furnishings.
- Vegetation appeared healthy during site visit.
- Natural areas and open space are maintained at a superior level and are aesthetically pleasing.
- The splash pad experiences substantial drainage concerns due to issues with how it was designed and installed.
- Park amenities and support features are cleanly connected by internal paved paths.
- A considerable amount of litter was observed during the time of visit.

Human Experience:

- The park is easily noticeable from the street due to its visibility from the northern side and sidewalks that lead to it. Visitors can see the park and its amenities as they approach, contributing to its visibility.
- The absence of sidewalks along E. Walnut Street could impact the overall pedestrian experience. This might make it less welcoming for visitors who have to navigate through these gaps, especially if they have to walk in the street due to the lack of sidewalks.
- The park appears to provide some level of accessibility but has room for improvement in terms of inclusive features.
- The park has well-maintained amenities, including a picnic shelter and open lawn, which can provide comfortable places for visitors to sit and engage with the park's offerings for a longer timeframe. The presence of shaded paved paths with benches also enhances comfort and provides spaces for relaxation.
- The lack of shade in some areas of the playground could impact the comfort of visitors, particularly during hot or sunny weather.
- The park provides clean and up-to-standard bathrooms and water fountains that are easily accessible from recreational amenities. This characteristic of Taylor Street Park contributes significantly to visitor comfort, safety, and overall experience.
- The absence of bilingual signage at the AMC can impact the sense of belonging for non-English-speaking visitors. Bilingual signage is crucial for inclusivity and making all members of the community feel welcome and informed.
- Since the park predominantly caters to young children, incorporating amenities to accommodate different age groups, including teenagers and adults, could encourage physical activity, social interaction across various age ranges, and foster a stronger sense of community inclusivity.
- Including amenities like intergenerational play and areas designated for community events, gatherings, or performances can attract visitors of different ages to create a more welcoming environment for everyone.
- The park offers a variety of amenities, including a splash pad, playground, picnic shelter, open lawn, and shaded paths. These diverse amenities cater to different interests and activities, providing opportunities for children to play, families to picnic, and individuals to relax or engage in recreational activities.
- The park's amenities are designed to cater primarily to young children but can also be enjoyed by visitors of different ages. The presence of a picnic shelter and open lawn offers space for intergenerational activities, allowing families and community members of various ages to connect and interact.
- Shaded paved paths with benches create a quiet and peaceful environment to relax, read, or simply enjoy some alone time, contributing to the overall experience at the park.



Alston-Massenburg Center (AMC)

Area: 4,500 sq. ft.

Address: 416 N. Taylor Street

Recreational Amenities:

- Theater Room
- Meeting Rooms (2)
- Kitchen

Physical Assessment:

- Pedestrian access is provided via sidewalk to the park's northern side, making it accessible by foot to and from the Royall Mill Village neighborhood. Further sidewalks exist east of the park other than a roughly 25-foot gap in front of the cemetery.
- The park is not accessible via sidewalk access along E. Walnut Street. There are considerable gaps in the sidewalk system within these neighborhoods.
- The facility is also convenient to the Wake Forest bus loop.
- The current Taylor Street site once housed a structure used as a school in the 1920s before the construction of the Dubois School. Following that school's construction, the building became the residence of two families, one being the Massenburgs. In 1950 the Town of Wake Forest constructed a swimming pool at the site to serve the East End Community, and the firehouse became and served as the pool house for the next almost 40 years. The structure was generally neglected for the latter part of those 40 years until it was renovated in 1986 and dedicated as the Alston Massenburg Center (AMC) after two prominent community members. The structure was again renovated and expanded in 2012 following the development of Taylor Street Park. Remarkably, the foundation of the center is the same one that supported the original structure and its iterations throughout history.
- The building's facade is welcoming in nature with a modern style and warm orange focus wall.
- The building's interior is also quite welcoming with a welcome desk and mural dedicated to the neighborhood's history. In addition to the lobby, the revamped interior now includes a full kitchen, two activity rooms, a large multipurpose gathering space with a stage, storage space, and a restroom.
- The AMC provides clean and modern restrooms and water fountains.
- Taylor Street Park Amenities are easily accessible from the AMC.
- The AMC's large multipurpose room hosts a variety of both Town programs and events as well as private programs and events like Chamber of Commerce meetings, and children's birthday parties for example, when it is rented out to community groups and members of the public.
- All rooms within the center are ADA accessible, clean, functioning, and free of safety hazards.
- The rooms are well-kept and warmly decorated.
- The performance stage includes theater curtains, a projector, and a screen, and supports various concerts, plays, and performances throughout the year.
- AMC landscaping is consistent with Taylor Street Park. No safety hazards, unhealthy vegetation, etc. were observed.

STARS Score

★★★★ TOPS MOST PEERS

Attribute	Points
Physical Assessment	
Structures + Architecture	4
Recreation	3
Furnishings + Signage	3
Landscape	4
Infrastructure	4
Connectivity	3
Cleanliness	5
Human Experience	
Arrival	4
Perception of Safety	4
Sense of Welcome	5
Community Connections	5

- Paved pathways lead from the parking lot to the front entrance. There is a ramp path leading to the entrance from the accessible parking area.

Human Experience:

- The AMC is located at Taylor Street Park, and its welcoming façade with a modern design and a warm focus wall make it easily noticeable from the street. This not only enhances the park's visibility but also creates a positive first impression for visitors arriving at the park.
- The presence of the AMC and its modern appearance can serve as a kind of monument that directs visitors to the park. The center's history, mural, and architecture can inform and guide visitors as they arrive, contributing to the overall welcoming atmosphere.
- Paved pathways lead from the parking lot to the front entrance of the AMC, and there is an accessible ramp path from the accessible parking area. These pedestrian-friendly features create a pleasant and welcoming experience.
- Notably, all rooms within the AMC are ADA-accessible, clean, and free of safety hazards, allowing visitors with varying abilities to access and enjoy the facilities without hindrance, which contributes positively to their overall experience.
- The AMC offers various spaces, including a large multipurpose gathering area, activity rooms, and a lobby with a welcome desk. These spaces provide comfortable seating and places to engage with amenities for extended periods, whether it's for Town programs, private events, or other activities.
- The AMC provides clean and modern restrooms and water fountains. Visitors can access these amenities conveniently, whether they are participating in a program or event, or enjoying the nearby Taylor Street Park. The proximity of restrooms and water sources enhances visitor comfort and ensures their needs are met.
- The absence of bilingual signage at the AMC can impact the sense of belonging for non-English-speaking visitors. Bilingual signage is crucial for inclusivity and making all members of the community feel welcome and informed.
- While the AMC offers amenities and features that promote a sense of belonging and welcome, including accessible facilities, comfortable gathering space, and access to restrooms and water, there are areas for improvement, such as introducing further aligning programs, activities, and services with the preferences of the surrounding communities.
- Including indoor amenities like intergenerational play and areas designated for community events, gatherings, or performances can attract visitors of different ages to create a more welcoming environment for everyone.
- The accessibility features within the AMC, including ADA compliance and facilities for varying abilities, enable people of all ages and abilities to participate in activities and events.
- The large multipurpose gathering space with a stage at the AMC is ideal for hosting various programs and events, allowing community members to come together, socialize, and build connections. This kind of space encourages a sense of community togetherness.
- The availability of flexible spaces, including activity rooms and a large multipurpose area, caters to different group sizes, from small gatherings to more extensive community events. This versatility ensures that the AMC can accommodate various community needs and fosters connections.



Tyler Run Park

Acreage: .7 acre

Address: 830 Pine View Drive

Recreational Amenities:

- Baseball Field
- Batting Cage
- Basketball Court
- Tot Lot Playground
- Bocce Ball Court
- Greenway Connection

Physical Assessment:

- The playground contains the park's original play structures, which are well-maintained and have held up well over time. Yet it could be considered outdated and not satisfying children's contemporary needs and expectations.
- Playground surfacing is that of the minimum ADA standard, and the play area itself does not feature accessible play components.
- The park currently lacks orderly access to the ballfield. There is an absence of a designated route, paved or unpaved, from the parking lot to the field. This has implications for both frequency of use as minimal spectators can reach the field, and ADA compliance.
- The ballfield's outfield grass surfacing is in outstanding condition especially considering it does not have permanent field irrigation. The infield dirt is raked and well-kept, and the field lining is deliberate and consistent.
- There were no obvious cracks with the basketball court surfacing.
- The park would benefit from additional comfort furnishings like water fountains and additional seating.
- Usage of the recreational amenities would likely increase if shade structures were installed at the playground, basketball courts, and ballfield spectator bleachers.
- The park visitor experience would be markedly improved with the construction of new restroom facilities.

STARS Score

★★★ ACCEPTABLE

Attribute	Points
Physical Assessment	
Structures + Architecture	2
Recreation	3
Furnishings + Signage	2
Landscape	4
Infrastructure	2
Connectivity	5
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	3
Sense of Welcome	3
Community Connections	4

Human Experience:

- Despite the playground's outdated design, the original play structures are well-maintained, demonstrating the park management's commitment to preserving the existing amenities and ensuring their longevity for continued use by the community.
- The ballfield at Tyler Run Park features outstanding outfield grass surfacing and well-kept infield dirt, indicating diligent maintenance efforts by park staff. The deliberate and consistent field lining further enhances its aesthetic appeal and usability.
- The absence of obvious cracks in the basketball court surfacing suggests that the court is in good condition and suitable for use by park visitors. This finding reflects positively on the park's overall infrastructure maintenance and upkeep.
- The recognition of potential improvements, such as the installation of shade structures, additional comfort furnishings, and new restroom facilities, demonstrates proactive planning and responsiveness to visitor needs and preferences, indicating a commitment to enhancing the overall park experience in the future.



Wake Forest Resevoir

Acreage: approx. 580 acres

Address: 416 N. Taylor Street

Recreational Amenities:

- 1.6-Mile Soft Trail
- Parking Lot
- Fishing
- Concrete Boat Launch

Physical Assessment:

- The Wake Forest Reservoir offers informal recreational amenities such as a 1.6-mile soft trail, fishing areas, and a concrete boat launch. This will provide diverse opportunities for outdoor activities and leisure pursuits once a plan is in place to activate this currently passive and unprogrammed recreational asset.
- The physical infrastructure of the reservoir, including the concrete boat launch and associated facilities, is maintained and functional, but the site is not staffed or overseen, which could lead to safety concerns.
- Internally and within the property boundary, adequate signage indicating permitted activities, safety regulations, and access points enhances the visitor experience by providing clear guidance and information, contributing to the overall usability of the recreational facility. However, there is a lack of roadway signage in an area of Wake Forest that is mostly undeveloped coupled with the fact that the site does not have an official address makes it difficult to locate, preventing community member visitation.
- The trail network surrounding the reservoir, including the 1.6-mile soft trail and connections to Oak Grove Church Road, facilitates user access and circulation.
- Recent efforts to address safety risks and upgrade infrastructure, such as the closure of alum lagoons and removal of bulk chemical storage tanks, demonstrate a commitment to compliance with regulatory requirements and the enhancement of visitor safety and enjoyment.
- Informal, unpaved parking is provided. A paved accessible parking pad is not provided.
- Measures taken to address water quality and safety concerns, such as the closure of alum lagoons and decommissioning of aboveground storage tanks, contribute to the overall usability of the reservoir for recreational purposes.

STARS Score

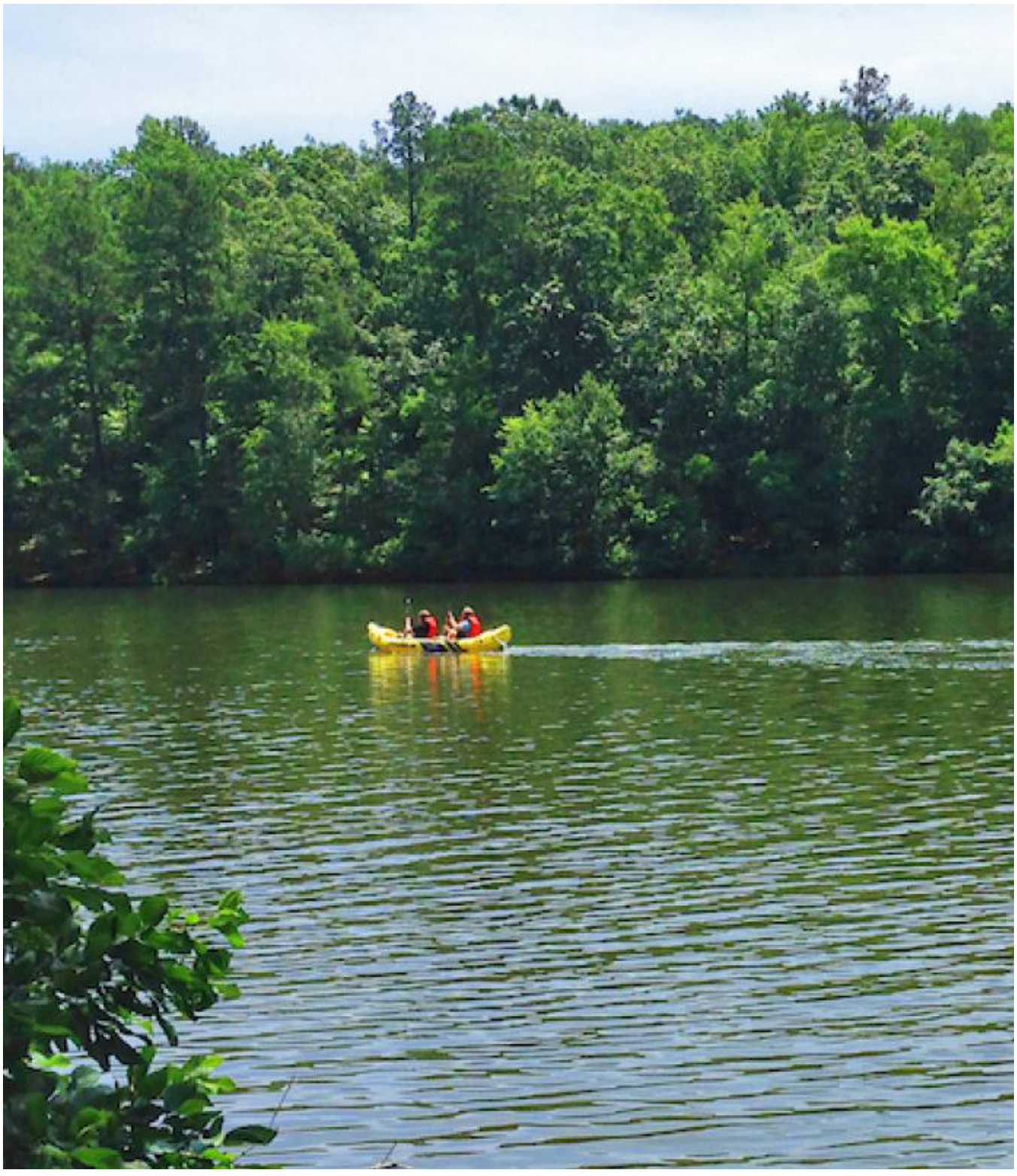
★★★ ACCEPTABLE

Attribute	Points
Physical Assessment	
Structures + Architecture	3
Recreation	3
Furnishings + Signage	2
Landscape	4
Infrastructure	2
Connectivity	2
Cleanliness	5
Human Experience	
Arrival	3
Perception of Safety	3
Sense of Welcome	3
Community Connections	3

Human Experience:

- Proposed future phases of development, including the addition of recreational facilities such as trails, canoe and kayak piers, and outdoor recreation areas, highlight ongoing efforts to enhance the recreational potential and visitor experience of the reservoir.
- The historical significance of the reservoir, dating back to its establishment as a drinking water source in the 1960s, adds to its cultural value and identity as a community asset.
- The absence of on-site staff or supervision may contribute to a sense of unease among visitors, particularly those unfamiliar with the area, as they may feel less supported or reassured in case of emergencies or unforeseen situations. Additional signage or a trailhead indicating access to the Dunn Creek Greenway would improve the park and the user experience.

- Experienced venturers may find the secluded location and sense of remoteness of the reservoir, away from urban areas, as a welcome respite from the urban environment.
- Engagement with the reservoir's natural environment promotes awareness and stewardship among visitors, encouraging responsible behavior and conservation efforts to preserve the site for future generations.



Summary of Findings

Historical Preservation + Community Traditions:

Wake Forest has an identity as a Town that values its history, fosters traditions, and provides vibrant spaces for recreation and leisure. With thoughtful planning and stewardship, the Town's park system serves as a highly valued asset that enriches the lives of residents and the wider community. The park system in Wake Forest has deep roots in the Town's history and the PRCR Department pays homage to the Town's celebrated past in many ways. The planning theme of historical preservation and community traditions is evident in PRCR Department's approach to honoring the Town's heritage.

Many historical structures and landmarks exist within Wake Forest's parks. The Alston Massenburg Center, located in the historically African American Northeast Neighborhood, represents the Town's commitment to preserving its history through recreation and parks. The PRCR Department was intentional in their efforts to restore what was once the pool house for the Town's segregated African American Taylor Street Pool. The pool served the Northeast Community for many years and was the center of the community during the summer months until it closed and was filled in the early 1990s. The pool house building was rededicated and named the Alston-Massenburg Center in honor of two of the community's well-respected citizens, Edward Alston and George Massenburg.

Investments in repairing and maintaining these facilities demonstrate a dedication to preserving heritage for future generations. The Wake Forest Community House and Holding Park Pool have been focal points for community gatherings for over 80 years. Furthermore, visitors to Joyner Park will encounter restored tobacco barns as they meander through the trails and pecan groves. Preserving these historical structures through restoration efforts while maintaining the symbols of historical periods demonstrates a commitment to authenticity, honoring the legacy of the town and serving as a foundation for establishing new traditions rooted in its history. Wake Forest's parks become living repositories of the community's collective memory by providing a platform for residents to engage with local traditions and cultural heritage through a variety of park amenities and facilities.

Moreover, the PRCR Department's focus on celebrating traditions and creating memories reinforces the importance of historical continuity in shaping the identity of the Town. Whether through events that commemorate significant milestones in Wake Forest's history or activities that showcase traditional crafts and practices, the parks serve as vibrant spaces where residents can connect with their roots and forge new traditions inspired by the past. By weaving together threads of history, heritage, and community spirit, the PRCR Department ensures that Wake Forest's parks remain not just recreational spaces but living embodiments of the Town's rich cultural tapestry, where past, present, and future converge in a celebration of shared identity and tradition.

User Experience + Engagement

User experience and engagement is a critical aspect of Wake Forest's parks and recreation system. From expansive walking trails and open lawn amphitheaters to modern community centers equipped with multipurpose rooms and fitness spaces, the Town offers a variety of recreational opportunities for residents and visitors alike. Prioritizing the satisfaction and enjoyment of visitors is evidenced by effectively incorporating diverse recreational activities and amenities, providing wayfinding signage, internal pedestrian circulation, and integrating art and thoughtful design elements to encourage park visitation and engagement with recreational amenities and facilities.

Joyner Park stands out as a prime example of this commitment, boasting three miles of interconnected walking trails and well-maintained physical structures representing historical periods. Recent upgrades to amenities like the amphitheater stage and the addition of a new playground underscore the ongoing efforts to enhance visitor engagement. Provision of additional shaded rest areas and ADA accessibility can further enhance the user experience. Taylor Street Park, alongside the Alston Massenburg Center, provides popular modern amenities for young families and a safe space for youth to gather and play at the community center.

Similarly, at Flaherty Park, which serves as the Town's most active recreational space, the community center offers various indoor programs for all ages. While the park's design facilitates pedestrian access and includes amenities like paved trails and well-maintained restrooms, challenges such as inconsistent signage and outdated equipment highlight the need for continued improvements. The integration of modern amenities and thoughtful design elements across Wake Forest's parks contributes to a welcoming and inclusive environment, but there remains room for enhancement, particularly in providing shaded seating areas and multilingual signage to promote community engagement and accessibility.

Smith Creek Soccer Center is primarily programmed as an athletic park, and as such the central focus of the park is its

athletic fields, which are maintained to a superior standard. However, this much beloved park showcases some aging infrastructure, furnishings, and amenities that are close to the end of their lifecycle and will need replacements. Renovations to playground and shelter, as well as additions of shaded areas around the park, will help ensure user comfort. The Town is making great strides in providing greenway connections to popular destinations. Dunn Creek Greenway is a great example of this effort connecting the Heritage and Holding Village subdivisions to the park.

In tandem with functional considerations, Wake Forest's parks prioritize the integration of diverse high-quality recreational amenities both indoors and outdoors, catering to a wide range of interests and preferences. These amenities are designed to enhance user experience and engagement, providing spaces where individuals of all ages and abilities can gather, socialize, and participate in activities that promote physical, mental, and social well-being.

Focus on Placemaking

Placemaking for public parks refers to the intentional design and curation of these outdoor spaces to create vibrant, engaging, and inclusive environments that reflect the needs and desires of the community. It involves transforming ordinary areas into meaningful places that people feel connected to and want to spend time in.

Wake Forest's investment in existing parks to focus on placemaking is integral to preserving the Town's identity and fostering community cohesion. Wake Forest demonstrates a dedication to preserving heritage for future generations, while also providing vibrant spaces for community gatherings and leisure activities by enhancing and elevating these facilities. Moreover, emphasis on user experience and engagement highlights a commitment to providing inclusive and fair access to recreational opportunities for all residents.

For example, the integration of modern and upgraded amenities such as those at Joyner Park, creates recreational experiences that appeal to diverse interests and age groups. Parks like Taylor Street Park with its splashpad and modern playground equipment, as well as Flaherty Park with its new pickleball courts, outdoor fitness center, and well-maintained dog park, prioritize user experience by providing modern amenities.

However, shaded seating areas, multilingual signage, consistent site furnishings, and consistent park signage are some of the opportunities that can further enhance the parks' placemaking and Town's unique identity for public recreation spaces. Additionally, a dedicated focus on sustainable management of parkland, including the use of environmentally friendly materials, energy-efficient infrastructure, green stormwater infrastructure, and a focus on native and drought tolerant landscape can contribute to the enhancement of biodiversity, mitigation of urban heat island effects, reduction of water consumption, and overall resilience of the park ecosystem to climate change impacts.

By continuing to invest in diverse recreational amenities, Wake Forest can strengthen its parks system as vibrant, welcoming spaces that enrich the lives of residents and contribute to the Town's sense of identity and community.




VORTEX

Indoor Facilities Assessment

The project team performed a high-level assessment of the existing buildings for the Town of Wake Forest Parks, Recreation and Cultural Resources as part of their master plan update. The information included in this assessment is intended to serve as a snap shot in time, to identify current facility deficiencies and generate an overall ranking assessment of the buildings' renovation needs. It is recommended that a more thorough building assessment be performed for each facility, as a part of the actual renovation design process, as it is anticipated that time, and continued wear and tear of each facility will affect the findings indicated in this assessment in the future.

Overview

The project team observed and documented the findings for the following buildings:

Ailey Young House
Alston-Massenburg Center
Flaherty Park Community Center
Joyner Park Community Center
Northern Wake Senior Center
Wake Forest Renaissance Center
Wake Forest Community House

The intent of this assessment is to provide descriptions of the elements within the buildings alongside ratings of those elements. These ratings determine the need of renovation or replacement of such system or element. The elements that were assessed included, as applicable:

Shell : Floor Construction
Shell : Roof Construction
Shell: Exterior Walls
Shell: Exterior Windows
Shell: Exterior Doors
Shell: Roof Openings
Interiors: Partitions
Interior: Doors
Interior : Wall Finishes
Interior : Floor Finishes
Interior : Ceiling Finishes
Interior : Plumbing Fixtures
Interior : Casework

In assessing the conditions of the elements within the buildings, a rating system was utilized to give values:

Poor (1-3): Buildings are seen to be in a state of severe disrepair, potentially unsafe, requiring extensive renovation or reconstruction.
Fair (4-5): Buildings showing noticeable signs of wear and tear, needing repairs and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, but the beginnings of wear and tear. These elements are in good overall condition, meeting functional expectations.
Great (8-10): Buildings that are excellently maintained with minimal signs of aging, meeting high standards of use and care. Several of the buildings assessed were constructed l within the last five years such as Joyner Park Community Center and the Northern Wake Senior Center and fell within this score range.





Ailey Young House

Year Built: 1875

Property: Sits within Wake Forest Cemetery

Parking: None

History (per Wake Forest's website):

The Ailey Young House potentially stands as Wake Forest's oldest surviving African American historic structure and holds immense historical significance as the childhood home of Allen Young, a pivotal figure in the Town's African American community. Originally built as rental housing by Wake Forest College Professor William G. Simmons, this house was part of a series of homes known as "Simmons Row," as depicted on the 1915 to 1936 Sanborn Fire Insurance maps. Although the other houses along this row have vanished, this particular dwelling endures.

Upon Professor Simmons' passing, his widow sold these houses to families and divided the surrounding land, marking the genesis of what is now recognized as the northeast community. Ailey Young acquired this house and nurtured her family within its walls. Notably, her son, Allen Young, emerged as one of Wake Forest's most influential African American educators. He initially taught in public schools until 1905, when he played a pivotal role in founding the Presbyterian Mission School for Colored Boys and Girls, later renamed the Wake Forest Normal and Industrial School. This institution marked the first educational endeavor for Black children in Wake Forest, thriving as a private establishment during the 1910s and drawing boarding students from northern states in the 1920s and 1930s. However, the inauguration of the DuBois school, a Rosenwald public school, led to a decline in attendance, culminating in the closure of the Wake Forest Normal and Industrial School in the 1950s.

Allen Young's contributions extended beyond education; he also established the Presbyterian Church for African Americans and operated a dry-cleaning business that served Wake Forest College. Hubert Young, the final family member to reside in the house, lived there until the 1970s. Since then, the house has remained unoccupied.

Ailey Mae Young, Allen Young's daughter and a dedicated schoolteacher, left her mark by becoming the first African American Town commissioner in the 1970s and the second female commissioner. Elected initially in 1971, she served a subsequent term in 1975. The Ailey Young Park commemorates her impactful legacy.

The Ailey Young House is a rare example of African American worker's housing from the Reconstruction period. The form is known as a "Saddlebag" consisting of two dwelling units flanking a central, shared chimney. Originally constructed as a duplex, the house was converted to single family use when Ailey Young took ownership of the house in the late 1890s. It is a one-and-one-half story structure with board and batten siding, stone foundations, and large stone chimney base.

Much of the structure was damaged by a fire when the house was vacant in the 1980s. The Town identified the house as historically and architecturally significant in 2008 during a historic resources study of the Town. It was designated as a Local Historic Landmark by the Historic Preservation Commission and Town in 2012. In 2022, the Town completed the restoration of the house as a reminder of the significant history in the Northeast Community.





Alston-Massenburg Center

Year Built: 1986

Size: 4,250 sq. ft.

Property: One Acre

Parking: Small parking lot and parking along N. Taylor Street

History (per Wake Forest's website):

The Alston-Massenburg Center, nestled at N. Taylor and E. Juniper Streets' intersection in Wake Forest, has been a cornerstone of the Northeast Community since 1865. Initially a public school and later transformed into a duplex, this site held diverse roles—a volunteer fire department, a basketball court, and a public pool that served the community for decades.

In its early days, the location housed a public school, believed to educate grades one through seven or eight. However, details about its operations and faculty remain elusive. By 1928, a new public school funded by the Rosenwald Fund emerged nearby, leading to the closure of the original school on N. Taylor Street.

The building underwent a transition, evolving into a residential duplex after 1928. George Massenburg, an electrician employed by the Town and a member of the volunteer fire department, was among the families residing there. In 1942, this site officially became the Colored Volunteer Fire Company of Wake Forest, serving as Fire Department #2 until merging with Fire Department #1 in 1982.

The community also housed the Taylor Street Pool on this site, a central summer gathering spot until its closure in 1993, which was replaced by a relocated basketball court. The neglected pool house received a transformative renovation in 1986 and was renamed the Alston-Massenburg Center, honoring Edward Alston, Fire Station #2's Chief, and George Massenburg, a dedicated electrician serving the Town for over four decades. Adjacent to the structure stands the Taylor Street Park, offering an array of outdoor amenities for the community's enjoyment.

Structures:

In 2012, the Town of Wake Forest fully renovated the Alston-Massenburg Center adding 1,350 square feet to the facility. The $650,000 renovation was funded through the Town's Capital Improvements Plan and a $165,000 Community Development Block Grant (CDBG) awarded to Wake County from the U.S. Department of Housing and Urban Development.

Improvements included a new roof, energy efficient windows and doors, as well as a revamped layout that now includes meeting spaces, a larger kitchen, bathrooms, and a performance area.

Amenities:

- Theater Room includes a podium, stage, theater curtains, automated projector, and a screen
- Interior and exterior bathrooms
- Lobby with a check-in counter
- Kitchen with a stove, microwave, refrigerator, oven, and sink
- Park with a playground and a picnic shelter

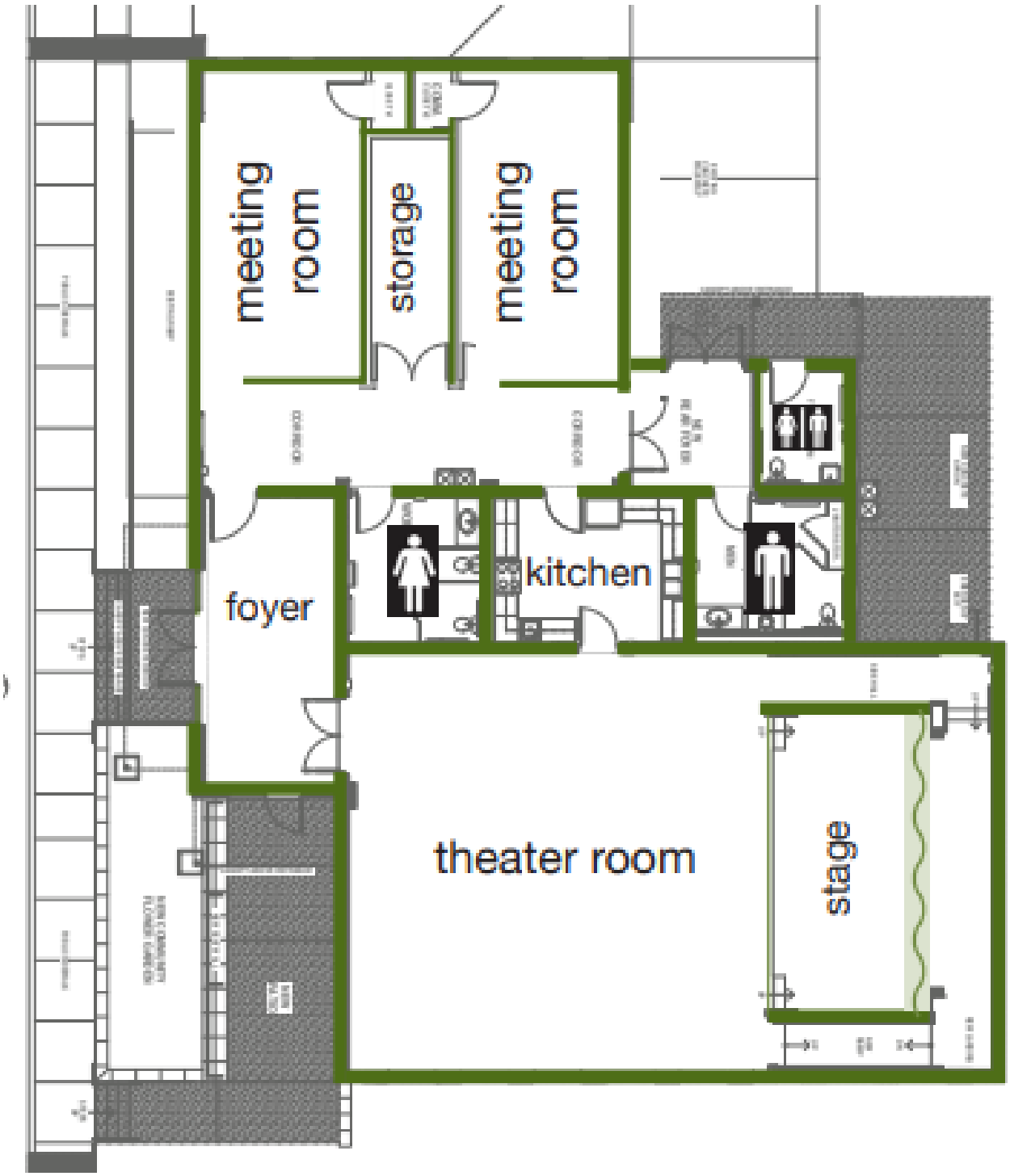
Exterior Category	Score	Notes
Shell: Floor Construction	N/A	Floor construction was not visible
Shell: Roof Construction	N/A	A flat roof over exists over the main entry and park restrooms. The rest of the building consists of a low slope roof.
Shell: Exterior Walls	6	The exterior walls are composed of single score slit concrete masonry units which appear to be in fair condition.
Shell: Exterior Windows	6	Exterior windows appear to be mostly 2'x2' clerestory windows with painted exterior trim. The windows appear to be in fair condition.
Shell: Exterior Doors	7	Exterior doors are either painted hollow metal or painted aluminum storefront. They appear to be in fair to good condition.
Shell: Roof Openings	N/A	None were present.

Interior Category	Score	Notes
Interior: Restrooms	6	Lavatories are plastic laminate. Toilet partitions are plastic laminate. Restrooms appear to be in fair condition.
Interior: Doors	7	The interior doors are hollow metal frame with wood slab doors. They appear to be in good condition.
Interior: Wall Finishes	6	Interior partitions are a combination of drywall and concrete masonry unit (CMU) walls. They appear to be in good condition.
Interior: Floor Finishes	5	The flooring is vinyl tile throughout all spaces including the restrooms, meeting rooms, lobby and theater room. The floor tile varies in condition. Within the meeting rooms it is good, but in the more highly trafficked areas, such as the lobby and theater, it is fair.
Interior: Ceiling Finishes	6	All of the ceilings are 2'x2' acoustic ceiling tiles. They appear to be in fair to good condition.
Interior: Casework	7	The kitchen has plastic laminate casework and countertops. The kitchen is in good shape with normal wear and tear.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation, or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs, and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, and meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.

First Floor Plan





Flaherty Park Community Center

Year Built: 2002

Size: 11,865 heated sq. ft.

Property: 100 Acres

Parking: Large Parking Lot on Site

History (per Wake Forest's website):

In 1993, the Town acquired 23 acres for the construction of ball fields to accommodate its expanding athletic program. Subsequently, the Flaherty family contributed the remaining 77 acres, resulting in the establishment of J.B. Flaherty Park.

By 2002, the Town inaugurated its community center, featuring the inaugural Town-owned gymnasium.

Structure:

Flaherty Park Community Center is a recreational facility primarily used for the PRCR Department programs. The center is composed of a large gymnasium, an arts and crafts room, a gaming room with computer stations and a meeting room with a kitchen.

The center is located in J.B. Flaherty Park which encompasses 100 acres. The park includes ball fields, tennis courts, open space, a playground, a stocked pond, a dog park, and picnic facilities. Within the park, there is a comfort station, press box for the ball fields, and shade structures around the tennis courts.

Amenities:

- Regulation high school gymnasium
- Arts & crafts room
- Game room
- Meeting room
- Small kitchen (up to 24 seats)

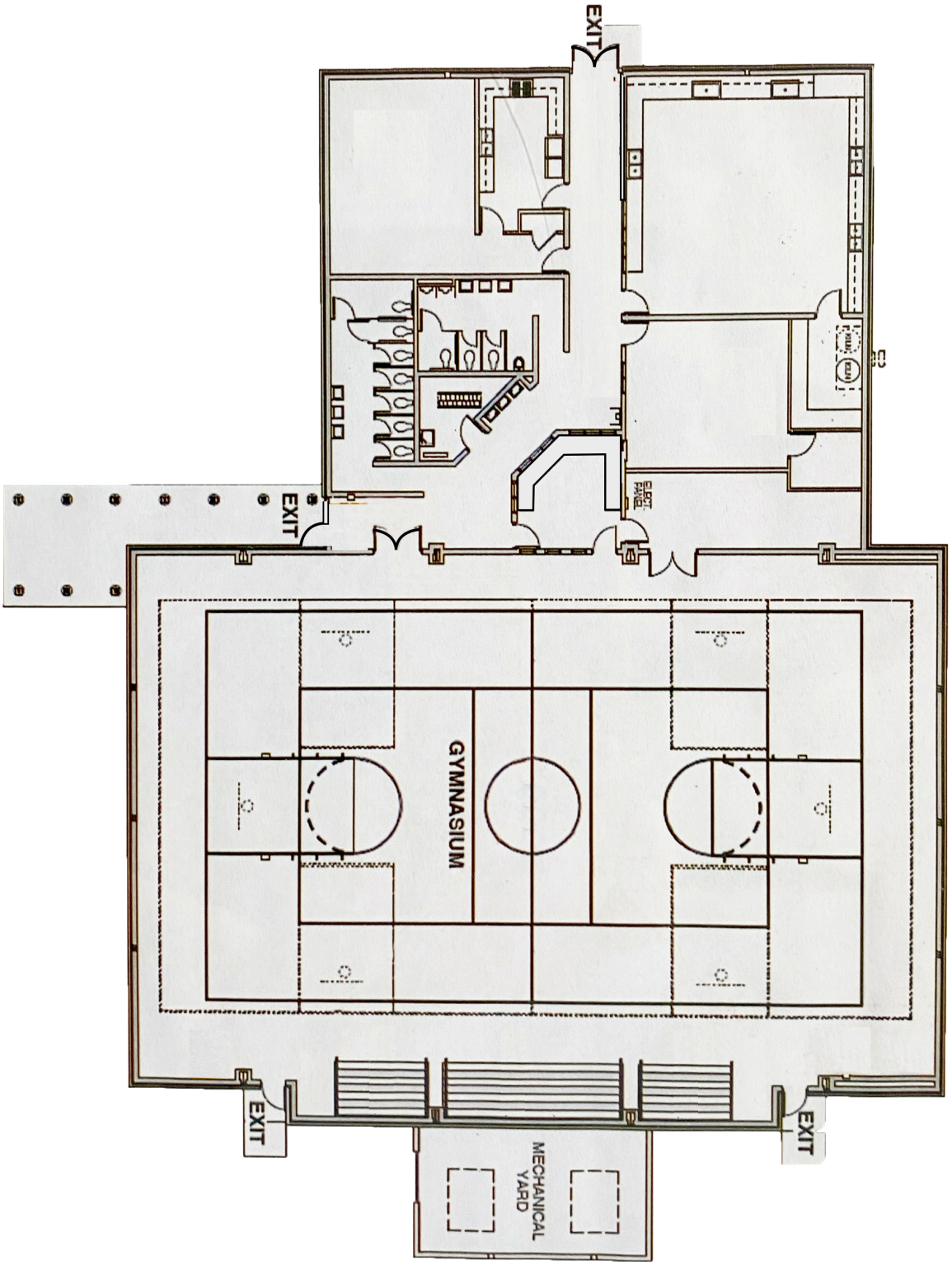
Community Center

Exterior Category	Score	Notes
Shell: Floor Construction	N/A	Floor construction was not visible.
Shell: Roof Construction	5	The center has a blue standing seam metal roof that appears to be in fine condition. There were a few stains on the ceiling within the arts and crafts room that appears to be from a minimal roof leak.
Shell: Exterior Walls	5	Exterior walls of the center were composed of split face concrete masonry unit (CMU) below and vertical standing seam metal panels above. Both appear to be in fine condition, however, more wear is showing on the east side of the building.
Shell Exterior Windows	6	There are translucent panels on the north side of gym. They appear to be in good condition.
Shell: Exterior Doors	6	Interior partitions are painted CMU that appear to be in good condition. There are two storefront entrances at the main entrances and secondary exit. There are two exits out of the gym on the south side of the building that are hollow metal frames and doors with clear glass transoms above. All storefront systems and hollow metal doors appear to be in fine condition.
Shell: Exterior Doors	6	Interior partitions are painted CMU that appear to be in good condition. There are two storefront entrances at the main entrances and secondary exit. There are two exits out of the gym on the south side of the building that are hollow metal frames and doors with clear glass transoms above. All storefront systems and hollow metal doors appear to be in fine condition.
Shell: Roof Openings	5	Two large skylights are over the arts and crafts room. They appear to be in fine condition with normal wear and tear.

Exterior Category	Score	Notes
Interior: Partitions	5	There are interior windows between the receptionist and the gym, the gaming room and the corridor, and the arts and crafts room and the corridor. The windows appear to be in fine condition with normal wear and tear.
Interior: Doors	6	Interior doors are hollow metal frame with wood slabs with vision glazing. The doors appear to be in good condition.
Interior: Wall Finishes	5	Within the gym, there are what appear to be high pressure laminate panels above the CMU. There is some discoloring around the edges along the south wall. Panels overall appear to be in fine condition.
Interior: Floor Finishes	6	The main flooring within the center is vinyl tile which is located in the arts and crafts room, meeting room, gaming room, and lobby. There are 2x2 ceramic tiles on the restroom floors. Within the gym, there is a sports rubber flowing. The vinyl tile within the arts and crafts room and meeting space appear to be fine. Within the lobby, the vinyl tile is in good condition. The ceramic tile in the restroom is in fair condition.
Interior: Ceiling Finishes	5	There is gypsum wallboard ceilings in the restrooms and lobby. Acoustic panels between trusses is within the arts and crafts room, gaming room, and gymnasium. There is acoustical ceiling tile in the meeting room and the kitchen. The ACT ceiling appears to be in fine condition.
Interior: Plumbing Fixtures	6	There are porcelain pedestal sinks within the restrooms which appear to be in good condition. The other plumbing fixtures and accessories appear to be in good condition.
Interior: Casework + Misc.	5	Within the gym, there are roll out bleachers which appear to be in fine condition. There are also mats on the wall in a few areas within the gym. There is plastic laminate casework and countertops in both the arts and crafts room and kitchen. The casework is in fine condition.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.


EXIT
EXIT
EXIT
EXIT
GYMNASIUM
MECHANICAL YARD

Comfort Station + Press Box

Exterior Category	Score	Notes
Shell: Floor Construction	N/A	Floor construction was not visible.
Shell: Roof Construction	7	The comfort station has a standing seam metal roof over tongue and grove decking. It appears to be in good condition.
	N/A	The press box has a low slope standing seam metal roof. It was not observable.
Shell: Exterior Walls	6	Exterior walls of the comfort station are split face concrete masonry units until 8'-0" in height with fiber cement siding. The CMU and siding appear to be in good shape. The exterior columns supporting the canopy are painted steel with visible peeling.
	7	The exterior walls of the press-box are split face CMU with fiber cement siding above. Both materials appear to be in good shape.
Shell Exterior Windows	N/A	There are no exterior windows on the comfort station.
	7	There are operable sliding windows on the field side of the press box. They appear to be in good condition from exterior observation.
Shell: Exterior Doors	5	Exterior doors within the comfort station are hollow metal frames and doors. They are in fair condition from normal wear and tear.
	5	The press box has a roll up concession door along with a hollow metal door and frame. There were notable areas of rust on the sill plate of the roll up door. The hollow metal door and frame appeared to be in fine condition.
Shell: Roof Openings	5	At the comfort station, there are some small skylights within the roof system to allow light into the restrooms. They appear to be in fair condition with no notable leakage viewed.
	N/A	There were no notable roof openings within the press box roof.

Exterior Category	Score	Notes
Interior: Partitions	6	Interior partitions are composed of painted CMU and plastic toilet partitions. The CMU appears to be in good condition. The toilet partitions appear to be in good condition.
	5	Interior partitions within the press box appear to be painted gypsum wallboard in fine condition.
Interior: Doors	6	The only interior doors within the comfort station are the toilet partition doors which appear to be in good condition. Like the partitions themselves, they are showing normal wear and tear in a highly trafficked restroom environment.
	N/A	No interior doors were noted within the press box.
Interior: Wall Finishes	N/A	No specific wall finishes were observed on the interior walls other than paint.
Interior: Floor Finishes	7	Floors in the comfort station restroom are poured epoxy. They appear to be in good condition.
	6	Floors within the press box are concrete and appear to be in good condition.
Interior: Ceiling Finishes	6	There are no ceilings within the comfort station, just an exposed tongue and groove wood decking which appears to be in good condition on the interior.
	5	Gypsum wallboard ceilings are present in some areas within the press box. They appear to be in fine condition.
Interior: Fixtures	6	Plumbing fixtures are stainless steel and appear to be in good condition in the comfort station. The water fountain looks to be in fair condition.
	N/A	There are no plumbing fixtures within the press box.



Joyner Park Community Center

Year Built: 2019

Size: 32,000 sq. ft.

Property: 117 Acres

Parking: On-site parking with over 180 parking spaces. All parking areas are to be shared with Carroll Joyner Park visitors.

History (per Wake Forest's website):
Carroll Joyner Park is a beloved community asset in Wake Forest. Featuring walking trails, historic structures, and an outdoor amphitheater, it is a popular location for recreation and events. As part of phase two of the park master plan, the PRCR Department partnered with Clark Nexsen to design the new Joyner Park Community Center. With robust athletic programs, one of the Town's key objectives for this project was to create more gymnasium space and provide a new resource for the community.

Structure:
Offering indoor recreation and gathering space, the facility includes a gymnasium, indoor track, lobby and reception space, a large multi-purpose room, a dance studio, teaching kitchen, locker rooms, and new office space for the PRCR Department. To align with the park's rural context and historic 1,260 sq buildings, the design is a modern interpretation of a rustic aesthetic with a stone base, wood-style cement cladding, glass storefront, and a metal roof. A "front porch" links the facility with the park's greenway system and overlooks the meadow, reinforcing indoor and outdoor connectivity. A new, natural play area and public plazas offer engaging outdoor space for children and adults alike.

Inside, an open lobby, exposed structure, and warm wood tones greet visitors. Leveraging box elements as design inspiration, wayfinding is simplified with ready access to the full-size basketball court, volleyball, and pickleball courts on the first floor. The second floor houses the elevated track, offices, and other fitness spaces, while the multi-purpose room and teaching kitchen provide a new indoor reception space for weddings and other events held in the park's amphitheater.

The facility sets the stage for future athletic fields and is designed to easily accommodate expansion such as additional gymnasiums. Increased parking and a new entrance and exit allow better traffic access and flow as the facility hosts a growing number of events. This project also integrates public art through the creation of a stage cover for the existing amphitheater.

Amenities:

Designed to blend in with existing Joyner Park structures and the expansive property, the 32,000-square-foot facility features a walking track, gymnasium for basketball, volleyball and pickleball, multi-purpose rooms, dance studio, and kitchen.

Walker Room

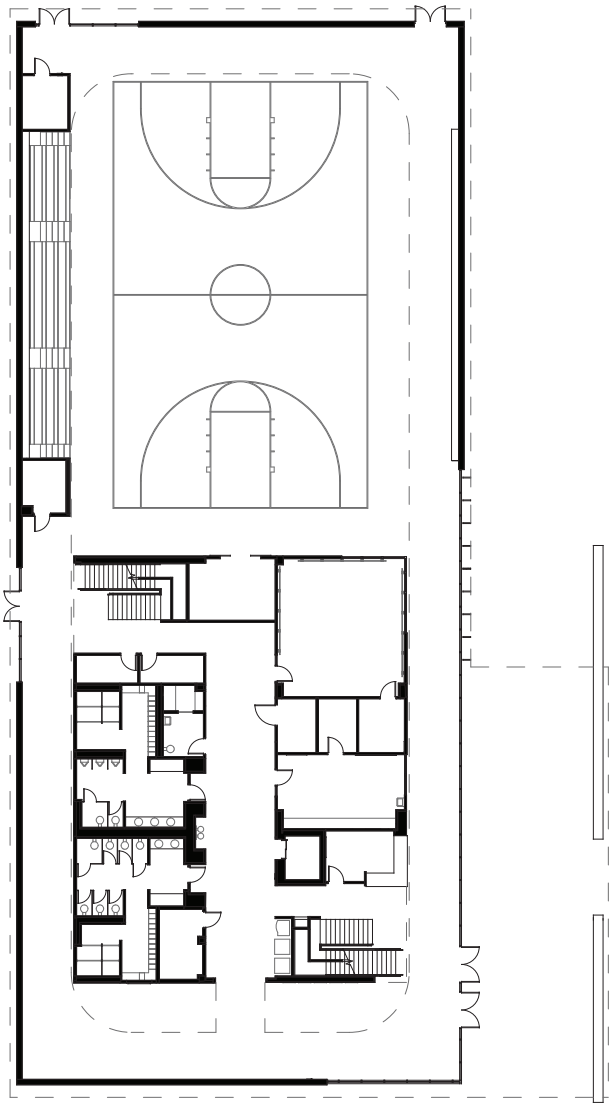
- 1,260 sq ft
- Multipurpose carpeted room with double monitor system
- Seating Capacity: 88 people at theater-style seats and 56 people seated at five-foot long tables

Gymnasium

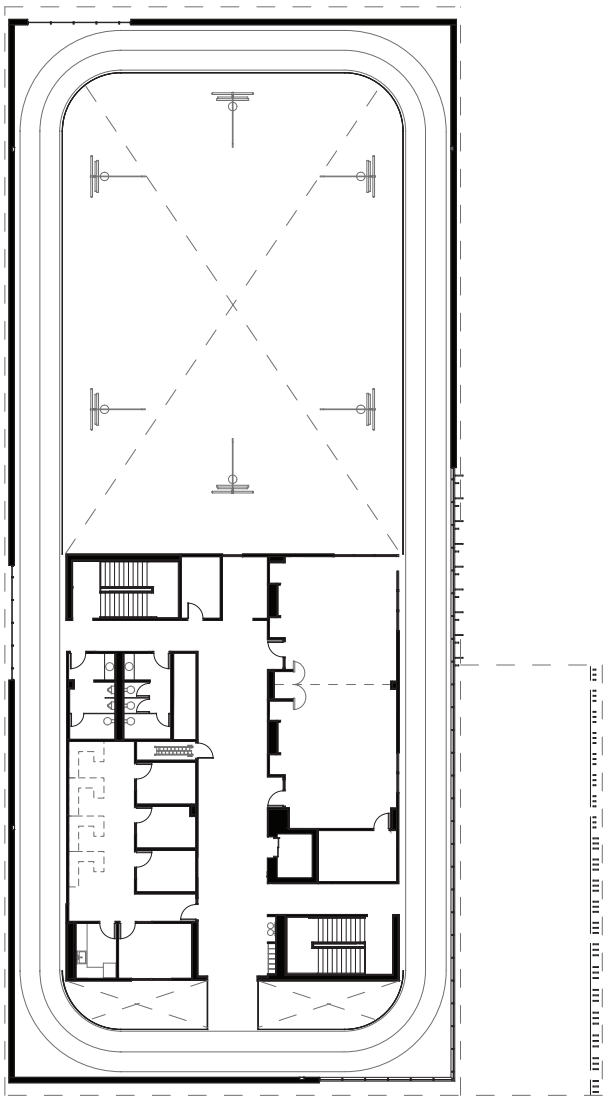
- 7,528 sq ft
- Seating Capacity: 500 people seated at 36 bleachers

Catering Kitchen

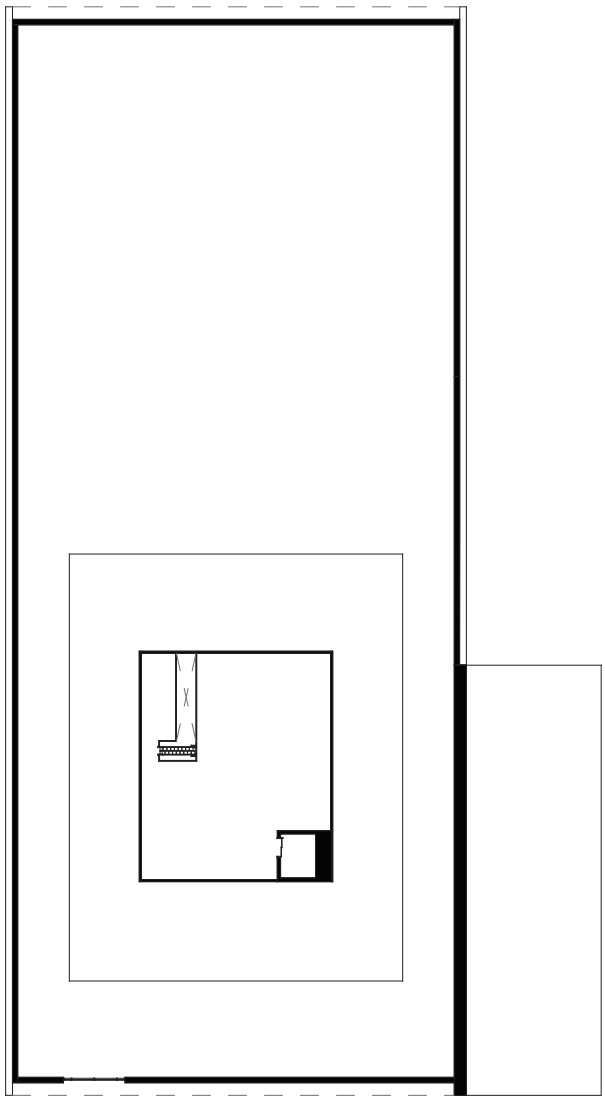
- Serving tables
- 2 full refrigerators (with freezer), dishwasher, and sink



First Floor Plan 1N



Second Floor Plan 1N



Roof Plan 1N

Exterior Category	Score	Notes
Shell: Floor Construction	9	Stained concrete flooring exists in the lobby, corridors, kitchen, and at reception. The visible concrete is in great condition with normal wear.
Shell: Roof Construction	N/A	The roof is a standing seam metal roof with prefinished metal gutters and downspouts. Roof was not observed during visit.
Shell: Exterior Walls	9	The exterior walls are made of a fiber cement siding system with a fiber cement soffit and metal fascia panels above. The walls and soffits were in great condition.
Shell: Exterior Windows	9	There is exterior aluminum storefront throughout the building at the first and second level floors. The storefront is in great condition.
Shell: Exterior Doors	9	The exterior doors were glazed with aluminum frames within the storefront system. There is one hollow metal door and frame from the gymnasium area. They are in great condition.
Shell: Roof Openings	N/A	There were no noted roof openings.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation, or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs, and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, and meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.

Interior Category	Score	Notes
Interior: Partitions	9	Interior partitions are gypsum wallboard on metal stud. They appear to be in great condition with normal wear and tear.
Interior: Doors	9	Interior doors are hollow metal frame with flush wood slabs. Within the offices, door frames include sidelites. The doors appear to be in great condition.
Interior: Wall Finishes	9	Around the perimeter corridor, there is a wood slat wall. There are wood windows from several of the meeting spaces to the corridors. The wood windows and wood slat walls appear to be in great condition with normal wear and tear.
Interior: Floor Finishes	9	There is carpet over the concrete slabs within the offices, conference room, and meeting room. There is hardwood gym flooring within the gymnasium as well as in the dance studio. On the upper floor, there is a rubber sports flooring on the track and fitness rooms. The flooring appears to be in great condition with normal wear.
Interior: Ceiling Finishes	9	Acoustical ceiling tile exists in most spaces except within the stairs, main reception, and showers where there is gypsum wallboard. The dance room has an exposed ceiling along with the gymnasium and track area. The ceilings appear to be in great condition.
Interior: Plumbing Fixtures	9	The plumbing fixtures: lavatories, water closets, and drinking foundations all appear in great condition.
Interior: Casework	9	There is solid surface countertops and plastic laminate casework in the reception area, kitchen, multi-purpose room, and break room. There are lockers within the locker rooms and on the second floor for guests.



Northern Wake Senior Center (NWSC)

Year Built: Opened February 2020

Size: 18,000 sq. ft.

Property: Only center

Parking: 50+ new parking spaces and an additional driveway entrance/exit

History (per Wake Forest's website):

The Northern Wake Senior Center, located at 235 E. Holding Ave., offers a comprehensive array of recreational activities tailored for individuals aged 55 and above. These activities encompass aerobics, line dancing, ballroom dancing, wood carving, painting, and craft-making. Additionally, the center hosts various social gatherings monthly and offers educational courses covering topics such as computers, ceramics, and clay.

Following its expansion, the NWSC has seen an increase in its site area along with the addition of over 50 new parking spaces and an extra driveway entrance and exit. The renovated facility now boasts a new entrance vestibule, expanded exercise and multi-purpose rooms, and a roof replacement.

Structure:

At the Northern Wake Senior Center, the architectural materials are chosen with both functionality and aesthetics in mind. The exterior showcases a blend of durable materials like brick and weather-resistant cladding, ensuring longevity while maintaining a classic and inviting façade. Inside, a combination of warm wood finishes and eco-friendly materials contributes to a cozy atmosphere, promoting a sense of comfort for the seniors frequenting the center. Large windows and glass elements allow natural light to permeate the space, creating a bright and welcoming environment conducive to various activities while also promoting energy efficiency. The thoughtful selection of materials at the center ensures a balance between practicality, sustainability, and a visually pleasing ambiance tailored to the needs of its aging visitors.

Amenities:

- Exercise Room
- Multi-purpose rooms
- Library
- Fitness Room
- Multi-media space

Exterior Category	Score	Notes
Shell: Floor Construction	N/A	The floor construction was not visible during visit.
Shell: Roof Construction	9	The Northern Wake Senior Center's roof is a sloped shingle, what appears to be asphalt, roof with aluminum gutters and downspouts. The portion of the building on the south side has a low slope standing seam metal roof with aluminum gutters and downspouts. The roof appears to be in great condition.
Shell: Exterior Walls	9	The exterior walls are running bond brick veneer of two different colors. There is a soldier brick course at the water table. Exterior walls appear to be in great condition.
Shell: Exterior Windows	9	The building has numerous operable windows within all of the meeting spaces, arts and crafts rooms, fitness spaces, and dining room. The windows appear to be in good to great condition with minimal wear and tear.
Shell: Exterior Doors	9	Exterior doors at the main entrance are automatic sliding glazed doors. Around the perimeter of the building are hollow metal doors with hollow metal frames. Doors appear to be in great condition.
Shell: Roof Openings	N/A	There are no roof openings.

Interior Category	Score	Notes
Interior: Partitions	9	The interior walls are gypsum wallboard with a rubber base throughout the building. The walls appear to be in great condition with minimal wear and tear.
Interior: Doors	9	Interior doors are either hollow metal doors or wood slabs with hollow metal frames. Some of the doors have vision glazing or sidelites. All interior doors appear to be in great condition.
Interior: Wall Finishes	9	All walls are painted gypsum wall board. The walls appear to be in great condition with minimal wear and tear.
Interior: Floor Finishes	9	Luxury vinyl tile planks are used throughout the building in the lobby and corridors. In the meeting rooms, arts and crafts rooms, and in the kitchen the floor is vinyl tile. In the fitness rooms, there is a fitness flooring. All flooring types appear to be in great condition.
Interior: Ceiling Finishes	9	The building has a combination of exposed, acoustical ceiling tile and gypsum wallboard ceilings. The ceilings appear to be in great condition.
Interior: Casework	9	The reception and lobby area have plastic laminate casework with solid surface countertops for the library's book drop, reception desk, and coffee bar. The kitchen has wood veneered casework with a stainless steel counter.
Interior: Storefront	9	There is interior storefront outside of the fitness rooms and outside of the reception area. It is glazed at the top portion and filled with stained wood panels within the bottom section. Interior storefront appears to be in great condition.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation, or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs, and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, and meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.



Renaissance Centre

Year Built: Opened in 2013 after renovations

Size: 10,000 sq. ft.

Property: Part of a shopping center

Parking: Large parking lot on Brooks Street and Elm Ave

History (per Wake Forest's website):

The Wake Forest Renaissance Centre, is a cultural arts center that has undergone significant development and revitalization to become a focal point for arts and cultural events within the community.

As the Town evolved, the need for a dedicated space for cultural events and community gatherings became apparent.

In the early 2000s, plans were set in motion to re-purpose the existing building into a modern cultural arts center. Extensive renovations and refurbishments transformed the building into the Wake Forest Renaissance Centre, while integrating state-of-the-art facilities for various artistic and cultural activities. The centre was opened in 2013 to the public.

Today, the Renaissance Centre stands as a hub for performances, art exhibitions, workshops, and community events. Its diverse calendar includes concerts, theatrical productions, visual arts showcases, lectures, and more, catering to a wide range of interests and age groups within Wake Forest and its surrounding areas.

The centre's evolution from an educational institution to a thriving cultural arts hub represents the Town's commitment to preserving its history while embracing the importance of arts and culture in community engagement and development.

Structure:

The entryway comprises of a foyer and a box office, providing direct access to the expansive 4,700-square-foot grand hall, capable of seating 330 individuals in a lecture-style arrangement and accommodating over 240 guests for seated dinners. Behind the performance space are dressing areas, staging areas, a catering kitchen, restrooms, and storage.

This adaptable space features acoustic-enhancing curtains, a designated dance floor, and a bar area, aiming to serve as an ideal location for a wide array of events, including concerts, theatrical performances, recitals, exhibitions, meetings, expos, conferences, and private celebrations.

Amenities:

Numerous amenities are provided, including:

- 535-square-foot performance stage
- Dressing rooms
- Staging area for caterers
- An LCD projector
- Automated projection screen and monitors, computer ports for presentations, and wireless Internet

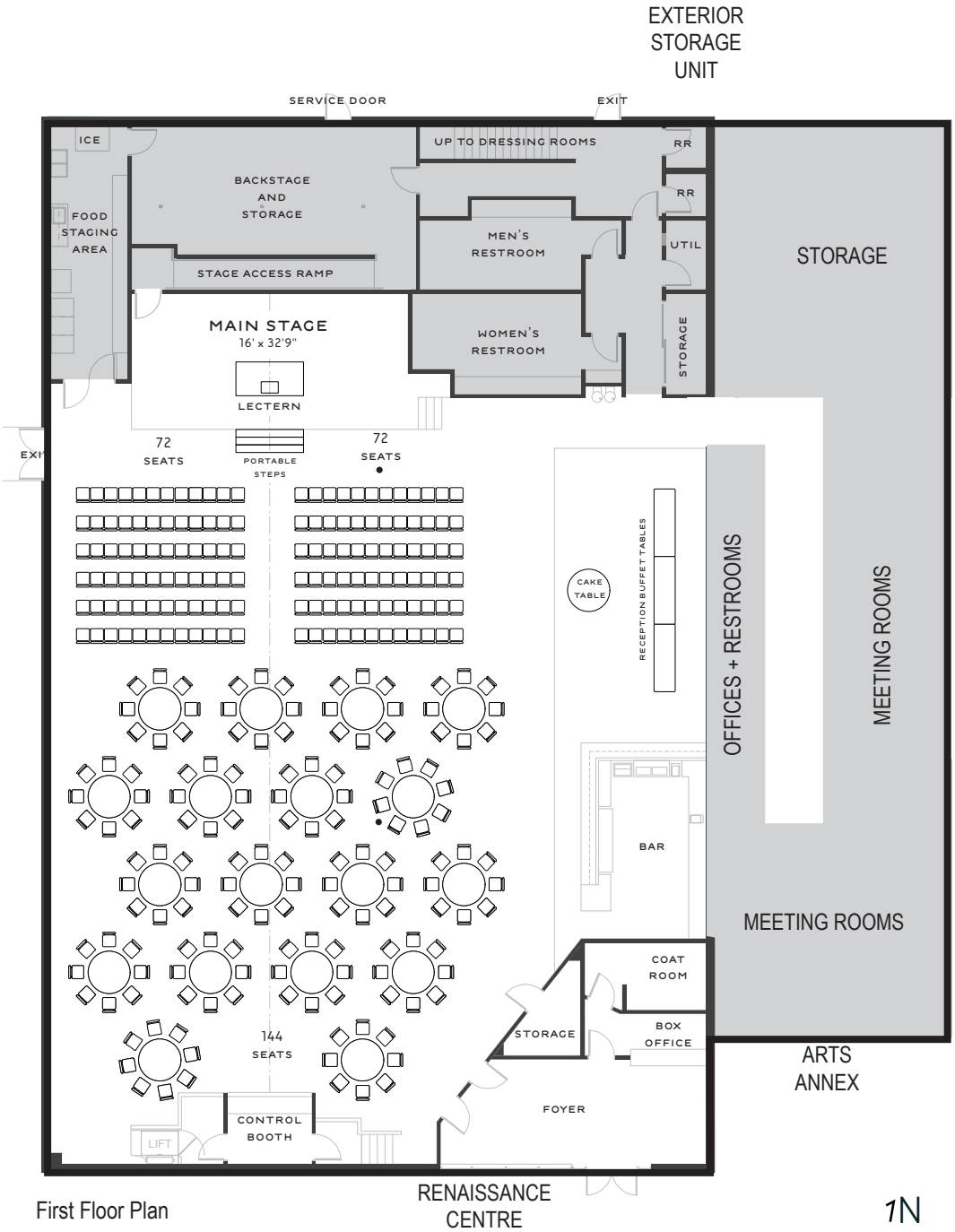
Exterior Category	Score	Notes
Shell: Floor Construction	N/A	Not visible during observation.
Shell: Roof Construction	N/A	The Renaissance Centre has a flat roof with a brick parapet assumed to connect to interior roof leaders. The roof was not visible for observation.
Shell: Exterior Walls	6	Exterior walls are composed of running bond brick veneer with soldier course details at the corners and 3'0" above finished grade. Some efflorescence was visible, but in minimal areas. The exterior walls appear to be in good condition.
Shell: Exterior Windows	6	The only exterior window within the centre is at the main entrance into the lobby area. The aluminum storefront appears to be in fine condition with normal wear and tear.
Shell: Exterior Doors	6	The main entrance to the Renaisssance Centre and the Arts Annex (the space to the east side of the grand hall) are part of the aluminum storefront system. The egress doors on the west and north sides of the building are hollow metal doors and frames. The storefront doors and hollow metal doors both appear to be in find condition.
Shell: Roof Openings	N/A	The roof was not visible for observation.

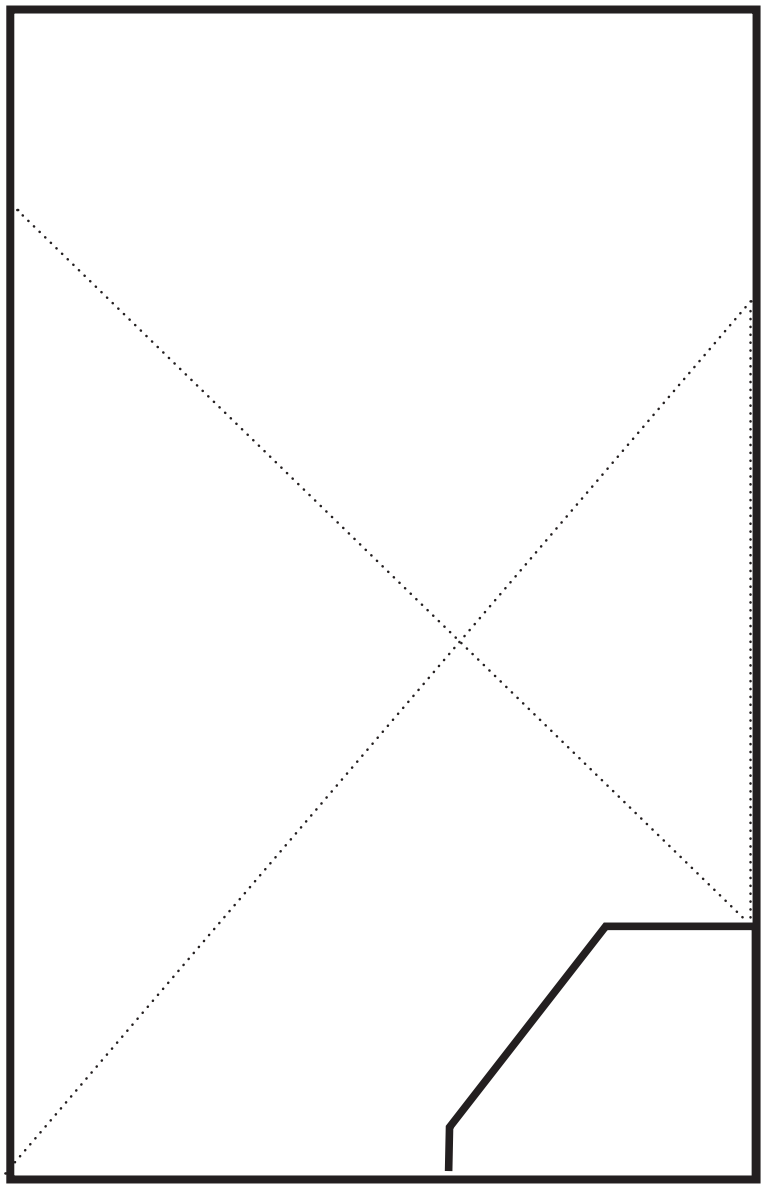
Interior Category	Score	Notes
Interior: Partitions	5/6/7	Interior partitions are painted gypsum walls along with a few painted CMU walls. Toilet partitions are stainless steel in the grand hall restrooms. In the other restrooms there are painted metal partitions. The grand hall toilet partitions are in great condition while the other restroom partitions are in fine condition. CMU and gypsum walls are in good condition.
Interior: Doors	6	The interior doors are both hollow metal frame with wood slabs and hollow metal doors. The front of house or Art Annex doors are wood, while the rest are hollow metal. The doors appear to be in good condition.
Interior: Wall Finishes	7	There are large plank ceramic tiles in grand hall restrooms. Tiles appear to be in good condition. There are wall corner guards in highly trafficked area that appear to be in fine condition.
Interior: Floor Finishes	5/6/7/8	There is carpet in the grand hall with tile around the bar area. The carpet appears to be in fine condition with normal wear and tear. The green room that is located on the second floor above the back of house spaces also has green carpet that appears to be in fine condition. The ceramic tile in the grand hall restrooms is in great condition. The Arts Annex mostly consists of stained concrete which appears to be in good condition.

Interior Category	Score	Notes
Interior: Floor Finishes	5/6/7/8	There is vinyl composite in the prep kitchen which appears to be in poor condition. Wood plank flooring can be found in corridor and dressing rooms upstairs. The flooring appears to be in good condition.
Interior: Ceiling Finishes	5/6/7	Within the Arts Annex, acoustical ceiling tile is commonly found in good condition. The grand hall ceiling is exposed and painted black, but over the bar is a black acoustical ceiling tile system which appears to be in good condition. The acoustical ceiling tile in the prep kitchen has come disconnected in a spot or two.
Interior: Floor Finishes	5/6/7/8	The grand hall restroom fixtures are in great condition. Other plumbing fixtures (lavatories, water closets, and drinking fountains) are in fine condition. The prep kitchen contains stainless steel sinks, prep tables, and refrigerators. The appliances and plumbing fixtures appear to be in good condition.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation, or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs, and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, and meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.


EXTERIOR STORAGE UNIT
SERVICE DOOR
EXIT
ICE
BACKSTAGE AND STORAGE
UP TO DRESSING ROOMS
RR
RR
FOOD STAGING AREA
MEN'S RESTROOM
UTIL
STORAGE
STAGE ACCESS RAMP
MAIN STAGE
16' x 32'9"
WOMEN'S RESTROOM
STORAGE
LECTERN
72 SEATS
PORTABLE STEPS
72 SEATS
EXIT
CAKE TABLE
RECEPTION BUFFET TABLES
OFFICES + RESTROOMS
MEETING ROOMS
BAR
MEETING ROOMS
COAT ROOM
STORAGE
BOX OFFICE
144 SEATS
ARTS ANNEX
FOYER
CONTROL BOOTH
LIFT
RENAISSANCE CENTRE
First Floor Plan
1N



Second Floor Plan

1N



Wake Forest Community House

Year Built: 1942

Size: 3,042 sq. ft. on main level (unconditioned locker rooms and storage on the lower level)

Property: Five acres

Parking: A small gravel lot is located across the street, some on-street parking is also available

History (per Wake Forest's website):

The Wake Forest Community House, on West Owen Avenue, holds a significant place in the Town's history, serving as a hub for various community activities and gatherings.

Originally constructed in the early 1940s, the Community House was established as a space for social events, meetings, and recreational activities for the residents of Wake Forest, North Carolina. It was envisioned as a central place where locals could come together, fostering a sense of community spirit and engagement.

Throughout the decades, the Community House evolved alongside the Town, adapting to the changing needs of its inhabitants. It became a focal point for civic engagement, hosting Town meetings, social gatherings, educational programs, and cultural events that brought people together and strengthened the bonds within the community.

Over time, the Community House has undergone renovations and improvements to modernize its facilities while preserving its historical significance. Its role as a gathering space remains integral, providing a venue for various community organizations, social clubs, and local initiatives aimed at enhancing the quality of life for Wake Forest residents.

The Wake Forest Community House stands as a testament to the Town's commitment to fostering community connections, providing a space where generations have come together to celebrate, learn, and collaborate for the betterment of their community.

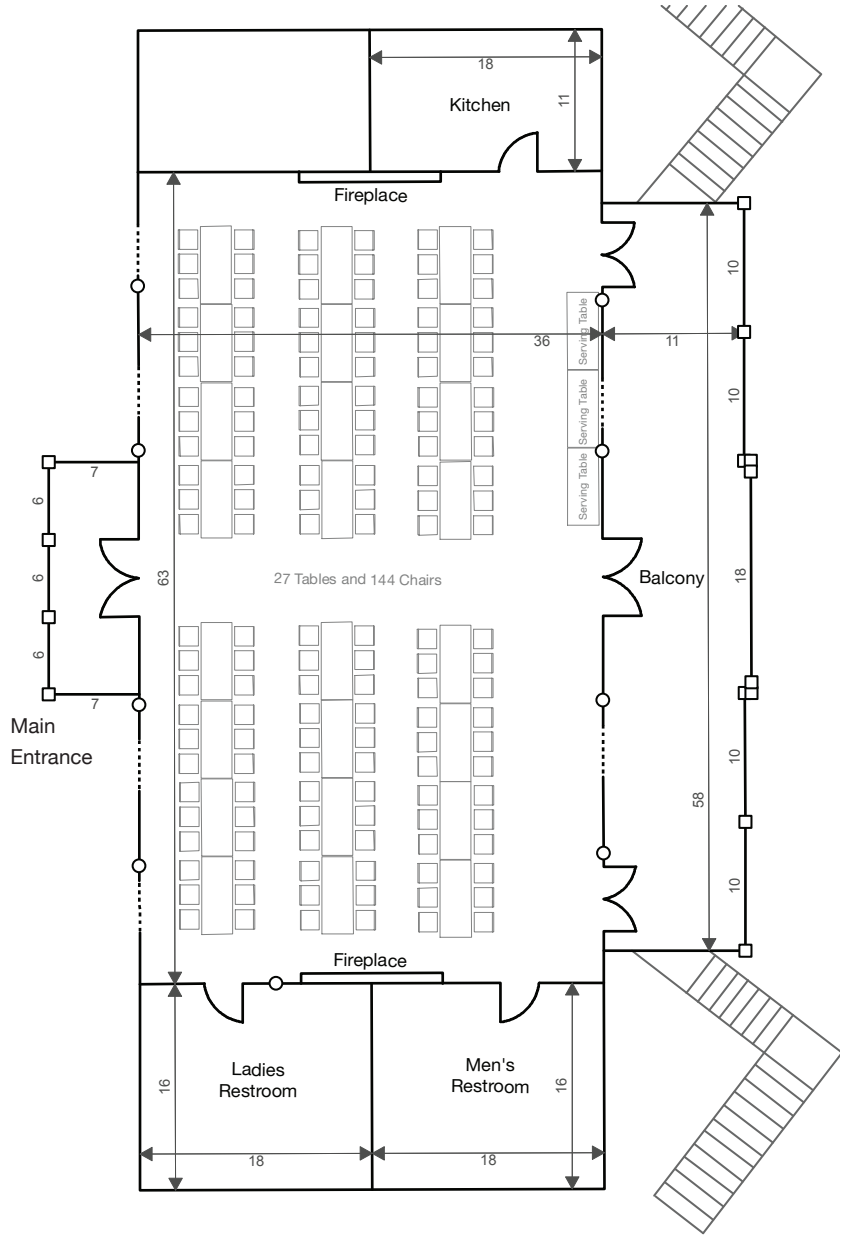
Structure:

The Wake Forest Community House is available for family reunions, weddings, wedding receptions, and other activities. The facility is conveniently located next to Holding Park and Holding Park Pool. Also adjacent to the facility is R.H. Forrest Field.

The upper facility contains a large meeting space with an adjacent catering kitchen and restrooms.

Amenities:

- Large meeting room (27 aluminum folding 6-foot tables, 170 chairs, and wood podium)
- Seating Capacities : 144 people seated at tables or 170 people seated (no tables)
- Kitchen with microwave, refrigerator, and sink
- Restrooms



First Floor Plan

1N

Exterior Category	Score	Notes
Shell: Floor Construction	N/A	The floor that was exposed within the Holding Park Pool House has been sprayed with fireproofing to separate the occupancy types. The floor construction was not visible during observation.
Shell: Roof Construction	3	The roof is a low slope asphalt shingle roof with aluminum gutters and downspouts. The roof appears to be pretty worn with lots of staining. It appears to be in poor condition. There were several water spots noted on the Community House ceiling.
Shell: Exterior Walls	4	The lowest level (Holding Park Pool) is composed of CMU back up and stone veneer. The upper level where the Community House resides is a horizontal vinyl siding material. The siding has normal wear and tear but is in fine condition.
Shell: Exterior Windows	5	The windows are single hung vinyl windows. They appear to be in good condition.
Shell: Exterior Doors	6	Exterior doors appear to be hollow metal or hollow metal with glazing infill. They are in good condition with normal wear and tear.
Shell: Roof Openings	N/A	There are no roof openings observed.

Interior Category	Score	Notes
Interior: Partitions	6	The only partitions exist between the large meeting space, the restrooms, offices, and storage. These appear to be gypsum wallboard with tile or wood base. There are plastic toilet partitions in the bathroom that appear to be in good condition. Partitions appear to be in good condition.
Interior: Doors	6	Doors are solid wood to match the wood paneling within the large meeting space. Doors appear to be in good condition with normal wear and tear.
Interior: Wall Finishes	5	The large meeting space is wrapped in vertical wood panels from floor to ceiling. The panels appear to be in fair condition.
Interior: Floor Finishes	6	There is wood flooring in the large meeting space that appears to be in good condition. In the restroom there is ceramic tile.
Interior: Ceiling Finishes	3	Within the large meeting space is an acoustic ceiling tile system. The ceiling tiles are stained in about five places. The ceiling tile is in poor condition.
Interior: Casework	5	The kitchen has a plastic laminate countertop with stained wood cabinets. The casework appears to be in fair condition.
Interior: Plumbing Fixtures	6	Lavatories with plastic laminate and water closets appear to be in good condition.

In assessing the building's condition, the rating system below was utilized:

Poor (1-3): Items in a state of severe disrepair, potentially unsafe, requiring renovation, or reconstruction.
Fair (4-5): Showing noticeable signs of wear, needing repairs, and maintenance to prevent further deterioration.
Good (6-7): Elements that are well-maintained, minor wear, in good condition, and meeting functional expectations.
Great (8-10): Excellently maintained with minimal signs of aging.

Level of Service

Level of service (LOS) is a quantitative measure used to determine how much access to parks, trails, and indoor facility space residents have based on the park system's current inventory and the jurisdiction's total population. The purpose of the level of service analysis is to establish a baseline benchmark for the PRCR Department's current offerings. The final output of the analysis is a determination of surpluses and deficits in parkland and facilities based on 5-year population projections.

Introduction

Level of service, benchmarking, and parks and recreation industry standards provide important metrics for guiding future growth in parks and recreation. Considered together, these metrics provide a broad understanding of current parks and recreation conditions in the Town, similar jurisdictions and nationally by providing concrete comparative numbers. This analysis provides detailed metrics and statistics that should be considered within the full context of parks and recreation services the Town of Wake Forest is offering residents. For the purposes of national benchmarking, National Recreation and Park Association (NRPA) reporting has been utilized. NRPA is the leading non-profit dedicated to the advancement of public parks, recreation, and conservation.

Level of Service (LOS) measures how much access to parks, greenways and indoor facility space residents have based on the park system's current inventory and the jurisdiction's total population. Parks and Recreation LOS metrics cannot be used as absolute recommended standards, but they can be helpful in determining deficits or surpluses within what the Department provides in anticipation of the growth the Town will experience over a period of ten years. The level of service analysis, combined with benchmarking and best practices, will provide the foundation for this plan's recommendations of how much parkland, trails, and indoor facility space the department should acquire or construct to meet the recreation needs for the future, based on population growth.

Methodology

In this Benchmarking and Level of Service Analysis, data was obtained from the 2024 National Agency Performance Review by National Recreation and Parks Association (NRPA), the leading not-for-profit organization dedicated to park agencies throughout the United States. The NRPA obtains data from thousands of park and recreation agencies nationally and shares their information to assist park agencies to improve their park system and to meet the needs of the residents in the communities they serve. Data for Wake Forest was collected during 2023-24 planning process.

For this analysis, Wake Forest data and data from NRPA was organized by ten metrics for the areas to be compared. The population for the Town of Wake Forest and the NRPA Parks Metrics Data are paralleled by relating to "per 1,000 residents" rather than the total population. Some data for residents are calculated per capita and in percentages, and the overall comparison must be viewed with this in mind. The benchmark analysis used the most up-to-date information possible and is a sample of operating metrics that factor budgets, staffing levels, sports fields, and parkland data. In order to compare as close as possible to NRPA's population data, the population segment (50,000 – 99,999) was used for the population comparison to Wake Forest.

> This plan does not adopt any standard wholesale, but considers the full analysis, staff input, and community input to help identify standards and metrics that will be meaningful points of guidance as the Town grows its parks and recreation services to meet an increasing population.



Current Level of Service	NRPA Benchmarking	Proposed Level of Service
Measures the Department's current offerings. Analysis is local.	Compares measures among similar jurisdictions across the US. Analysis is national.	Measures the Department's future offerings based on projected population and growth. Analysis is local.
This analysis asks: *What do we offer?*	This analysis asks: *What do others offer?*	This analysis asks: *What should we offer or anticipate to offer in the next ten years?*
The Level of Service analysis identifies what the Town is currently offering, based on the current population at the time of the review. This metric forms a baseline standard that is population based moving into the future. The analysis answers the questions, what is offered and how much does the Town of Wake Forest offer to the current population?	The NRPA benchmarking analysis relies on the annual NRPA Parks Metrics Report to compare Wake Forest with communities across the US that share similar characteristics with the Town. This generates an understanding of the department's strengths and chosen areas of expertise. Shortcomings in benchmarking may represent deficiencies or areas that have been deprioritized in favor of other priorities.	National standards and best practices serve as an "ideal state" for parks and recreation in a community. These standards may account for emerging trends communities are beginning to implement. When compared with the national standards, the Town sets the achievable goal for the next five years. This analysis answers the question, what and how much should the Town of Wake Forest provide over the course of the next ten years to satisfy the needs of the projected population?

The Wake Forest Parks and Recreation Department benchmarking analysis was completed using the following information and the snapshot of data gathered during 2023-24:

- 2023 Population – 54,610
- 2028 Population Projection – 68,930
- 473.23 Total acres in park system (213 Developed Acres / 260.23 Undeveloped Acres)
- 14.10 Miles of trails
- Total indoor recreation space – 83,157 sq. ft. plus 3,400 sq. ft. maintenance facility for staff offices
- $4,163,868.00 total operating expenditures in parks and recreation budget
- 27 Full Time Employees (FTE's) for all park operations
- 14 FTE staff members dedicated to operations and maintenance.

The level of service is a ratio that includes the current offering of parkland, trails, and facility space, divided by a portion of the current population. Parkland and trails are calculated based on a rate per 1,000 residents, and indoor facility space is based on a per capita rate, or rate per 1 resident. This difference reflects reporting standards created by the National Recreation and Parks Association. Numbers have been rounded to two decimal places.

$$\frac{\text{parks and recreation offering}}{\text{portion of population*}} = \text{Level of Service}$$

(*EITHER per *1,000 population OR per capita*)

This formula is used to determine the current level of service for any given population number. Current level of service is determined using the current population, and the future level of service is determined based on future population projections. This plan determines the 2028 level of service using population projections determined in the Demographics and Trends chapter.

Current Level of Service

The Department's current level of service is summarized in the table below. The table shows the Department's offering for parkland, trails, indoor facility space, outdoor fields and courts, and selected park amenities.

The purpose of the level of service analysis is to establish a baseline level of service standard for the Department's current and future offerings, based on the existing and projected population. Using a population-based metric such as LOS results in a standard used to project future needs based on population growth, for parkland, trails, indoor facility space, outdoor fields and courts, and park amenities based on future population.

Analysis

This benchmarking analysis summarizes data for the following categories:

- Parkland
- Trails
- Indoor Facility Space
- Finances
- Capital Improvement Budget
- Staffing

It is a common tendency to believe that numbers above the median indicate positive performance and numbers below the median, deficiencies. Another common tendency is to believe that numbers below the median must be increased to the standard, while numbers above the median indicate a jurisdiction is over-providing a service or a high-performing provider. A better interpretation is to consider metrics as a representation of services the jurisdiction has chosen to currently invest. A high metric may indicate a service particularly important to the Town. A low metric may indicate an area in need of additional investment, or an area that is not considered a priority. A benchmarking and level of service analysis may identify areas where the department is excelling or falling behind, but it is essential to understand the context and connections between all metrics rather than focus on one isolated fact.



2023 Population - 54,610 / 2028 Projected = 68,390				
National Recreation and Parks Association Metrics (Population Range = 50,000 - 99,999)				
Metric	2024 Town of Wake Forest	2024 NRPA Lower Quartile	2024 NRPA Median Quartile	2024 NRPA Upper Quartile
Acres of Parkland per 1,000 residents (Developed + Undeveloped)	8.67 acres	4.8 acres	10.2 acres	17.4 acres
Acres of Parkland per 1,000 residents (Developed)	3.9 acres	4.8 acres	10.2 acres	17.4 acres
Trail Miles (Completed)	14.1 miles	8.0 miles	18.1 miles	37 miles
Total Operating Expenditures	$4,163,868	$5,348,000	$7,710,000	$13,394,000
Total Expenditures Per Capita	$76.25	$74.14	$120.12	$196.13
Operating Expenditure per Park Acres (Developed + Undeveloped)	$11,353.42	$5,633	$9,176	$18,636
Staffing (FTEs) per 10,000 Residents	494 FTEs	6.5 FTEs	10.5 FTEs	17.1 FTEs
Square Footage of Indoor Facilities/ person (2.0 sf / person best practice*)	1.52 sf/person			

Table 1: Town of Wake Forest Parks and Recreation Inventory + Current Level of Service

Parkland

NRPA Parks Metrics calculates acres of park land per 1,000 residents. The Town of Wake Forest's level of service for parkland is calculated using the same ratio of total park acreage within the system to the number of residents. The Town currently has 473.23 total acres in park system (213 Developed Acres and 260.23 Undeveloped Acres). It is anticipated that the 260.23 undeveloped acres could become future park development. Taking this into account, Wake Forest currently has 8.67 acres per 1,000 residents which places the Town closer to the Median Quartile of agencies operating in similarly sized jurisdictions nationwide according to NRPA. If that current undeveloped parkland were to be removed from the acres per population calculation, the current level of service would be 3.9 acres/ 1,000 residents which is below the lower quartile.

As shown in the chart below, as Wake Forest continues to grow over the 5-year planning horizon, an additional parkland would need to be acquired to meet the growing community demands. It is suggested that the Town should aim for adopting the higher level of service standard based on the 2024 NRPA Parks Metrics data. If the Town adopts 4.8 acres per 1,000 population standards for developed parkland, there is a need to develop 117 acres in the next five years. Secondly, if the Town aims to adopt 10.2 acres per 1,000 standard for total parkland (developed and undeveloped) then there is a need for additional 230 acres of land to serve the future population.

It is necessary to emphasize contextualization of existing conditions and resources that are readily available in the local environment to make an informed decision regarding the level of service standards. Every agency has its own unique set of realities that may present barriers to achieving a level of service that is in-line with the quartiles published by NRPA. This is particularly true of parkland acquisition. Many local governments have a limited ability to acquire land for various reasons. The Town of Wake Forest is constrained by a limited availability of land overall, lack of reasonably priced land for sale, and development suitability where the land is in high demand for other types of land uses. It should also be considered that as Wake Forest grows towards build-out, the Town will have more challenges to acquire new parkland and the level of service will start to decline as the population continues to grow beyond the next five years.

Greenway Trail Miles

The residents in the Town of Wake Forest currently have access to 14.1 miles of trails in the park system compared to 18.1 miles per NRPA's median quartile data. Greenway trails have grown in popularity as communities recognize the recreational, transportation, and quality-of-life benefits they provide. The Town currently has 6.15 miles of trails that are either under construction or in the design phase, and a total of 37.4 miles of planned trails. Once completed, the Town will exceed both the median and upper quartiles. This analysis indicates that like many communities across the United States, the Town of Wake Forest should continue to actively develop trails and close gaps in the current network to create a well-connected town-wide network.

Indoor Facility Space

Park and recreation agencies offer various indoor facilities for their residents. According to the 2024 NRPA Agency Performance Report, 62% of park and recreation agencies have recreation centers making it the most common type of indoor facility. Community centers are the second most common type of indoor facility with 59% of agencies provided them. Also common are senior centers, performance amphitheaters and nature centers. NRPA Parks Metrics provides recommended level of service based on population served per facility.

Total Acres of Parkland	Current LOS (Acres/Per 1,000 Population)	Recommended LOS (Acres/Per 1,000 Population)	Acres Needed to Meet Possible LOS Goals for Current Population	Acres Needed to Meet Possible LOS Goals for Future Population
473.23 acres (Developed + Undeveloped Parkland)	8.67	10.2 (NRPA Higher Quartile)	557.02 (84+)	703.08 (+230)
213 acres (Developed Parkland)	3.90	4.8 (NRPA Lower Quartile)	262.12 (49+)	330.86 (+117)

Table 2: Parkland Level of Service

Type of Indoor Facility	NRPA Median Number of Residents Per Facility	Town of Wake Forest	Number of Facilities Needed to Meet NRPA Recommended LOS for Current Population	Number of Facilities Needed to Meet NRPA Recommended LOS for Future Population
Recreation Centers	39,886	2	1.4	1.7
Community Centers	52,000	1	1.1	1.3
Senior Centers	67,190	1	0.8	1.0
Nature Center	71,360	0	0.8	1.0
Aquatic Center	60,824	1	0.9	1.1

Table 3: Indoor Facility Level of Service

Based on the analysis shown in the chart above, the Town is providing the recommended quantities of indoor facilities for current population, except for a nature center facility. The computations shown in the table above reflect fractions of various types of indoor facilities that may be needed to support the projected needs of a growing community. Based on population projections, the perspective of departmental staff, and community voices expressed during the engagement process, there is no doubt additional indoor recreation space is in demand. The community has expressed interest in more access to nature and outdoor education, a desire that could be met with a Nature Center. Comparing to jurisdictions of similar size, the Town could add one Nature Center facility.

While NRPA does not provide benchmarking data for indoor facility space per population, the project team has developed an industry standard based on the experience gained through working with communities across the US. The Town of Wake Forest provides 1.59 square feet of indoor recreation space per capita, which is below the benchmarking median of 2.0 square feet of indoor recreation space per capita.

Recreation Center vs Community Center

Many times, the terms "recreation center" and "community center" are used interchangeably. While the services offered at these facilities can overlap, the primary purpose of a community center is more social gathering space compared to recreational services at a recreation center. For example, community centers offer amenities like meeting rooms, classrooms, conference rooms, and spaces for large group gatherings for larger community. They could include some indoor recreation amenities like gym, basketball court etc. Recreation centers focus on indoor recreation amenities and program offerings such as indoor fitness classes, art classes, or even an aquatic facility in a safe, inclusive environment.

Total Indoor Recreation Space	LOS per sf/capita	Recommended LOS sf/capita	Needed to Meet Recommended LOS (Current Population)	Needed to Meet Recommended LOS (Future Population)
SQ. FT.			SQ. FT.	
82,157	1.52 (Current Population)	2.0*	109,417 (+26,260)	
	1.20 (Future Population)	2.0*		138,595 (+55,438)

Table 4: Indoor Recreation Space Level of Service

Based on the calculations shown in the table above, Wake Forest needs an additional 26,260 sq. ft. of indoor space for the current population and will need 55,438 sq. ft. additional space by 2028 to serve the growing population. The types of indoor facilities could include the facilities covered above, or they could include a facility outside of the ones mentioned above that are responsive to community needs. The Department should continue to look for opportunities for high impact investments that provide new facilities that are highly responsive to the desires of residents and improve level of service.

Operating Expenditures

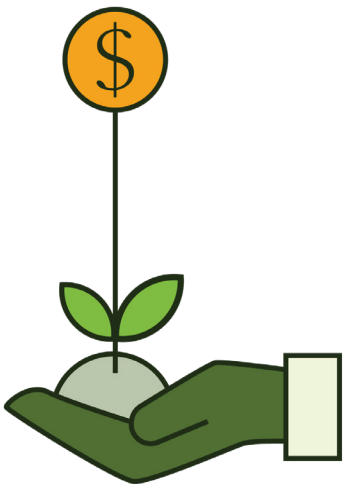
Level of Service metrics related to finances can help assess if the Department is adequately funded to manage, operate, and maintain its parks and recreation facilities. Operating expenditures include direct and indirect costs incurred by the Department to provide parks and recreation services to the community. This includes staff salaries, benefits, tools and equipment, repairs and replacements of materials, and the actual expenses of managing a facility.

Wake Forest currently has $4,163,868.00 in operating expenditures while the National Recreation and Parks Association (lower quartile) reports $5,348,000, which is greater than that of Town of Wake Forest. The NRPA median quartile reports $7,710,000. It is worth noting that within the jurisdiction bracket Wake Forest falls into for NRPA Park Metrics, it is on the lower end of the population range and is in the same bracket as jurisdictions with a population 40,000 higher than Wake Forest. This is why combining this analysis with staff and community input to contextualize numbers is critical. The Town of Wake Forest is growing at a pace that can pose challenges for the Department to provide for the community within approved budgets and it appears that the department is underfunded for the services it currently provides and the population it is intended to serve. This plan will recommend funding strategies to help the Town increase their spending capacity.



Town of Wake Forest

$4,163,868
Total Operating Expenditure



NRPA

$7,710,000
Total Operating Expenditure

Figure 1: Operating Expenditures Level of Service

Operating Expenditures per Full Time Equivalent (FTE)

Another metric to demonstrate adequacy of expenditures for a park system is a ratio of expenditures per full time equivalent employee. This ratio shows the comparison for benchmarking other agencies, not only by the size of their park or population, but the cost per employee for maintaining the system.

As the chart to the right shows, Wake Forest's operating expenditure is $154,217.33 per FTE. This amount is over $70,796.33 more than National Recreation and Parks Association agencies at for the dollars per FTE in the lower quartile. The National Recreation and Parks Association agencies operating expenditures per FTE in the median quartile is $106,642.

The relationship between operating expenditures and FTEs in this analysis is an inverse relationship meaning the more FTEs an agency has the lower the expenditure per FTE. Given that the total operating budget benchmarks significantly lower than agencies serving similarly sized jurisdictions while the expenditures per FTE is significantly higher than those agencies, it is safe to conclude that the Department is understaffed.

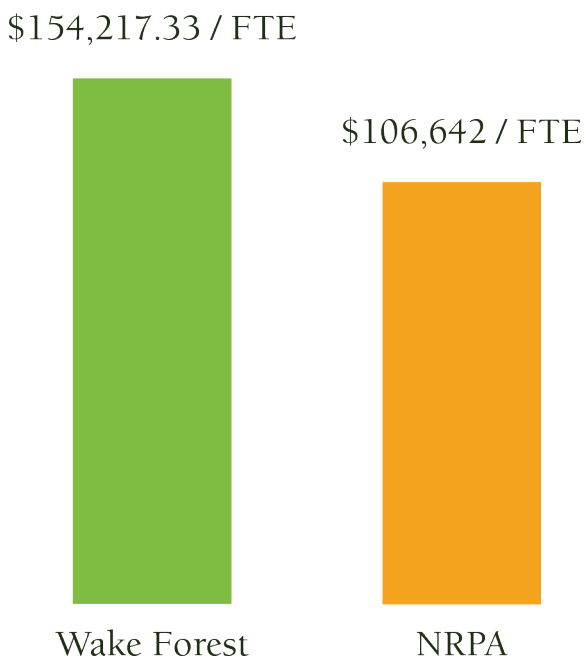


Figure 2: Operating Expenditures per FTE

Operating Expenditures per Capita

Using the same ratio calculation and the population of Wake Forest, the per capita spending ($18.28) is about $15 less per capita than the NRPA's median quartile ($33.17). According to the NRPA Parks Metrics data, per capita operations spending is inversely related to the population of the served which means as the population of the Town increases, the operating expenditure per capita ratio reduces if the operating budget number is constant. The funding strategies recommended in this plan can assist the Town in increasing investment in the parks and recreation system. An increased budget for a growing population will help the Department maintain its above average standing for this metric and prepare for continued rapid population growth.



Figure 3: Operating Expenditures per Capita

Operating Expenditures per Acre of Parkland

The Town exhibits a significant difference between their per acre expenditure for parkland when compared to NRPA's metric for per acre expenditure for parkland. Wake Forest spends $19,548.68 per acre of parkland on operating expenditures, and NRPA Agencies in upper quartile segment spend $18,636 per acre and median at $9,176. Wake Forest is less per acre than the NRPA upper quartile by $912.68 and almost $2,200 higher than the median. As the parks use continues to increase and new parks added to the system, the Department should expect to see rise in expenditures related to parks maintenance, additional staff and resources, and program offerings.

Staff per 10,000 Residents

The number of staff per 10,000 residents indicates the population served by the staff operating the parks and recreation services. NRPA agencies in the lower quartile report 6.5 staff members per 10,000 residents while Wake Forest is slightly less with 5 staff per 10,000 residents. Wake Forest also has 1.5 less staff per 10,000 residents than NRPA agencies in the lower quartile which equates to a need of eight additional staff members.

NRPA also provides direct comparison of staff numbers for similar sized population agencies. It should be noted that Wake Forest currently is well below the lower quartile benchmark. The Town needs to catch up on staffing needs proactively to avoid over burdening the current staff and be able to continue to provide the high quality service they currently offer.

It should be noted that NRPA Parks Metrics provides the data-driven objective baseline comparison at national level which needs to be contextualized for Wake Forest and measured against other subjective criteria such as staffing workload, interdepartmental collaborations, contracted services, joint-use agreements, and level of expectations for quality of service. Additional staffing recommendations are suggested in the recommendations chapter.

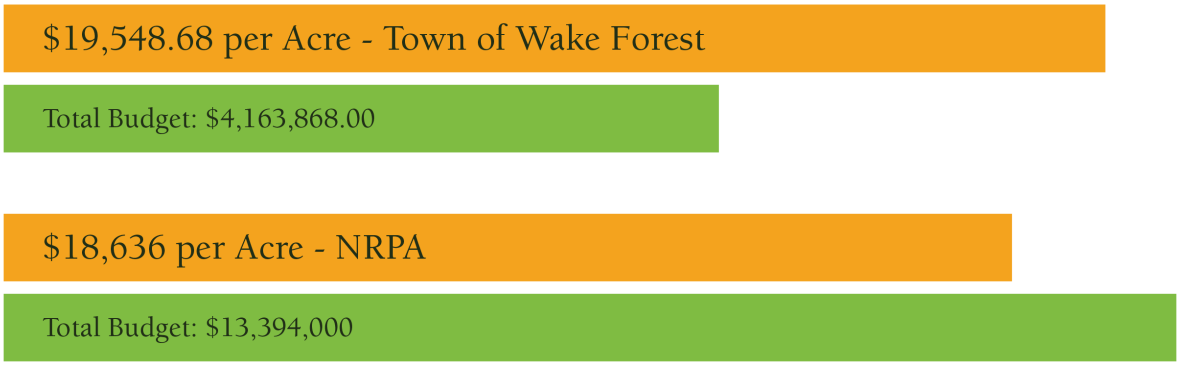


Figure 4: Operating Expenditures per Acre of Park and Non-Park Sites

Town of Wake Forest Total Current Staff	Current Staffing LOS Staff per 10,000 Population	NRPA Parks Metrics LOS (Lower Quartile)	Staffing Need - Maintain Current Ratio (Future Populations)	Staffing Need - Meet LOS (Lower Quartile) (Future Population)
27	4.94	6.5	+9	+18

Table 5: Staffing Level of Service

Parks and Recreation Agency Staffing: Full-Time Equivalents (FTEs)				
Criteria	Current Staffing	NRPA Parks Metric (Upper Quartile)	NRPA Parks Metrics (Median Quartile)	NRPA Parks Metrics (Lower Quartile)
Parks and Recreation Agency Staffing: Full-Time Equivalents (FTEs)	27.00	121.00	70.3	46.5

Table 6: Staffing Level of Service

Staff Dedicated to Park Operations + Maintenance

Comparing the National Recreation and Parks Association agencies to Wake Forest, 51.9% of staff members on the staff of agencies in the upper quartile of those with populations of 50,000 – 99,999 are dedicated to Operations + Maintenance (O+M). Wake Forest has 51.9% of staff dedicated to O+M which is higher than the national average. The findings of this plan point to the need for additional acreage of parkland to serve the current and future community, the Department should use the benchmarking comparison as a reference point but should take into account the realities on the ground for making staffing decisions regarding operations and maintenance.



51.9%

Wake Forest Staff Members dedicated to operations + maintenance



44%

NRPA Parks Metrics Staff Members dedicated to operations + maintenance

Figure 5: Operations + Maintenance Staff Level of Service

Geographic Distribution of Parks, Facilities + Amenities

Understanding the existing geographic distribution of parkland and facilities helps identify gaps in the current level of service provided and aims to offer more recreation opportunities to areas that appear underserved. This component of the Level of Service analysis looks at where parks, recreational amenities, and indoor facilities are located across the Town of Wake Forest, identifies gaps, and speculates on why gaps occur to inform recommendations for enhancing the equitable distribution of recreation opportunities.

Parkland Distribution

Looking solely at the distribution of parkland in the Town, analysis of parks across the Town reveals that parks are generally centrally located, leaving the southern and western most edges of the Town insurmountably far from a park when walking. When looking at the center of Wake Forest, there are a lot of

established neighborhoods with larger single-family home lots, conservation areas filled with large oak trees, as well as commercial centers which have been developed near public parks over time. This makes park land acquisition difficult in the remaining areas of the Town that are now experiencing growth, rapid development, and high market demands.

Parks + Recreation Investment

Mapping investments into parks and recreation can reveal where investment has occurred across the Town and highlight any gaps in the Town where investment hasn't occurred. This, in conjunction with some of the additional analyses, can highlight gaps in the system where future investment is needed and appropriate. In the map below, recent investments have been mapped alongside Parks and Indoor Facilities in Wake Forest. As seen in the map, a lot of investment has occurred in the northern, central, and central-eastern portions of the town. Figure 6 shows a gap in investment in the southern and westernmost portions of the Town as well as the easternmost portion of the town. As the Town is planning future investments and prioritizing equity, the Town should make sure that they are keeping in mind where investment has occurred in the past and where it hasn't.

Access to Parks

The Trust for Public Land (TPL), Urban Land Institute, and NRPA joined hands in creating a 10-minute walk to a park campaign with a goal that everyone should be able to reach the nearest park or open space within ten minutes or half a mile distance from their home. This initiative is being embraced by parks and recreation agencies across the US to achieve equitable access to parks, recreation facilities, and programs to help residents achieve positive health outcomes related to walkability and access to spaces that encourage physical activity.

When analyzing the walkshed map (Figure 7), the centralized nature of the park facilities results in majority of the areas within a 10-minute walk of park being along Main Street. Though there are residential structures along Main Street, there are also several local businesses and religious institutions within the area. Additionally, sidewalk along Main Street is sporadic, which brings the concern about the safety of the 10-minute walk to nearby parks. As expected, given the lack of park areas, the western and southern areas of the park are well outside of the 20-minute range and thus many will have to drive to access a park from those areas.

The driveshed map (Figure 8) analysis brings attention to the overall size of the Town and how the municipal limits are more compact in nature. From the Wake County-Franklin County



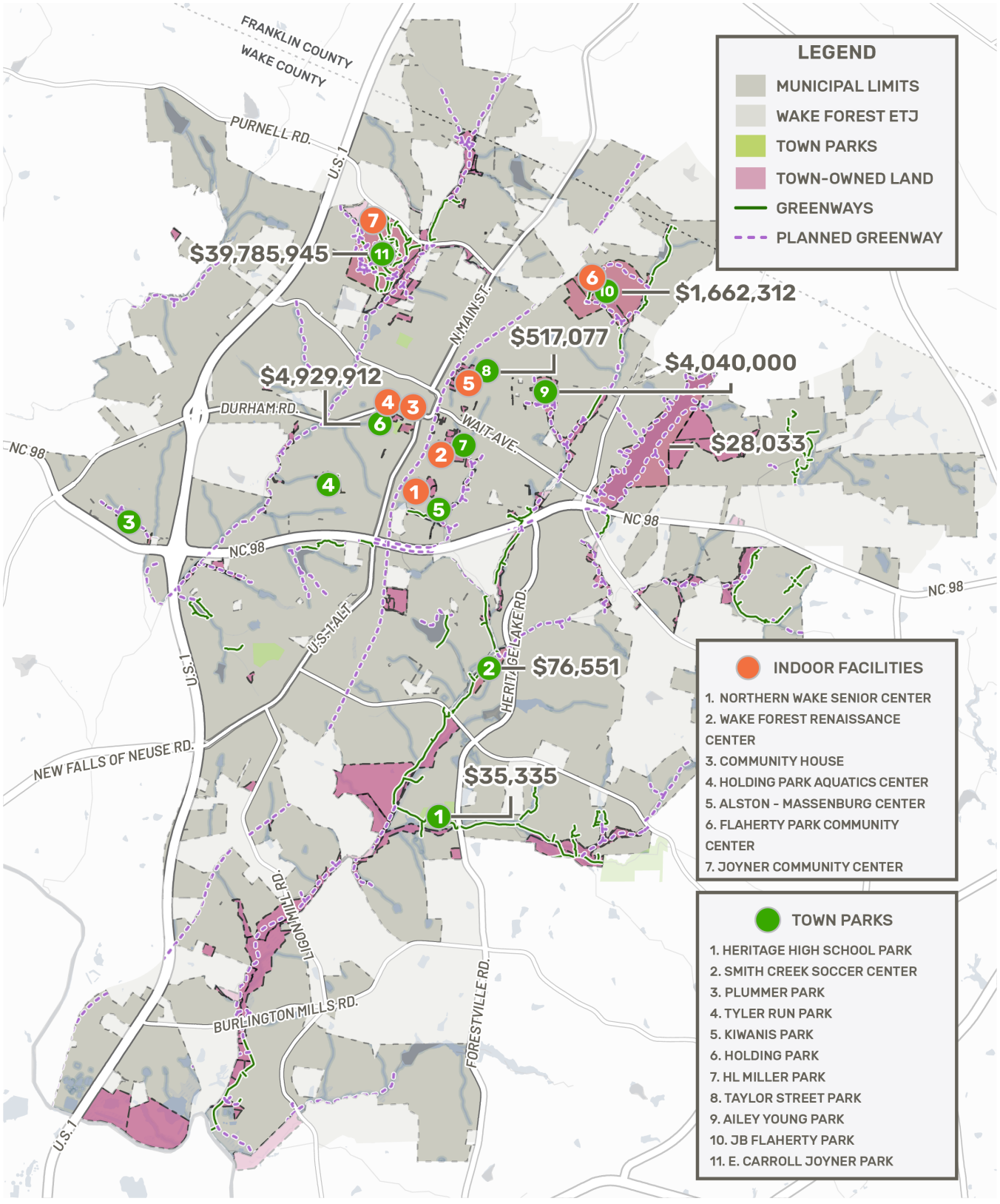


Figure 6: Investment Map

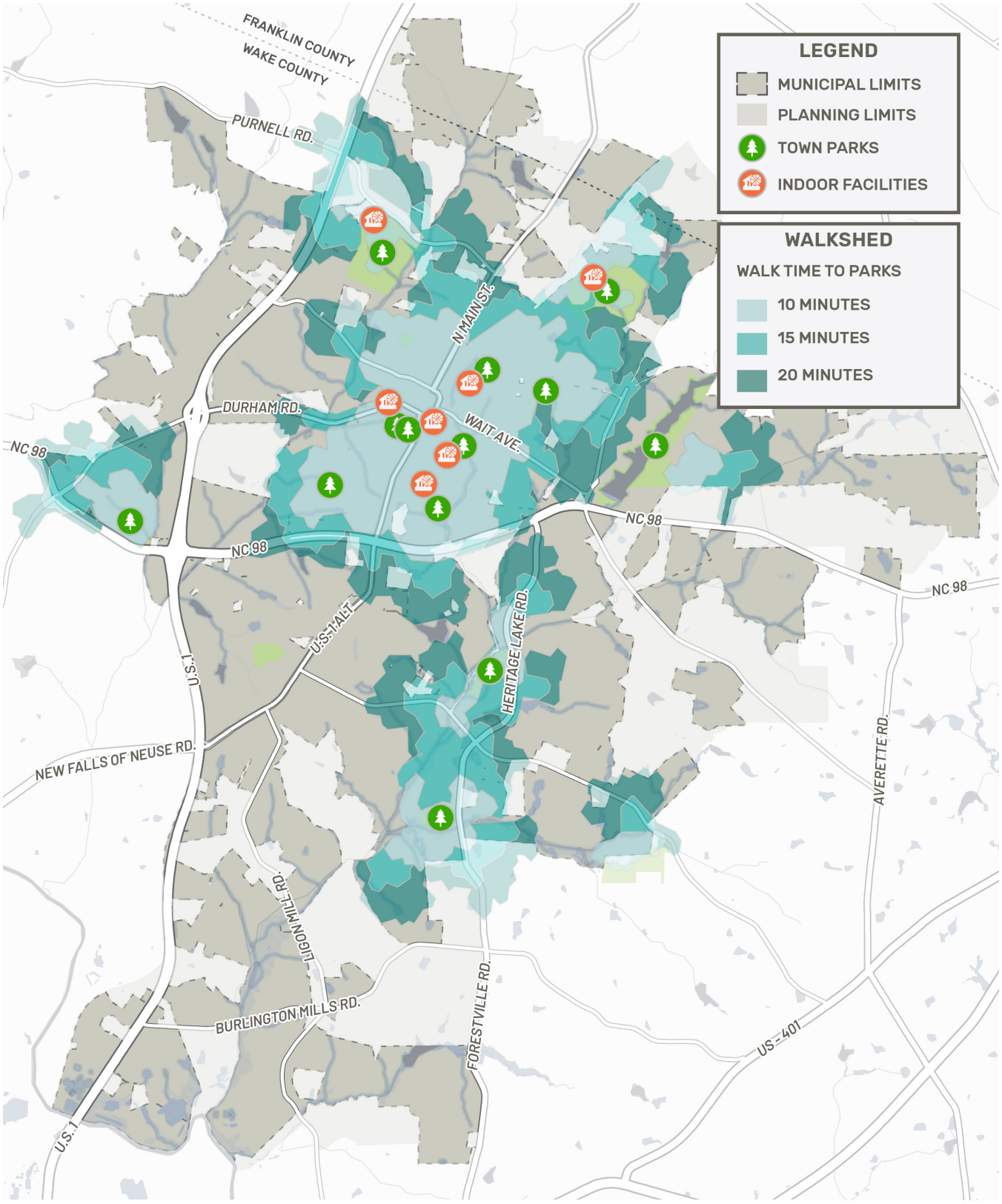


Figure 7: Walkshed Map

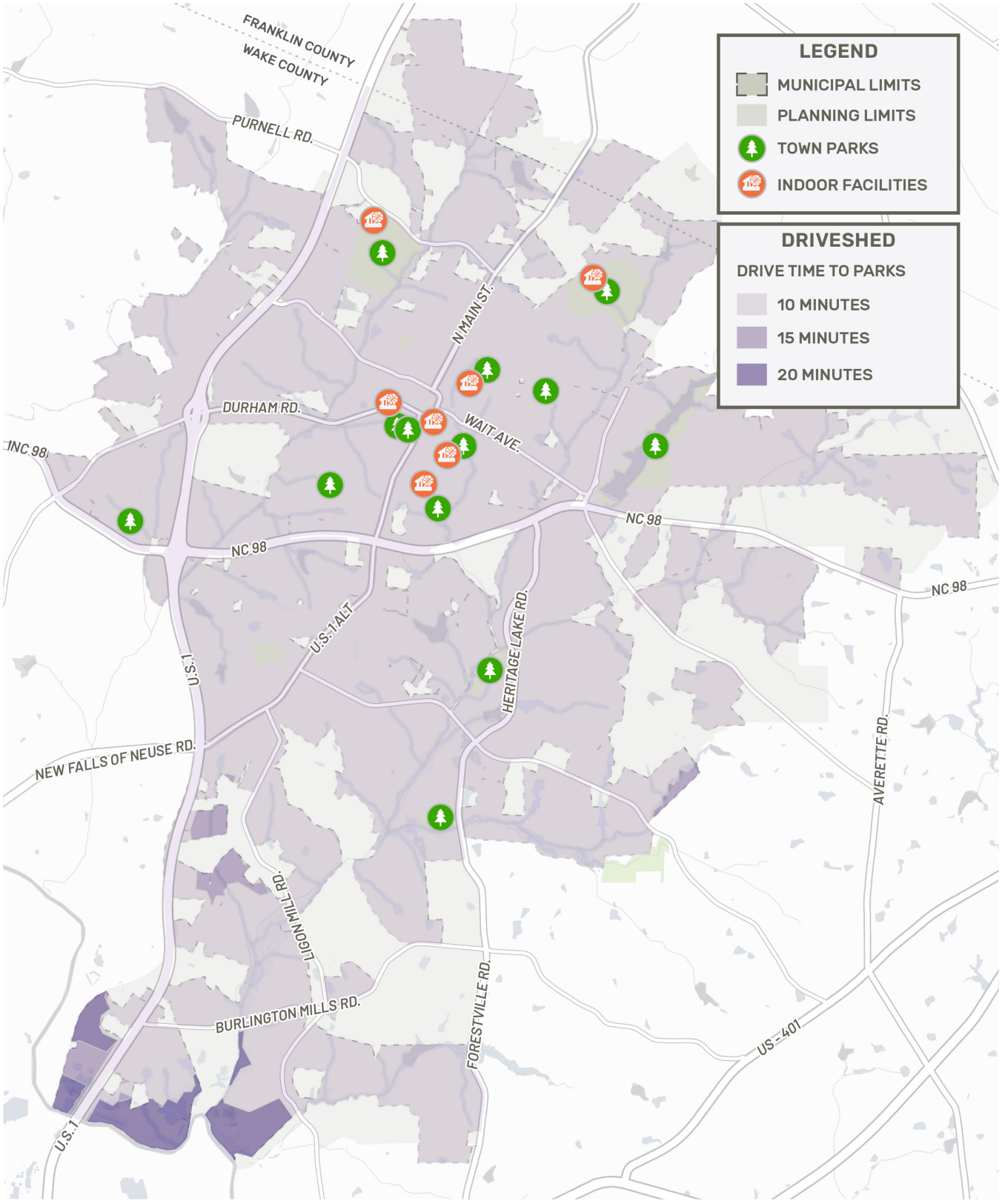


Figure 8: Driveshed Map

line down US-1 to the southernmost edge of the municipal limits, is roughly nine miles long. Horizontally across the Town limits, from one end of NC 98 to the other end where the municipal limits stop at Averette Road in Rolesville, it is less than seven miles in length. It is no surprise then that a vast majority of the Town is within a 10-minute drive from a park. Instead of allowing this finding to drive complacency with the existing system, the Town should now use the compact nature of its jurisdiction to ensure that safe routes to park are available for not just vehicles but pedestrians on foot and bike.

Social Vulnerability + Access to Parks + Greenways

The equitable distribution of parks, open spaces, and greenways can be analyzed through indicators of socially vulnerable areas of the Town mapped against the location of parks. Government investment in parks is intended to create benefits for the whole community. For example, providing places to exercise in parks creates an individual benefit for those who use the space, but provides expanded benefit to the community by improving health outcomes and minimizing health care costs that individuals with sedentary lifestyle habits tend to incur. In areas with higher social vulnerability, a park may provide a valuable resource an individual may not otherwise have access to these resources. In Wake Forest, there is a significant portion of the population who already or would have to rely on public parks or facilities for any recreational activity from a financial standpoint – focusing on providing access to those individuals, who need it the most, would improve the overall equity of the system.

This report uses two indicators of vulnerability, both provided by the United States Centers for Disease Control (CDC): The Social Vulnerability Index (SVI) and the Environmental Justice Index (EJI). The Social Vulnerability Index combines demographic characteristics commonly used as indicators for areas considered at risk of experiencing negative social or health outcomes. Social vulnerability includes an analysis of socioeconomic status, household composition and disability, minority status and language, and housing and transportation to determine the area's vulnerability. The Environmental Justice Index (EJI) combines data related to socioeconomic status, environmental burden, and health vulnerability to show areas that are at highest risk of facing adverse outcomes due to their environment. The dataset for this analysis was created by the Center for Disease Control and Prevention with the intention of assisting communities after a natural disaster. This data set also has applications for community planning because it allows for the visualization and analysis of the spatial distribution of vulnerable neighborhoods within a community. In Parks Planning, it can also aid in determining which parts of the community are most in need of future expansion or improvement of the system.

This SVI analysis is shown on Figure 9 on the following page. It ranks each census tract within a certain percentile that expresses how vulnerable that tract is compared to the rest of the country. For example, if a tract is in the 60 percent to 80 percent range in the maps above, the subject census tract is as vulnerable or more vulnerable than 60 to 80 percent of all other census tracts in the United States. Social vulnerability in Wake Forest varies across the town but generally the core of the Town, particularly the western portions of central and the southwestern portion of Wake Forest going towards Raleigh along US-1 have the highest SVI score. As you move away from the core of the Town, north towards the county line and towards the eastern part of the town near Rolesville, vulnerability generally decreases with some exceptions. Distribution of parks, from a purely spatial perspective, when compared to SVI shows that there is room for improvement in providing access to more vulnerable areas, particularly in the north and southwest portions of the Town.

The Health Vulnerability portion of the EJI analysis was isolated to get a better understanding of distribution of parks compared to health vulnerability (Figure 10). The Health Vulnerability Index assesses how many of the 5 most common chronic health conditions the population within the Census Tract have. For a census tract to "qualify" for an indicator the prevalence of the condition must be higher than 66.66 percent of all other census tracts. The five chronic health conditions are: asthma, cancer, high blood pressure, diabetes, and poor mental health. A majority of the Town has a HVI score of 1 which means that there is essentially no part of the Town that is more vulnerable than another. When comparing parkland distribution to health vulnerability, this data does not provide any immediate cause for concern or action to respond to health disparities. It is also notable that for health concerns in particular, improvements to existing facilities that allows for diversification of program offerings centered around health and wellness can also provide significant benefits to the community.

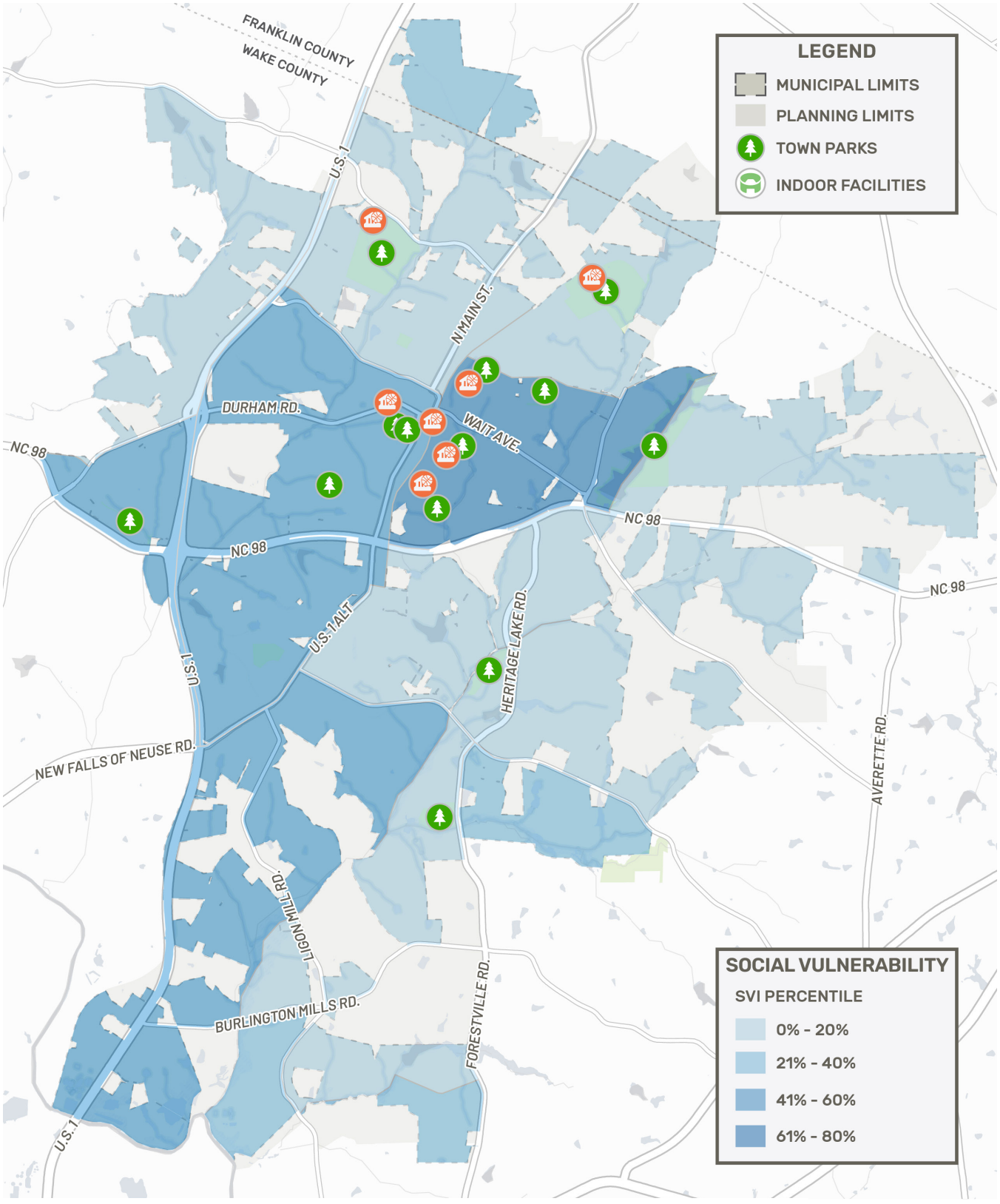


Figure 9: Social Vulnerability Index (SVI) Map

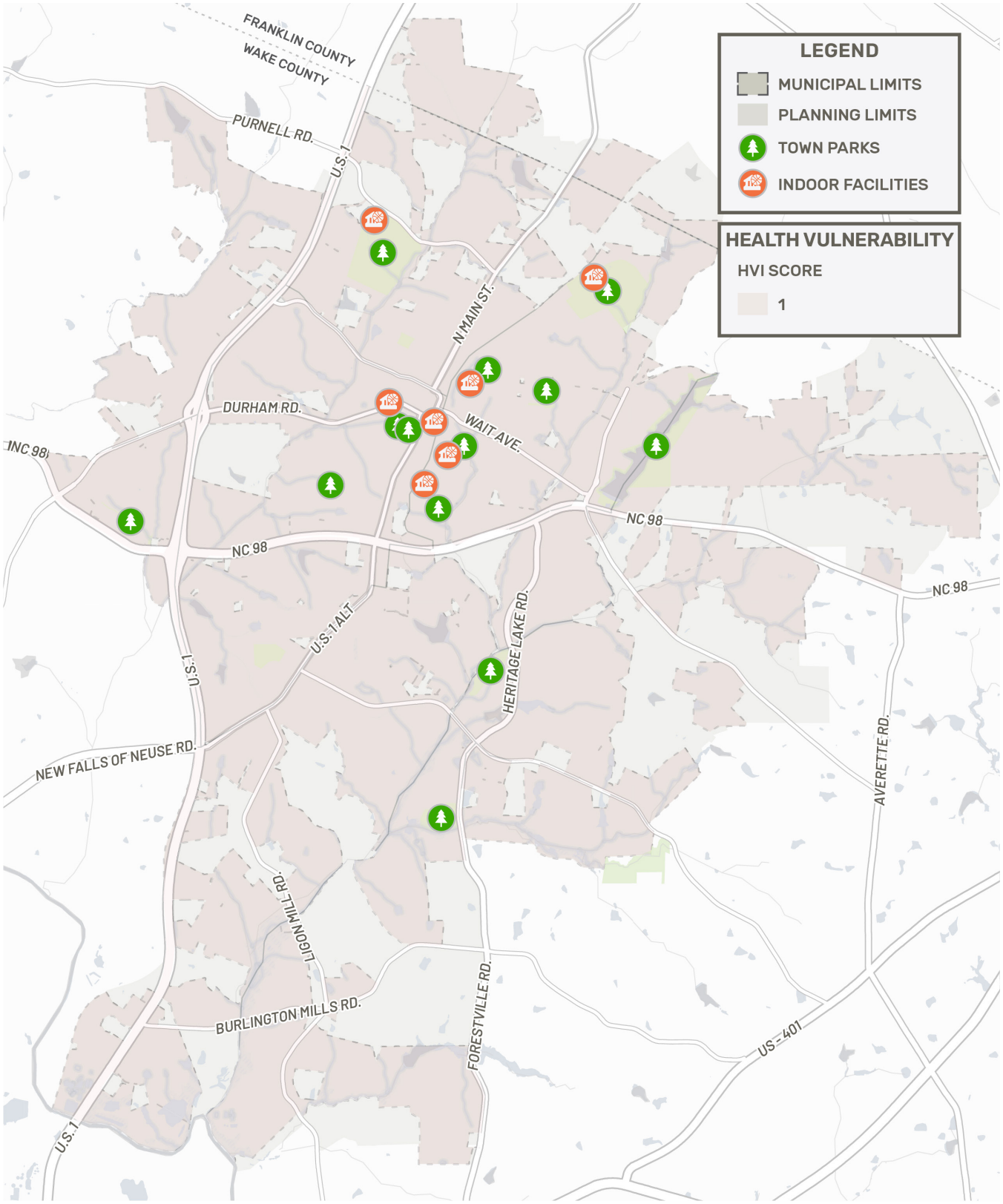


Figure 10: Health Vulnerability Index (HVI) Map

Summary of Findings

NRPA Benchmarking results indicate that, for many metrics, the Town of Wake Forest falls somewhere between below the low quartile and median benchmarks. While the Department works very hard to maintain a high level of service, spending more resources, both staffing and capital expenses, on expanding the system as well as modernizing the system will be critical to ensure that the Department remains successful and responsive to the community.

On the topic of access, the existing parks system is centrally located, with very few parks in the southern and western parts of Town. Improvements should be made it comes to providing access across the Town and prioritizing land acquisition in the future as the Town's outer edges experience development. Interdepartmental partnerships can ensure that the pending Wake Forest Comprehensive Land Use Plan and the Unified Development Ordinance are written to guide land acquisitions strategies and to incentivize developers to prioritize public parks within their projects. Additional partnerships with the Transportation Department/GoTriangle and Planning Department to improve access to existing facilities will also be the foundation of success.

This analysis reflects that the Town of Wake Forest has staffing levels per capita and total FTEs that are below the lower quartile for the given population range. More staffing is needed from a holistic manner regarding programming, facilities, and operations and maintenance. Operations and Maintenance staffing levels are higher than peer cities with Wake Forest PRCR having 51.9% of all FTEs devoted to operations and maintenance, 7.9% higher than the average percentage.

While many of the Level of Service metrics revealed needs for additional resources such as parkland acquisition, conservation lands and staffing, these standards should not be considered absolute; but contextualized by the Department annually to ensure that they reflect the values and guiding principles identified in this plan. The standards are meant to provide a comprehensive understanding of the lay of the land and to help the Department make smart and data-driven decisions when taken into consideration with other factors such as identified community needs and financial realities. The standards can be changed or updated based on the changing priorities or new projects to truly reflect the needs of the community and the Department's capacity to deliver high quality services.



Youth and 55+ Amenities Assessment

Introduction

Focusing on the recreational needs of youth (ages 0-18) and active adults (ages 55 and over) shows a commitment to community well-being by providing these age groups with opportunities for leisure and enjoyment. The support for recreational amenities and programs that serve both young people and seniors recognizes that individuals at both ends of the age spectrum deserve access to enriching activities. However, it can be challenging to understand these needs due to evolving demographics and lifestyle preferences within communities.

Mirroring the nationwide trend, the 55 and over age segment is the fastest growing in Wake Forest. Active aging adults have a wealth of experience, knowledge, and skills that enrich our communities and workplaces. Supporting their recreational pursuits promotes healthy aging, reduces healthcare costs, and stimulates economic activity within the local leisure industry. On the other hand, youth seek spaces for play, exploration, and learning. Providing appropriate and in-demand recreational opportunities for youth and adolescents supports their development into well-rounded, healthy, and socially connected individuals. Engaging in recreational activities can boost academic performance, enhance physical health, and improve social skills. These activities also provide a positive outlet for energy and creativity, helping young people build confidence, form meaningful friendships, and develop a sense of community.

By acknowledging and catering to the specific needs of these age demographics, parks and recreation agencies can ensure that their offerings become inclusive environments where individuals of different ages can engage in activities together. Creating such inclusive recreational spaces not only enhances the overall quality of life for individuals but also facilitates intergenerational interactions and mutual enrichment.

Demographics

The evolving demographics and recreational preferences within Wake Forest necessitate a thorough review of age-specific recreation amenities. This report synthesizes demographic projections, recreation trends, and the findings from a scientific survey to assess the demand and desire for new amenities and facilities catering to youth (1-18 years) and active adults (55+). Leveraging these insights, recommendations and an action plan will be formulated to enhance recreation programming for these specific age segments.

Projections show a decline in the proportion of people aged 0-24 and an increase in those aged 25-34 and 65 and over. These demographic shifts have implications for how parks and recreational services are provided throughout Wake Forest. For example, the growing number of active adults suggests the need to expand activities that promote physical fitness, social connections, and lifelong learning. Trends in recreation demand among the 55+ population indicate a rising interest in activities such as pickleball, hiking, and low-impact adventure sports.

Although the proportion of people aged 0-24 is projected to decline over the five-year planning period, many young people are starting families in Wake Forest, which will continue to drive demand for recreational amenities and activities for youth. The PRCR Department will likely encounter steady, if not increasing requests among parents for amenities and programs that encourage youth to step away from their screens and pursue physical activity, build communication skills, and take part in exploring the outdoors and adventuring.

Recreational Amenities

Wake Forest's parks and recreational amenities serve as essential resources designed to cater to the needs of various age groups, including youth aged 0-18 and active adults aged 55 and above. A comprehensive inventory of amenities across the park system reveals both the Town's commitment to providing opportunities for youth and active adults – and areas where targeted enhancements could further enrich the recreational experience for these age groups.

The Town's park and recreation system places an emphasis on providing recreational opportunities for youth, with various parks featuring amenities tailored to their interests and needs. Playgrounds are a common feature across many parks, offering children ample space for outdoor play and social interaction. Additionally, facilities such as softball fields, basketball courts, baseball fields, and tennis courts cater to the sporting interests of young athletes, encouraging physical activity and team participation.

Holding Park features a swimming pool along with an aquatics play area, serving as a hub for aquatic recreation for youth in the community. Similarly, Taylor Street Park features a spraygrounds, which offers a unique and enjoyable alternative to traditional playgrounds. Spraygrounds allow kids to stay cool while exploring various water jets, sprays, and fountains. These water play areas provide a safe and inviting space for youth to engage in imaginative play and physical activity outdoors.



Taylor Street Park Sprayground

While the Town's parks and recreational amenities demonstrate a strong commitment to serving the needs of its residents aged 0-18, there are also some shortcomings and opportunities for improvement that warrant attention. Some amenities, such as pickleball courts and outdoor fitness equipment, seem to be underutilized or lack established programs. Addressing this issue could involve promoting these amenities through targeted outreach and programming to increase participation among youth participants. Furthermore, while there are many amenities catering to youth interests, there appears to be a lack of structured programming. For example, the Town's outdoor shelters and pavilions could support organized activities, workshops, and educational programs which would enhance the overall recreational experience for young residents.

In addition to catering to the needs of youth, amenities across the system are also well-equipped to serve the interests of active adults aged 55 and above. Amenities like outdoor fitness areas, walking tracks, and greenways offer opportunities for active adults to engage in physical exercise, promote health and wellness, and enjoy the natural beauty of their surroundings. The availability of indoor amenities like dedicated fitness rooms, multipurpose activity rooms, and indoor walking track further enhances the PRCR Department's commitment to supporting the active lifestyles of older adults.

The utilization of park facilities by adult sports leagues, such as softball, baseball, and soccer highlights the importance of parks as hubs for recreational sports and social interaction among older adults. Engaging in active recreation not only promotes physical health and fitness but also fosters camaraderie and social connections among participants. Additionally, the Town's shelters, gazebos, and amphitheaters serve as ideal venues for hosting events, social gatherings, and leisure activities for older adults. These spaces enable passive recreation, allowing individuals to relax, unwind, and enjoy cultural or leisurely pursuits.

It also is important to note the way the recreational infrastructure in Wake Forest appeals to both age groups. Understanding the diverse recreational needs of Wake Forest's residents, it's evident there are a wide range of amenities catering to both youth aged 0-18 and active aging adults aged 55 and above simultaneously. Parks like Ailey Young Park, Joyner Park, and Taylor Street Park provide picnic shelters, sport courts, and charcoal grills that appeal to both age groups, offering spaces for family gatherings, active recreation, and social activities. Similarly, amenities such as multipurpose fields, pickleball courts, and tennis courts at Smith Creek Soccer Center and Heritage High School Park serve as versatile recreational options enjoyed by both youth and active adults. Additionally, the presence of outdoor fitness courts, walking trails, and pickleball courts at Flaherty Park accommodate the active lifestyle preferences of both demographics, promoting physical activity and social interaction.

Survey Findings

Findings from the recreational needs survey provides a comprehensive overview of the demand for recreational amenities and programs in Wake Forest. The survey provides scientific data related to residents' opinions on the quality of existing offerings, their participation in various programs, and the barriers they face in utilizing parks and participating in recreational activities. This information is valuable to guide improvements in amenities and services, for youth ages 0-18 and active adults aged 55 and above.

Findings, particularly the demand for specific recreational amenities, have implications for enhancing the recreational experiences of both youth ages 0-18 and active adults aged 55 and above in Wake Forest. High participation rates and favorable ratings for existing programs underscore the community's active engagement and satisfaction with the program. This suggests a strong foundation upon which to build. The demand for amenities such as miniature golf, nature play areas, and community gardens highlights the community's interest in diverse and engaging recreational activities appealing to both youth and active adults.

For youth ages 0-18, the demand for amenities like greenway trailheads and aquatics facilities suggests a desire for outdoor activities and opportunities for physical exercise. Expanding existing greenway networks or developing new trails could provide safe and accessible spaces for youth to explore nature and engage in recreational activities such as walking, biking, or jogging. Additionally, enhancing aquatics facilities or introducing new water-based activities could cater to the interests of youth and encourage healthy, active lifestyles.

The survey findings also have implications for underscore enhancing recreational amenities to enhance the recreational experience of Wake Forest's active aging adults. With a significant portion of respondents falling within this age group, there is an opportunity to prioritize amenities tailored to their needs. Features like greenway trailheads, aquatics facilities, and community gardens are already well-received, implying readiness for expansion and improvement.



Northern Wake Senior Center

Results from the survey also point to potential areas for improvement within the park and recreation system, particularly concerning convenience and accessibility. Concerns about inconvenient operating hours for parks and facilities, particularly among households with children under 10 and individuals aged 55 or older, suggest a need for adjustments to better accommodate varying schedules and preferences. Additionally, relatively lower participation rates among households with individuals aged 55 or older underscore potential barriers or limitations in engaging this demographic in recreational activities. Addressing these challenges could involve exploring flexible scheduling options and implementing targeted outreach efforts to better serve the diverse needs of all residents, regardless of age.

Despite these challenges, the survey findings present numerous opportunities for enhancing Wake Forest's park and recreation system to better meet the evolving needs and preferences of residents representing these age groups. The significant representation of households with children between the ages of 0-18 and individuals aged 55 or older indicates untapped potential for targeted program development and enhancement. Additionally, the identified amenities and programs desired by survey respondents, such as miniature golf, nature play areas, community gardens, and art programs, offer opportunities for expansion and diversification of recreational offerings.

The findings from the recreation programs demand study unveil opportunities for expanding and enhancing recreational programs tailored to youth and active aging adults. For youth, initiatives like interactive and sensory play and technology fusion foster holistic development and environmental stewardship. Intergenerational programs facilitate meaningful interactions between seniors and youth, promoting mutual learning and cultural exchange.

For active aging adults, leveraging technology and promoting artistic expression through partnerships with local institutions offer avenues for lifelong learning and social engagement. Wellness initiatives and volunteer matching programs cater to the physical and mental well-being of seniors while fostering community involvement.

Exploring partnerships with local universities, museums, and theater companies offers diverse opportunities for educational and creative enrichment for youth. Similarly, collaborations with wellness establishments and cultural organizations provide avenues for active adults to engage in lifelong learning and cultural immersion.

By integrating insights from demographic projections, recreation trends, and the recreation programs demand study, the Town can strategically enhance its recreation amenities and programs. Through innovative partnerships and program expansions, inclusive recreational opportunities can be created to enrich the lives of residents across all age groups.

By prioritizing collaboration, creativity, and inclusivity, the Town reaffirms its commitment to providing vibrant and accessible recreational experiences for all members of the community.

Recreational Demand Study

The Recreational Demand Study addressed participation trends, core program areas, and additional factors influencing recreation participation, such as societal, lifestyle, and demographic trends. Insights gleaned from this study guide efforts to broaden access to recreational facilities for both young people and active adults.

Initiatives promoting sensory development, nature connection, and creative exploration are highlighted for children. Programs aimed at this demographic are designed to stimulate cognitive, physical, and social growth while nurturing a sense of curiosity and imagination. The PRCR Department can ensure these needs are being met by continuing to provide and expanding access to amenities supporting a diverse range of activities such as nature walks, sensory play sessions, and interactive learning experiences. Additionally, the study pointed to the relevance of technology-integrated programs that blend learning with play. The study also showed the growing prevalence of intergenerational activities that bring youth and older adults together, such as mentorship programs and community projects.

Moreover, the study suggests that recreational activities benefiting older youth should prioritize skill development, entrepreneurship exploration, and holistic well-being. It emphasizes the necessity of equipping this age group with practical skills and resources for both personal and professional advancement, with a particular focus on enhancing digital literacy and self-expression. Specifically tailored programs aim to offer opportunities for exploration, growth, and social connection, centering on skill-building through technology workshops, arts and crafts classes, and entrepreneurship incubators.

Lastly, implications drawn from the recreational demand study relating to the active adult age group emphasize the importance of providing recreational amenities and services that contribute to a person's overall well-being. Initiatives aimed at this demographic focus on promoting social connection, physical well-being, and personal fulfillment via opportunities like continued learning, artistic expression, and culinary exploration.

Geographic Distribution

Youth Ages 0-18

The map of Wake Forest displayed on the next page uses shades of purple to illustrate the distribution of the population aged 0-18, with darker shades representing higher concentrations of youth. This visual geographic representation provides a straightforward way to understand where younger residents are more densely populated within the Town. It is presented as a resource for identifying which neighborhoods might need more targeted investments in parks, recreational amenities, and youth activities.

A significant concentration of youth population - between 30 to 40% - is present in the northern Wake Forest, closer to the Franklin County boundary, along US 1. The Town's central portion, around Durham Road, Main Street, and Wait Avenue, also house substantial youth populations, ranging from 20.1% to over 40%. There are pockets in the southern portion of Town with youth concentrations between 20.1% and 30.1%, especially along US 1A and NC 98.

The map demonstrates that access to parks and recreational facilities in Wake Forest is well-distributed across various parts of town. Parks, represented by tree icons, are notably prevalent in the northern and central portions of Wake Forest where there is a high density of youth. In the south, despite having moderate youth populations, there is still reasonable access to parks, though the number of parks is fewer compared to other areas. Indoor facilities, marked by building icons, are primarily located in the central region, especially around Main Street and Wait Avenue, providing excellent access to indoor recreational amenities for areas with high youth density. However, the northern and southern regions, despite having significant youth populations, may need to rely more on similar recreation providers that are not Wake Forest PRCR due to fewer indoor facilities in these areas.

To summarize, the northern and central parts of Wake Forest have significant youth populations, with good access to parks and recreational facilities. However, the distribution of indoor facilities is uneven, with the central area having more options compared to the northern and southern regions. These distribution patterns suggest that while efforts have been made to provide recreational amenities and facilities for all youth in Wake Forest, there are opportunities for improving equitable access to parks and indoor facilities across all regions.



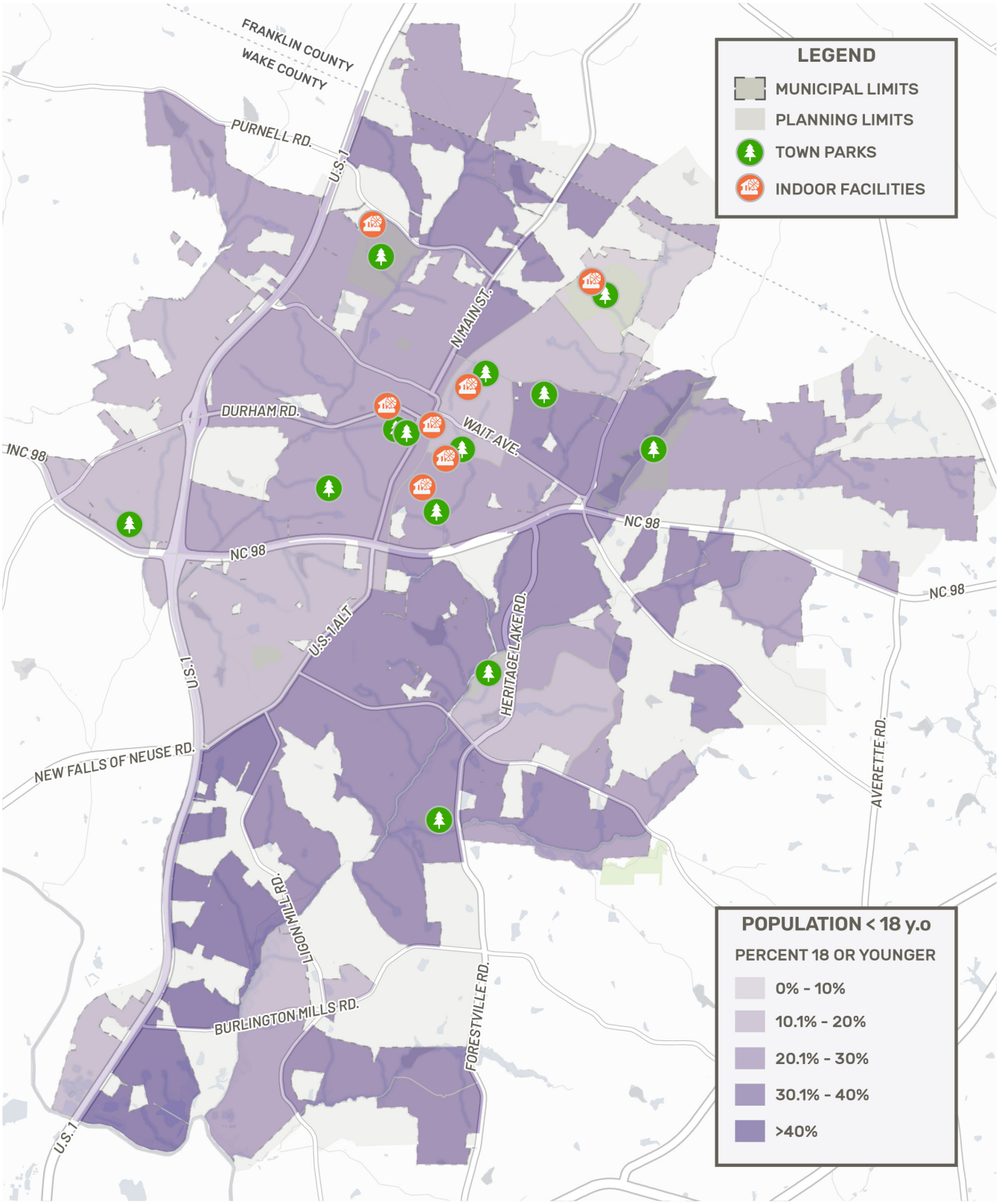


Figure 11: Youth Ages 0-18 Map

Active Adults Ages 55+

The map of Wake Forest pictured on the following page, uses shades of blue to show the distribution of the population aged 65 and older, with darker shades indicating higher concentrations. In the northern part of town, areas around Purnell Road and near Franklin County, have significant older adult populations; some regions showing percentages over 20%. The central area, especially around Durham Road, Main Street, and Wait Avenue, also has notable older populations, with percentages ranging from 10.1% to 20%. The southern region along US 1A and NC 98 shows varying percentages, mostly between 10.1% and 15%.

Wake Forest provides its residents with a mostly well-distributed network of parks, recreational amenities, and facilities across town, ensuring that most residents aged 55 and over have access to green spaces and outdoor activities. In the northern part of town, which has a high concentration of older adults, numerous parks provide ample opportunities for outdoor recreation, physical activities, and the enjoyment of nature. Central Wake Forest is home to a dense population of older adults and a high number of parks.

The southern area of Wake Forest, although having fewer parks compared to the central portion, still offers reasonable access to outdoor spaces for older adults. The available parks in this region ensure that older residents are not underserved and can still enjoy outdoor activities. However, the disparity in the number of parks between the central and southern regions suggests a potential area for improvement in park distribution. Addressing this could enhance the recreational opportunities for older adults living in the southern part of Wake Forest.

As mentioned in the summary of access to recreation amenities for youth, indoor recreational facilities are clustered in the central region, just north of NC 98. This concentration means that Wake Forest's active adults aged 55 and over living in these areas have convenient access to indoor amenities, offering them year-round options for physical activities and social engagement. However, for active adult residents residing in areas farther from these centralized facilities, there may be limited geographical access to indoor recreational options. Consequently, these individuals might face challenges in reaching such facilities, potentially affecting their ability to participate in indoor recreational activities and social interactions compared to those living closer to the centralized areas. The assessment of Wake Forest's demographic distribution and access to recreational amenities provides perspective on the level of service for its residents aged 55 and over. The map illustrates varying concentrations of older adults across different areas of town, with notable populations in the northern and central areas, whereas the southern region exhibits more modest percentages. Despite differences in demographic concentrations, the PRCR Department ensures a mostly well-distributed network of parks and recreational facilities throughout town. In areas with higher concentrations of older adults, such as the northern and central regions, numerous parks provide ample opportunities for outdoor recreation and physical activities. However, disparities in park distribution between the central and southern regions suggest room for improvement. Additionally, while indoor recreational facilities are primarily concentrated in the central area, offering convenient access for those residing there, resident living farther away may encounter challenges in accessing such amenities. Addressing these disparities could enhance recreational opportunities and overall quality of life for active adults aged 55 and over across all regions of Wake Forest.



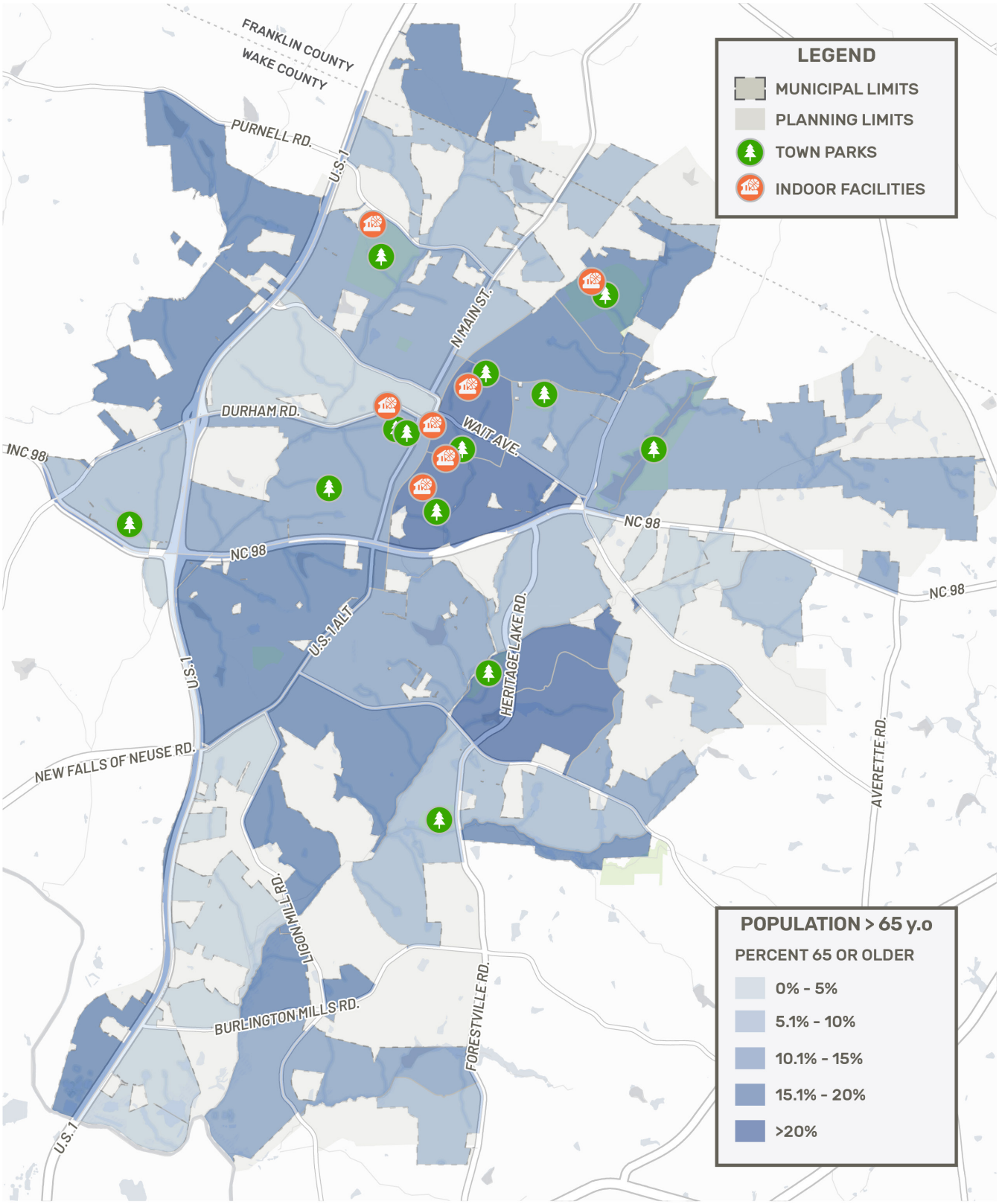


Figure 12: Adults Ages 55+ Map

Summary of Findings

- The population of residents 55 and over is the fastest-growing segment in Wake Forest, highlighting the need for recreation programs catering to active aging adults.
- It has been demonstrated that Wake Forest's current parks and recreational amenities cater to the needs of active aging adults with features like walking trails, fitness areas, and spaces for social gatherings.
- As recreation trends among older adults diversify, there will likely be encouragement from community members for expanding access to recreational amenities that support activities like pickleball and hiking.
- Wake Forest's parks and recreation system currently provides various parks and amenities catering to youth interests, including playgrounds, sports fields, and aquatic facilities. However, there is room for improvement in activating underutilized facilities and introducing contemporary recreational activities and programs.
- Interest in amenities like miniature golf and nature play areas suggests a demand for standout, or 'unique to Wake Forest' recreational activities.
- The proportion of the population aged 0-24 is projected to decline over the next five years, yet it is still important for the Town to address their recreational needs while accommodating the growing 55+ population.
- Although there is a projected decline in youth population, the demand for recreational amenities and programs remains steady due to young families settling in Wake Forest.
- There is opportunity for the PRCR Department to enhance the overall quality of life for residents of all ages by investing in inclusive recreational spaces that promote intergenerational connections.
- Wake Forest's parks and outdoor amenities serve as hubs for social interaction among older adults through sports leagues, events, and passive recreation opportunities.
- Findings from the scientific survey indicate high participation rates and satisfaction with the existing programs currently provided by the PRCR Department, signaling community engagement and readiness for expansion.
- Concerns about inconvenient operating hours and lower participation rates among older adults highlight the need for adjustments to improve accessibility.
- Priority amenities identified by residents in the survey offer an impetus for expanding and diversifying recreational offerings, catering to evolving preferences across all age groups.
- Geographic distribution shows well-distributed access to parks and recreational facilities across Wake Forest, but disparities exist in indoor facility distribution, suggesting opportunities for improvement.
- Northern and central areas of Wake Forest have significant youth populations and access to parks, while disparities in park distribution exist in the southern region, indicating a need for enhanced access.
- Addressing disparities in park distribution and indoor facility access can enhance recreational opportunities and overall quality of life for active adults aged 55 and over across all regions of Wake Forest.



Joyner Park Playground

Recreation Demand Study

The purpose of the recreation demand study is to identify opportunities for enhancing recreational programming in Wake Forest. As a nationally accredited parks and recreation department, the Wake Forest PRCR Department adheres to the high standards set by the National Recreation and Park Association's (NRPA) Commission for Accreditation of Park and Recreation Agencies (CAPRA). Being CAPRA accredited ensures quality assurance and continuous improvement across park planning, departmental operations, infrastructure, and the provision of recreational programs and activities within the community.

To that end, the current recreation demand study explores how the Department can enhance programming to adapt to evolving public preferences and trends, while also considering the offerings of similar providers to avoid duplication of activities and optimize resource utilization.

Overview

On a broad level, the study identifies overarching opportunities for programming, such as optimizing pricing structures, expanding programs to address demand and service gaps, and exploring potential partnerships to maximize resources. Simultaneously, through community and stakeholder engagement, as well as a thorough detailed assessment of the Department's current offerings; the study delves into specific areas, like, measuring demand for particular programming, identifying service competition, and recognizing potential partners for the agency's core offerings.

The Recreation Demand Study analyzes several key factors:

- **Core Program Areas:** Categories of similar recreation programs that help set standards and goals, identify gaps in current offerings, and prioritize essential programs. Core program areas support the growth and diversification of new programs and recreational activities.
- **Population Analysis:** Demographic data to understand age distribution and identify underserved populations.
- **Participation Trends:** Snapshot of recreation programs and activities currently central to the general U.S. population, and those that are central specifically to the Wake Forest population.
- **Existing Programs:** Inventory of current recreation program offerings, participation rates, participant demographics, and program costs.
- **Surrounding Communities:** Programs and activities offered by parks and recreation departments in neighboring towns and cities, with an analysis of their offerings and fees.
- **Similar Providers:** Programs offered by non-profit organizations, community centers, and private entities in Wake Forest, including their fees and target populations.
- **Recreational Needs Survey:** Findings from the town-wide scientific survey which capture participation trends and demand for specific recreation programs and activities.

Core Program Areas

Overview

Public recreation agencies frequently struggle with the expectation to meet every community preference, yet catering to each individual desire is not sustainable long-term. Therefore, identifying core program areas provides a strategic approach for prioritizing resources and addressing key recreational needs. This process enables Department staff and Town of Wake Forest leadership to identify recreational programs that are highly valued across the community.

Recreation programs identified as 'core' meet all or some of the following criteria:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the program area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.
- The agency controls a significant percentage (20% or more) of the local market.

Findings

The project team and the Wake Forest PRCR Department staff identified several core programs during the assessment. These program areas encompass a wide range of activities, from fitness and dance to education and sports. Furthermore, the analysis has highlighted niche areas such as culinary arts, esports, and martial arts, reflecting the evolving interests and preferences of community members.

Staff identified the following core program areas below:

- **Fitness, Health + Wellness:** Wake Forest's Parks, Recreation, and Cultural Resources Department variety of fitness and wellness programs suitable for all ages and abilities. These programs aim to promote physical

well-being and overall health through activities like group fitness classes and personal training sessions.

- **Dance + Performing Arts:** The Department provides opportunities for community members to participate in dance and performing arts activities. These programs offer avenues for creative expression and artistic exploration
- **Community, Special Events, + Family:** Throughout the year, the Department hosts a diverse range of community events and special celebrations. These events encourage community connections and all-around enjoyment for families and individuals of all ages.
- **Specialized Recreation and Outreach:** Inclusivity is a key focus of the Department's recreation initiatives, with specialized programs and outreach efforts aimed at ensuring accessibility for all community members.
- **Education + Culinary Arts:** The department offers educational and culinary arts programs designed to enrich the community's learning experiences. These programs provide opportunities for skill development and creative expression,
- **Martial Arts, Sports + Esports:** This core program area encompasses a variety of activities that encourage physical activity, skill development, and social interaction. These programs provide the opportunity to engage in activities that among other benefits, promote fitness and teamwork.
- **Preschool, Youth + Homeschool:** The department offers a wide range of recreation programs and activities for children and youth. Options include preschool programs that support early childhood development, youth clubs with engaging activities and social opportunities, and enrichment classes tailored for homeschool students. Active Adults: Tailored programs are offered to meet the recreational needs of active adults within the Wake Forest community. These programs provide opportunities for fitness, social engagement, and personal enrichment, ensuring the active adult population remains involved with and connected to the community.
- **Summer Camps:** The Department's summer camps provide a variety of activities and experiences for children and teens. These camps focus on personal growth, social interaction, and skill development to provide meaningful and engaging summers.

Population Analysis

Demographics

Understanding Wake Forest's current and projected age-segment demographics provides insight into the types of programs that the PRCR Department can anticipate incorporating into its menu of offerings. For example, as older generations become more active outdoors, the demographic seeking recreational opportunities expands, influencing the types of programs that need to be offered. By understanding these components, the department can gain insight into current demand and anticipate future needs, ensuring that program offerings remain relevant and appealing.

Table 1 on the following page, presents a summary of Wake Forest's demographic data in comparison to the national population. This analysis provides insight into how the community's population characteristics align with broader national trends.



2023 Demographic Comparison		Wake Forest Town, NC	U.S.A.
Population	Annual Growth Rate (2020-2023)	5.1%	0.74%
Age Segment Distribution	Ages 0-15	22.7%	22%
	Ages 16-24	13.5%	23%
	Ages 25-54	41.4%	25%
	Ages 55+	22.4%	23%
Race Distribution	White Alone	69.1%	69.2%
	Black Alone	15.7%	13.0%
	American Indian	0.3%	1.0%
	Asian	3.2%	5.9%
	Pacific Islander	0.1%	0.2%
	Some Other Race	3.1%	7.1%
	Two or More Races	8.5%	3.6%
Hispanic/Latino Population	Hispanic/Latino Origin (Any Race)	8.6%	18.9%
	All Others	91.4%	81.1%
Income Characteristics	Per Capita Income	$47,176	$35,106
	Median Household Income	$106,395	$64,730

Table 1: 2023 Demographic Comparison

Participation Trends

National Trends

The assessment that follows similarly used the resources to develop the Trends chapter of the current Town of Wake Forest PRCR Master Plan Update. One such resource is the Sports & Fitness Industry Association's (SFIA) 2023 Sports, Fitness & Leisure Activities Topline Participation Report based on the findings of a study conducted by the Physical Activity Council. The report establishes levels of activity and identifies key participatory trends in recreation across the United States. To that end, this section of the Recreation Demand Study employs the SFIA report to present information specific to top trends based on age generations. The information is presented in Table 2.

Market Potential Index (MPI)

The following charts show sport and leisure market potential data for Wake Forest's service area. As with the SFIA Report, MPI was also used to evaluate the overall state of recreation in the Town relating to local trends as presented in this plan's Trends chapter. The MPI measures probable demand for a product or service within a specified geographic boundary (Figure 1), thereby demonstrating the likelihood that an adult residing within said boundary will participate in certain activities when compared to the U.S. national average. This measure is applied across four (4) categories – general sports, fitness, outdoor activities, and commercial recreation. More information about the methodology used to generate MPI is found in the Trends chapter.

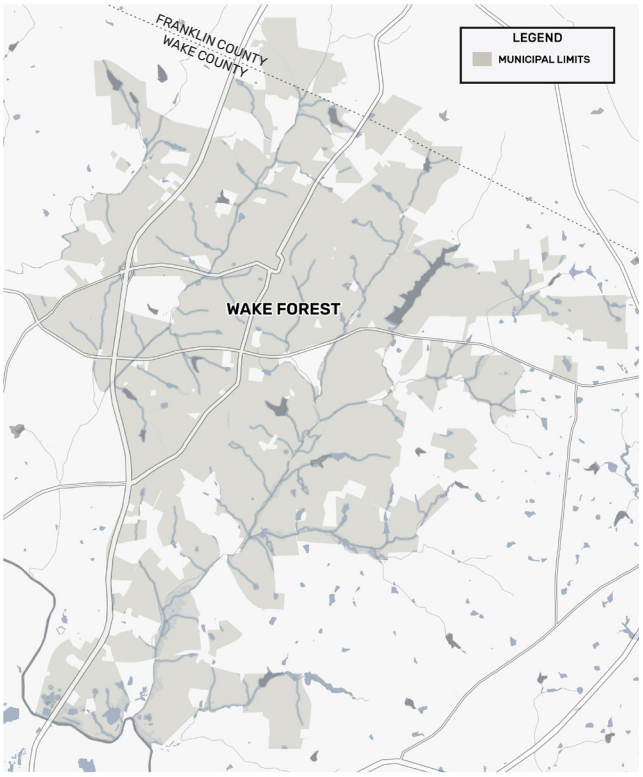


Figure 1: Wake Forest, NC Boundary Map

	Sport/Activity		
Generation	Fitness Sports (%)	Outdoor Sports (%)	Individual Sports (%)
Baby Boomers	66.2	43.4	22.9
Generation X	66.7	52.9	31.9
Millenials	69.2	61.6	43.4

Table 2: SFIA Data

General Sports MPI (Figure 2)

The scores in this category demonstrates a strong propensity for participation in recreational activities among Wake Forest residents. For example, sports like Tennis (120), Volleyball (119), and Basketball (116) have MPI scores over 100, suggesting that residents are more likely to engage in these sports than the national average. This high level of participation indicates a significant demand for recreational opportunities, supporting the potential for expanding the PRCR Department's core program areas.

Fitness Activities MPI (Figure 3)

The chart below illustrates the comparison between Wake Forest's MPU scores to the national average. The scores reveal robust participation in several fitness activities. Jogging/Running stands out with an MPI of 120, indicating residents are 20% more likely to engage in this activity compared to the national average. Pilates follows closely with an MPI of 117, reflecting strong local interest. Other high scores for fitness activities include Weightlifting (115), Yoga (113), Swimming (112), and Aerobics (112), all surpassing the national average. Additionally, Zumba (110) and Walking for Exercise (105) show above-average participation. High scores across these fitness activities indicate the community's dedication to staying active. This data emphasizes the need for the PRCR Department to offer a diverse range of fitness programs and facilities to meet the community's needs and support overall wellness in Wake Forest.

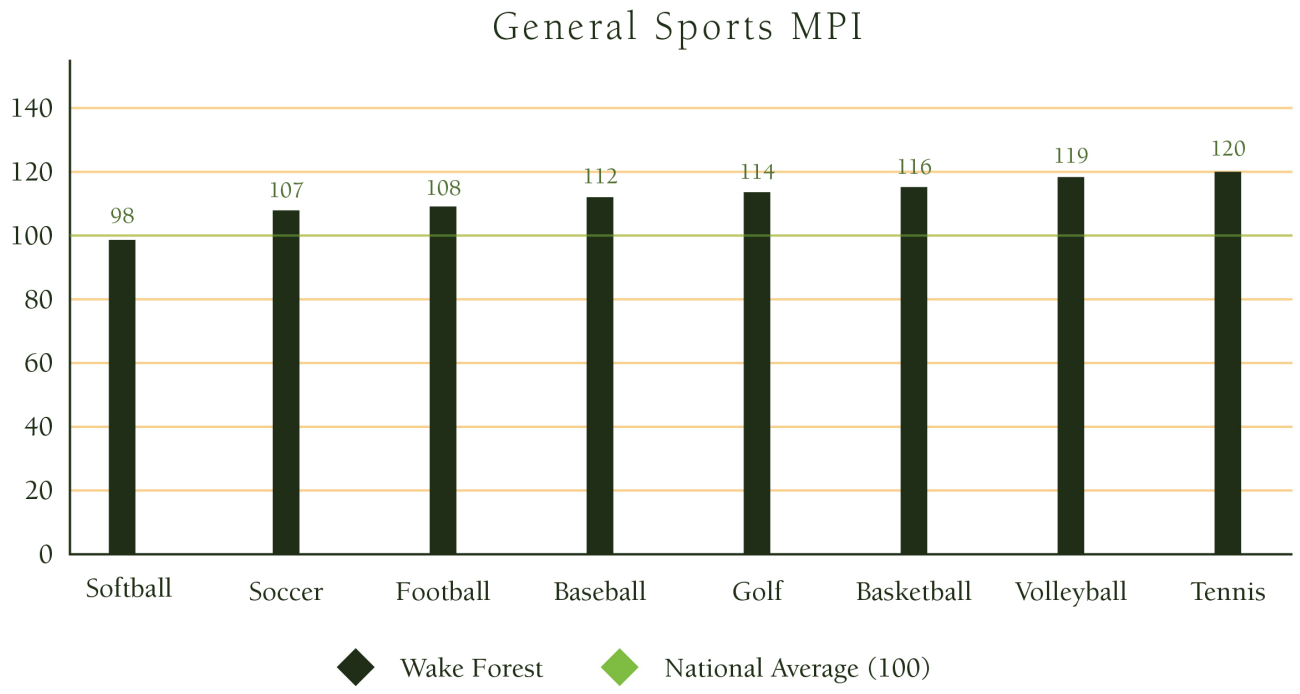


Figure 2: General Sports MPI

Outdoor Activity MPI (Figure 4)

The chart below displays the scores in this MPI category for-Wake Forest, comparing it to the national average. MPI scores for outdoor activities in Wake Forest reveal strong participation in several areas, particularly bicycling, with a notable score of 125, indicating residents are 25% more likely to participate in bicycling than the national average. Other activities with high participation rates include rock climbing (120), backpacking (117), and archery (116), all of which significantly exceed the national average.

Hiking (109), canoing/kayaking (107), and general fishing (106) also show higher than average participation rates, suggesting a robust interest in nature-based activities. On the lower end, horseback riding has an MPI of 98, slightly below the national average, indicating it is popular, albeit less popular compared to other outdoor activities in Wake Forest. These high MPI scores support the need for the PRCR Department to maintain and potentially expand outdoor recreation programs and facilities to meet interests and participation levels.

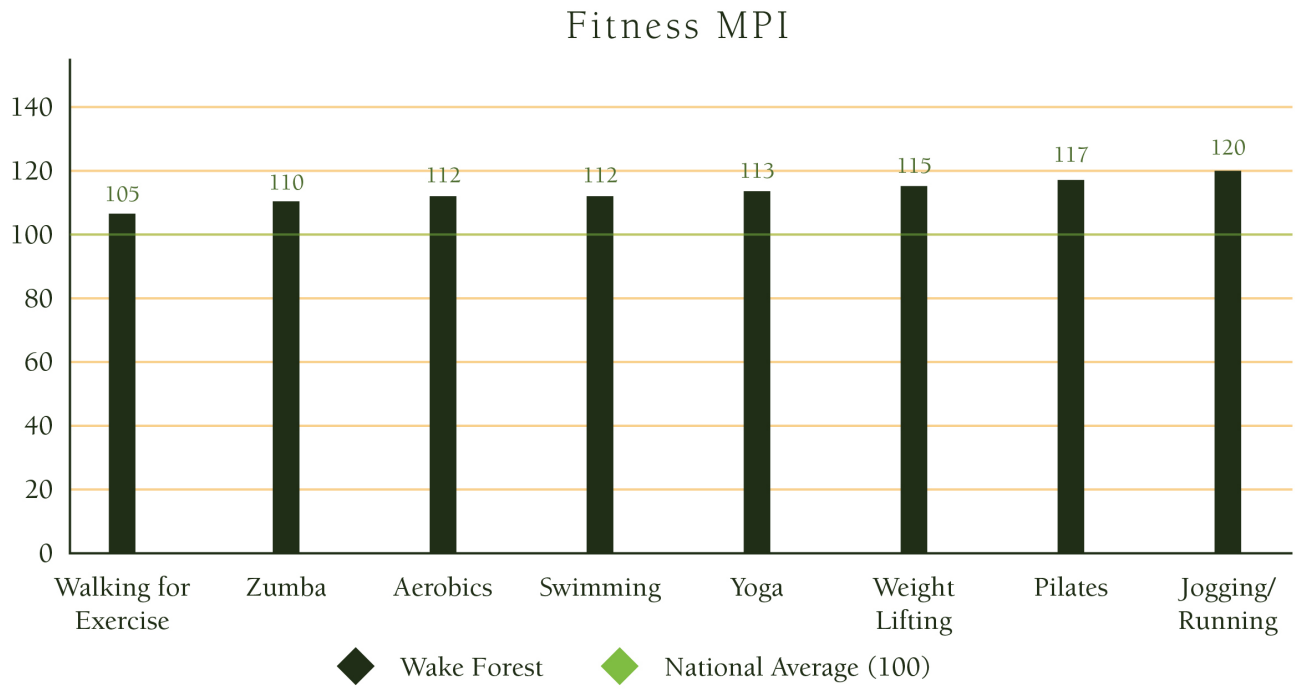


Figure 3: Fitness MPI

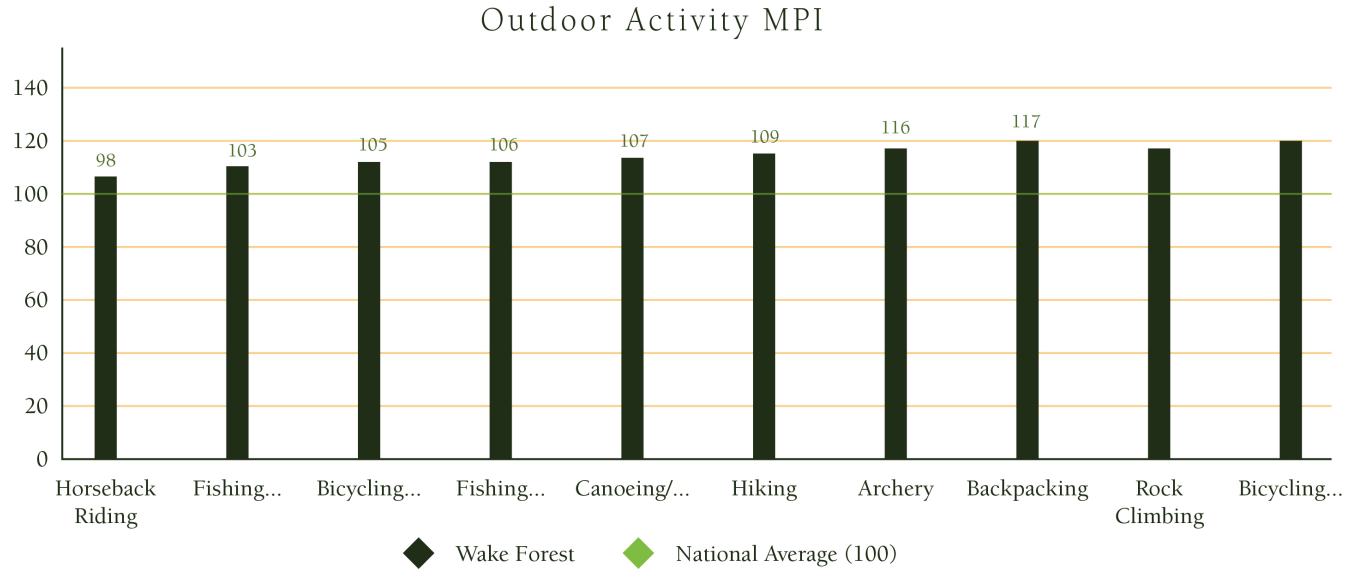


Figure 4: Outdoor Activity MPI

Community Priorities

The survey results from ETC Institute provide a clear picture of the priorities for recreational program investments based on the Priority Investment Rating (PIR). This rating system equally weighs the importance residents place on programs and the extent of their unmet needs.

The top priorities for investment in recreational programs, as determined by PIR, include:

- Fitness and Wellness Programs (PIR=181)
- Aquatics Programs (PIR=175)
- Nature Programming/Nature Awareness/Environmental Education (PIR=170)
- Special Events and Festivals (PIR=170)
- Art Programs (PIR=166)
- Outdoor Movies and Concerts (PIR=144)
- Adult Athletics (PIR=126)
- Life Skills Programs (PIR=102), Senior Programs and Trips (PIR=102)

According to the survey, Fitness and Wellness Programs have the highest priority with a PIR of 181, indicating they are highly valued and there is a significant demand for more such activities. Aquatics Programs follow closely with a PIR of 175, also reflecting substantial interest and unmet needs.

Nature Programming/Nature Awareness/Environmental Education and Special Events and Festivals both have a PIR of 170, highlighting the community's strong preference for environmental education and community events. Art Programs are also a high priority with a PIR of 166, showcasing a considerable demand for artistic activities. Outdoor Movies and Concerts have a moderate priority with a PIR of 144, indicating that while important, the need is slightly less urgent compared to other programs.

Adult Athletics, with a PIR of 126, and Life Skills Programs, along with Senior Programs and Trips, both with a PIR of 102, indicate lower but still notable levels of interest and unmet needs. These results suggest that investments should be primarily directed towards fitness, wellness, aquatics, nature, and arts programs to best meet the community's needs and preferences.



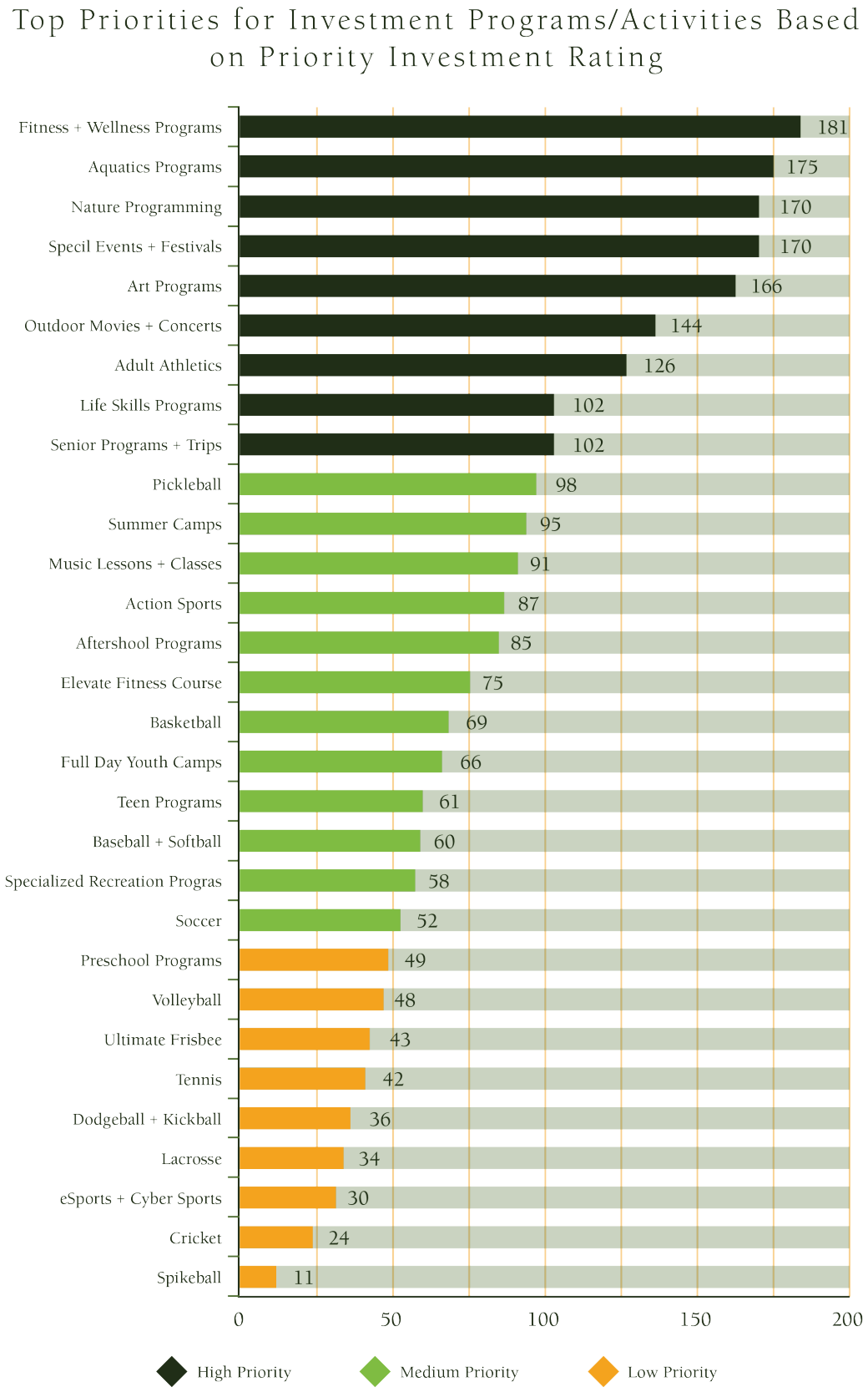


Figure 5: Programs/Activities Priority Investment Rating - 2023 Wake Forest Parks and Recreation

Service Providers

This section of the recreation demand study focuses on understanding the programs and services offered by nearby recreation providers similar to Wake Forest PRCR. The primary focus is to identify and evaluate the types of programs, services, and facilities available from neighboring municipalities, private organizations, and non-profits. Comparing these offerings reveals potential gaps, overlaps, and opportunities for collaboration or differentiation, enabling the PRCR Department to continue to meet the community's needs and remain competitive.

The project team analyzed the agencies listed below including drive time, program offerings and user rates. Nine out of the eleven agencies assessed are public and two are non-profit. All the agencies are within the Raleigh, North Carolina market and the average drive time to similar providers is 42 minutes.

Service Providers		Location	Drive Time
Similar Providers - Youth, Young Adult, and Active Adults	Wake Forest Parks, Recreation, and Cultural Resources	701 Harris Rd., Wake Forest, NC 27587	-
	Rolesville Parks and Recreation	514 Southtown Circle, Rolesville, NC 27571	20 min.
	Apex Parks, Recreation, and Cultural Resources	53 Hunter Street, Apex, NC 27502	50-60 min.
	Fuquay-Varina Parks, Recreation, and Cultural Resources	820 S. Main St., Fuquay-Varina, NC 27526	80-90 min.
	Morrisville Parks, Recreation, and Cultural Resources	100 Town Hall Drive, Morrisville, NC 27560	45 min.
	Holly Springs Parks and Recreation	104 W. Ballentine St., Holly Springs, NC 27540	60 min.
	Knightdale Parks, Recreation, and Cultural Resources	207 Main St., Knightdale, NC 27545	40 min.
	Garner Parks, Recreation, and Cultural Resources	900 7th Ave., Garner, NC 27529	50-60 min.
	Wendell Parks and Recreation	409 Landing View Dr., Wendell, NC 27591	40 min.
	Wake Forest Boys & Girls Club	325 S Wingate, Wake Forest, NC 27587	5 min.
	Kerr Family YMCA	2500 Wakefield Pines Dr., Raleigh, NC 27614	15 min.

Table 3: Similar Service Providers

Youth Programming

Similar Youth Program Providers

Using online resources and information provided by the PRCR Department staff, the project team performed an inventory of youth programming offered by eleven agencies including the range of participation fees per session. All eleven agencies offer "youth sports leagues," "introductory youth sports programs," or a combination of both. In addition, more than 70% of the agencies offer "youth camps". The PRCR Department is the only agency that has listed individual sports training as an offering at the time of the analysis. The PRCR Department's minimum fees in these categories are within the range of the other agencies compared.

Only one other agency lists programming offered within the "E-sports" or "Specialized" categories. "Culinary Arts," "Homeschool," "Fitness/Wellness," and "Dance" are categories that have fewer offerings in the surrounding area and could also be opportunities for the PRCR Department to expand recreation services based on community interest.

Youth Program Market Rates

High and low fees were compiled for each program area. The rates were recorded as the "per session" rate. Figure 6 shows the median fees for the various youth programs offered by similar providers compared to the median fees for the PRCR Department at the time of the analysis. The PRCR Department fees were higher for sports leagues, fitness and wellness, education, and camp programming. The PRCR Department fees were consistent with the market or lower for introductory sports, pre-school, art, and dance programming.

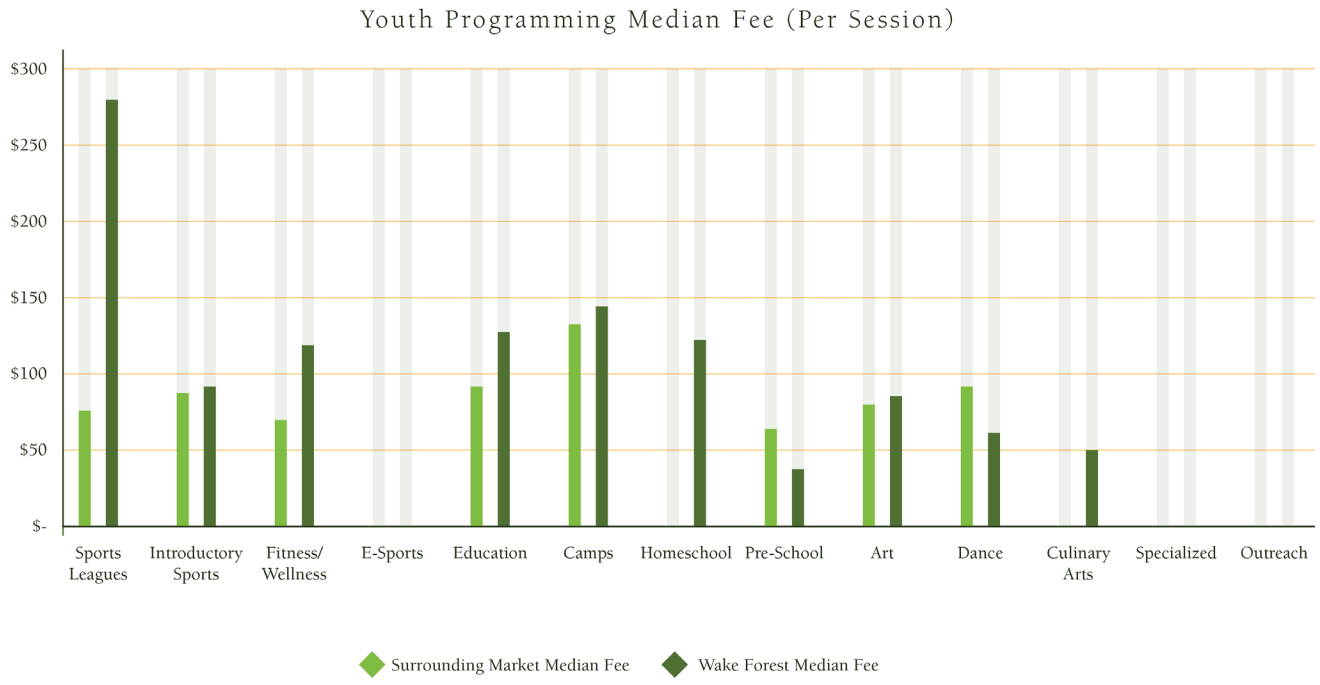


Figure 6: Youth Programming Category Median Rates (Per Session)

Youth Program Opportunities

Some youth program expansion opportunities are included below for the PRCR Department to consider:

Interactive + Sensory Play

- **Nature Immersion:** Partner with an educational farm or nature center to offer a full-day or half-day program where children play and learn in a natural environment, fostering connection with nature, sensory development, and gross motor skills.
- **Sensory Play Oasis:** Dedicate a designated park space or indoor room filled with various sensory experiences like light projections, textured surfaces, bubble blowers, and calming soundscapes for exploration and self-regulation.
- **"Build Your Own Adventure Trail":** Create an interactive trail where children can use recycled materials and natural elements to build bridges, tunnels, and play structures, encouraging collaborative building and creative problem-solving.

Technology + Play Fusion

- **Augmented Reality (AR) Scavenger Hunts:** Facilitate the use of an AR app for families to explore designated parks or historical sites, encounter virtual creatures, or learn local history through interactive prompts.
- **STEAM Play Zone:** Combine science, technology, engineering, arts, and mathematics through interactive exhibits, robotics challenges, coding workshops, and creative STEAM-themed play spaces.
- **Family Drone Coding + Piloting Workshops:** Offer introductory workshops where families learn to code and control small drones in a fun and engaging way.

Intergenerational + Community-Oriented Programs

- **"Grandparents and Grandkids Get Wild" Program:** Organize nature walks, gardening workshops, or storytelling sessions where seniors share their knowledge and experiences with younger children, fostering intergenerational bonding and cultural exchange.
- **"Junior Park Rangers" Program:** Train older children as "junior park rangers" to assist park staff with tasks like trail maintenance, birdwatching surveys, or educational activities, promoting environmental stewardship and leadership skills.
- **"Tiny Chefs" Cooking Classes:** Partner with local farmers markets or restaurants to offer cooking classes for young children and their families, focusing on healthy ingredients, local agriculture, and basic culinary skills.



Young Adult Programming

Similar Young Adult Program Providers

The inventory of young adult or "teen" programming revealed several opportunities for the PRCR Department to expand services to this age segment when also considering community interest. "Health and Wellness," "Camps" and "Dance" programming offer ways to engage this age group during out-of-school time and only two or fewer of the agencies assessed offer programming in these areas. "Specialized" and "E-sports" programs were only offered by one other agency at the time of the analysis.

It should be noted that the fee data for some programs was not available at the time of the analysis or the programs were being offered free of costs. The Town is continuing to take advantage of this need and opportunity to attract younger population thorugh e-sports programs such as "Battle in the Forest" online gaming tournament.

Young Adult Program Market Rates

High and low fees have been compiled for each program area. The rates were recorded as the "per session" rate." Figure 7 shows the median fees for the youth programs offered by similar providers. The PRCR Department is at or below market rates for education, homeschool, art, and specialized programs.



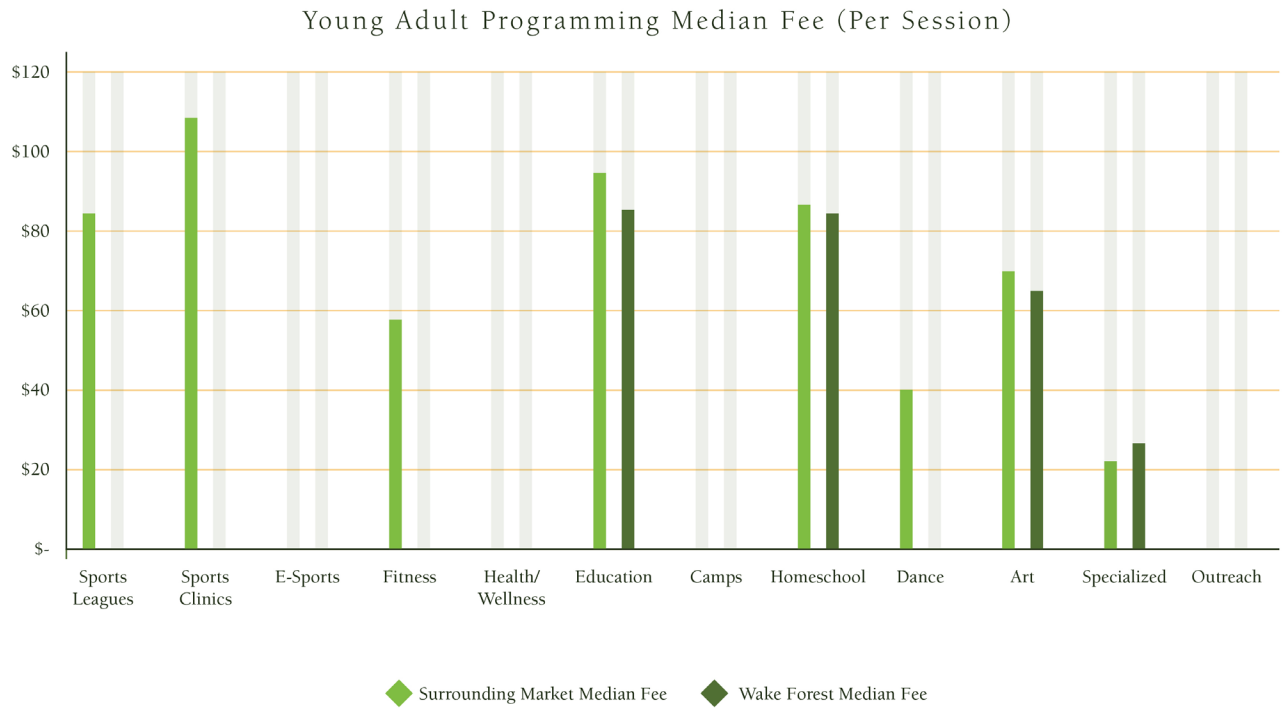


Figure 7: Young Adult Programming Category Median Rates (Per Session)

Young Adult Program Opportunities

Some program expansion opportunities for young adults are included below for the PRCR Department to consider:

Entrepreneurship Incubator:

- Partner with local businesses and entrepreneurs to provide mentorship, resources, and workspace for teens interested in starting their own businesses.
- Offer workshops on business planning, marketing, finance, and legal aspects of starting a business.
- Organize pitch competitions and networking events for teens to connect with potential investors and collaborators.

Maker Space:

- Provide access to instruction, technology, equipment, and supplies for different skilled trades including those that are technology, art and design, music, and carpentry focused through classes or workshops.
- Organize events and competitions that are challenged based for makers to display their skills.

Mental Health + Wellness Initiative:

- Partner with mental health professionals and organizations to offer workshops and resources on topics like stress management, anxiety reduction, and positive self-image.
- Create a peer support network and connect teens with mentors who have overcome similar challenges.
- Organize mindfulness workshops and yoga classes to promote mental well-being and relaxation.

Media + Technology Academy:

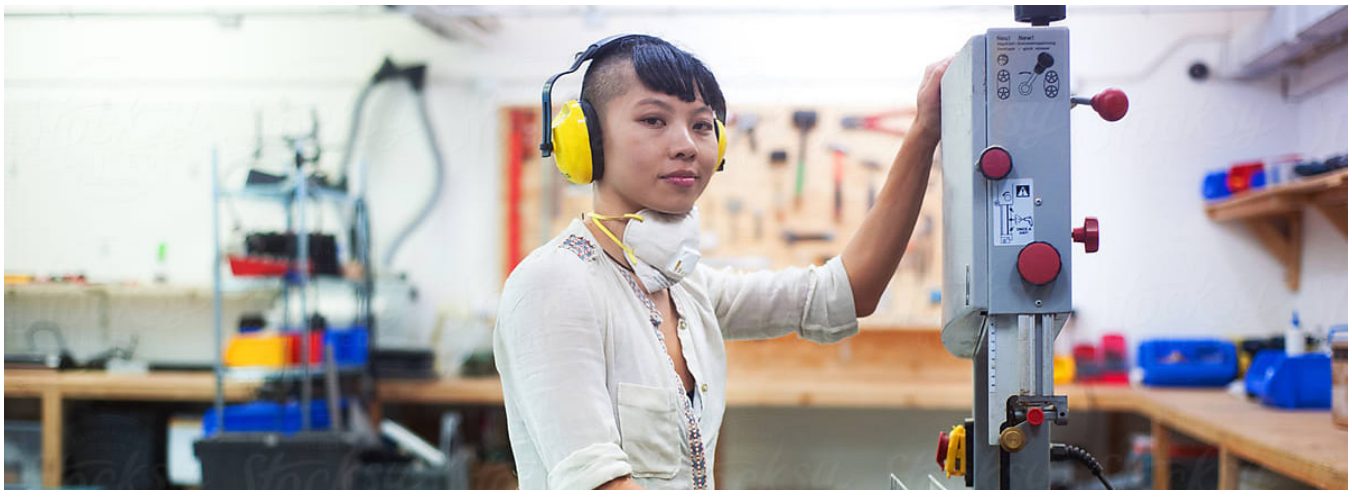
- Partner with media professionals and technology companies to offer workshops and training in areas like video production, podcasting, social media management, and coding.
- Provide access to equipment and software for teens to create their own media projects and content.
- Organize contests to highlight teen talent and creativity.

Environmental Stewardship Program:

- Partner with environmental organizations and local businesses to lead projects like tree planting, river cleanups, and sustainable gardening.
- Offer educational workshops on environmental issues and sustainable practices.
- Organize eco-tours and outdoor adventures to connect teens with nature and inspire environmental awareness.

Arts + Culture Exchange Program:

- Partner with international organizations and local artists to offer cultural exchange programs and workshops for teens.
- Provide opportunities for teens to learn about different cultures through art, music, dance, and language immersion.
- Organize international exchange trips and cultural festivals to promote global understanding and collaboration.
- Set up a recording studio for teens and young adults to learn to record music for themselves or a singing group. This can also be a space to learn to play an instrument.



Active Adult Programming (Ages 55-Plus)

Similar Active Adult Program Providers

All but one of the agencies assessed within the study area offer active adults programming including "Fitness," "Sports Leagues or Clinics" and "Social" programming. Opportunities exist for the PRCR Department to expand services within areas such as "Health and Wellness," "Art" and "Specialized" recreation. All agencies that offer active adults programming have low cost or free options for community members.

The PRCR Department should offer a wide variety of physical and social enrichment opportunities to this broad range of ages. Another opportunity exists to further define the active adult age segments and target market based on the type of program being planned.

Active Adult Program Market Rates

High and low fees were compiled for each program area. The rates were recorded as the "per session" rate." Figure 8 shows the median fees for the various youth programs offered by similar providers. The PRCR Department sport leagues, fitness, and health and wellness programs come in higher than the market rates for active adults. While sports clinics and dance are consistent to the median fees of the other organizations.

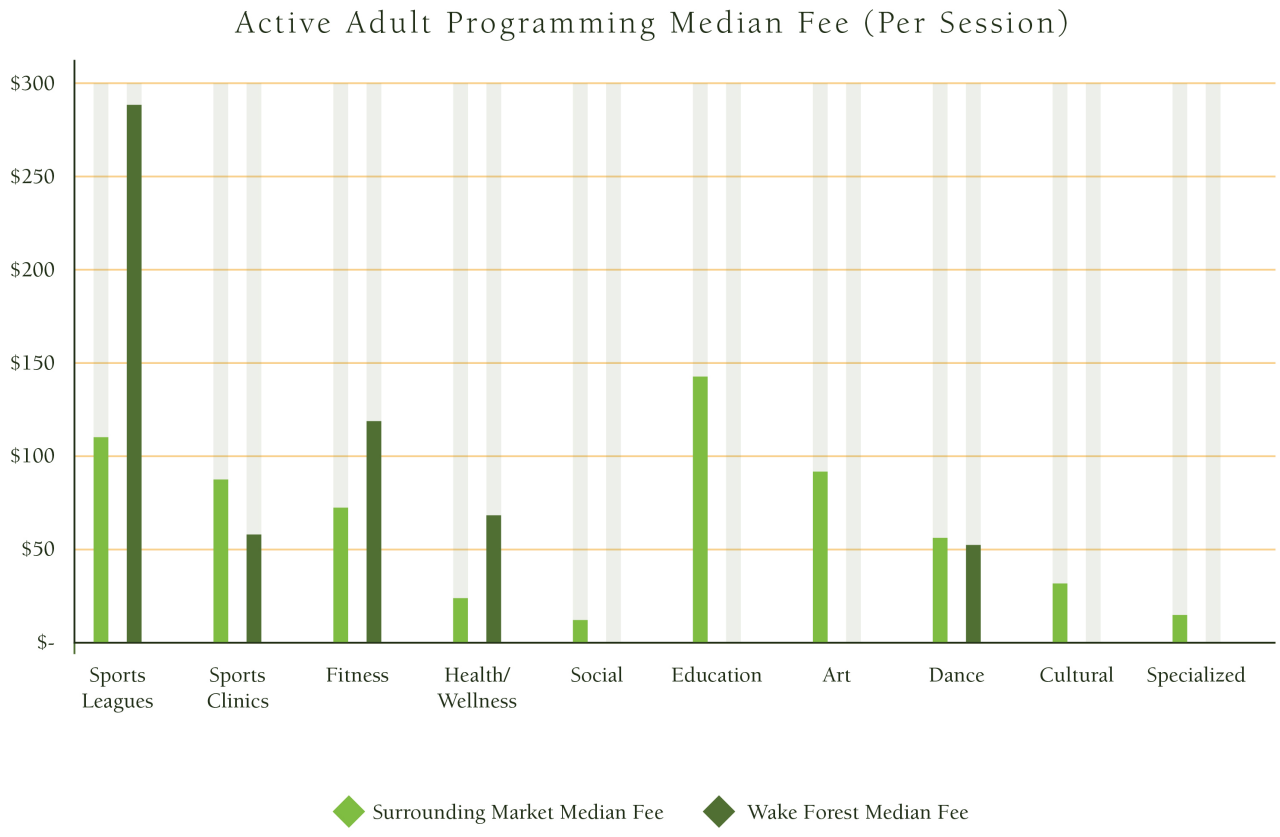


Figure 8: Active Adult Programming Category Median Rates (Per Session)

Active Adult Program Opportunities

Some program expansion opportunities for active adults are included below for the PRCR Department to consider:

Technology for Seniors:

- Partner with local schools to pair seniors with tech-savvy students who can teach them basic computer skills, social media usage, and video conferencing.
- Offer workshops on using technology for specific purposes, such as online banking, genealogy research and travel planning.
- Organize intergenerational social events and game nights using online platforms.

Senior Pop-Up Art Studio:

- Partner with local artists and art studios to offer rotating pop-up art experiences in recreation centers and community spaces.
- Provide materials and guidance for various art forms like painting, pottery, drawing, photography and sculpture at various locations within the community for Seniors on specific dates.
- Organize art exhibitions and community events displaying senior artwork.

Senior Culinary Adventures:

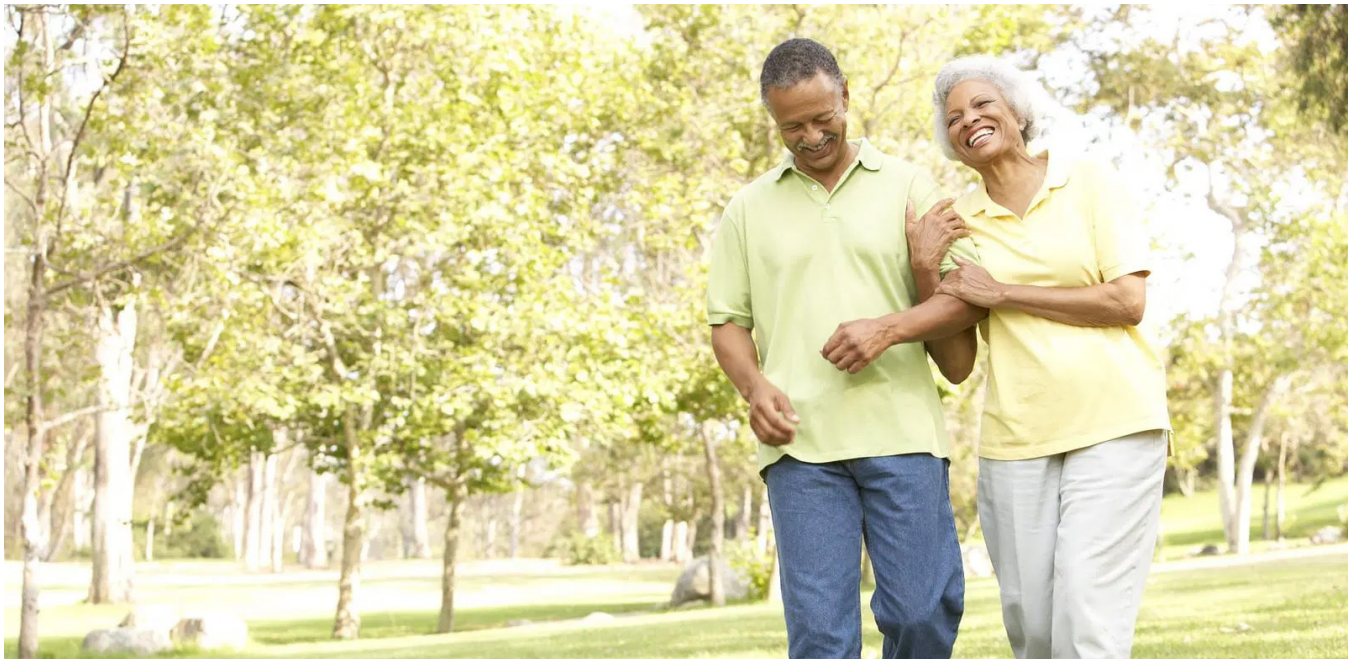
- Partner with local chefs and restaurants to offer cooking classes focused on healthy aging, international cuisines and cultural food traditions.
- Organize cooking competitions and potlucks to display culinary skills and foster social interaction.
- Offer meal delivery services featuring healthy and delicious meals prepared by local seniors.

Senior Wellness Walks + Talks:

- Partner with healthcare professionals and fitness experts to organize guided walks in nature with health-related discussions and activities.
- Focus on topics like managing chronic conditions, maintaining physical fitness and mental health awareness.
- Offer transportation assistance and support for seniors with mobility limitations.

Senior Volunteer Matching Program:

- Partner with local non-profit organizations and community centers to connect seniors with volunteer opportunities that match their skills and interests.
- Provide training and guidance for volunteers, ensuring they feel confident and valued in their roles.
- Organize recognition events and social gatherings for senior volunteers to build community.



Recreation Program Partnerships

Partnerships can support the facilitation of programs and help organizations leverage critical resources if they are equitable to all partners involved. The project team recommends a defined partnership policy that promotes fairness and equity within existing and future partnerships. Certain principles should be adopted for agreements to work effectively including:

- All partnerships require a working agreement with measurable outcomes and will be evaluated on a regular basis. This should include reports to the agency on the performance and outcomes of the partnership including an annual review to determine renewal potential.
- All partnerships should track costs associated with the partnership investment to demonstrate the shared level of equity.
- All partnerships should maintain a culture that focuses on collaborative planning on a regular basis, regular communications, and annual reporting on performance and outcomes to determine renewal potential and opportunities to strengthen the partnership.

Best Practice For All Partnerships

All partnerships developed and maintained by the PRCR Department should adhere to common policy requirements. These include:

- Each partner will meet with or report to the PRCR Department staff on a regular basis to plan and share activity-based costs and equity invested.
- Partners will establish measurable outcomes and work through key issues to focus on for the coming year to meet the desired outcomes.
- Each partner will focus on meeting a balance of equity agreed to and track investment costs accordingly.
- Measurable outcomes will be reviewed quarterly and shared with each partner, with adjustments made as needed.
- A working partnership agreement will be developed and monitored together on a quarterly or as-needed basis.
- Each partner will assign a liaison to serve each partnership agency for communication and planning purposes.

Partnership Opportunities

Partnerships can be pursued and developed with other public entities such as neighboring towns/cities, colleges, state or federal agencies, non-for-profit organizations, as well as with private or for-profit organizations. There are recommended standard policies and practices that will apply to any partnership, and those that are unique to relationships with private, for-profit entities.

The PRCR Department currently has recreation program partners. Therefore, the following recommendations are both an overview of existing partnership opportunities available to the agency, as well as a suggested approach to organizing partnership pursuits. This is not an exhaustive list of all potential partnerships that can be developed, but this list can be used as a reference tool for the agency to develop its own priorities in partnership development. The following five areas of focus are recommended:

1. **Operational Partners:** Other entities and organizations that can support the efforts of the PRCR Department to maintain facilities and assets, promote amenities and park usage, support site needs, provide programs and events, and/or maintain the integrity of natural/cultural resources through in-kind labor, equipment, or materials.
2. **Vendor Partners:** Service providers and/or contractors that can gain brand association and notoriety as a preferred vendor or supporter of the PRCR Department in exchange for reduced rates, services, or some other agreed upon benefit.
3. **Service Partners:** Nonprofit organizations and/or friends' groups that support the efforts of the agency to provide programs and events, and/or serve specific constituents in the community collaboratively.
4. **Co-Branding Partners:** Private, for-profit organizations that can gain brand association and notoriety as a supporter of the PRCR Department in exchange for sponsorship or co-branded programs, events, marketing and promotional campaigns, and/or advertising opportunities.
5. **Resource Development Partners:** A private, nonprofit organization with the primary purpose to leverage private sector resources, grants, other public funding opportunities, and resources from individuals and groups within the community to support the goals and objectives of the agency on mutually agreed strategic initiatives.

Youth Program Partnership Ideas

- Local universities or research institutions: Offer STEM-focused workshops, science demonstrations, or robot-building sessions led by scientists and engineers.
- Museums and art galleries: Create interactive learning experiences for children within museum exhibits or organize art workshops based on current exhibitions.
- Children's theatre companies: Offer drama and musical theatre workshops led by professional actors and directors, fostering creativity and self-expression in young children.

Young Adult Program Partnership Ideas

- Tech Innovation & Entrepreneurship:
  - Partner with universities and local businesses by offering workshops on coding, app development, 3D printing, and startup basics. Host pitch competitions and connect teens with mentors.
  - Connect with the Wake Forest Downtown Arts District and organize pop-up art exhibits or maker markets where teens can display their creations and gain entrepreneurial experience.
- Active & Creative Expression:
  - Collaborate with local sports teams and dance studios by offering fitness classes or sports programs with a creative twist, like dance aerobics or parkour training.
  - Partner with the Wake Forest Renaissance Centre for the Arts to plan workshops on filmmaking, music production, or creative writing with renowned artists.
- Civic Engagement & Leadership:
  - Work with the Wake Forest Historical Museum to organize volunteer projects related to local history preservation or oral history documentation.
  - Connect with environmental organizations to build trails, plant trees, or conduct clean-up projects together with teens, fostering environmental awareness and leadership skills.

Active Adult Program Partnership Ideas

- Wellness & Fitness Adventures:
  - Partner with yoga studios and outdoor outfitters to organize guided hikes or paddleboarding trips with yoga or mindfulness sessions incorporated.
  - Collaborate with senior centers and health organizations to offer gentle exercise classes like chair yoga or water aerobics in community centers.
- Lifelong Learning + Cultural Immersions:
  - Work with the Wake Forest Community Theatre to organize acting workshops or host theater nights focusing on mature themes and historical periods.
  - Connect with the Wake Forest Symphony Orchestra to offer music appreciation classes or behind-the-scenes tours of the orchestra for active adults.
- Intergenerational Activities + Mentorship:
  - Partner with schools and youth organizations to organize workshops where active adults can share their skills and experiences with teens, like gardening or cooking classes.
  - Connect with local historical societies or museums to develop programs where active adults can interview and record the stories of senior citizens, preserving local history and fostering intergenerational bonds.

Summary of Findings

- Core program areas overlap with the PIR for programs as mentioned in the scientific survey results. The PRCR Department should consistently assess participation data and community demographics along with regional and national recreation trends to make informed decisions on core services.
- The Market Potential Index (MPI) analysis indicates that the PRCR Department has an opportunity to expand adult recreation programs in the fitness and health core programs.
- Youth Programs
  - The PRCR Department is the only agency that has listed individual sports training as an offering at the time of the analysis.
  - "Culinary Arts," "Homeschool," "Fitness/Wellness," and "Dance" are categories that have fewer offerings in the surrounding area and could be potential opportunities for the PRCR Department to expand recreation services. Fitness, Dance, and Education are three areas mentioned in the high priority ratings in the scientific survey results.

- Teen Programs
  - The inventory of young adult or "teen" programming revealed several opportunities for the PRCR Department to expand services for this age segment. "Health and Wellness," "Camps" and "Dance" programming offer ways to engage this age group during out-of-school time.
  - "Specialized" and "E-sports" programs were only offered by one other agency at the time of the analysis which provides a tremendous opportunity for Wake Forest to expand and market their programs to surrounding areas.
- Active Adult Programs
  - The PRCR Department should expand services within areas such as "Health and Wellness," "Art" and "Specialized" recreation for the active adult age segment. All agencies that offer active adults programming have low-cost or free options for community members.
  - The PRCR Department should also offer a wide variety of physical and social enrichment opportunities to this broad range of ages. Another opportunity exists to further define the active adult age segments and target market based on the type of program being planned.
- Partnerships
  - The PRCR Department should investigate partnership opportunities with Operational Partners, Vendor Partners: Service Partners Co-Branding Partners, and Resource Development Partners through the development of sound policies for successful program offerings.




Pickleball Central

Maintenance Staffing Assessment Review

Wake Forest PRCR's park maintenance staff have a wide range of responsibilities in ensuring that parks are welcoming, safe, and well-maintained for all visitors. With that, it is critical to evaluate the status of park maintenance and operations across Wake Forest's park system each time the PRCR Department updates its comprehensive master plan. The current maintenance assessment includes an evaluation of staffing needs, operating efficiencies, and resource needs that are required to maintain the Town's parks, recreational amenities, facilities, and trails.

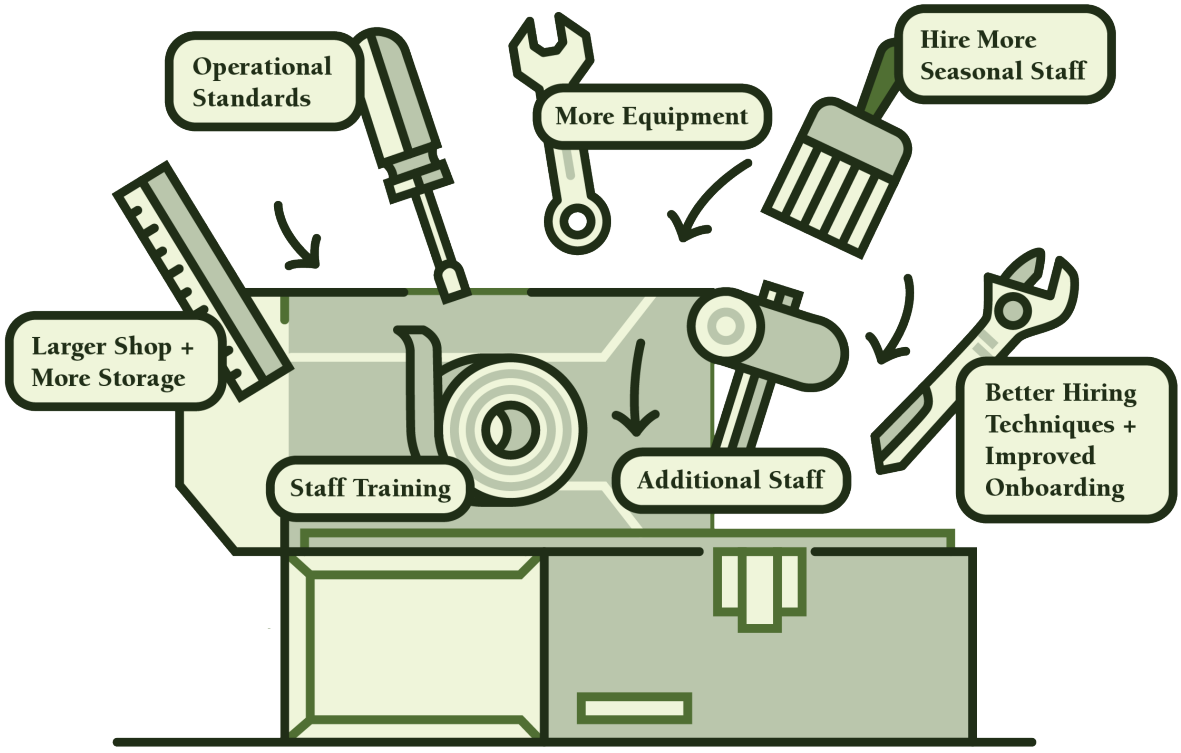
Overview

The Wake Forest Parks, Recreation, and Cultural Resources (PRCR) Department oversees the maintenance of parkland, open spaces, natural lands, trails, and indoor recreational amenities. This Maintenance Staffing Assessment was conducted via an inventory of the Town's parks, recreational amenities and facilities, a review of operational standards, and through direct interactions with the staff to understand their experiences.

The assessment of the Wake Forest Parks, Recreation, and Cultural Resources Department identified several key areas for improvement. Staffing levels are a primary concern, with the current team spread thinly across parkland, trails, and sports fields. This has resulted in extended travel times between tasks, adding stress and reducing effective working hours. The Department also faces challenges with equipment shortages and inadequate facilities, which hinder efficient maintenance operations.

Additionally, there are gaps in hiring and training processes, with new employees seeking better work-life balance and competitive pay. There is a need for clear operational standards and improved communication with Town administration. The staff, despite these challenges, show a strong commitment to their work and a desire to see improvements that will help them perform their duties more effectively. Overall, the staff has a true appreciation for their jobs, show pride in what they do, and would like to fully maintain all elements in the park more effectively.

Essential Tools for Recreation Maintenance





PRCR Department Maintenance Staff

Key Findings + Implications

Staffing Challenges

The most pressing issue identified is under-staffing, which hampers the maintenance of parks, trails, and sports fields. With limited staff, they struggle to cover significant acreage of park land across the system, often spending significant time traveling between sites, which further reduces their effective working hours.

Equipment and Resources

The department faces a critical shortage of equipment, exacerbating the staffing issue. The existing maintenance shop is inadequate for the staff's needs, and there is a significant lack of outdoor storage. An updated equipment inventory is necessary to determine the specific needs and acquire the appropriate tools.

Hiring + Training

Recruiting new staff has been challenging, with few applicants and high turnover rates. Potential hires seek competitive pay, work-life balance, and clear job descriptions. The onboarding process for new employees needs improvement, with more effective training during the probationary period and ongoing skills development.

Operational Standards

There are currently very few standards in place to guide and assess staff performance. Establishing clear, measurable goals and standards will help organize tasks, improve time management, and enhance overall performance. Additionally, developing realistic standards for park areas and conducting annual evaluations will be beneficial.

Increase Staffing Levels

Hiring additional full-time, part-time, and seasonal staff is essential to meet the maintenance demands. This includes specialists like irrigation technicians to ensure proper care of sports fields and other areas.

Enhance Equipment + Facilities

Investing in new equipment and expanding storage facilities will significantly improve maintenance operations. This includes establishing a larger, more equipped maintenance shop and increasing outdoor storage capacity.

Improve Training and Onboarding

Implement comprehensive training programs for new hires and ongoing professional development for existing staff. Assign mentors to new employees to guide them through their responsibilities and ensure a smooth transition into their roles.

Establish Clear Operational Standards

Develop and implement maintenance standards to monitor and evaluate staff performance. This includes setting measurable goals, creating detailed maintenance manuals, and providing formal training sessions.

Foster Better Communication

Improve communication between the maintenance department, Town administration, and human resources. Regular meetings and feedback sessions will ensure that the department's needs are understood and addressed.



Guiding Principles + Recommendations

The Town of Wake Forest's population is projected to grow rapidly over the next five years. In response to this growth, parks and recreation services must proactively adapt to meet the needs of the increasingly diverse population. Parks, Recreation and Cultural Resources Department (PRCR Department) and the Town must strategically invest to enhance and improve its existing parks and amenities, acquire additional parkland, construct new indoor facilities, and offer innovative recreation programs. Moreover, it is important to ensure these amenities are accessible through various transportation modes and well-connected greenways. Additionally, the Town should strengthen its dedication to environmental stewardship by protecting vulnerable ecosystems, encouraging the use of nature-based solutions and ecological design, and pursuing sustainable operational practices.

Parks and recreation master plan recommendations outlined in this chapter, serve as a strategic blueprint for enhancing community well-being by optimizing the use of public spaces. These recommendations are crafted to guide the development, management, and preservation of parks and recreational facilities, ensuring they meet the diverse needs of the community. By fostering inclusivity, sustainability, and accessibility, the plan aims to create vibrant, resilient spaces that promote health, social connection, and environmental stewardship for current and future generations.



Overview

The recommendations in this Plan emphasize goals and action steps to enhance Wake Forest's parks and recreation offerings. There is a focus on developing new recreational facilities to accommodate the growing population and diverse community interests in addition to upgrading and maintaining existing park amenities to ensure they are safe, accessible, and appealing to all users. As the Town carries out the implementation process over the next five years, many projects will evolve based on changing recreation trends, availability of funding, and the needs of a growing community. With many opportunities, come challenges related to prioritizing and implementing projects, and this Plan presents action items rooted in community values and guiding principles as a decision-making tool for staff and elected officials.

The project team developed the following three criteria to help the Town make informed decisions regarding project implementation prioritization.

1. Guiding Principles Compatibility

This criterion will ensure that the projects considered for implementation are consistent with the guiding principles of the plan. Overlapping multiple guiding principles will generate benefits that span across the system covering all elements from environmental sustainability to economic impact. The following questions can help evaluate this criterion:

- Does this project support the health and well-being of the community members by providing amenities that encourage physical activity or reduce mental stress?
- Does this project provide equitable access to parks and facilities for people of all ages and abilities?
- Does this project foster resiliency and adaptability by regularly evaluating community needs, using data-driven decision-making, scaling services for growing participation, and aligning operations with industry standards for continuous improvement?
- Does this project conserve or protect natural resources for biodiversity value, local ecology, outdoor recreation, and environmental learning?
- Does this project celebrate and preserve the cultural heritage and traditions of the Wake Forest community?
- Does this project expand and enhance greenway connectivity by linking neighborhoods to parks and cultural amenities, improve pedestrian and cyclist safety, and/or provide alternative modes of transportation?
- Does this project improve parks and recreational services through the use of cutting-edge technologies, innovative communication methods, and strong community partnerships?

2. Community Needs

The community needs criteria leverage findings from the community engagement process, primarily findings from the scientific survey and feedback received from Wake Forest Parks and Recreation staff, community stakeholders, and elected officials. This criterion ensures that the actions are validated regularly against what the community needs and desires from the parks and recreation system.

The following questions can help determine whether a project is aligned with community needs:

- Is this project listed on the priority investment rating scale as mentioned in the scientific survey?
- Is this project identified as a need by various groups in the public engagement process?
- Does this project address findings from the level of service LOS assessment?
- Does the project provide alignment with other town-wide plans and their goals?

3. Parks System Advancement



Event at Joyner Park

Parks system advancement criterion is related to providing an excellent parks and recreation service and high-quality amenities and programs by addressing the detailed technical project implementation questions. These questions are divided into following three categories as follows:

1. Degree of Urgency

a. Does this project need attention to ensure public health, safety, and welfare?

b. Does this project need attention to comply with current building codes and regulations?

c. Will this project protect natural resources which otherwise may be lost if not addressed immediately?

d. Is this project a unique opportunity resulting from other projects that may be lost if not taken as a priority?

2. Economic Impact

a. Will this project create long-term operational efficiency and financial loss if not addressed promptly?

b. Does this project generate revenue for the parks and recreation department?

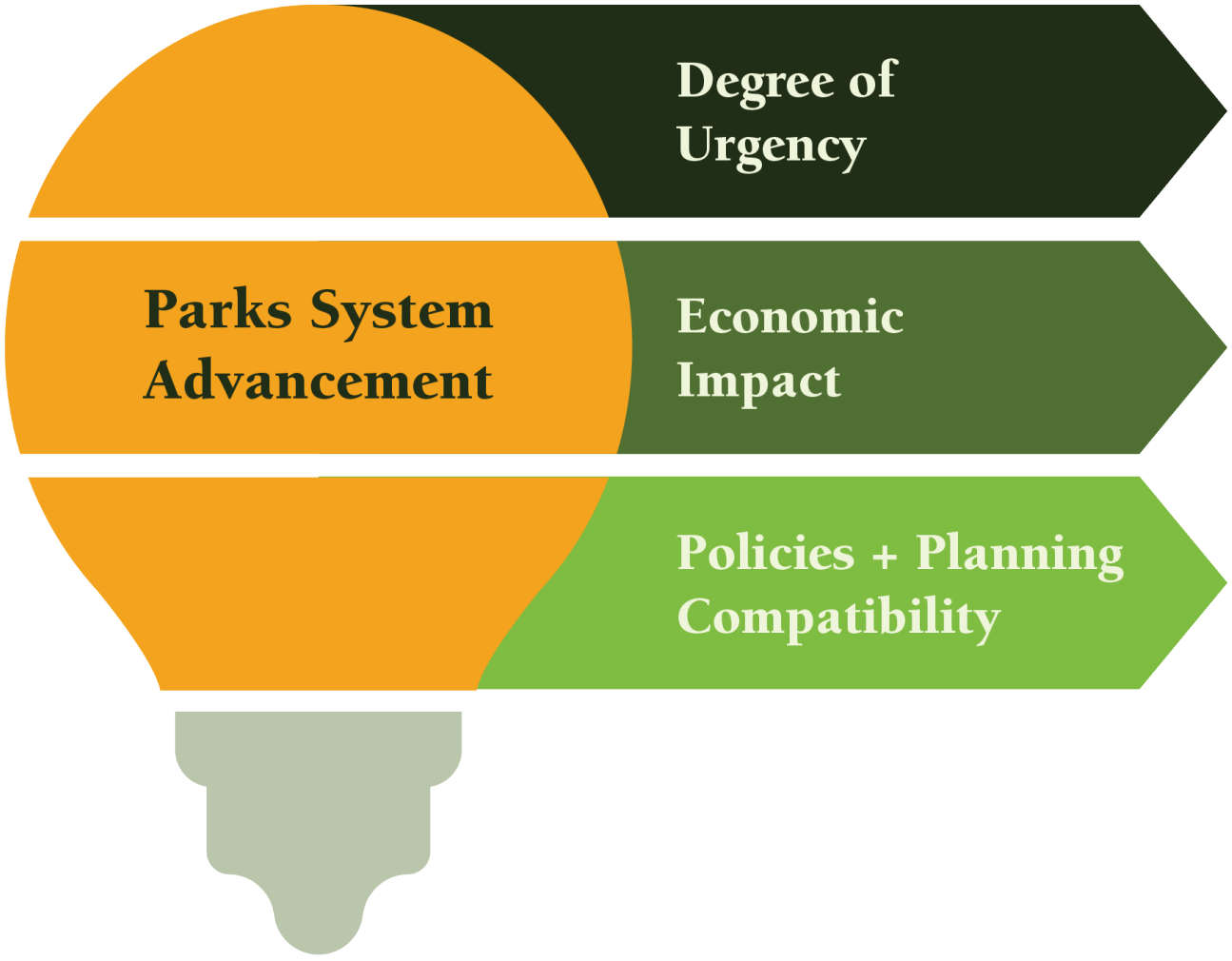
c. Does this project generate revenue through strategic partnerships or time-sensitive grant funding opportunities?

3. Compatibility with Town Policies and Planning Efforts

a. Is this project compatible with the Future Land Use Plan?

b. Does this project build upon other regional planning efforts to connect Wake Forest residents to regional and state-level recreation opportunities?

c. Does this project address existing gaps in the system to achieve a cohesive parks and recreation system?



Parks System Advancement Priorities

Guiding Principles

A strong vision for Wake Forest's parks and recreation future stands on guiding principles established through active engagement with the public, Department staff, stakeholders, and elected officials. Guiding principles are further determined by an overall analysis of the Town's parks and recreation system including an assessment of parks and publicly available amenities, programs, and services. This Plan has established seven guiding principles:

1. Health + Wellness: Promote individual and community health and holistic wellness by designing a parks system that encourages active recreation and offering affordable programs and educational initiatives.
2. Equitable Growth + Fair Access: Ensure equitable growth and fair access by prioritizing investment in under-served populations, celebrating diverse recreational preferences, and addressing disparities through intentional outreach and inclusive programming.
3. Resiliency + Adaptability: Foster resiliency and adaptability by regularly evaluating community needs, using data-driven decision-making, scaling services for growing participation, and aligning operations with industry standards for continuous improvement.
4. Conservation + Natural Resource Protection: Conserve and protect green spaces by preserving sensitive natural areas, maintaining tree canopy coverage, acquiring lands with conservation value, and promoting sustainable development practices.
5. Historical Legacy + Traditions: Honor and celebrate Wake Forest's historical heritage and legacy by integrating it into park facilities, organizing special events, and collaborating with partners to preserve the Town's historic character.
6. Greenway Connectivity + Mobility: Expand and enhance greenway connectivity across the community to parks, cultural amenities, and local destinations while also providing increased mobility through active transportation.
7. Innovation + Forward-looking System: Create a forward-looking parks and recreation system by embracing innovation, creativity, technological advances, and dynamic community partnerships.



Health + Wellness

Identifying health and wellness as a guiding principle represents a commitment on the part of the Town of Wake Forest to prioritize healthy outcomes, furthering a vibrant and resilient community. Health and wellness as a guiding principle for parks emphasize the role of green spaces in promoting physical, mental, and social well-being. By designing parks with health and wellness in mind, communities can create environments that support active lifestyles, stress reduction, and social connectivity.

The scientific survey results noted greenway trails, natural surface trails, and trailheads as top priorities for investment in recreation facilities and amenities. Results of the scientific survey and community feedback recognized that there is currently a need for additional fitness programs and adult athletics. These desires point to personal fitness, health, and wellness outcomes using the services offered through parks and recreation.



Equitable Growth + Fair Access

Equitable growth + fair access as a guiding principle ensures that all community members, regardless of socioeconomic status, race, age, or ability, have equal opportunities to benefit from parks and recreation services. These principles focus on creating inclusive, accessible, and well-distributed parks that contribute to the overall well-being of diverse populations.

As the Town plans for growth in the next five years, a primary focus will be on ensuring that equitable growth and fair access are foundational to all park and recreation service expansion efforts. This will involve prioritizing investments in underserved areas lacking recreational facilities and programs. The Department can allocate resources more effectively by identifying where these gaps exist.

The Town of Wake Forest is a diverse community of many cultures and ethnic backgrounds. Therefore, the PRCR Department should focus on celebrating diverse recreational preferences by creating inclusive programs. This includes designing and implementing activities that cater to various interests, from traditional sports and fitness programs to cultural festivals and art workshops. Recognizing the influx of higher-income households, it will be central to balance the development of new, upscale facilities with the enhancement and maintenance of existing ones in lower-income neighborhoods. Special attention should be given to engagement efforts tailored to generational residents, who may feel marginalized due to

the rapid growth and demographic shifts. The Department can foster a sense of community and inclusivity by strategically planning new initiatives.



Resiliency + Adaptability

Resiliency and adaptability as a guiding principle focus on designing and managing parks and recreation systems that can withstand and respond to environmental changes, social dynamics, and evolving community needs. This principle ensures that the parks remain functional, relevant, and beneficial over time, even in the face of challenges such as climate change, urbanization, and demographic shifts.

Over the next five years, it will be important for the PRCR Department to focus on resiliency and adaptability to meet the evolving community needs. Leveraging data-driven decision-making will enable the Department to make informed choices about resource allocation, program development, and facility enhancements.

Focusing on parks as essential infrastructure in the context of climate-positive design is critical. Using park sites to implement green infrastructure strategies, meeting tree canopy goals, and building flexible park amenities that can withstand extreme weather events are some of the ways to ensure layered benefits in park planning.

To accommodate the growing participation in parks and recreation activities, the PRCR Department will need to concentrate on scaling services effectively and efficiently. Continuing to align operations set by the Commission for Accreditation of Park and Recreation Agencies (CAPRA), will demonstrate the Department's continued commitment to excellence.



Tradition + Heritage

Traditions are often deeply rooted in the fabric of a community. They provide a sense of continuity and connection to the past, fostering a sense of pride and attachment. When these traditions are enjoyed by members of the same community, a collective identity and strengthened social bonds are reinforced. By upholding tradition and heritage as a guiding principle, parks, and recreational facilities become more than just spaces for leisure – they become places where community members can engage with their history and celebrate their unique identity. The PRCR Department plays a vital role in providing opportunities for Wake Forest community members to come together, connect, and celebrate the heritage that makes their community distinctive.

To ensure the preservation and celebration of Wake Forest's rich historical legacy and traditions, the Department should take a multifaceted approach. Creating visitor experiences dedicated to historic events through park planning, public art, and programming will demonstrate that the Department can serve as stewards of Wake Forest's historical legacy. Weaving historical narratives into the fabric of park programming and infrastructure honors the Town's heritage, enriches the recreational experience, and creates meaningful spaces.



Greenway Connectivity + Mobility

Greenway connectivity + Mobility as a guiding principle focuses on creating continuous, interconnected green spaces that facilitate movement, promote ecological health, and enhance community well-being. By linking parks, natural areas, and urban spaces through greenways, the Town can provide accessible, safe, and sustainable corridors for recreation, transportation, and habitat preservation.

Expanding greenway networks to connect neighborhoods, parks, and cultural amenities fosters a more connected and cohesive community. This allows users to gain greater access to recreational opportunities while at the same time promoting alternative modes of transportation that reduce reliance on cars. Moreover, enhancing pedestrian and cyclist safety through infrastructure improvements along greenway corridors can encourage non-users, and those without vehicles to use greenways and trails.

Working closely with the Planning Department to enhance the public realm and access to open spaces in Transit Oriented Districts (TOD) created by the S-line corridor will promote sustainable development and create walkable communities. Additionally, enhancing placemaking along greenway corridors by incorporating trailhead amenities, pocket parks, and engaging programming elevates the recreational experience and fosters a sense of community pride.



Conservation + Natural Resource Protection

Conservation and natural resource protection focuses on preserving and enhancing the natural environment while providing public enjoyment and education. This principle ensures that parks contribute to the sustainability of ecosystems, protect biodiversity, and manage resources responsibly.

Over the next five years, the Town will have to creatively balance the need for expanding parks and recreation facilities to meet the growing population demand and protect open space as a limited natural resource. Conservation and natural resources protection should be prioritized through property acquisitions, conservation easements, and adopting policies that support these efforts.

Holistically, the parks and recreation system should integrate environmentally responsible principles into park planning and design processes, such as utilizing green infrastructure solutions to manage stormwater, implementing energy-efficient technologies, and adopting landscaping practices that minimize water consumption and chemical usage. Establishing partnerships with local environmental organizations, businesses, and educational institutions can amplify the impact of sustainability initiatives. The PRCR Department will also lead environmental stewardship efforts through a dedicated focus on education and community outreach.



Innovation + Forward-Looking System

Innovation and a forward-looking system as a guiding principle emphasize the importance of leveraging new technologies, creative design, and progressive management practices to create dynamic, sustainable, and adaptable parks and recreation systems. This principle ensures that parks remain relevant and beneficial in the context of changing societal needs and unforeseen challenges.

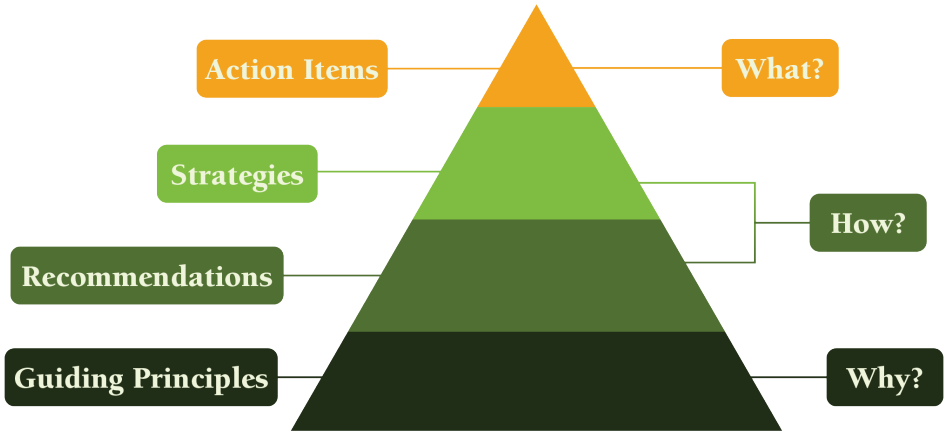
Emphasizing innovation means integrating modern technologies and digital platforms to enhance user experiences and streamline operations. Cultivating a culture of innovation within the department empowers staff to explore new ideas and approaches to service delivery. This could involve piloting innovative programs or amenities, such as augmented reality or pop-up recreational events to spark interest and engagement among residents. Investing in professional development opportunities and cross-disciplinary collaborations encourages staff to think creatively and stay abreast of emerging trends, resource allocations, and funding mechanisms.

A forward-looking system emphasizes system-wide thinking, recognizing that the parks and recreation system plays a critical role in the decision-making process across all departments within the Town administration. Systems-thinking approach ensures that the entire system is resilient, responsive, and dynamic, and that parks and recreational spaces remain relevant and beneficial for current and future generations.

Recommendations

The subsequent information outlines proposed recommendations, strategies, and action items that will shape the future of parks and recreational services in Wake Forest over the next five years. It is important to remember that this is a dynamic document that will evolve alongside the community it serves.

The recommendations section is organized as a strategy pyramid. The guiding principles form the foundational element of the Plan and represent the vision of the parks system and community values. The recommendations and strategies help set the path for achieving the vision and the action items are the smaller steps taken to implement the vision.



Recommendations Framework

1. Recommendation: Foster a culture of health and wellness through diverse programming opportunities.

Strategy 1: Expand access to physical and mental health and wellness programs.

Action Items:

1. Continue to provide programs that provide personal physical fitness benefits for all age groups and ability levels.
2. Collaborate with local fitness centers, health organizations, and wellness professionals to offer a diverse range of fitness classes, workshops, and wellness seminars tailored to various age groups, cognitive and sensory abilities, and fitness levels.
3. Explore opportunities to include and promote existing mobile applications to provide virtual fitness classes and wellness resources, enabling residents to participate in health-promoting activities from the comfort of their homes.
4. Implement outreach programs and promotional campaigns to raise awareness of the benefits of regular physical activity and encourage community members to participate in fitness and wellness programs.
5. Integrate health and wellness education into existing recreation programs and activities, incorporating topics such as nutrition, mental health, and preventive healthcare practices.
6. Establish community health challenges or competitions that incentivize residents to raise awareness, adopt healthy behaviors, and engage in regular physical activity, with rewards and recognition for participation and achievement.
7. Partner with local healthcare providers and wellness professionals to offer health screenings, wellness assessments, and preventive healthcare services at recreational facilities and community events.
8. Organize community-wide events and initiatives, such as health fairs, wellness expos, and outdoor fitness festivals, to promote health literacy, encourage healthy lifestyle choices, and foster social connections among residents.

1. Recommendation: Foster a culture of health and wellness through diverse programming opportunities.

Strategy 2: Enhance access to aquatics and water-related recreation programs.

Action Items:

1. Assess the current demand for aquatics and water-related activities within the community through surveys and public forums to identify specific needs and preferences.
2. Develop a comprehensive range of programs targeting various age groups and fitness levels, including learn-to-swim classes, beginner fishing, canoeing, kayaking, etc.
3. Expand partnerships with local healthcare providers and community organizations to offer specialized aquatics programs addressing specific health concerns, such as arthritis management, physical rehabilitation, and stress reduction.
4. Implement a flexible scheduling system for aquatics programs to accommodate diverse lifestyles and work schedules, including morning, evening, and weekend sessions.
5. Conduct outreach initiatives targeting underserved populations, including low-income families, seniors, and individuals with disabilities, to raise awareness of available aquatics resources and provide assistance in overcoming barriers to participation.
6. Partner with private aquatics program providers to offer subsidized aquatics programs for youth from disadvantaged backgrounds, ensuring that financial constraints do not hinder access to vital life-saving swim instruction.
7. Expand current scholarship programs to provide financial assistance for aquatics programs and facility memberships, prioritizing individuals and families facing economic hardships.

1. Recommendation: Foster a culture of health and wellness through diverse programming opportunities.

Strategy 3: Develop a public realm including parks and facilities that promote healthy lifestyles for all.

Action Items:

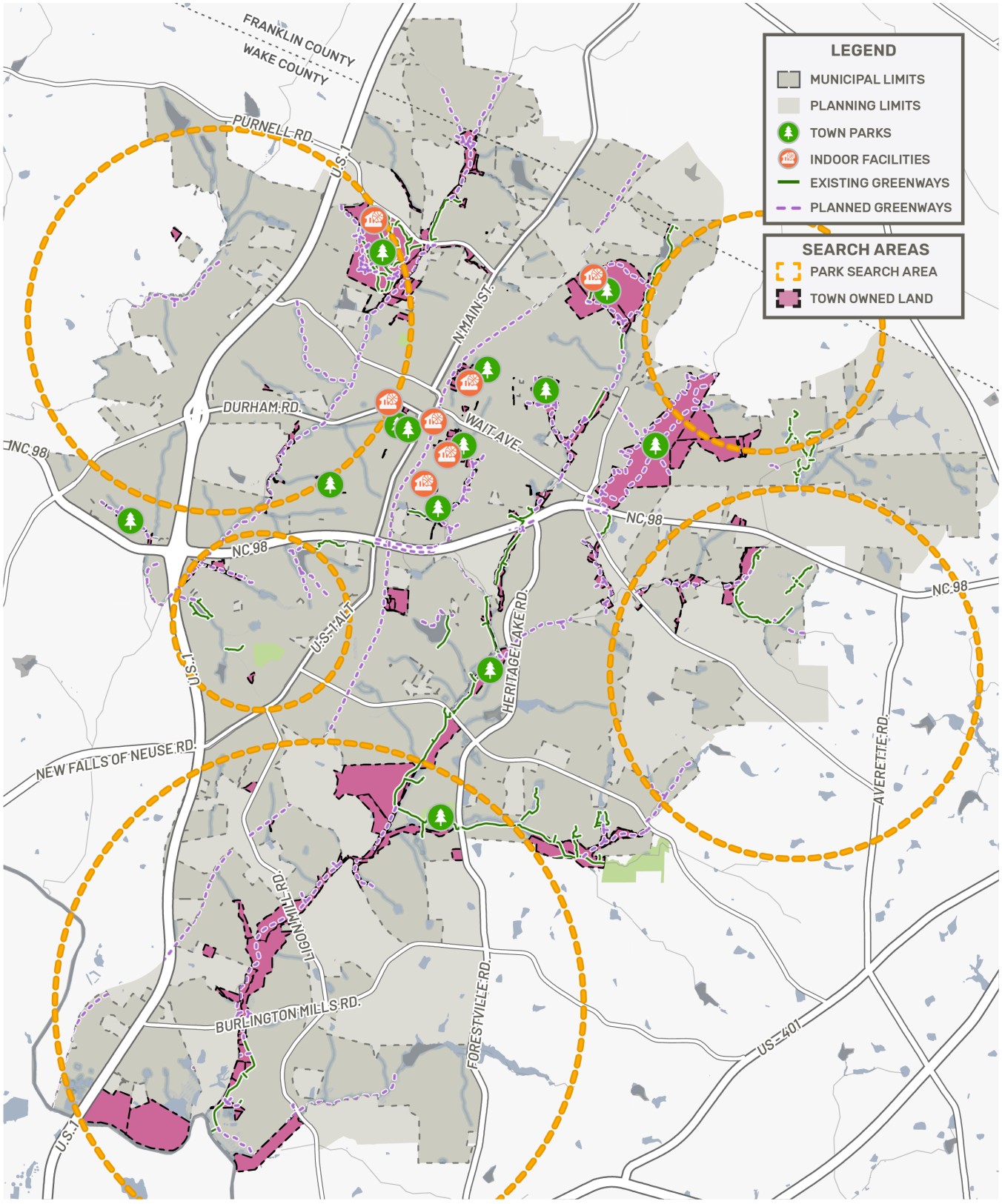
1. Continue to modernize existing parks and amenities such as sports fields, playgrounds, and trails to encourage their use for physical fitness.
2. Create intergenerational activity hubs within existing and new parks to encourage bonding and interaction between diverse age groups.
3. Continue to develop new greenways and trails that support a range of physical activities such as walking, biking, and in-line skating.
4. Establish satellite fitness centers or outdoor fitness stations in underserved neighborhoods to improve access to physical activity opportunities for residents living in areas with limited recreational facilities.
5. Enhance access to natural areas to promote a connection to nature for its therapeutic values and benefits.
6. Encourage the construction of new community gardens, food forests, and edible landscapes to provide access to local foods and promote healthy eating habits.
7. Partner with Town staff leading the food security program through Northern Wake Food Security.
8. Implement placemaking strategies in existing and new parks that provide spaces for solitude, reflection, and passive activities such as reading, birdwatching, photography, etc.

2. Recommendation: Promote equitable access to recreational resources.

Strategy 1: Ensure fair distribution of parks and recreational amenities in all areas of the Town.

Action Items:

1. Prioritize the allocation of funding and recreation resources in the underserved areas identified through the level of service equity assessment.
2. Allocate funding for revitalizing existing parks such as Plummer Park and Tyler Run Park that have not received funding in the past five years.
3. Adopt 4.8 acres per 1,000 population NRPA standard to develop 117 acres of parkland in the next five years. This developed acreage could be within existing parks or new park development.
4. Adopt 10.2 acres per 1,000 population NRPA standard to acquire additional 230 acres of developed + undeveloped parkland in the next five years in the areas currently identified as underserved and growing parts of the Town, especially in the areas identified in the 'park search area'.
5. Increase the indoor recreation facility area by approximately 54,703 square feet to accommodate growing population needs for the next five years.
6. Provide dedicated recreation spaces for teens and 55+ age groups in the indoor recreation facilities, and existing and future parks and engage the groups in the planning and design process. [Note: The Town is already working on a Senior Park project adjacent to the senior center facility]
7. Continue to work with the Senior Center to provide programs for 55+ age groups.
8. Collaborate with the Planning Department to fill in the strategic gaps in the greenway network that provide access to parks and open spaces.
9. Ensure that the parkland dedication policy maximizes developable land for building recreational amenities in the underserved areas of the Town while also protecting the sensitive natural areas such as wetlands, streams, and wildlife habitats.



◆ **Park Search Area Map**

2. Recommendation: Promote equitable access to recreational resources.

Strategy 2: Continue to expand and improve existing parks and facilities infrastructure to meet growing demand.

Action Items:

1. Develop park-specific concept plans to address expanding and improving existing parks and facilities, as well as developing new ones in underserved areas and on existing town-owned lands.
2. Secure funding through grants, partnerships, and community fundraising efforts.
3. Prioritize the development of multi-purpose facilities and adaptive amenities to maximize space and resources.
4. Implement plans to scale infrastructure incrementally based on increased park visitation and recreation program participation growth.
5. Continue to utilize the community engagement findings to support the renovation and replacement of amenities such as playgrounds, dog parks, and sports courts.



Multi-Purpose Facility with Maker Space Facility

2. Recommendation: Promote equitable access to recreational resources.

Strategy 3: Continue to invest in staffing and operations to ensure a high-quality level of care for the parks system.

Action Items:

1. Continue to minimize the level of service gap in the staffing needs for parkland, greenways, and public spaces maintenance and management by hiring more maintenance crews in sets of 4-5 people each.

2. Hire thirteen (13) new full time staff members in the next five years including creation of two new divisions.

Staff Positions + New Divisions:

FY 2024-2025

Recreation Programs

- Special Events Coordinator (1)

FY 2025-2026

Administration

- Assistant Director (1)

New Division (Inclusion + Special Events)

- Recreation Manager - Specialized Programs + Special Events (1)

Recreation Programs

- Inclusion + Specialized Programs Coordinator (1) (PT to FT)

FY 2026-2027

Park Maintenance

- Lead/Sr. Park Maintenance Specialist (4): (Career Ladder)

FY 2027-2028

Division Supervisors

- Athletics Supervisor (1)
- Recreation Programs Supervisor (1)
- Inclusion + Events Supervisor (1)

* All Town needs and resources must be balanced against the vision of the Board and revenue projections.

2. Recommendation: Promote equitable access to recreational resources.

Strategy 3: Continue to invest in staffing and operations to ensure a high-quality level of care for the parks system.

FY 2028-2029

Recreation Programs

- JPCC Outdoor Recreation Specialist (1)

New Division (Nature + Conservation Programs)

- Recreation Specialist (1)

3. Continue to fill in the staffing needs as the Department expands aquatic and athletic programs.

4. Continue to develop best management practices and key performance indicators in policies and procedures for efficient operations in compliance with CAPRA.

5. Continue to collaborate with other departments to share staffing resources for festivals and large community events to reduce the burden on current parks and recreation staff.

* All Town needs and resources must be balanced against the vision of the Board and revenue projections.

2. Recommendation: Promote equitable access to recreational resources.

Strategy 4: Address disparities in access and participation through intentional outreach and programming.

Action Items:

1. Enhance and continue the community outreach initiatives to raise awareness of existing recreational opportunities, focusing on underserved communities and utilizing culturally relevant communication channels to reach a broader audience.

2. Engage residents from diverse backgrounds in decision-making processes regarding the development and enhancement of recreational amenities, ensuring that their needs and preferences are considered.



Basketball Game at Joyner Community Center Gym

3. Recommendation: Promote a culture of inclusivity across the parks and recreation system.

Strategy 1: Expand inclusive recreation program offerings.

Action Items:

1. Continue to expand "SPIRIT Wake Forest" to develop recreational programs that cater to diverse interests and abilities, ensuring that there are options available for individuals of all ages, backgrounds, and skill levels.
2. Incorporate inclusive design principles into recreational programming to ensure that activities are accessible and welcoming to individuals with disabilities or special needs.
3. Continue to offer resources and programs for caregivers who provide care for special needs populations at the community centers such as organized parent groups, career counseling, housing choices, and more.
4. Collaborate with local community organizations and leaders to identify specific needs and gaps in recreational programming.
5. Allocate resources to recruit and train instructors and facilitators capable of delivering inclusive programming.
6. Continue to partner with third-party recreation providers to provide new and innovative recreation programs.
7. Continue to assess and remove physical barriers to access existing facilities and programs.
8. Enhance accessibility features in recreational facilities to reduce barriers to participation for individuals with disabilities and the bilingual population.
9. Develop programs to raise awareness and educate 'neurotypical' users about special populations.

3. Recommendation: Promote a culture of inclusivity across the parks and recreation system.

Strategy 2: Promote inclusivity in Department operations and alignment with other town-wide initiatives.

Action Items:

1. Continue to offer training programs for staff and volunteers on inclusive practices, communication techniques, and accommodation strategies.
2. Provide resources and support for adaptive equipment and assistive technologies to enhance accessibility for all participants.
3. Update the program fee study every five years to ensure that the recreation programs are offered at fair market value.
4. Continue to offer scholarships or reduced fees for program participation to qualified residents.
5. Streamline the communication channels for feedback and accommodation requests, ensuring that participants feel empowered to voice their needs and concerns.



Specialized Programming + Inclusion



4. Recommendation: Regularly assess community parks and recreation needs to proactively plan for the evolving demands and preferences of the growing community.

Strategy 1: Implement a continuous feedback system to enhance community engagement.

Action Items:

1. Conduct bi-annual community surveys to gather feedback on park and recreation services.
2. Streamline and promote the online suggestion platform for residents to submit ideas and concerns.
3. Regularly review and analyze feedback data to identify trends and areas for improvement.
4. Inform the community that their feedback has been acknowledged and that action steps are being developed in response.
5. Expand and enhance the comprehensive communication plan to inform the community about park initiatives.
6. Continue to leverage the Parks, Recreation, and Cultural Resources Advisory Board members to increase outreach and community involvement.
7. Utilize social media and other outreach strategies to engage with typically underrepresented demographics including youth, adolescents, and special needs populations.



5. Continue to implement data-driven decision-making in Department operations.

Strategy 1: Develop and integrate a robust data collection system into departmental planning and operations.

Action Items:

1. Install automated counters at park entrances to collect visitor data, track park usage, and adjust maintenance and management schedules to provide high-quality park experiences.
2. Continue to use GIS technology to conduct parkland access audits and identify underserved areas.
3. Partner with schools and universities (NC State, Wake Tech, NC Central) for data analysis and research support.
4. Use data including the results of scientific surveys, bi-annual public opinion surveys, and national databases from the National Recreation and Parks Association, City Parks Alliance, and Trust for Public Land to inform the development of new parks and recreational facilities.
5. Promote internal and public-facing performance dashboards to monitor key metrics and make informed decisions.
6. Regularly update facility maintenance schedules based on usage data to ensure optimal conditions.

5. Continue to implement data-driven decision-making in Department operations.

Strategy 2: Foster a culture of continuous improvement through flexible and adaptive strategies.

Action Items:

1. Continue staff training on the importance of high-quality customer service and how to use data tools effectively.
2. Establish a cross-departmental and an inter-departmental team to review data and recommend improvements quarterly.
3. Utilize key performance indicators to set measurable goals for success.
4. Regularly distribute reports on performance and improvements based on data analysis.
5. Operate the department using the CAPRA accreditation standards.
6. Continue to pursue the CAPRA reaccreditation every five years and ensure that the process is updated based on the new rollout of CAPRA standards.



6. Recommendation: Enhance environmental sustainability in park operations.

Strategy 1: Continue to implement the following green initiatives across all parks and facilities over the next five years as stand-alone action items or collective efforts for projects.

Action Items:

1. Consider sustainable design for all building facilities.
2. Use native plants in landscaping to conserve water and support local wildlife.
3. Increase tree canopy in existing parks using native plant palette.
4. Develop a recycling and composting program for all park facilities.
5. Replace traditional lighting with energy-efficient LED fixtures.
6. Reduce dependency on fossil fuels by purchasing energy-efficient machinery and vehicles.
7. Provide electric vehicle charging stations at all Town-owned facilities and parks.



Electric Vehicle Charging Stations

7. Recommendation: Preserve priority green spaces.

Strategy 1: Conduct a thorough assessment of existing green spaces to identify priority areas for conservation based on ecological significance, habitat diversity, and community value.

Action Items:

1. Form a multidisciplinary task force comprising ecologists, conservationists, and community stakeholders to conduct a comprehensive inventory and assessment of green spaces in Wake Forest.

2. Utilize GIS mapping and ecological modeling techniques to identify and prioritize areas of high ecological value, habitat connectivity, and potential threats, informing targeted conservation strategies.

3. Continue to prioritize preserving and protecting the natural resources within existing parks by clustering the built amenities in most developable parts of the site.



Painted Turles (Chrysemys picta) Local to Wake Forest

7. Recommendation: Preserve priority green spaces.

Strategy 2: Implement land conservation measures, such as acquisition, conservation easements, and habitat restoration, to protect and enhance key natural resources from development and degradation.

Action Items:

1. Explore funding opportunities from federal, state, and private sources to support land acquisition, conservation easements, and habitat restoration projects.
2. Leverage partnerships with land trusts and conservation organizations.
3. Work with landowners, developers, and conservation groups to negotiate voluntary conservation agreements, easements, or land donations to permanently protect critical green spaces from development.
4. Continue to collaborate with the Planning Department to continue conservation efforts through policy and ordinance amendments.



◆ **Conservation Easement**

8. Recommendation: Expand and enhance ecological connectivity.

Strategy 1: Identify opportunities to expand and connect existing green spaces as ecological corridors.

Action Items:

1. Conduct a feasibility study to assess potential trail alignments, greenway extensions, and wildlife corridors to enhance connectivity between parks, natural areas, and conservation lands.

2. Collaborate with neighboring municipalities, county governments, and regional conservation agencies to develop coordinated green space connectivity plans and establish ecological corridors across jurisdictional boundaries.

3. Utilize wayfinding and information signage for existing conservation lands to raise community awareness about conservation efforts.



Ecological Corridor

8. Recommendation: Expand and enhance ecological connectivity.

Strategy 2: Implement active habitat management practices, such as invasive species control, prescribed burning, and native plant restoration, to enhance biodiversity and ecosystem resilience in green spaces.

Action Items:

1. Develop and implement habitat management plans for priority greenspaces, incorporating strategies for invasive species control, prescribed burning, and native plant propagation to improve habitat quality and biodiversity.

2. Engage volunteers, conservation groups, and local stakeholders in hands-on habitat restoration projects, organizing workdays and training sessions to promote community involvement in greenspace conservation efforts.



Invasive + Non-Native Species Control in Southeast

9. Recommendation: Foster community stewardship.

Strategy 1: Mobilize community volunteers in conservation activities, such as habitat restoration, wildlife monitoring, and greenspace clean-ups, to foster a sense of stewardship and ownership among residents.

Action Items:

1. Organize volunteer workdays and stewardship events in collaboration with local conservation groups, schools, and civic organizations, focusing on habitat restoration, wildlife monitoring, and litter clean-up efforts.

2. Establish a community conservation corps or volunteer stewardship program to recruit, train, and coordinate volunteers in ongoing greenspace conservation and management tasks, providing opportunities for residents to actively contribute to the protection of local ecosystems.

3. Promote the existing 'Adopt a Trail' program and the associated 'Enhancement Projects' along the greenways through enhanced marketing efforts, social media posts, and volunteer recognitions.



Volunteers at a Town event

9. Recommendation: Foster community stewardship.

Strategy 2: Develop and implement educational programs, workshops, and outreach initiatives to raise awareness about the importance of green space conservation and biodiversity protection among residents and visitors.

Action Items:

1. Design and distribute educational materials, brochures, and interpretive signage in parks, trails, and natural areas, highlighting the ecological significance of local greenspaces and conservation opportunities.

2. Collaborate with schools, nature centers, and environmental organizations to develop and deliver environmental education programs, field trips, and citizen science projects focused on green space conservation and biodiversity monitoring.

3. Consider building a nature center to meet demands for environmental educational programming and related recreation programming.



◆ **Nature Center**

10. Recommendation: Develop environmental education opportunities.

Strategy 1: Develop and implement diverse outdoor recreation programs across Wake Forest's parks system to promote engagement with nature.

Action Items:

1. Utilize the results of the needs assessment and the community survey to identify the specific outdoor recreation activities and programs desired by residents, considering preferences for activities such as kayaking, paddle boarding, fishing, hiking, and nature walks.

2. Collaborate with local outdoor recreation outfitters, instructors, and environmental educators to design and facilitate a range of guided outdoor activities and workshops at the Wake Forest Reservoir, including introductory paddling classes, fishing clinics, guided nature hikes, and environmental education programs.



Environmental Education Program

10. Recommendation: Develop environmental education opportunities.

Strategy 2: Establish Wake Forest Reservoir site as the destination for environmental education and nature-based recreation programming.

Action Items:

1. Develop a comprehensive plan for the Wake Forest Reservoir site identifying opportunities for amenities that support environmental education and nature-based programming.
2. Consider building a Pro-Shop at the reservoir to provide supplies ready for water.
3. Invest in infrastructure improvements, including, but not limited to, parking areas, greenway connections/interconnectivity, utility connections, and restrooms, to enhance visitor comfort at the Wake Forest Reservoir.
4. Improve the accessibility of existing natural trails and provide wayfinding maps at the trailhead to identify the level of difficulty in navigating.
5. Prioritize implementation of site restoration projects to reduce erosion, stormwater management, vegetation management and nature-based solutions to improve biodiversity.
6. Develop interactive interpretive exhibits, signage, and educational displays along designated trails and overlooks at the Wake Forest Reservoir, providing visitors with information about the reservoir's natural and cultural history, water quality, and ecological significance.
7. Partner with local schools, North Carolina Environmental Educators (NCEE), other environmental organizations, and youth groups to develop and implement outdoor environmental education curricula, field trips, and hands-on learning experiences, and engaging students in activities such as water quality monitoring, habitat restoration, and wildlife observation.
8. Establish a Friends of the Wake Forest Reservoir volunteer group to assist with habitat restoration, litter clean-up, and interpretive program delivery, providing opportunities for residents to actively contribute to the stewardship of this valuable community asset.
9. Foster partnerships with community organizations, local businesses, and volunteer groups to support the development and maintenance of outdoor recreation programming and environmental education initiatives.
10. Seek grant funding, sponsorship, and support from local businesses, foundations, and philanthropic organizations to fund outdoor recreation programming, environmental education initiatives, and infrastructure improvements.

11. Recommendation: Preserve and promote heritage and traditions through parks and recreation.

Strategy 1: Celebrate historic sites and landmarks.

Action Items:

1. Partner with the Historic Preservation Planning Staff and Historic Preservation Commission to implement action items centered around historic sites and landmarks and historic preservation goals and activities.

2. Implement restoration projects for key historic sites and landmarks like the Ailey Young House, within parks to preserve their cultural significance and promote community engagement with local history.

3. Implement recommendations and action items from the Northeast Community Plan and Historic Preservation Plan as they relate to parks, open space, and greenways connectivity.

4. Secure funding through grants, private donations, and public-private partnerships to support history infrastructure projects and recreation programming leveraging resources from historical preservation organizations and government agencies.

5. Engage volunteers and community groups through educational workshops, hands-on preservation activities, and volunteer workdays, fostering a sense of ownership and pride in local heritage.

6. Establish interpretive signage and educational programs at parks to provide visitors with historical context, stories, and insights into Wake Forest's cultural heritage.

7. Evaluate establishing the Northeast Community of the Town as a 'Cultural District' comprising of the key sites including the Ailey Young House property, the Cemetery, Taylor Street Park, and Ailey Young Park. Additionally, partner with W.E.B. Dubois School Alumni to acknowledge this important resource within the Town's historic assets.

11. Recommendation: Preserve and promote heritage and traditions through parks and recreation.

Strategy 2: Organize cultural heritage festivals and events in parks to celebrate the diverse traditions and cultural heritage of Wake Forest's residents to elevate community members' appreciation for local cultural diversity.

Action Items:

1. Partner with the Human Relations Council and Historic Preservation Commission to coordinate cultural heritage festivals, events, and tours.
2. Identify and showcase traditional arts, crafts, music, dance, and cuisine from different cultural communities through interactive demonstrations, performances, and workshops.
3. Enhance and expand the educational components into cultural heritage events, such as storytelling sessions, historical exhibits, and heritage tours, to deepen participants' understanding and appreciation of diverse cultures.
4. Evaluate the impact and success of cultural heritage festivals and events through participant surveys, attendance metrics, and feedback from community stakeholders, making adjustments to future programming based on insights and recommendations.
5. Continue working with the Renaissance Centre for cultural programs expansion such as Black History Month.



African American Cultural Festival of Raleigh + Wake County

12. Recommendation: Integrate heritage interpretation into park design and programming.

Strategy 1: Develop heritage interpretive trails within parks that highlight significant historical sites, landmarks, and cultural traditions, providing visitors with immersive learning experiences.

Action Items:

1. Collaborate and partner with Historic Preservation Planning Staff and Historic Preservation Commission to implement actions items centered on public education and outreach about Wake Forest's rich history.
2. Conduct research and consultation with local historians, cultural experts, and longstanding residents to identify themes, stories, and points of interest for inclusion in heritage interpretive trails.
3. Design trail signage, markers, public art, and interpretive displays that convey historical information, oral histories, and cultural significance in engaging and accessible formats for park visitors of all ages and backgrounds.
4. Establish partnerships with schools, community groups, and educational institutions to develop curriculum materials, guided tours, and outdoor learning activities aligned with heritage interpretive trails.
5. Promote awareness and utilization of heritage interpretive trails through signage, maps, brochures, and digital platforms, encouraging residents and visitors to explore and learn about Wake Forest's history and heritage.



Historic Ailey Young House

13. Recommendation: Expand and enhance the Wake Forest greenway system.

Strategy 1: Provide greater access to recreational opportunities and enhance connectivity between neighborhoods and key destinations.

Action Items:

1. Conduct feasibility studies to identify potential routes for new greenway corridors based on connectivity goals.
2. Collaborate with adjacent municipalities and landowners to establish regional connections and leverage existing trails for continuous greenway corridors.
3. Engage in public-private partnerships to accelerate greenway development by leveraging resources and expertise from private stakeholders, such as developers and land trusts.
4. Prioritize the development of greenways in underserved or historically marginalized communities to ensure equitable access to recreational amenities and green space.
5. Continue to acquire necessary easements or land parcels to facilitate the extension of greenway corridors.
6. Pursue grants and funding opportunities from federal, state, and regional sources to support the acquisition of land and construction of new greenway segments.



Greenway in the Town of Wake Forest

13. Recommendation: Expand and enhance the Wake Forest greenway system.

Strategy 2: Enhance user experience and encourage active recreation through greenway placemaking.

Action Items:

1. Establish trailhead facilities with amenities such as parking, restrooms, bike racks, and information kiosks to serve as gateways to the greenway network and facilitate access for users.

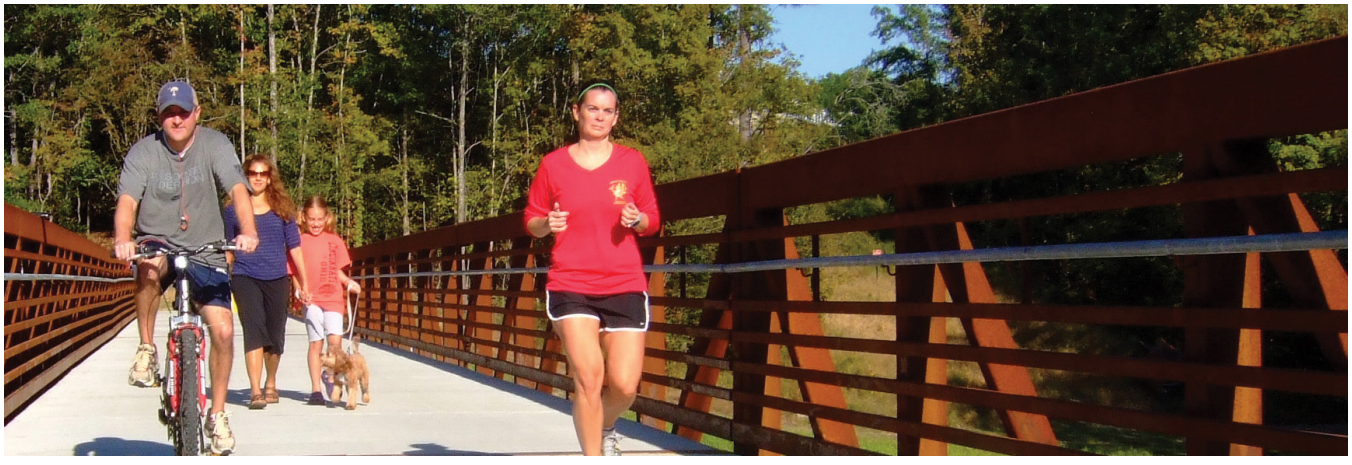
2. Continue to add wayfinding signage, and interpretive panels, and incorporate educational exhibits along greenway trails to inform users about local history, ecology, and points of interest.

3. Integrate greenway crossings and bridges to minimize disruptions and ensure safe passage across roadways, water bodies, and other natural barriers.

4. Maintain high standards of maintenance and upkeep for existing greenway infrastructure, including trail surfaces, signage, lighting, and landscaping. Continue to follow current policies for regular inspection and maintenance schedules to address any safety hazards or maintenance issues promptly, ensuring that greenways remain safe, attractive, and functional for all users.

5. Collaborate with local businesses and vendors to provide concessions, bike rentals, and other services near greenway trailheads to enhance the visitor experience and support economic development opportunities.

6. Continue to follow established design standards for greenway construction and enhancements to ensure consistency and safety across the network.



13. Recommendation: Expand and enhance the Wake Forest greenway system.

Strategy 3: Promote multi-modal connectivity by integrating greenways with other modes of transportation, such as public transit and active transportation options.

Action Items:

1. Continue collaboration with the Planning Departments to ensure alignment with the recommendations from the Comprehensive Transportation Plan, Wake Forest Community Plan, and other planning efforts.

2. Establish pedestrian and bicycle connections between greenway trailheads and transit stops to minimize dependency on personal vehicles.

3. Provide secure bike parking facilities at key destinations, such as parks, schools, and transit hubs, to accommodate cyclists.



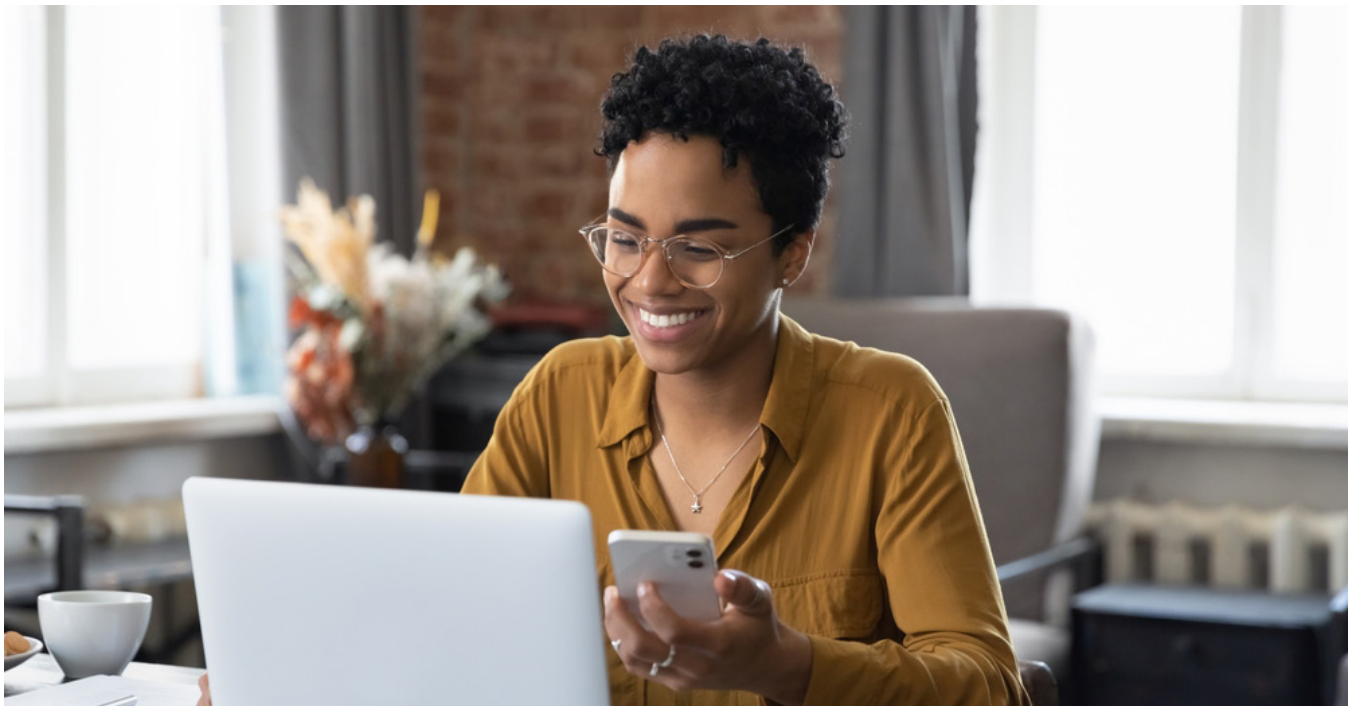
Implementing Public Transit Options

14. Recommendation: Provide creative and progressive recreation programming that encourages innovation and entrepreneurship.

Strategy 1: Implement co-creative experiential recreation programming.

Action Items:

1. Enhance the existing mobile app where community members can suggest, vote on, and collaborate to create recreational experiences, allowing for ongoing co-creation beyond scheduled programs.
2. Collaborate with local schools and youth organizations to involve young people in co-creating recreational experiences, empowering them to take ownership of their leisure time and contribute to the community's offerings.
3. Partner with local businesses to offer discounts or incentives for participants to visit nearby establishments as part of their recreational experience, enriching the community's offerings while supporting the local economy.
4. Organize themed events or challenges where participants can work together to solve problems, create art, or accomplish goals within the context of recreational activities, fostering teamwork and collaboration.



Mobile Voting on Community Experiences



14. Recommendation: Provide creative and progressive recreation programming that encourages innovation and entrepreneurship.

Strategy 2: Establish a maker space for creative technological exploration.

Action Items:

1. Use future indoor recreational facility to provide a 'learning hub' for collaborative projects, hands-on learning experiences, and innovation workshops across various disciplines such as arts, crafts, engineering, and design.
2. Offer regular in-person and online tutorials and classes on using the maker space equipment.
3. Invest in tools or partner with agencies that have access to technology such as 3D printers, laser cutters, and robotics kits, accessible to the community.
4. Partner with local universities and tech companies to provide workshops on the latest technology.
5. Organize technology-related competitions such as hackathons for teens and young adults.
6. Partner with schools, news outlets, and technology companies to offer workshops and training in areas like video production, podcasting, social media management, etc.
7. Provide access to equipment and software for teens to create their own media projects and content and organize contests to highlight teen talent and creativity.
8. Partner with environmental organizations to lead creative projects such as eco-art installations, sustainable gardening workshops, and environmental cleanups.
9. Offer educational workshops on environmental issues, incorporating artistic elements such as nature photography, eco-friendly crafts, and recycled art projects.
10. Collaborate with the Technology Advisory Board and Information Technology Departments.

14. Recommendation: Provide creative and progressive recreation programming that encourages innovation and entrepreneurship.

Strategy 3: Create an entrepreneurship incubator program.

Action Items:

1. Partner with Downtown Incubator Program.
2. Organize sessions where local business owners teach teens about fundamental topics like budgeting, marketing, and customer service.
3. Offer programs to teach teens and young adults the concept of business planning, and explore business ideas and strategies on starting a business.
4. Organize meetups with professional entrepreneurs where teens can explore the concepts of business management.



15. Recommendation: Use a 'systems thinking' approach to proactively plan the future of Wake Forest Parks and Recreation Department.

Strategy 1: Operate parks, facilities, and recreation programs as a cohesive and unified system.

Action Items:

1. Develop a clear, forward-looking vision for the parks system that aligns with community values and long-term goals.
2. Strategically distribute the specialized amenities across the Town as part of the system-wide efforts to achieve fair access.
3. Proactively identify the needs and gaps in the system and continue to find resources to address them at the system level through seeking funding, similar providers, and partnerships.



PRCR Department Staff

15. Recommendation: Use a 'systems thinking' approach to proactively plan the future of Wake Forest Parks and Recreation Department.

Strategy 2: Achieve organizational excellence by focusing on the system-wide impact.

Action Items:

1. Continue departmental operations with professional codes of ethics and expectations consistent with the agency's mission and core values.
2. Continue to focus on providing superior customer service to park system users.
3. Maintain transparent and open communication with the community about successes and challenges.
4. Showcase departmental leadership that encourages town-wide diverse perspectives and collaborative decision-making.



Collaboration with Citizens Through Advisory Board

Implementation Plan

An Implementation Plan provides a structured approach to bringing the PRCR Master Plan to life. It outlines the specific actions, alignment with guiding principles, and timelines needed to turn the vision into reality. The Implementation Plan is a tool for accountability and progress tracking. It allows the staff to measure success, celebrate achievements, and make informed adjustments over the course of the next five years. An Implementation Plan is a living document that allows flexibility to adapt to changing situations while still aligning actions with community values and the Plan's guiding principles.

This Implementation Plan is a roadmap that outlines our aspirations for a greener, healthier, and more connected community. It is built on the pillars of sustainability, inclusivity, and innovation, ensuring that every resident has access to high-quality parks and recreational opportunities that enhance their quality of life.

The project team recommends the Town review the implementation plan annually and adjust action items and timeline as the priorities arise or change.

1. Health + Wellness

Recommendation 1: Foster a culture of health and wellness through diverse programming opportunities.			
#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 1: Expand access to physical and mental health and wellness programs.			
1.1.1.1	Continue to provide programs that provide personal physical fitness benefits for all age groups and ability levels.		Ongoing
1.1.1.2	Collaborate with local fitness centers, health organizations, and wellness professionals to offer a diverse range of fitness classes, workshops, and wellness seminars tailored to various age groups, cognitive and sensory abilities, and fitness levels.		1-3 Years
1.1.1.3	Explore opportunities to include and promote existing mobile applications to provide virtual fitness classes and wellness resources, enabling residents to participate in health-promoting activities from the comfort of their homes.		1-3 Years
1.1.1.4	Implement outreach programs and promotional campaigns to raise awareness of the benefits of regular physical activity and encourage community members to participate in fitness and wellness programs.		1-3 Years
1.1.1.5	Integrate health and wellness education into existing recreation programs and activities, incorporating topics such as nutrition, mental health, and preventive healthcare practices.		1-3 Years
1.1.1.6	Establish community health challenges or competitions that incentivize residents to raise awareness, adopt healthy behaviors, and engage in regular physical activity, with rewards and recognition for participation and achievement.		3-5 Years
1.1.1.7	Partner with local healthcare providers and wellness professionals to offer health screenings, wellness assessments, and preventive healthcare services at recreational facilities and community events.		3-5 Years
1.1.1.8	Organize community-wide events and initiatives, such as health fairs, wellness expos, and outdoor fitness festivals, to promote health literacy, encourage healthy lifestyle choices, and foster social connections among residents.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 2: Enhance Access to Aquatics and Water-Related Recreation Programs.			
1.1.2.1	Assess the current demand for aquatics and water-related activities within the community through surveys and public forums to identify specific needs and preferences.		Ongoing
1.1.2.2	Develop a comprehensive range of programs targeting various age groups and fitness levels, including learn-to-swim classes, beginner fishing, canoeing, kayaking, etc.		3-5 Years
1.1.2.3	Expand partnerships with local healthcare providers and community organizations to offer specialized aquatics programs addressing specific health concerns, such as arthritis management, physical rehabilitation, and stress reduction.		3-5 Years
1.1.2.4	Implement a flexible scheduling system for aquatics programs to accommodate diverse lifestyles and work schedules, including morning, evening, and weekend sessions.		1-3 Years
1.1.2.5	Conduct outreach initiatives targeting underserved populations, including low-income families, seniors, and individuals with disabilities, to raise awareness of available aquatics resources and provide assistance in overcoming barriers to participation.		1-3 Years
1.1.2.6	Partner with private aquatics program providers to offer subsidized aquatics programs for youth from disadvantaged backgrounds, ensuring that financial constraints do not hinder access to vital life-saving swim instruction.		3-5 Years
1.1.2.7	Expand current scholarship programs to provide financial assistance for aquatics programs and facility memberships, prioritizing individuals and families facing economic hardships.		Ongoing
Strategy 3: Develop a public realm including parks and facilities that promote healthy lifestyles for all.			
1.1.3.1	Continue to modernize existing parks and amenities such as sports fields, playgrounds, and trails to encourage their use for physical fitness.		Ongoing
1.1.3.2	Create intergenerational activity hubs within existing and new parks to encourage bonding and interaction between diverse age groups.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
1.1.3.3	Continue to develop new greenways and trails that support a range of physical activities such as walking, biking, and in-line skating.		Ongoing
1.1.3.4	Establish satellite fitness centers or outdoor fitness stations in underserved neighborhoods to improve access to physical activity opportunities for residents living in areas with limited recreational facilities.		3-5 Years
1.1.3.5	Enhance access to natural areas to promote a connection to nature for its therapeutic values and benefits.		1-3 Years
1.1.3.6	Encourage the construction of new community gardens, food forests, and edible landscapes to provide access to local foods and promote healthy eating habits.		3-5 Years
1.1.3.7	Partner with Town staff leading the food security program through Northern Wake Food Security.		1-3 Years
1.1.3.8	Implement placemaking strategies in existing and new parks that provide spaces for solitude, reflection, and passive activities such as reading, birdwatching, photography, etc.		3-5 Years



2. Equitable Growth + Fair Access

Recommendation 2: Promote Equitable Access to Recreational Resources.			
Strategy 1: Ensure Fair Distribution of parks and recreational amenities in all areas of the Town.			
2.2.1.1	Prioritize the allocation of funding and recreation resources in the underserved areas identified through the level of service equity assessment.		3-5 Years
2.2.1.2	Allocate funding for revitalizing existing parks such as Plummer Park and Tyler Run Park that have not received funding in the past five years.		3-5 Years
2.2.1.3	Adopt 4.8 acres per 1,000 population NRPA standard to develop 117 acres of parkland in the next five years. This developed acreage could be within existing parks or new park development.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
2.2.1.4	Adopt 10.2 acres per 1,000 population NRPA standard to acquire additional 230 acres of developed + undeveloped parkland in the next five years in the areas currently identified as underserved and growing parts of the Town, especially in the areas identified in the 'park search area'.		3-5 Years
2.2.1.5	Increase the indoor recreation facility area by approximately 54,703 square feet to accommodate growing population needs for the next five years.		3-5 Years/ Beyond
2.2.1.6	Provide dedicated recreation spaces for teens and 55+ age groups in the indoor recreation facilities, and existing and future parks and engage the groups in the planning and design process. [Note: The Town is already working on a Senior Park project adjacent to the senior center facility]		Ongoing
2.2.1.7	Continue to work with the Senior Center to provide programs for 55+ age groups.		Ongoing
2.2.1.8	Collaborate with the Planning Department to fill in the strategic gaps in the greenway network that provide access to parks and open spaces.		Ongoing
2.2.1.9	Ensure that the parkland dedication policy maximizes developable land for building recreational amenities in the underserved areas of the Town while also protecting the sensitive natural areas such as wetlands, streams, and wildlife habitats.		1-3 Years
Strategy 2: Continue to expand and improve existing parks and facilities infrastructure to meet growing demand.			
2.2.2.1	Develop park-specific concept plans to address expanding and improving existing parks and facilities, as well as developing new ones in underserved areas and on existing town-owned lands.		3-5 Years
2.2.2.2	Secure funding through grants, partnerships, and community fundraising efforts.		Ongoing
2.2.2.3	Prioritize the development of multi-purpose facilities and adaptive amenities to maximize space and resources.		3-5 Years
2.2.2.4	Implement plans to scale infrastructure incrementally based on increased park visitation and recreation program participation growth.		3-5 Years
2.2.2.5	Continue to utilize the community engagement findings to support the renovation and replacement of amenities such as playgrounds, dog parks, and sports courts.		Ongoing

#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 3: Continue to invest in staffing and operations to ensure a high-quality level of care for the parks system.			
2.2.3.1	Continue to minimize the level of service gap in the staffing needs for parkland, greenways, and public spaces maintenance and management by hiring more maintenance crews in sets of 4-5 people each.		Ongoing
2.2.3.2	Hire thirteen (13) new full time staff members in the next five years including creation of two new divisions.		3-5 Years
2.2.3.3	Continue to fill in the staffing needs as the Department expands water-related and athletic programs.		Ongoing
2.2.3.4	Continue to develop best management practices and key performance indicators in policies and procedures for efficient operations in compliance with CAPRA.		Ongoing
2.2.3.5	Continue to collaborate with other departments to share staffing resources for festivals and large community events to reduce the burden on current parks and recreation staff.		Ongoing
Strategy 4: Address disparities in access and participation through intentional outreach and programming.			
2.2.4.1	Enhance and continue the community outreach initiatives to raise awareness of existing recreational opportunities, focusing on underserved communities and utilizing culturally relevant communication channels to reach a broader audience.		Ongoing
2.2.4.2	Engage residents from diverse backgrounds in decision-making processes regarding the development and enhancement of recreational amenities, ensuring that their needs and preferences are considered.		Ongoing
Recommendation 3: Promote a Culture of Inclusivity across the parks and recreation system.			
Strategy 1: Expand Inclusive Recreation Program Offerings.			
2.3.1.1	Continue to expand "SPIRIT Wake Forest" to develop recreational programs that cater to diverse interests and abilities, ensuring that there are options available for individuals of all ages, backgrounds, and skill levels.		Ongoing
2.3.1.2	Incorporate inclusive design principles into recreational programming to ensure that activities are accessible and welcoming to individuals with disabilities or special needs.		Ongoing

#	Action Item	Guiding Principles Alignment	Timeframe
2.3.1.3	Continue to offer resources and programs for caregivers who provide care for special needs populations at the community centers such as organized parent groups, career counseling, housing choices, and more.		Ongoing
2.3.1.4	Collaborate with local community organizations and leaders to identify specific needs and gaps in recreational programming.		1-3 Years
2.3.1.5	Allocate resources to recruit and train instructors and facilitators capable of delivering inclusive programming.		1-3 Years
2.3.1.6	Continue to partner with third-party recreation providers to provide new and innovative recreation programs.		Ongoing
2.3.1.7	Continue to assess and remove physical barriers to access existing facilities and programs.		Ongoing
2.3.1.8	Enhance accessibility features in recreational facilities to reduce barriers to participation for individuals with disabilities and the bilingual population.		3-5 Years
2.3.1.9	Develop programs to raise awareness and educate 'neurotypical' users about special populations.		3-5 Years
Strategy 2: Promote Inclusivity in Department operations and alignment with other town-wide initiatives.			
2.3.2.1	Continue to offer training programs for staff and volunteers on inclusive practices, communication techniques, and accommodation strategies.		Ongoing
2.3.2.2	Provide resources and support for adaptive equipment and assistive technologies to enhance accessibility for all participants.		3-5 Years
2.3.2.3	Update the program fee study every five years to ensure that the recreation programs are offered at fair market value.		3-5 Years
2.3.2.4	Continue to offer scholarships or reduced fees for program participation to qualified residents.		Ongoing
2.3.2.5	Streamline the communication channels for feedback and accommodation requests, ensuring that participants feel empowered to voice their needs and concerns.		Ongoing

3. Resiliency + Adaptability

#	Action Item	Guiding Principles Alignment	Timeframe
Recommendation 4: Regularly assess community parks and recreation needs to proactively plan for the evolving demands and preferences of the growing community.			
Strategy 1: Implement a continuous feedback system to enhance community engagement.			
3.4.1.1	Conduct bi-annual community surveys to gather feedback on park and recreation services.		1-3 Years
3.4.1.2	Streamline and promote the online suggestion platform for residents to submit ideas and concerns.		1-3 Years
3.4.1.3	Regularly review and analyze feedback data to identify trends and areas for improvement.		1-3 Years
3.4.1.4	Inform the community that their feedback has been acknowledged and that action steps are being developed in response.		1-3 Years
3.4.1.5	Expand and enhance the comprehensive communication plan to inform the community about park initiatives.		Ongoing
3.4.1.6	Continue to leverage the Parks, Recreation, and Cultural Resources Advisory Board members to increase outreach and community involvement.		Ongoing
3.4.1.7	Utilize social media and other outreach strategies to engage with typically underrepresented demographics including youth, adolescents, and special needs populations.		1-3 Years
Recommendation 5: Continue to Implement Data-Driven Decision-Making in Department Operations.			
Strategy 1: Develop and integrate a robust data collection system into departmental planning and operations.			
3.5.1.1	Install automated counters at park entrances to collect visitor data, track park usage, and adjust maintenance and management schedules to provide high-quality park experiences.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
3.5.1.2	Continue to use GIS technology to conduct parkland access audits and identify underserved areas.		Ongoing
3.5.1.3	Partner with schools and universities (NC State, Wake Tech, NC Central) for data analysis and research support.		1-3 Years
3.5.1.4	Use data including the results of scientific surveys, bi-annual public opinion surveys, and national databases from the National Recreation and Parks Association, City Parks Alliance, and Trust for Public Land to inform the development of new parks and recreational facilities.		1-3 Years
3.5.1.5	Promote internal and public-facing performance dashboards to monitor key metrics and make informed decisions.		3-5 Years
3.5.1.6	Regularly update facility maintenance schedules based on usage data to ensure optimal conditions.		1-3 Years
Strategy 2: Foster a culture of continuous improvement through flexible and adaptive strategies.			
3.5.2.1	Continue staff training on the importance of high-quality customer service and how to use data tools effectively.		Ongoing
3.5.2.2	Establish a cross-departmental and an inter-departmental team to review data and recommend improvements quarterly.		1-3 Years
3.5.2.3	Utilize key performance indicators to set measurable goals for success.		1-3 Years
3.5.2.4	Regularly distribute reports on performance and improvements based on data analysis.		1-3 Years
3.5.2.5	Operate the department using the CAPRA accreditation standards.		Ongoing
3.5.2.6	Continue to pursue the CAPRA reaccreditation every five years and ensure that the process is updated based on the new rollout of CAPRA standards.		Ongoing

4. Conservation + Natural Resource Protection

Recommendation 6: Enhance Environmental Sustainability in Park Operations.			
Strategy 1: Continue to implement the following green initiatives across all parks and facilities over the next five years as stand-alone action items or collective efforts for projects.			
4.6.1.1	Consider sustainable design for all building facilities.		3-5 Years
4.6.1.2	Use native plants in landscaping to conserve water and support local wildlife.		1-3 Years
4.6.1.3	Increase tree canopy in existing parks using native plant palette.		3-5 Years
4.6.1.4	Develop a recycling and composting program for all park facilities.		3-5 Years
4.6.1.5	Replace traditional lighting with energy-efficient LED fixtures.		3-5 Years
4.6.1.6	Reduce dependency on fossil fuels by purchasing energy-efficient machinery and vehicles.		3-5 Years
4.6.1.7	Provide electric vehicle charging stations at all Town-owned facilities and parks.		3-5 Years
Recommendation 7: Preserve Priority Green Spaces.			
Strategy 1: Conduct a thorough assessment of existing green spaces to identify priority areas for conservation based on ecological significance, habitat diversity, and community value.			
4.7.1.1	Form a multidisciplinary task force comprising ecologists, conservationists, and community stakeholders to conduct a comprehensive inventory and assessment of green spaces in Wake Forest.		3-5 Years
4.7.1.2	Utilize GIS mapping and ecological modeling techniques to identify and prioritize areas of high ecological value, habitat connectivity, and potential threats, informing targeted conservation strategies.		1-3 Years
4.7.1.3	Continue to prioritize preserving and protecting the natural resources within existing parks by clustering the built amenities in most developable parts of the site.		Ongoing

#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 2: Implement land conservation measures, such as acquisition, conservation easements, and habitat restoration, to protect and enhance key natural resources from development and degradation.			
4.7.2.1	Explore funding opportunities from federal, state, and private sources to support land acquisition, conservation easements, and habitat restoration projects.		3-5 Years
4.7.2.2	Leverage partnerships with land trusts and conservation organizations.		1-3 Years
4.7.2.3	Work with landowners, developers, and conservation groups to negotiate voluntary conservation agreements, easements, or land donations to permanently protect critical green spaces from development.		1-3 Years
4.7.2.4	Continue to collaborate with the Planning Department to continue conservation efforts through policy and ordinance amendments.		Ongoing
Recommendation 8: Expand and enhance ecological connectivity.			
Strategy 1: Identify opportunities to expand and connect existing green spaces as ecological corridors.			
4.8.1.1	Conduct a feasibility study to assess potential trail alignments, greenway extensions, and wildlife corridors to enhance connectivity between parks, natural areas, and conservation lands.		1-3 Years
4.8.1.2	Collaborate with neighboring municipalities, county governments, and regional conservation agencies to develop coordinated green space connectivity plans and establish ecological corridors across jurisdictional boundaries.		1-3 Years
4.8.1.3	Utilize wayfinding and information signage for existing conservation lands to raise community awareness about conservation efforts.		1-3 Years

#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 2: Implement active habitat management practices, such as invasive species control, prescribed burning, and native plant restoration, to enhance biodiversity and ecosystem resilience in green spaces.			
4.8.2.1	Develop and implement habitat management plans for priority green spaces, incorporating strategies for invasive species control, prescribed burning, and native plant propagation to improve habitat quality and biodiversity.		3-5 Years
4.8.2.2	Engage volunteers, conservation groups, and local stakeholders in hands-on habitat restoration projects, organizing workdays and training sessions to promote community involvement in greenspace conservation efforts.		3-5 Years
Recommendation 9: Foster Community Stewardship.			
Strategy 1: Mobilize community volunteers in conservation activities, such as habitat restoration, wildlife monitoring, and greenspace clean-ups, to foster a sense of stewardship and ownership among residents.			
4.9.1.1	Organize volunteer workdays and stewardship events in collaboration with local conservation groups, schools, and civic organizations, focusing on habitat restoration, wildlife monitoring, and litter clean-up efforts.		1-3 Years
4.9.1.2	Establish a community conservation corps or volunteer stewardship program to recruit, train, and coordinate volunteers in ongoing green space conservation and management tasks, providing opportunities for residents to actively contribute to the protection of local ecosystems.		3-5 Years
4.9.1.3	Promote the existing 'Adopt a Trail' program and the associated 'Enhancement Projects' along the greenways through enhanced marketing efforts, social media posts, and volunteer recognitions.		Ongoing
Strategy 2: Develop and implement educational programs, workshops, and outreach initiatives to raise awareness about the importance of green space conservation and biodiversity protection among residents and visitors.			
4.9.2.1	Design and distribute educational materials, brochures, and interpretive signage in parks, trails, and natural areas, highlighting the ecological significance of local green spaces and conservation opportunities.		1-3 Years

#	Action Item	Guiding Principles Alignment	Timeframe
4.9.2.2	Collaborate with schools, nature centers, and environmental organizations to develop and deliver environmental education programs, field trips, and citizen science projects focused on green space conservation and biodiversity monitoring.		3-5 Years
4.9.2.3	Consider building a nature center to meet demands for environmental educational programming and related recreation programming.		3-5 Years/ Beyond
Recommendation 10: Develop Environmental Education Opportunities.			
Strategy 1: Develop and implement diverse outdoor recreation programs across Wake Forest's parks system to promote engagement with nature.			
4.10.1.1	Utilize the results of the needs assessment and the community survey to identify the specific outdoor recreation activities and programs desired by residents, considering preferences for activities such as kayaking, paddle boarding, fishing, hiking, and nature walks.		3-5 Years
4.10.1.2	Collaborate with local outdoor recreation outfitters, instructors, and environmental educators to design and facilitate a range of guided outdoor activities and workshops at the Wake Forest Reservoir, including introductory paddling classes, fishing clinics, guided nature hikes, and environmental education programs.		3-5 Years/ Beyond
Strategy 2: Establish Wake Forest Reservoir site as the destination for environmental education and nature-based recreation programming.			
4.10.2.1	Develop a comprehensive plan for the Wake Forest Reservoir site identifying opportunities for amenities that support environmental education and nature-based programming.		3-5 Years
4.10.2.2	Consider building a Pro-Shop at the reservoir to provide supplies ready for water.		3-5 Years/ Beyond
4.10.2.3	Invest in infrastructure improvements, including, but not limited to, parking areas, greenway connections/ interconnectivity, utility connections, and restrooms, to enhance visitor comfort at the Wake Forest Reservoir.		3-5 Years
4.10.2.4	Improve the accessibility of existing natural trails and provide wayfinding maps at the trailhead to identify the level of difficulty in navigating.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
4.10.2.5	Prioritize implementation of site restoration projects to reduce erosion, stormwater management, vegetation management and nature-based solutions to improve biodiversity.		1-3 Years
4.10.2.6	Develop interactive interpretive exhibits, signage, and educational displays along designated trails and overlooks at the Wake Forest Reservoir, providing visitors with information about the reservoir's natural and cultural history, water quality, and ecological significance.		3-5 Years
4.10.2.7	Partner with local schools, North Carolina Environmental Educators (NCEE), other environmental organizations, and youth groups to develop and implement outdoor environmental education curricula, field trips, and hands-on learning experiences, and engaging students in activities such as water quality monitoring, habitat restoration, and wildlife observation.		3-5 Years
4.10.2.8	Establish a Friends of the Wake Forest Reservoir volunteer group to assist with habitat restoration, litter clean-up, and interpretive program delivery, providing opportunities for residents to actively contribute to the stewardship of this valuable community asset.		3-5 Years
4.10.2.9	Foster partnerships with community organizations, local businesses, and volunteer groups to support the development and maintenance of outdoor recreation programming and environmental education initiatives.		3-5 Years
4.10.2.10	Seek grant funding, sponsorship, and support from local businesses, foundations, and philanthropic organizations to fund outdoor recreation programming, environmental education initiatives, and infrastructure improvements.		3-5 Years

5. Historical Legacy + Traditions

Recommendation 11: Preserve and Promote Heritage and Traditions through Parks and Recreation.			
Strategy 1: Celebrate Historic Sites and Landmarks.			
5.11.1.1	Implement restoration projects for key historic sites and landmarks like the Ailey Young House, within parks to preserve their cultural significance and promote community engagement with local history.		1-3 Years
5.11.1.2	Implement recommendations and action items from the Northeast Community Plan and Historic Preservation Plan as they relate to parks, open space, and greenways connectivity.		3-5 Years
5.11.1.3	Secure funding through grants, private donations, and public-private partnerships to support history infrastructure projects and recreation programming leveraging resources from historical preservation organizations and government agencies.		3-5 Years
5.11.1.4	Engage volunteers and community groups through educational workshops, hands-on preservation activities, and volunteer workdays, fostering a sense of ownership and pride in local heritage.		1-3 Years
5.11.1.5	Establish interpretive signage and educational programs at parks to provide visitors with historical context, stories, and insights into Wake Forest's cultural heritage.		3-5 Years
5.11.1.6	Evaluate establishing the Northeast Community of the Town as a 'Cultural District' comprising of the key sites including the Ailey Young House property, the Cemetery, Taylor Street Park, and Ailey Young Park. Additionally, partner with W.E.B. Dubois School Alumni to acknowledge this important resource within the Town's historic assets.		3-5 Years
Strategy 2: Organize cultural heritage festivals and events in parks to celebrate the diverse traditions and cultural heritage of Wake Forest's residents to elevate community members' appreciation for local cultural diversity.			
5.11.2.1	Partner with the Human Relations Council and Historic Preservation Commission to coordinate cultural heritage festivals and events.		3-5 Years
5.11.2.2	Identify and showcase traditional arts, crafts, music, dance, and cuisine from different cultural communities through interactive demonstrations, performances, and workshops.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
5.11.2.3	Enhance and expand the educational components into cultural heritage events, such as storytelling sessions, historical exhibits, and heritage tours, to deepen participants' understanding and appreciation of diverse cultures.		3-5 Years
5.11.2.4	Evaluate the impact and success of cultural heritage festivals and events through participant surveys, attendance metrics, and feedback from community stakeholders, making adjustments to future programming based on insights and recommendations.		3-5 Years
5.11.2.5	Continue working with the Renaissance Center for cultural programs expansion such as Black History Month.		Ongoing
Recommendation 12: Integrate Heritage Interpretation into Park Design and Programming.			
Strategy 1: Develop heritage interpretive trails within parks that highlight significant historical sites, landmarks, and cultural traditions, providing visitors with immersive learning experiences.			
5.12.1.1	Conduct research and consultation with local historians, cultural experts, and longstanding residents to identify themes, stories, and points of interest for inclusion in heritage interpretive trails.		3-5 Years
5.12.1.2	Design trail signage, markers, public art, and interpretive displays that convey historical information, oral histories, and cultural significance in engaging and accessible formats for park visitors of all ages and backgrounds.		3-5 Years
5.12.1.3	Establish partnerships with schools, community groups, and educational institutions to develop curriculum materials, guided tours, and outdoor learning activities aligned with heritage interpretive trails.		3-5 Years
5.12.1.4	Continue to collaborate with Historic Preservation Commission to incorporate history in park and amenity designs.		Ongoing
5.12.1.5	Promote awareness and utilization of heritage interpretive trails through signage, maps, brochures, and digital platforms, encouraging residents and visitors to explore and learn about Wake Forest's history and heritage.		3-5 Years

6. Greenway Connectivity + Mobility

Recommendation 13: Expand + Enhance the Wake Forest Greenway System			
Strategy 1: Provide greater access to recreational opportunities and enhance connectivity between neighborhoods and key destinations.			
6.13.1.1	Conduct feasibility studies to identify potential routes for new greenway corridors based on connectivity goals.		1-3 Years
6.13.1.2	Collaborate with adjacent municipalities and landowners to establish regional connections and leverage existing trails for continuous greenway corridors.		1-3 Years
6.13.1.3	Engage in public-private partnerships to accelerate greenway development by leveraging resources and expertise from private stakeholders, such as developers and land trusts.		3-5 Years
6.13.1.4	Prioritize the development of greenways in underserved or historically marginalized communities to ensure equitable access to recreational amenities and green space.		3-5 Years
6.13.1.5	Continue to acquire necessary easements or land parcels to facilitate the extension of greenway corridors.		Ongoing
6.13.1.6	Pursue grants and funding opportunities from federal, state, and regional sources to support the acquisition of land and construction of new greenway segments.		Ongoing
Strategy 2: Enhance user experience and encourage active recreation through greenway placemaking.			
6.13.2.1	Establish trailhead facilities with amenities such as parking, restrooms, bike racks, and information kiosks to serve as gateways to the greenway network and facilitate access for users.		3-5 Years
6.13.2.2	Continue to add wayfinding signage, and interpretive panels, and incorporate educational exhibits along greenway trails to inform users about local history, ecology, and points of interest.		Ongoing
6.13.2.3	Integrate greenway crossings and bridges to minimize disruptions and ensure safe passage across roadways, water bodies, and other natural barriers.		3-5 Years/ Beyond

#	Action Item	Guiding Principles Alignment	Timeframe
6.13.2.4	Maintain high standards of maintenance and upkeep for existing greenway infrastructure, including trail surfaces, signage, lighting, and landscaping. Continue to follow current policies for regular inspection and maintenance schedules to address any safety hazards or maintenance issues promptly, ensuring that greenways remain safe, attractive, and functional for all users.		3-5 Years
6.13.2.5	Collaborate with local businesses and vendors to provide concessions, bike rentals, and other services near greenway trailheads to enhance the visitor experience and support economic development opportunities.		3-5 Years
6.13.2.6	Continue to follow established design standards for greenway construction and enhancements to ensure consistency and safety across the network.		Ongoing
Strategy 3: Promote multi-modal connectivity by integrating greenways with other modes of transportation, such as public transit and active transportation options.			
6.12.1.1	Continue collaboration with the Planning Department to ensure alignment with the recommendations from the Comprehensive Transportation Plan, Wake Forest Community Plan, and other planning efforts.		Ongoing
6.12.1.2	Establish pedestrian and bicycle connections between greenway trailheads and transit stops to minimize dependency on personal vehicles.		3-5 Years/ Beyond
6.12.1.3	Provide secure bike parking facilities at key destinations, such as parks, schools, and transit hubs, to accommodate cyclists.		3-5 Years/ Beyond



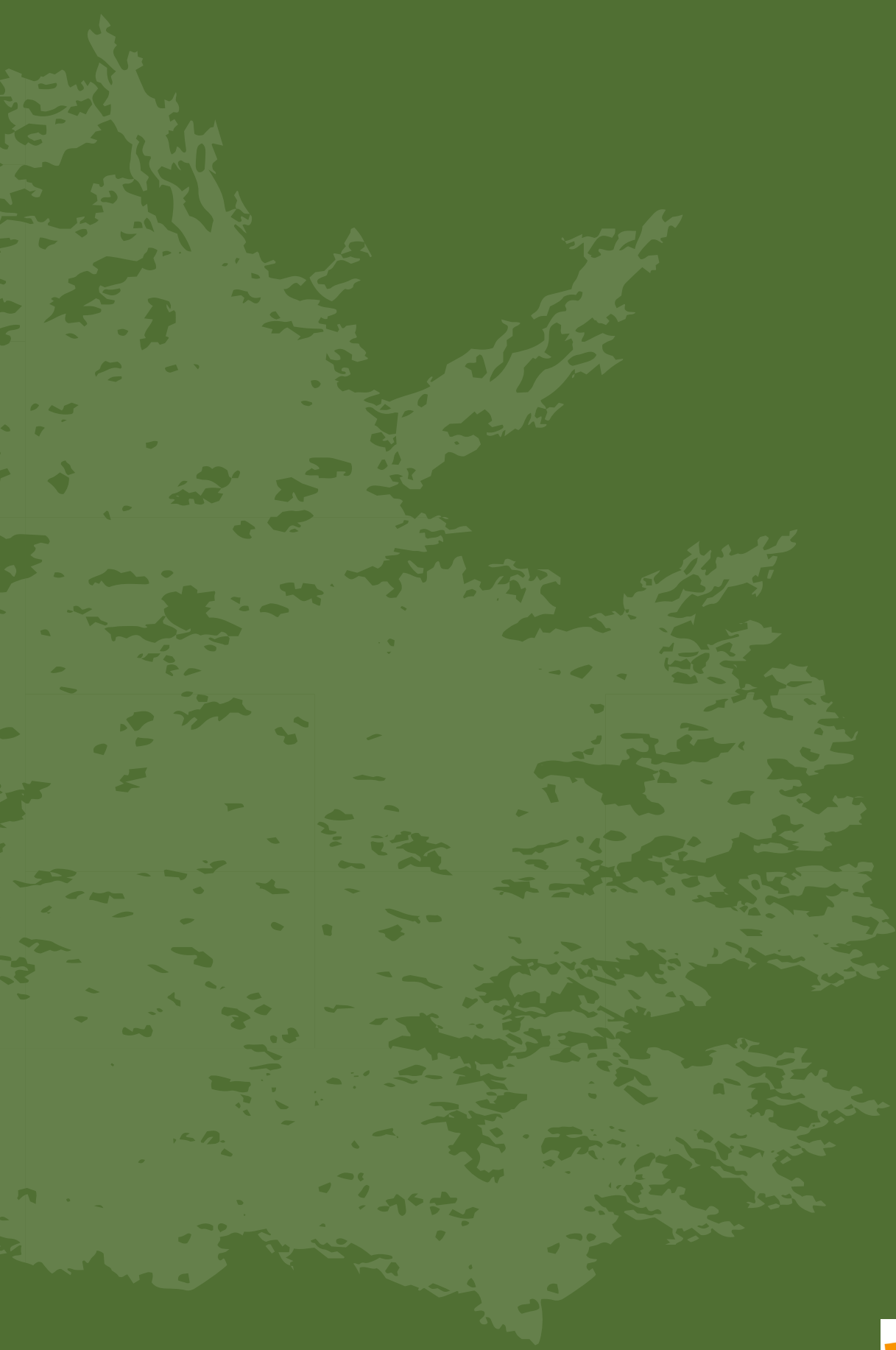
7. Innovation + Forward-Looking System

Recommendation 14: Provide creative and progressive recreation programming that encourages innovation and entrepreneurship.			
Strategy 1: Implement co-creative experiential recreation programming.			
7.14.1.1	Enhance the existing mobile app where community members can suggest, vote on, and collaborate to create recreational experiences, allowing for ongoing co-creation beyond scheduled programs.		Ongoing

#	Action Item	Guiding Principles Alignment	Timeframe
7.14.1.2	Collaborate with local schools and youth organizations to involve young people in co-creating recreational experiences, empowering them to take ownership of their leisure time and contribute to the community's offerings.		3-5 Years
7.14.1.3	Partner with local businesses to offer discounts or incentives for participants to visit nearby establishments as part of their recreational experience, enriching the community's offerings while supporting the local economy.		3-5 Years
7.14.1.4	Organize themed events or challenges where participants can work together to solve problems, create art, or accomplish goals within the context of recreational activities, fostering teamwork and collaboration.		3-5 Years
Strategy 2: Establish a maker space for creative technological exploration.			
7.14.2.1	Use future indoor recreational facility to provide a 'learning hub' for collaborative projects, hands-on learning experiences, and innovation workshops across various disciplines such as arts, crafts, engineering, and design.		3-5 Years/Beyond
7.14.2.2	Offer regular in-person and online tutorials and classes on using the maker space equipment.		3-5 Years
7.14.2.3	Invest in tools or partner with agencies that have access to technology such as 3D printers, laser cutters, and robotics kits, accessible to the community.		3-5 Years
7.14.2.4	Partner with local universities and tech companies to provide workshops on the latest technology.		3-5 Years
7.14.2.5	Continue to organize technology-related competitions such as hackathons for teens and young adults.		Ongoing
7.14.2.6	Partner with schools, news outlets, and technology companies to offer workshops and training in areas like video production, podcasting, social media management, etc.		3-5 Years
7.14.2.7	Provide access to equipment and software for teens to create their own media projects and content and organize contests to highlight teen talent and creativity.		3-5 Years
7.14.2.8	Partner with environmental organizations to lead creative projects such as eco-art installations, sustainable gardening workshops, and environmental cleanups.		3-5 Years

#	Action Item	Guiding Principles Alignment	Timeframe
7.14.2.9	Offer educational workshops on environmental issues, incorporating artistic elements such as nature photography, eco-friendly crafts, and recycled art projects.		3-5 Years
7.14.2.10	Collaborate with the Technology Advisory Board and Information Technology Departments.		1-3 Years
Strategy 3: Create an entrepreneurship incubator program.			
7.14.3.1	Partner with Downtown Incubator Program.		1-3 Years
7.14.3.2	Organize sessions where local business owners teach teens about fundamental topics like budgeting, marketing, and customer service.		3-5 Years
7.14.3.3	Offer programs to teach teens and young adults the concept of business planning, and explore business ideas and strategies on starting a business.		3-5 Years
7.14.3.4	Organize meetups with professional entrepreneurs where teens can explore the concepts of business management.		3-5 Years
Recommendation 15: Use a 'systems thinking' approach to proactively plan the future of Wake Forest Parks and Recreation Department.			
Strategy 1: Operate parks, facilities, and recreation programs as a cohesive and unified system.			
7.15.1.1	Develop a clear, forward-looking vision for the parks system that aligns with community values and long-term goals.		Ongoing
7.15.1.2	Strategically distribute the specialized amenities across the Town as part of the system-wide efforts to achieve fair access.		3-5 Years/ Beyond
7.15.1.3	Proactively identify the needs and gaps in the system and continue to find resources to address them at the system level through seeking funding, similar providers, and partnerships.		3-5 Years/ Beyond

#	Action Item	Guiding Principles Alignment	Timeframe
Strategy 2: Achieve organizational excellence by focusing on the system-wide impact.			
7.15.2.1	Continue departmental operations with professional codes of ethics and expectations consistent with the agency's mission and core values.		Ongoing
7.15.2.2	Continue to focus on providing superior customer service to park system users.		Ongoing
7.15.2.3	Maintain transparent and open communication with the community about successes and challenges.		Ongoing
7.15.2.4	Showcase departmental leadership that encourages town-wide diverse perspectives and collaborative decision-making.		Ongoing



2024

Play It Forward
WAKE FOREST

Appendix

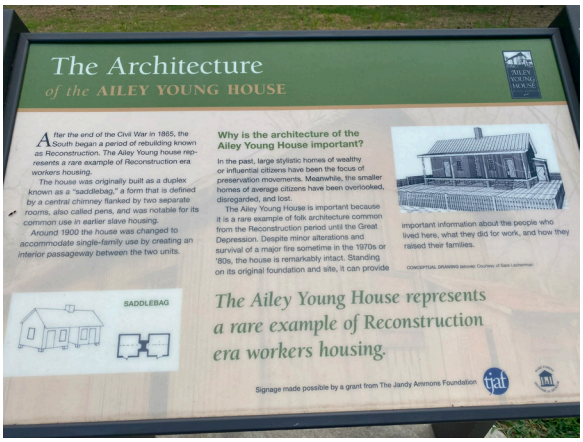
1. Indoor Facilities Assessment Site Photos

Indoor Facilities Assessment Site Photos

Ailey Young House Site Photos



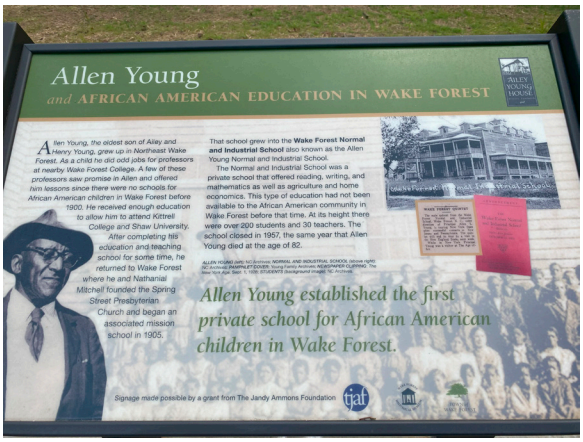
Ailey Young House Exterior



Ailey Young House Information Signage



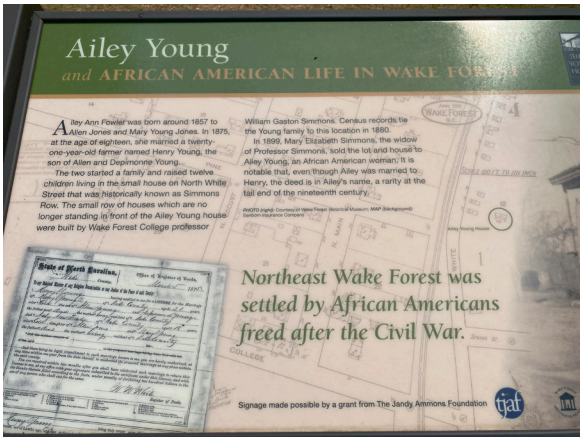
Ailey Young House Exterior



Ailey Young House Information Signage



Ailey Young House Exterior



Ailey Young House Information Signage



Ailey Young House Exterior



Ailey Young House Interior



Ailey Young House Exterior



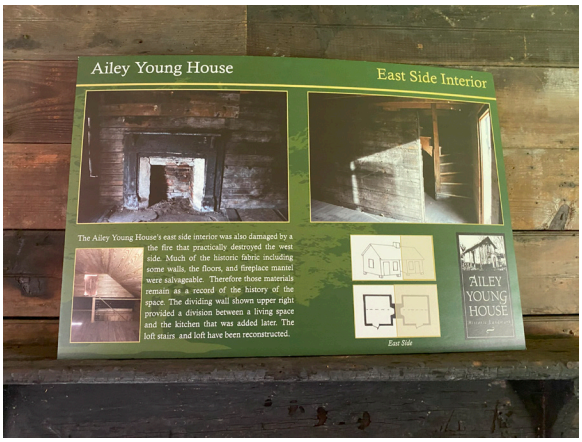
Ailey Young House Interior



Ailey Young House Interior



Ailey Young House Interior



Ailey Young House Interior Information Signage



Ailey Young House Interior



Ailey Young House Interior



Ailey Young House Interior



Ailey Young House Interior Information Signage



Ailey Young House Interior



Ailey Young House Interior



Ailey Young House Exterior



Ailey Young House Interior

Alston-Massenburg Site Photos



Alston-Massenburg Main Entrance



Alston-Massenburg Park



Alston-Massenburg Main Entrance



Alston-Massenburg Park Restroom Entrance



Alston-Massenburg Splash Pad



Alston-Massenburg Park Restroom Entrance



Alston-Massenburg Park



Alston-Massenburg Park



Alston-Massenburg Park



Alston-Massenburg Park



Alston-Massenburg Park



Alston-Massenburg Park



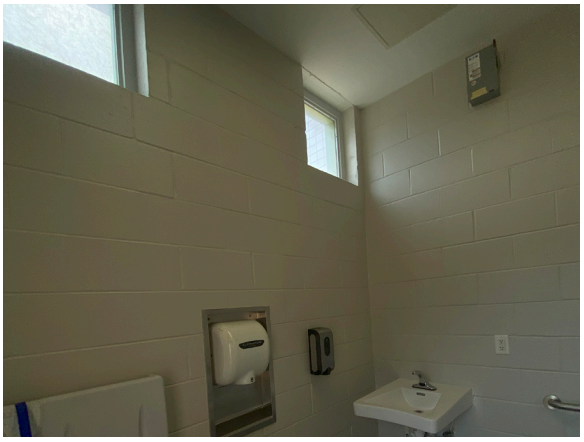
Alston-Massenburg Park



Alston-Massenburg North Elevation



Alston-Massenburg Park



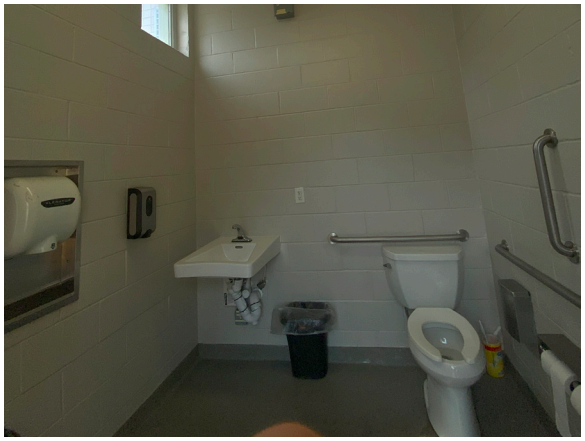
Alston-Massenburg Park Restroom



Alston-Massenburg Park



Alston-Massenburg Park Restroom



Alston-Massenburg Park restroom



Alston-Massenburg Pump Building



Alston-Massenburg Park North Elevation



Alston-Massenburg East Corner



Alston-Massenburg Park East Elevation



Alston-Massenburg East Corner



Alston-Massenburg East Elevation



Alston-Massenburg North East Elevation



Alston-Massenburg East Elevation



Alston-Massenburg North East Elevation



Alston-Massenburg North Elevation



Alston-Massenburg North East Elevation



Alston-Massenburg Parking Lot



Alston-Massenburg Parking Lot



Alston-Massenburg Parking Lot



Alston-Massenburg West Elevation



Alston-Massenburg Parking Lot



Alston-Massenburg West Elevation



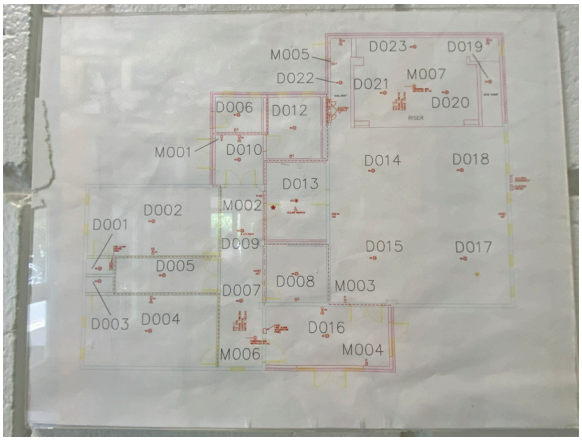
Alston-Massenburg West Elevation Ramp



Alston-Massenburg Lobby



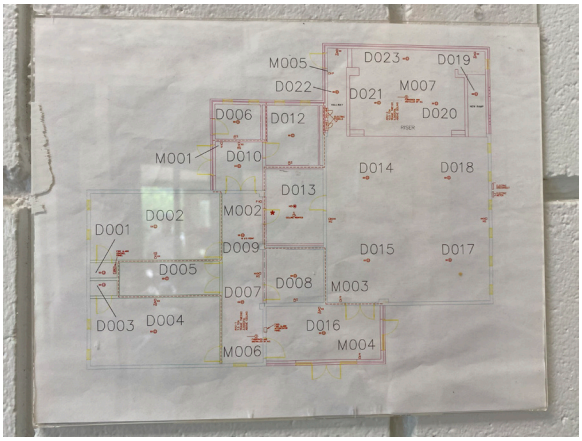
Alston-Massenburg Lobby



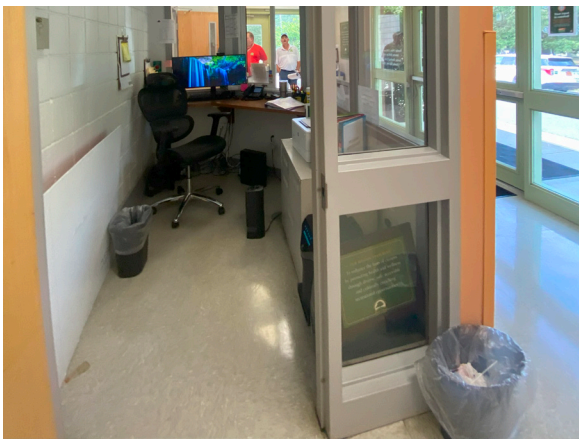
Alston-Massenburg Emergency Plan



Alston-Massenburg Lobby



Alston-Massenburg Emergency Plan



Alston-Massenburg Lobby



Alston-Massenburg Lobby



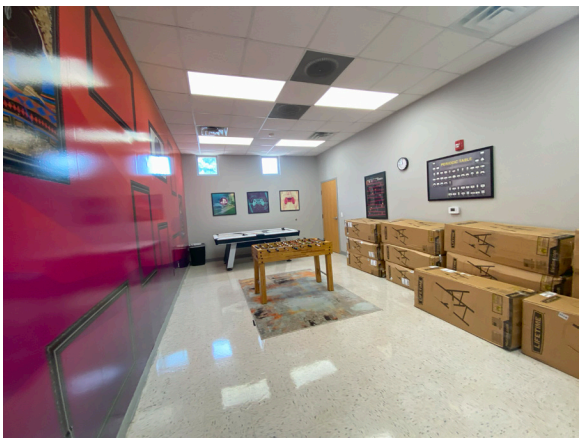
Alston-Massenburg Lobby



Alston-Massenburg back corridor to meeting rooms



Alston-Massenburg back corridor to meeting rooms



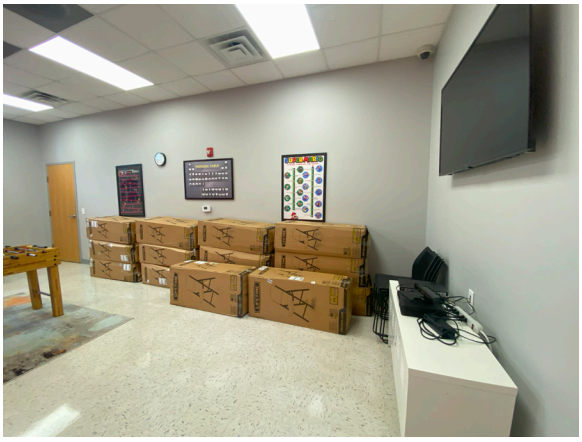
Alston-Massenburg meeting rooms



Alston-Massenburg meeting rooms



Alston-Massenburg restroom lavatory



Alston-Massenburg meeting rooms



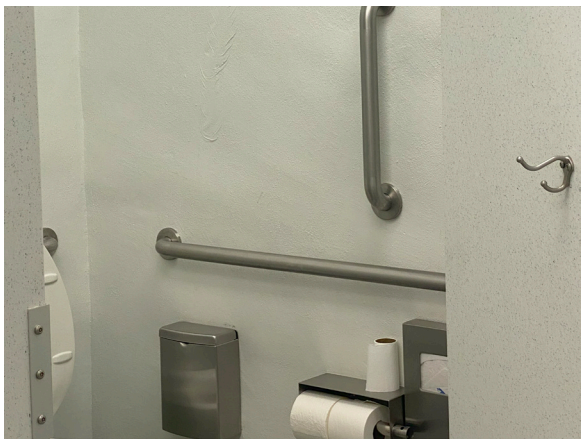
Alston-Massenburg restroom



Alston-Massenburg meeting rooms



Alston-Massenburg outside restroom



Alston-Massenburg restroom



Alston-Massenburg lobby



Alston-Massenburg lobby



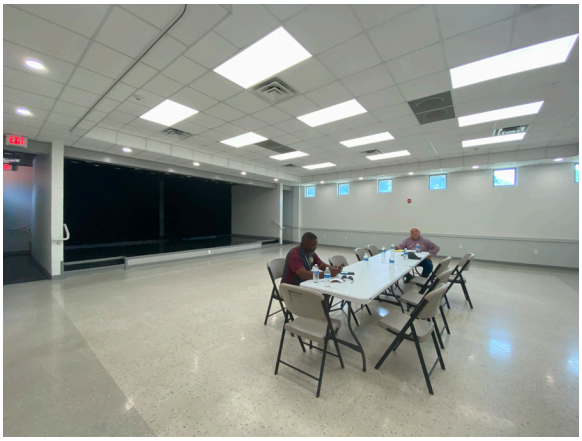
Alston-Massenburg lobby



Alston-Massenburg lobby



Alston-Massenburg lobby



Alston-Massenburg Theater Room



Alston-Massenburg Stage



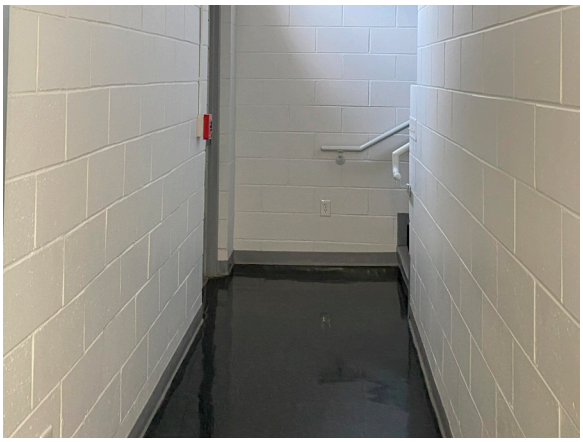
Alston-Massenburg Theater Room



Alston-Massenburg Back Stage



Alston-Massenburg Theater Room



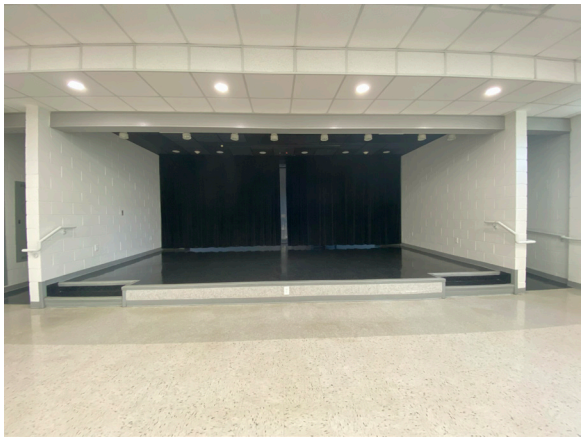
Alston-Massenburg Back Stage



Alston-Massenburg Back Stage



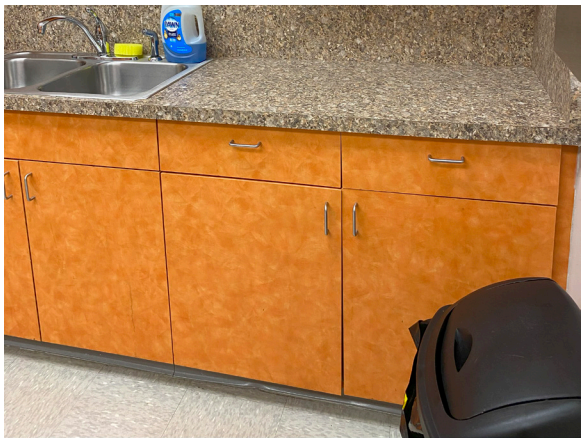
Alston-Massenburg Kitchen



Alston-Massenburg Stage



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



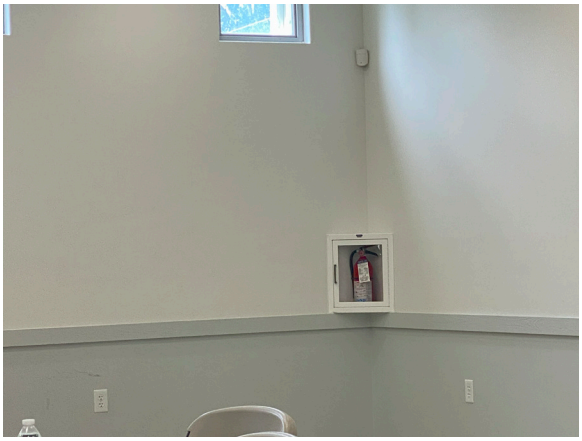
Alston-Massenburg Kitchen



Alston-Massenburg Kitchen



Alston-Massenburg Theater Room



Alston-Massenburg Theater Room



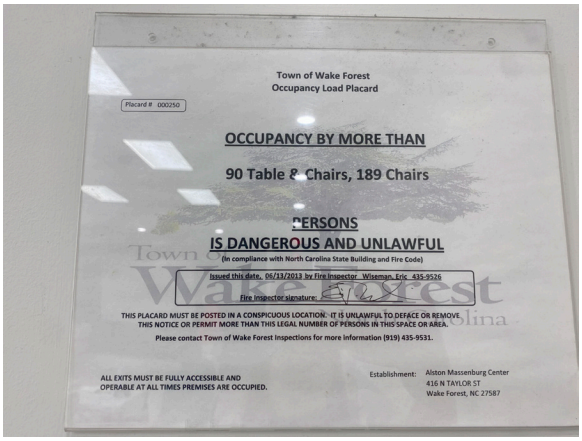
Alston-Massenburg Theater Room



Alston-Massenburg Theater Room



Alston-Massenburg Lobby



Alston-Massenburg Occupancy



Alston-Massenburg Lobby



Alston-Massenburg Meeting Room



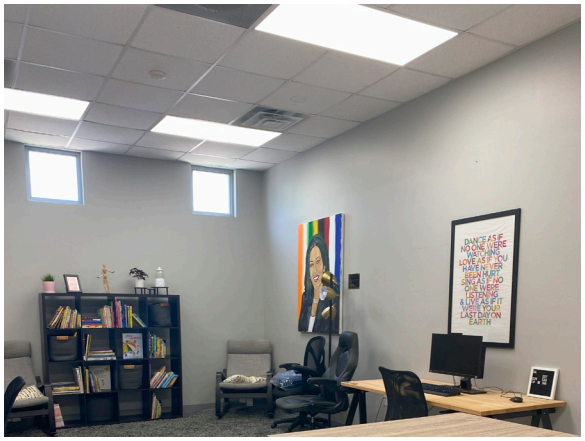
Alston-Massenburg Meeting Room



Alston-Massenburg Meeting Room



Alston-Massenburg Meeting Room



Alston-Massenburg Meeting Room



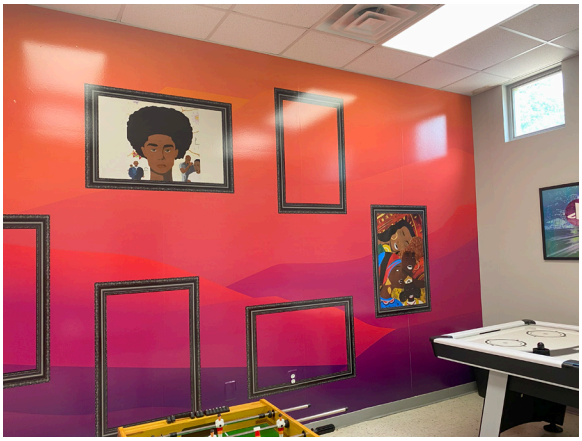
Alston-Massenburg Storage between Meeting Rooms



Alston-Massenburg Meeting Room



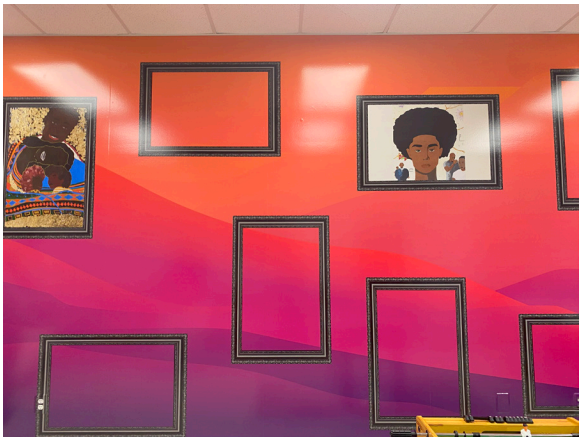
Alston-Massenburg Meeting Room



Alston-Massenburg Meeting Room



Alston-Massenburg Back Stage



Alston-Massenburg Meeting Room



Alston-Massenburg Back Stage



Alston-Massenburg South Elevation



Alston-Massenburg South Elevation



Alston-Massenburg South Elevation

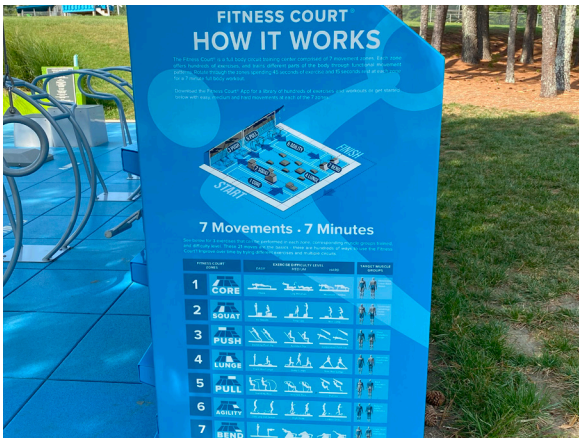
Flaherty Park Community Center Site Photos



Flaherty Park Fitness Court



Flaherty Park Fitness Court



Flaherty Park Fitness Court



Flaherty Park Fitness Court



Flaherty Park Tennis Courts



Flaherty Park Tennis Courts



Flaherty Park Fitness Court



Flaherty Park Comfort Station West Elevation



Flaherty Park Improvements Signage



Flaherty Park Press Box North Elevation



Flaherty Park Improvements Signage



Flaherty Park Press Box North Elevation



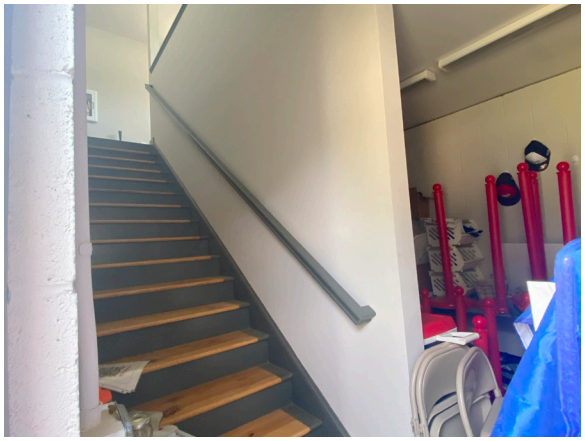
Flaherty Park Press Box East Elevation



Flaherty Park Press Roll Up Concession Door



Flaherty Park Press Box Interior Stairs



Flaherty Park Press Box Interior Stairs



Flaherty Park Press Box Interior Stairs



Flaherty Park Press Roll Up Concession Door



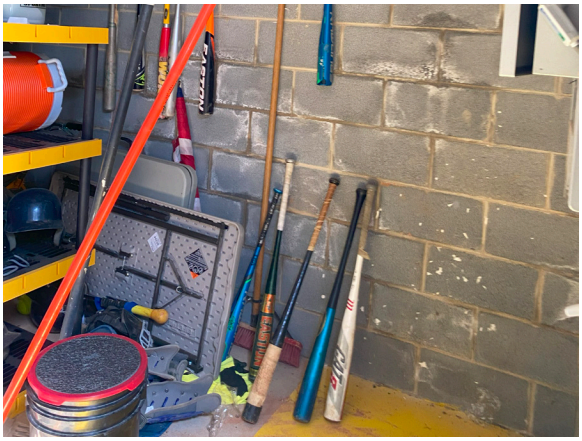
Flaherty Park Press Roll Up Concession Door



Flaherty Park Press Box Storage



Flaherty Park Press Roll Up Concession Door Rusted Sill



Flaherty Park Press Box Storage



Flaherty Park Press Box West Elevation



Flaherty Park Press Box Storage



Flaherty Park Comfort Station South Elevation



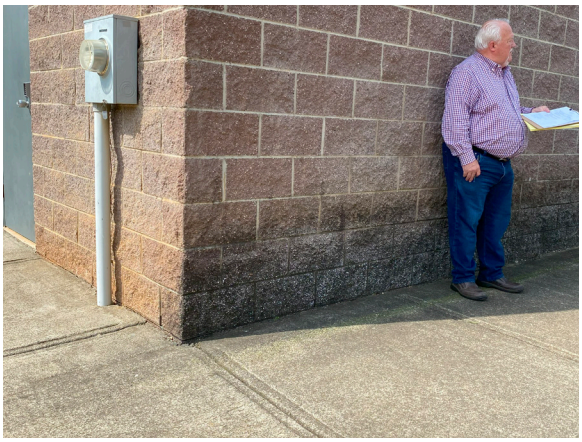
Flaherty Park Press Box Base CMU Discoloring



Flaherty Park Comfort Station South Elevation



Flaherty Park Press Box Base CMU Discoloring



Flaherty Park Press Box Base CMU Discoloring



Flaherty Park Comfort Station Canopy



Flaherty Park Comfort Station Canopy



Flaherty Park Comfort Station Canopy



Flaherty Park Comfort Station Canopy



Flaherty Park Comfort Station Canopy Peeling Paint



Flaherty Park Comfort Station Canopy



Flaherty Park Comfort Station Exterior Water Fountain



Flaherty Park Comfort Station Restroom



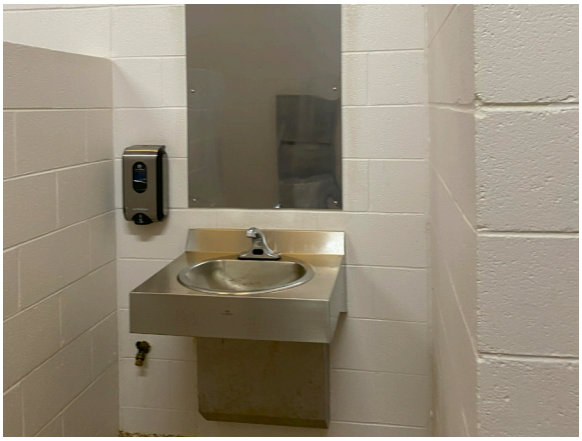
Flaherty Park Comfort Station Restroom Skylight



Flaherty Park Comfort Station Restroom



Flaherty Park Comfort Station Restroom Skylight



Flaherty Park Comfort Station Restroom



Flaherty Park Comfort Station Restroom Ceiling



Flaherty Park Comfort Station Restroom



Flaherty Park Comfort Station South Elevation



Flaherty Park Comfort Station South Elevation



Flaherty Park Comfort Dog Park



Flaherty Park Comfort Station



Flaherty Park Comfort Dog Park



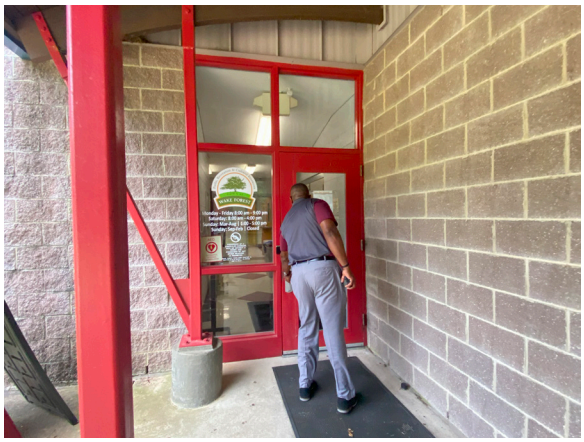
Flaherty Park Comfort Dog Park



Flaherty Park Community Center West Elevation



Flaherty Park Community Center West Elevation



Flaherty Park Community Center Main Entrance



Flaherty Park Community Center West Elevation



Flaherty Park Community Center Entrance Corridor



Flaherty Park Community Center Restroom



Flaherty Park Community Center Restroom



Flaherty Park Community Center Restroom



Flaherty Park Community Center Restroom



Flaherty Park Community Center Restroom



Flaherty Park Community Center Corridor



Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



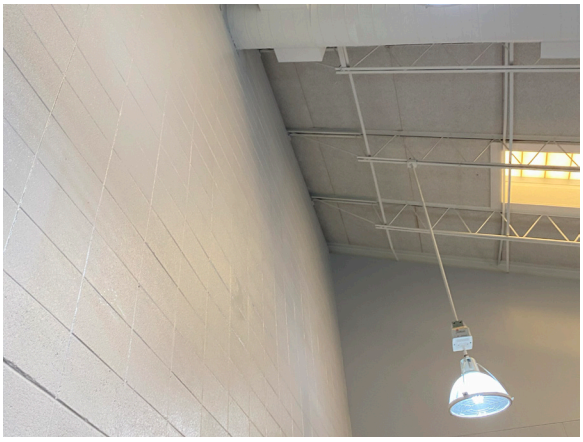
Flaherty Park Community Center Meeting Room



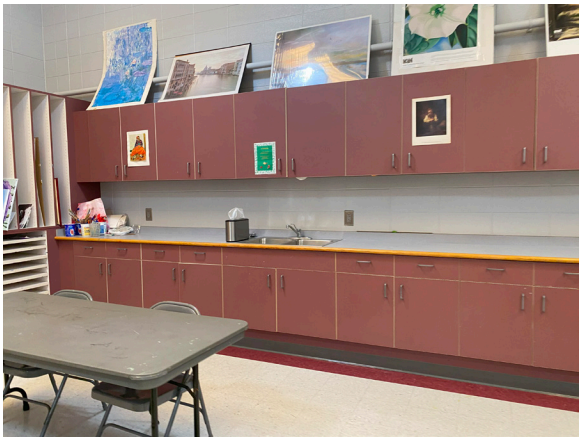
Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Meeting Room



Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



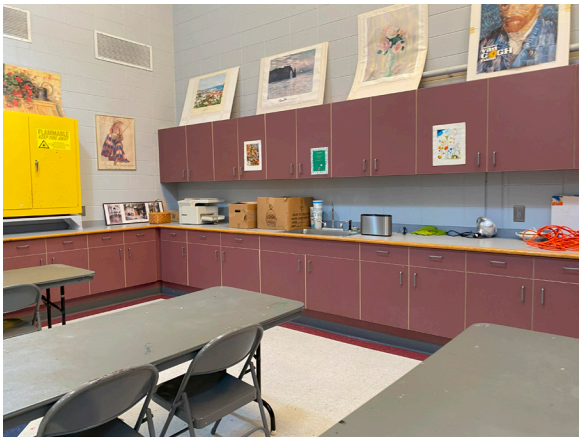
Flaherty Park Community Center Arts and Crafts Room



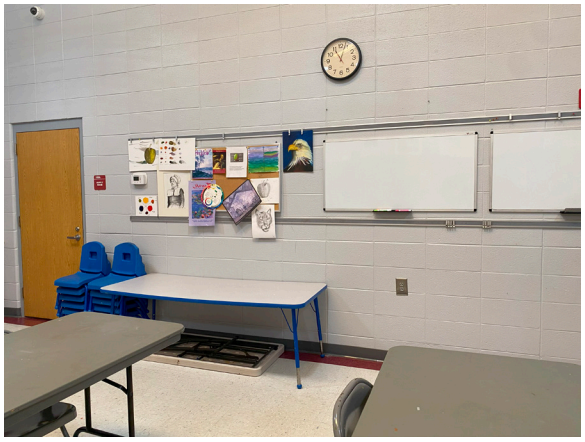
Flaherty Park Community Center Arts and Crafts Room



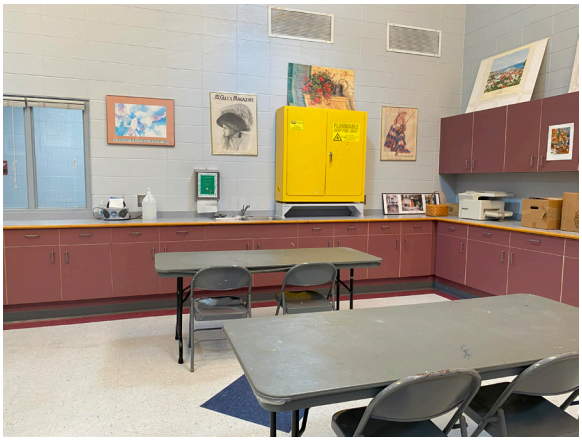
Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



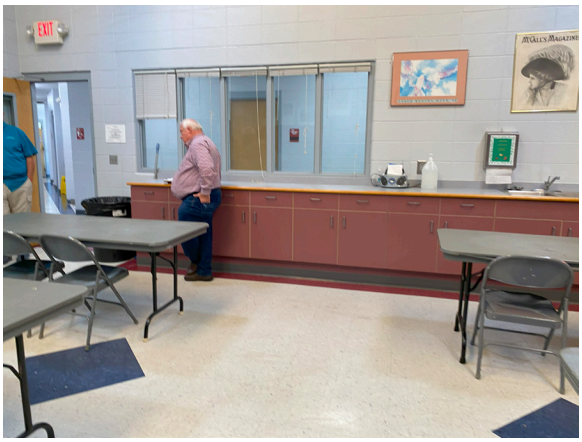
Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Center Arts and Crafts Room



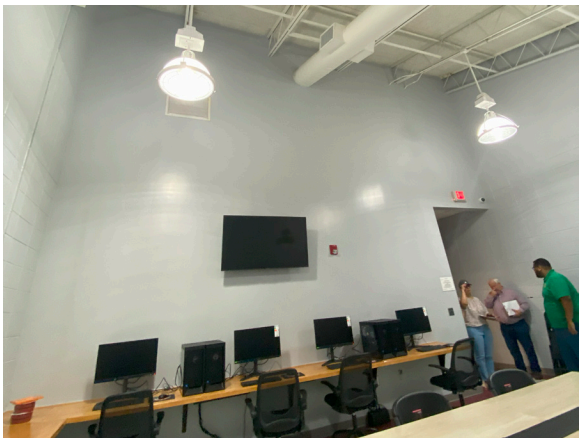
Flaherty Park Community Center Arts and Crafts Room



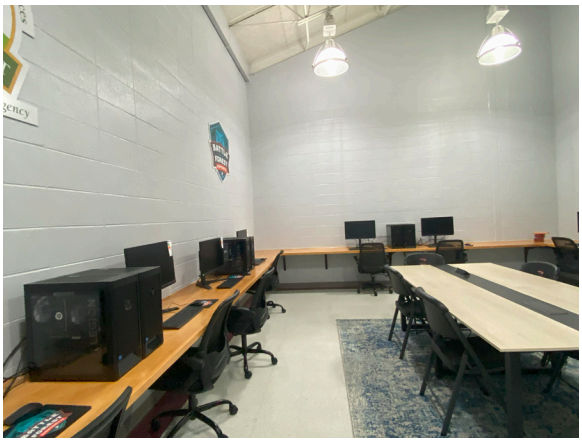
Flaherty Park Community Center Arts and Crafts Room



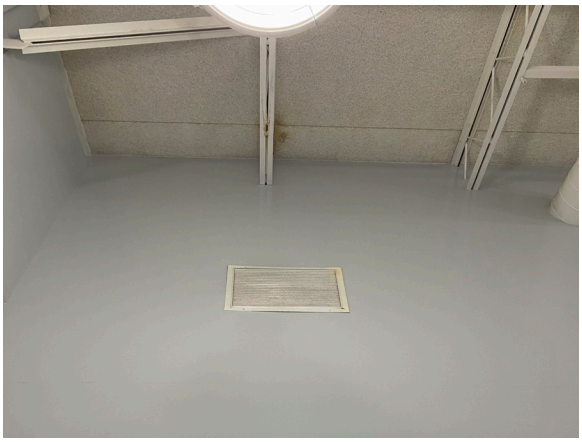
Flaherty Park Community Center Arts and Crafts Room



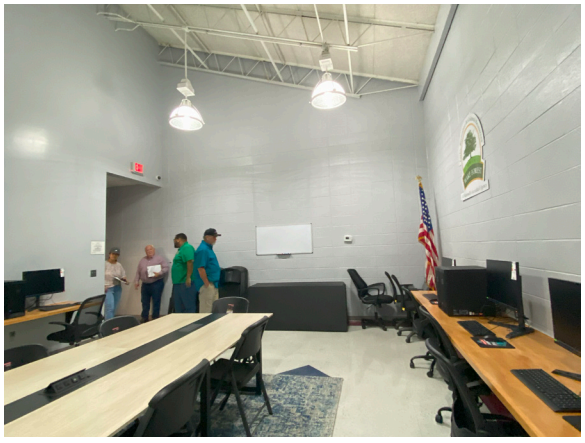
Flaherty Park Community Gaming Room



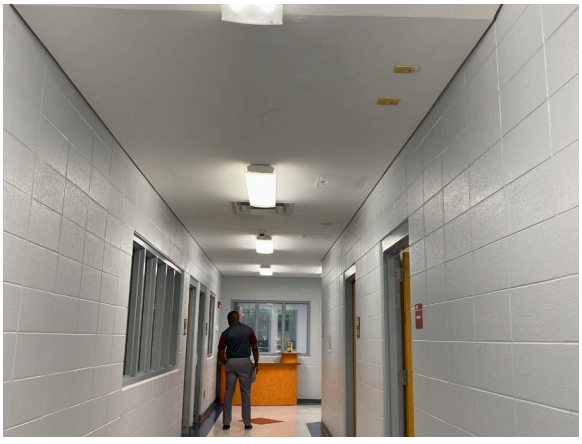
Flaherty Park Community Center Arts and Crafts Room



Flaherty Park Community Gaming Room Ceiling Staining



Flaherty Park Community Gaming Room



Flaherty Park Community Center Corridor



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium



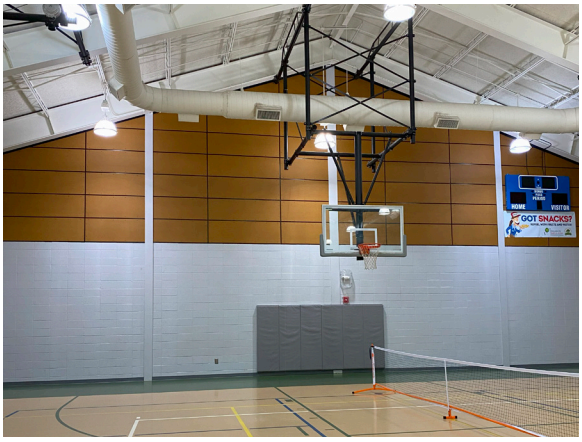
Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium



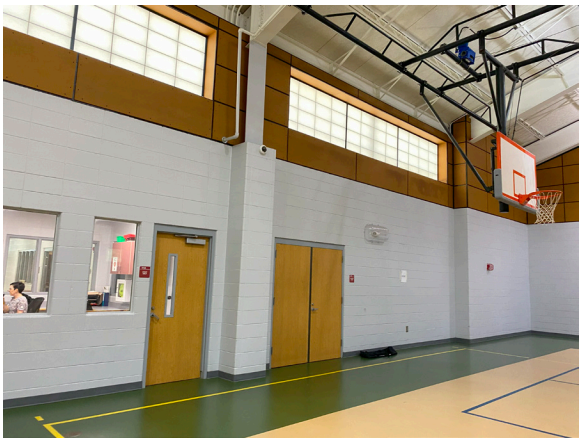
Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium

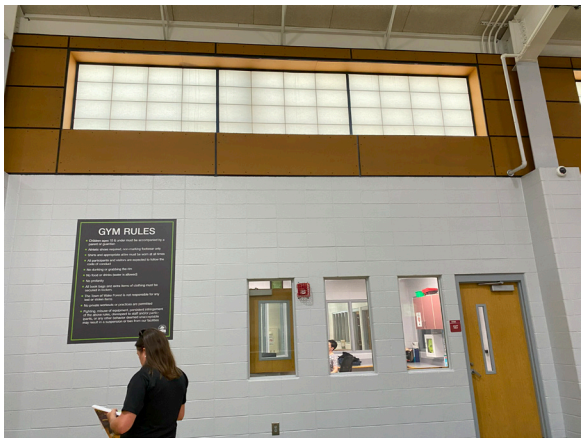


Flaherty Park Community Center Gymnasium

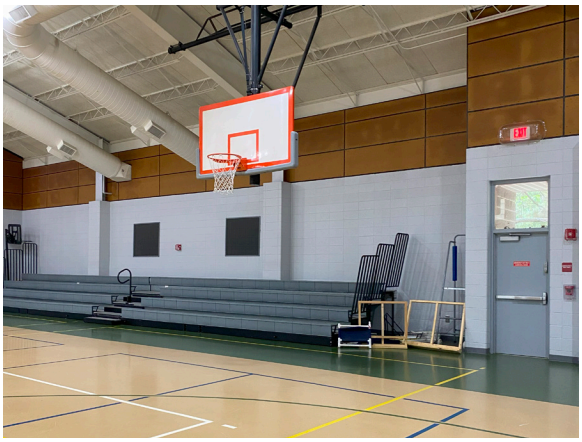

Flaherty Park Community Center Gymnasium



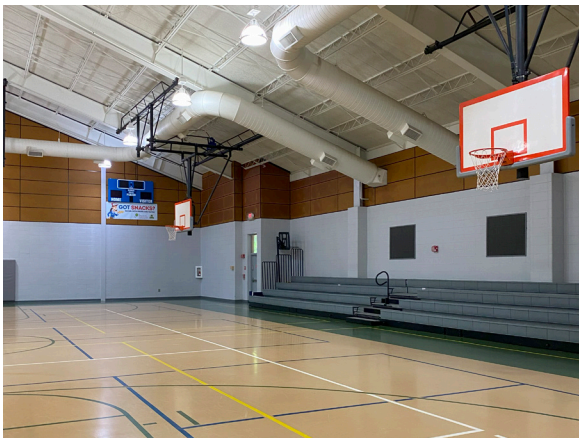
Flaherty Park Community Center Gymnasium



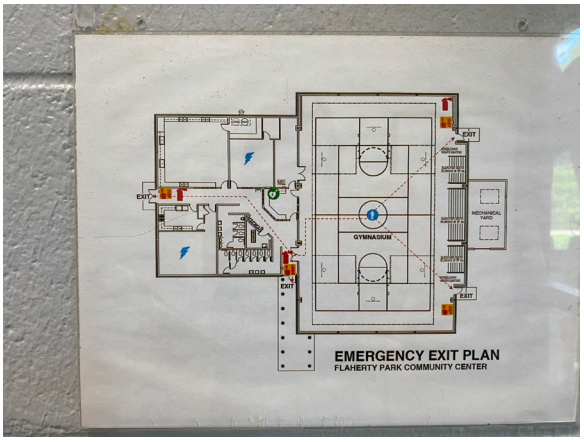
Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center Emergency Plan.,m



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center North Elevation



Flaherty Park Community Center Gymnasium



Flaherty Park Community Center East Elevation



Flaherty Park Community Center East Elevation



Flaherty Park Community Center East Elevation



Flaherty Park Community Center North Elevation



Flaherty Park Community Center East Elevation



Flaherty Park Community Center East Elevation



Flaherty Park Community Center East Elevation of Mechanical Enclosure



Flaherty Park Community Center East Elevation of Mechanical Enclosure



Flaherty Park Community Center East Elevation of Mechanical Enclosure



Flaherty Park Community Center East Elevation of Mechanical Enclosure



Flaherty Park Community Center South Elevation



Flaherty Park Community Center South Elevation



Flaherty Park Community Center South Elevation



Flaherty Park Community Center South Elevation



Flaherty Park Community Center West Elevation



Flaherty Park Community Center South Elevation



Flaherty Park Community Center West Elevation



Flaherty Park Community Center South Elevation



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Flaherty Park



Flaherty Park



Flaherty Park



Flaherty Park Tennis Courts



Flaherty Park Tennis Courts



Flaherty Park Tennis Courts Canopy



Flaherty Park Tennis Courts



Flaherty Park Tennis Courts Canopy



Flaherty Park Tennis Courts Canopy



Flaherty Park Tennis Courts Canopy



Flaherty Park Tennis Courts Canopy



Flaherty Park Tennis Courts

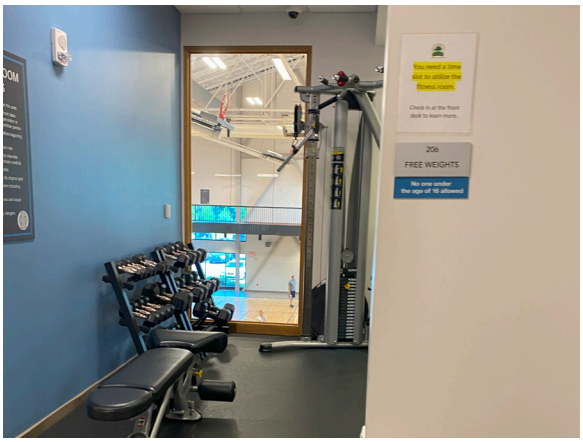


Flaherty Park Tennis Courts



Flaherty Park Tennis Courts

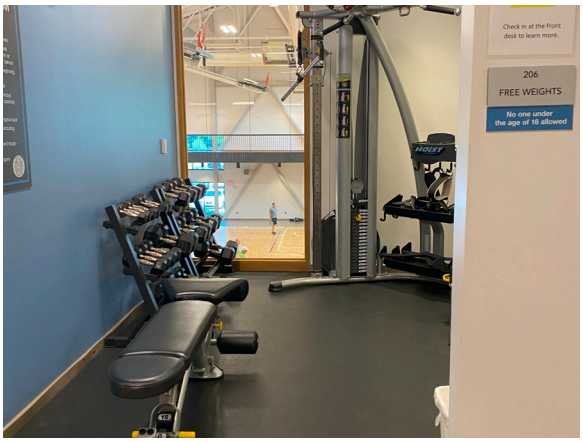
Joyner Park Community Center Site Photos



Joyner Park Community Center Weights Area



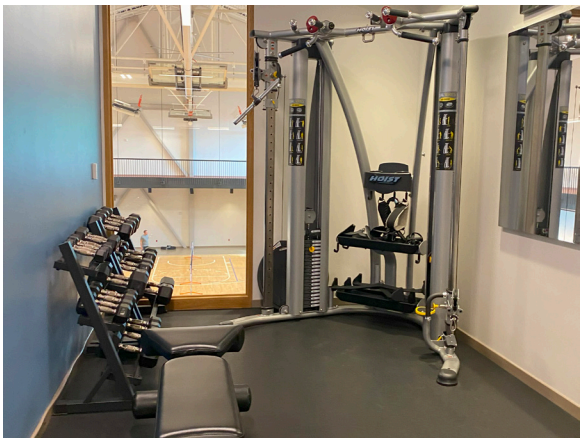
Joyner Park Community Center Meeting Room



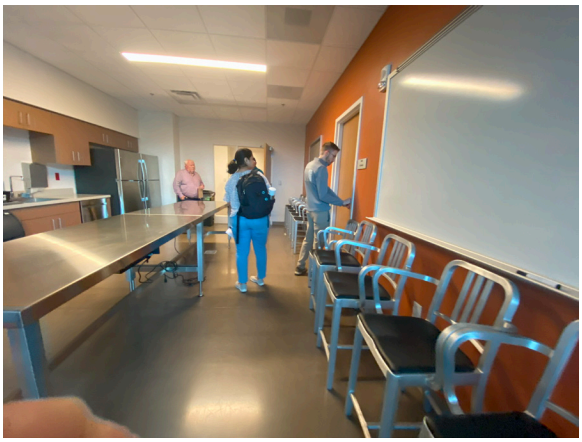
Joyner Park Community Center Weights Area



Joyner Park Community Center Corridor



Joyner Park Community Center Weights Area



Joyner Park Community Center Kitchen



Joyner Park Community Center Office Suite



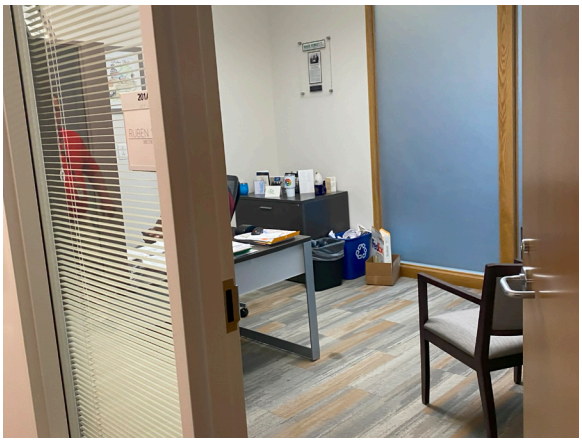
Joyner Park Community Center Office Suite



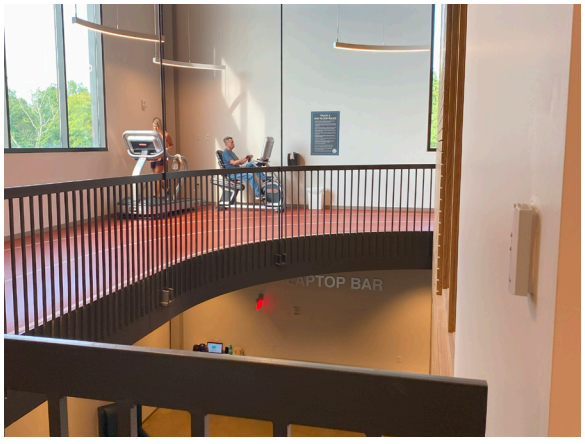
Joyner Park Community Center Office Suite



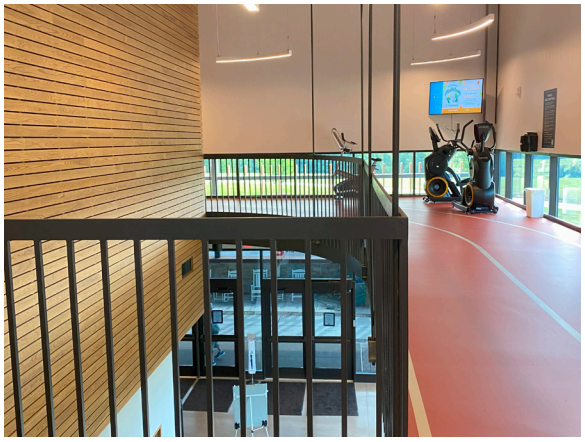
Joyner Park Community Center Office Suite



Joyner Park Community Center Office Suite



Joyner Park Community Center Track



Joyner Park Community Center Track



Joyner Park Community Center Track and Lobby



Joyner Park Community Center Track and Lobby



Joyner Park Community Center Lobby and Stair



Joyner Park Community Center Track and Lobby



Joyner Park Community Center Kitchen



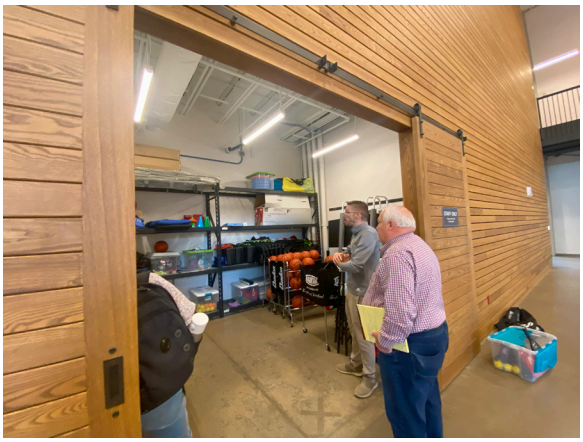
Joyner Park Community Center Dance Room



Joyner Park Community Center Gymnasium



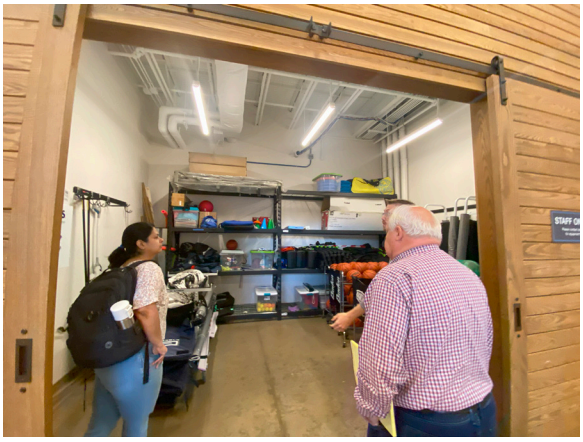
Joyner Park Community Center Gymnasium



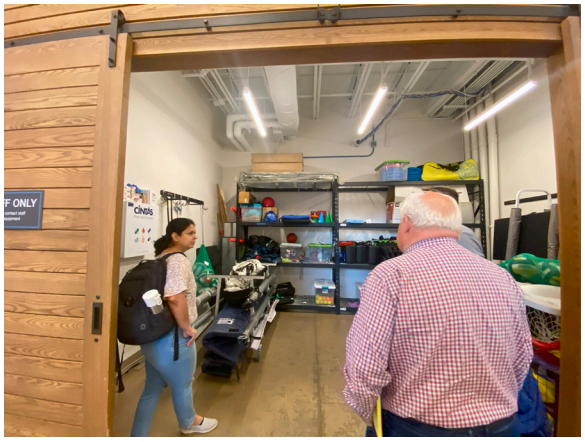
Joyner Park Community Center Gymnasium Storage



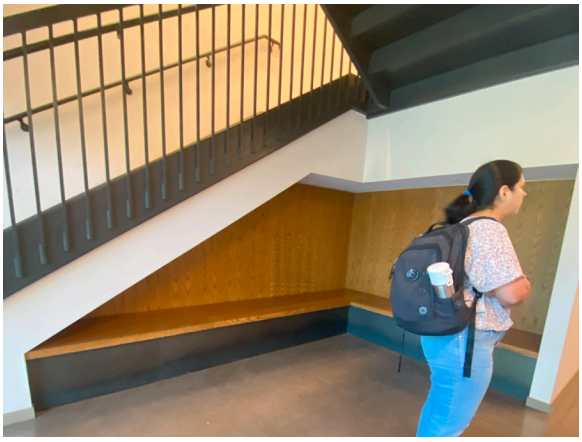
Joyner Park Community Center Gymnasium



Joyner Park Community Center Gymnasium Storage



Joyner Park Community Center Gymnasium Storage



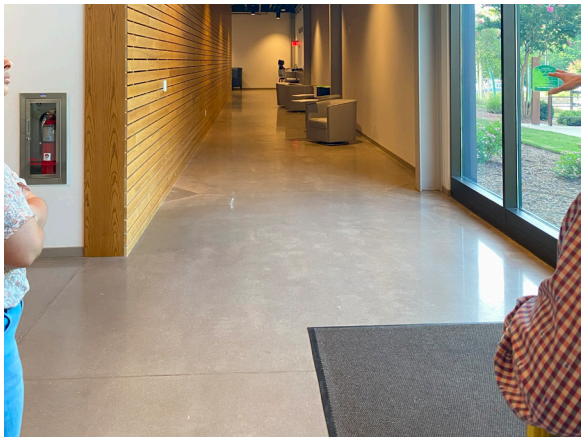
Joyner Park Community Center Entry Stair



Joyner Park Community Center Corridor



Joyner Park Community Center Storage



Joyner Park Community Center Corridor



Joyner Park Community Center Storage



Joyner Park Community Center Dance Room



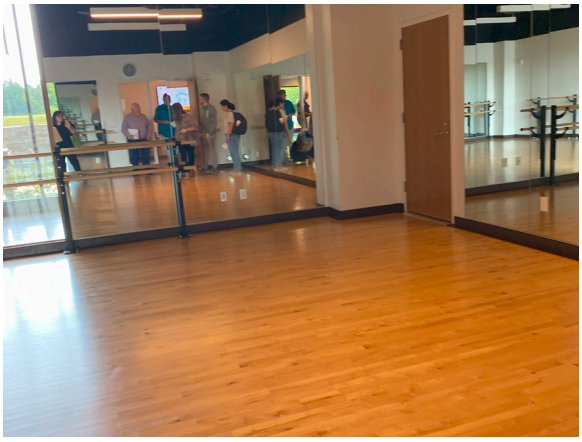
Joyner Park Community Center Interior Corridor



Joyner Park Community Center Dance Room

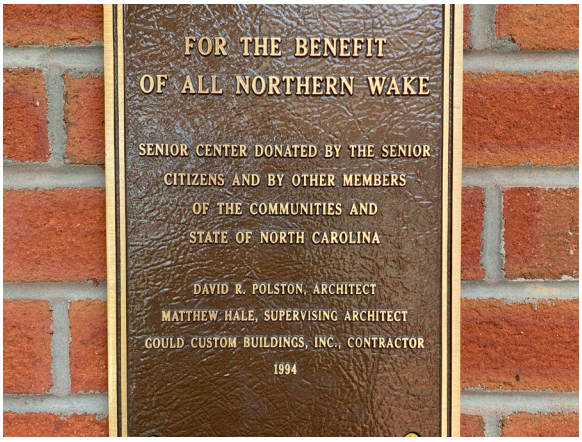


Joyner Park Community Center Interior Corridor



Joyner Park Community Center Dance Room

Northern Wake Senior Center Site Photos



Northern Wake Senior Center Plaque



Northern Wake Senior Center Entry Vestibule



Northern Wake Senior Center Plaque



Northern Wake Senior Center Lobby



Northern Wake Senior Center East Elevation



Northern Wake Senior Center Lobby



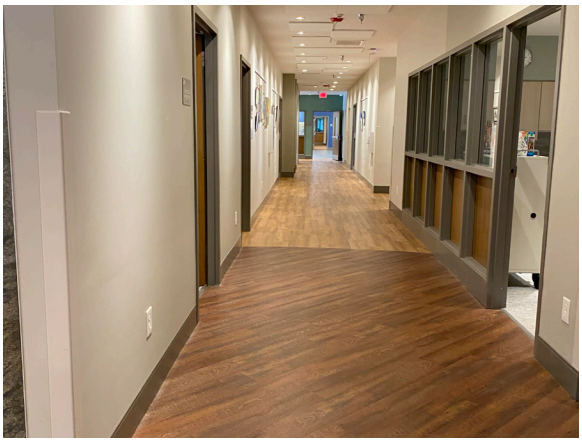
Northern Wake Senior Center Lobby



Northern Wake Senior Center Lobby



Northern Wake Senior Center Lobby



Northern Wake Senior Center Corridor



Northern Wake Senior Center Lobby



Northern Wake Senior Center Corridor



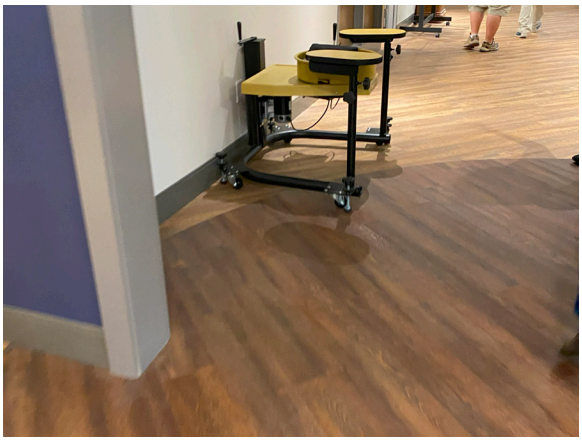
Northern Wake Senior Center Lobby



Northern Wake Senior Center Lobby



Northern Wake Senior Center Lobby



Northern Wake Senior Center Corridor



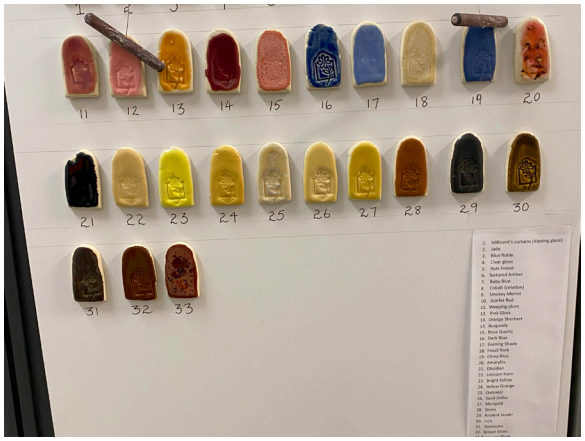
Northern Wake Senior Center Lobby



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



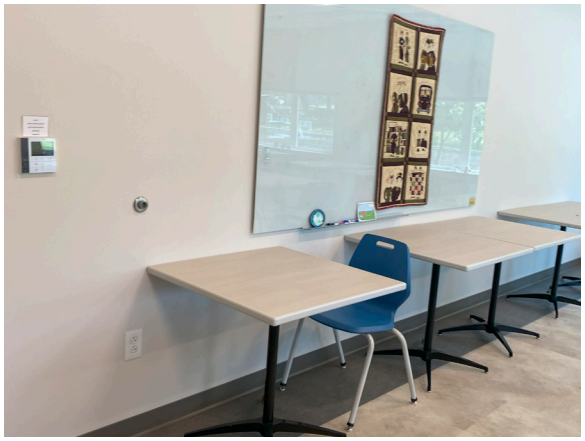
Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Arts and Crafts Room



Northern Wake Senior Center Fitness Room



Northern Wake Senior Center Corridor



Northern Wake Senior Center Fitness Room



Northern Wake Senior Center Corridor



Northern Wake Senior Center Fitness Room



Northern Wake Senior Center Library Room



Northern Wake Senior Center Library Room



Northern Wake Senior Center Corridor



Northern Wake Senior Center Corridor



Northern Wake Senior Center Corridor



Northern Wake Senior Center Corridor



Northern Wake Senior Center Corridor



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Corridor Art



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Meeting Room



Northern Wake Senior Center Multi-purpose Room



Northern Wake Senior Center Dining Room



Northern Wake Senior Center Dining Room



Northern Wake Senior Center Kitchen



Northern Wake Senior Center Dining Room



Northern Wake Senior Center Kitchen



Northern Wake Senior Center Dining Room



Northern Wake Senior Center Kitchen



Northern Wake Senior Center Kitchen



Northern Wake Senior Center corridor



Northern Wake Senior Center Kitchen



Northern Wake Senior Center corridor



Northern Wake Senior Center corridor



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



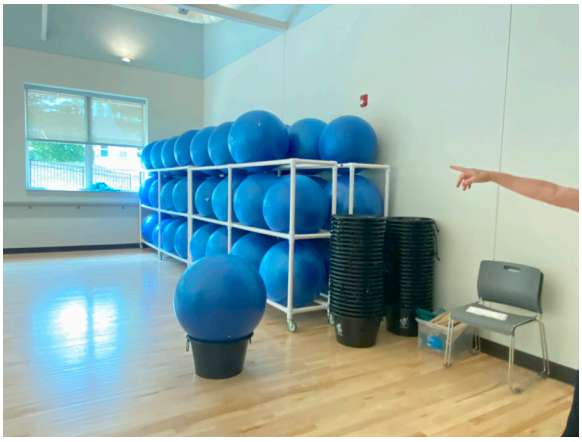
Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room



Northern Wake Senior Center Large Fitness Room

Renaissance Centre Site Photos



Renaissance Centre Lobby



Renaissance Centre Lobby



Renaissance Centre Lobby


Renaissance Centre Grand Hall



Renaissance Centre Lobby


Renaissance Centre Grand Hall



Renaissance Centre Grand Hall



Renaissance Centre Grand Hall Stage



Renaissance Centre Grand Hall



Renaissance Centre Grand Hall Bar



Renaissance Centre Grand Hall



Renaissance Centre Grand Hall Bar



Renaissance Centre Side Corridor



Renaissance Centre Side Corridor Water Fountain



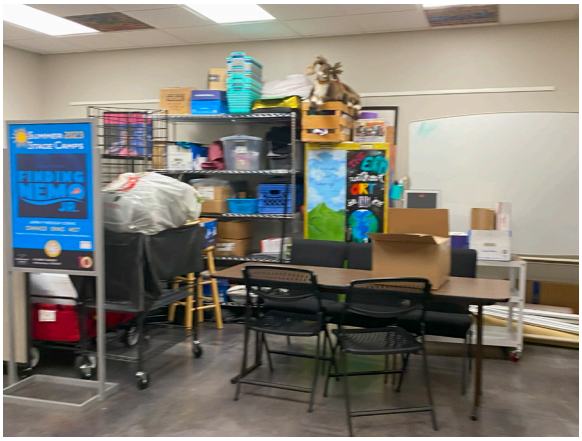
Renaissance Centre Side Corridor



Renaissance Centre Side Corridor Storage



Renaissance Centre Side Corridor



Renaissance Centre Side Corridor Storage



Renaissance Centre Side Corridor Restroom



Renaissance Centre Electrical Room



Renaissance Centre Side Corridor Storage



Renaissance Centre Side Corridor



Renaissance Centre Side Corridor Restroom



Renaissance Centre Grand Hall Restrooms



Renaissance Centre Grand Hall Restrooms



Renaissance Centre Grand Hall Stage



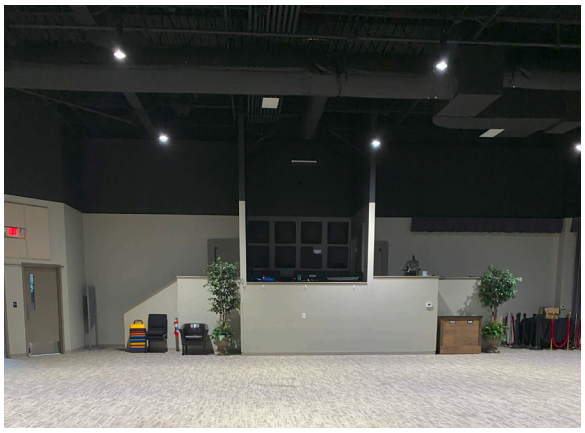
Renaissance Centre Grand Hall Restrooms



Renaissance Centre Grand Prep Kitchen



Renaissance Centre Grand Hall Stage



Renaissance Centre Grand Hall



Renaissance Centre Grand Hall Stage



Renaissance Centre Grand Meeting Room



Renaissance Centre Grand Hall Meeting Room



Renaissance Centre Grand Meeting Room



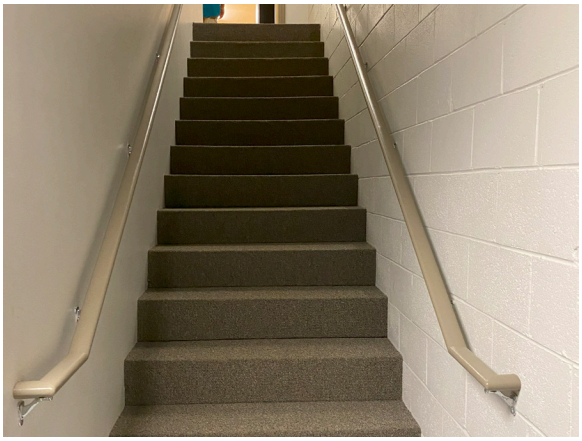
Renaissance Centre Grand Hall Meeting Room



Renaissance Centre Grand Meeting Room



Renaissance Centre Meeting Room



Renaissance Centre Stairs to Green Room



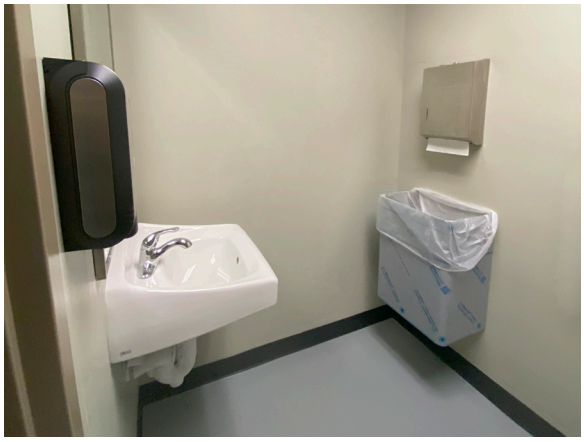
Renaissance Centre Meeting Room



Renaissance Centre Fire Alarm Panel



Renaissance Centre Meeting Room



Renaissance Centre Dressing Room Restroom



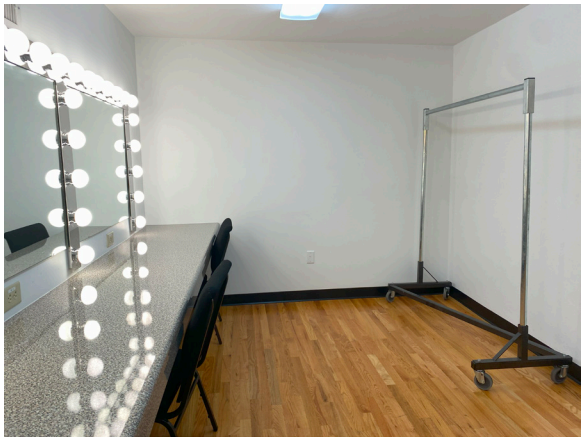
Renaissance Centre Dressing Room Restroom



Renaissance Centre Dressing Room



Renaissance Centre Dressing Room Restroom



Renaissance Centre Dressing Room



Renaissance Centre Dressing Room



Renaissance Centre Dressing Room



Renaissance Centre Costume/ Props Storage



Renaissance Centre Costume/ Props Storage



Renaissance Centre Costume/ Props Storage



Renaissance Centre Costume/ Props Storage



Renaissance Centre Costume/ Props Storage



Renaissance Centre Costume/ Props Storage



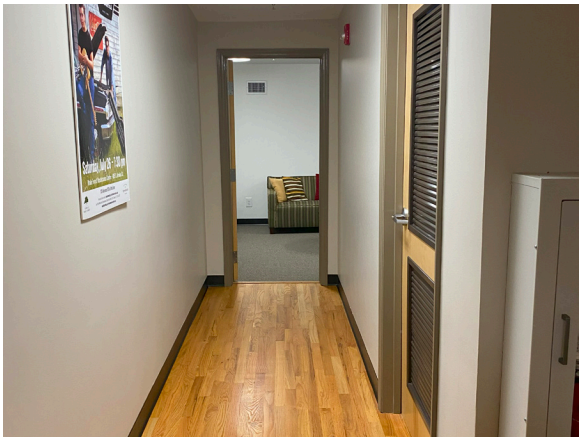
Renaissance Centre Costume/ Props Storage



Renaissance Centre Green Room



Renaissance Centre Green Room



Renaissance Centre Dressing Room Suite Corridor



Renaissance Centre Green Room



Renaissance Centre Dressing Room Suite Corridor



Renaissance Centre Dressing Room Suite Corridor



Renaissance Centre Storage



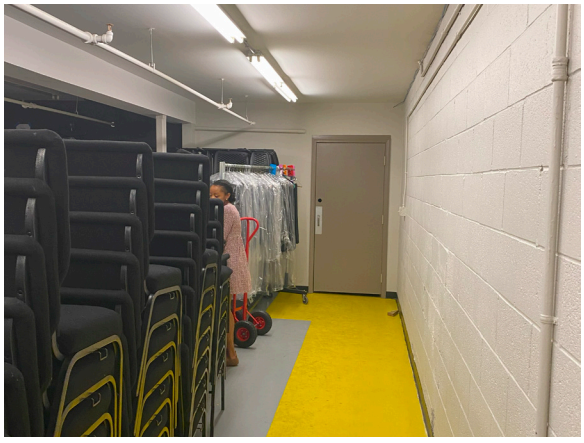
Renaissance Centre Dressing Room Suite Corridor



Renaissance Centre Ramp to Storage



Renaissance Centre Storage



Renaissance Centre Storage



Renaissance Centre Prep Kitchen



Renaissance Centre Back Access



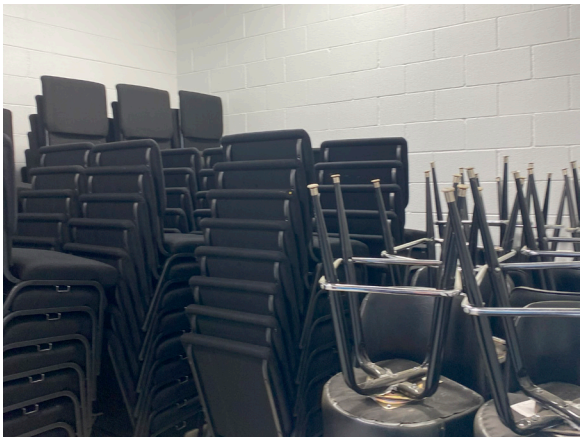
Renaissance Centre Prep Kitchen



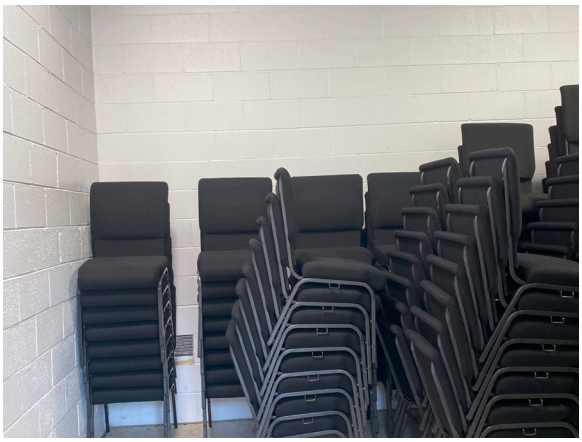
Renaissance Centre Back Access



Renaissance Centre Prep Kitchen



Renaissance Centre Storage



Renaissance Centre Storage



Renaissance Centre Exterior Storage Unit



Renaissance Centre Exterior Storage Unit

Wake Forest Community House Site Photos



Wake Forest Community House North Elevation



Wake Forest Community House North Elevation



Wake Forest Community House North Elevation



Holding Park Inclusive Playground



Wake Forest Community House North Elevation



Large Meeting Room East Elevation



Large Meeting Room West Elevation



Catering Kitchen



Large Meeting Room Water Staining on Ceiling Tiles



Catering Kitchen



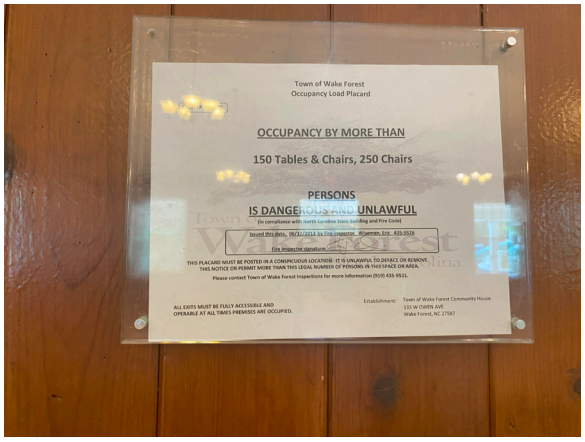
Large Meeting Room Water Staining on Ceiling Tiles



Catering Kitchen



Catering Kitchen



Wake Forest Community House Occupancy



Catering Kitchen



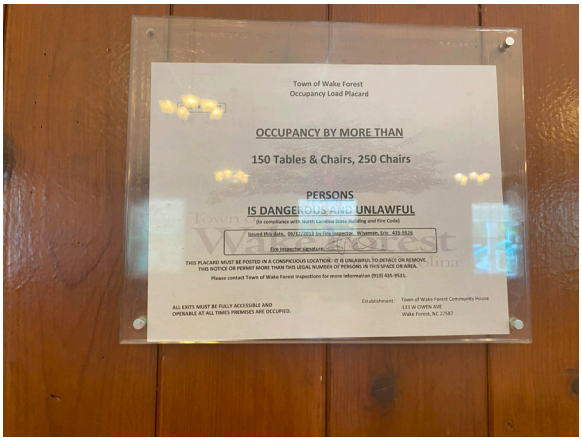
Wake Forest Community House Restrooms



Catering Kitchen



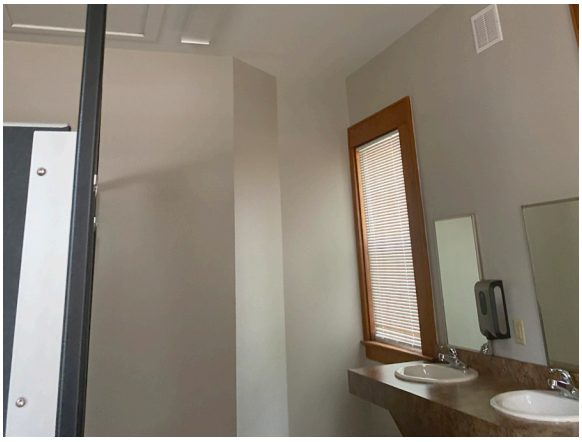
Wake Forest Community House Restrooms



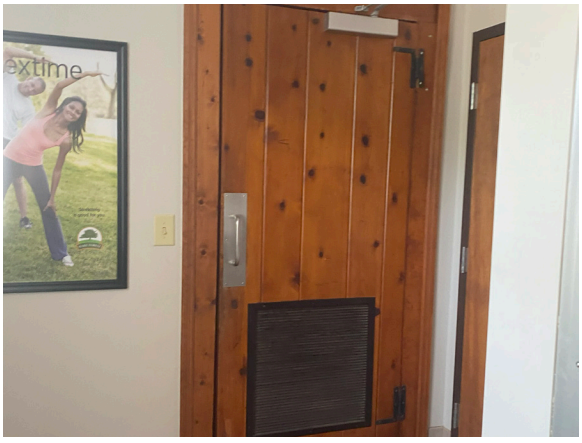
Wake Forest Community House Occupancy


Wake Forest Community House Restrooms


Wake Forest Community House Restrooms


Wake Forest Community House Restrooms


Wake Forest Community House Restrooms


Wake Forest Community House Restrooms



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Holding Park Pool



Wake Forest Community House deck overlooking Holding Park Pool



Holding Park Pool



Holding Park Pool Conessions and Restroom



Adjacent Ball Field



Adjacent Ball Field



Adjacent Ball Field



Adjacent Ball Field



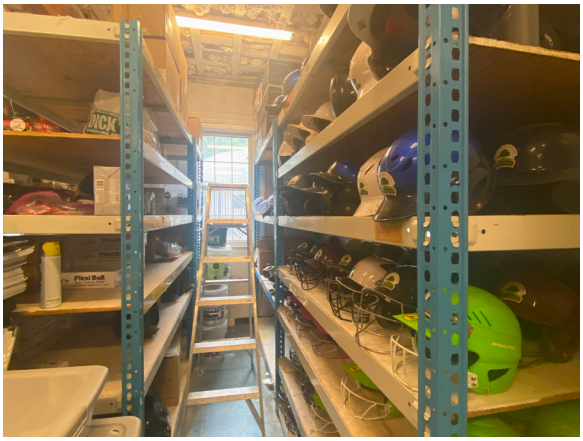
Holding Park Basketball Court



Holding Park Pool Pump Building


Holding Park Ball Field Storage


Holding Park Community House West Elevation


Holding Park Ball Field Storage


Holding Park Community House West Elevation


Holding Park Ball Field Storage



Holding Park Ball Field Storage



Holding Park Community House North Elevation



Holding Park Ball Field Storage



Holding Park Community House North Elevation



Holding Park Ball Field Storage



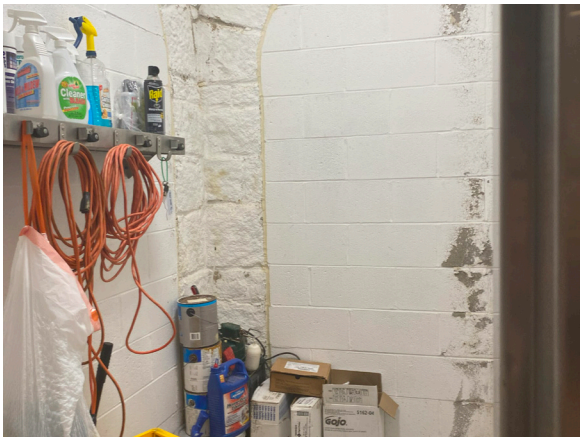
Holding Park Community House North Exterior Stairs



Holding Park Pool Main Entrance



Holding Park Pool History Signage



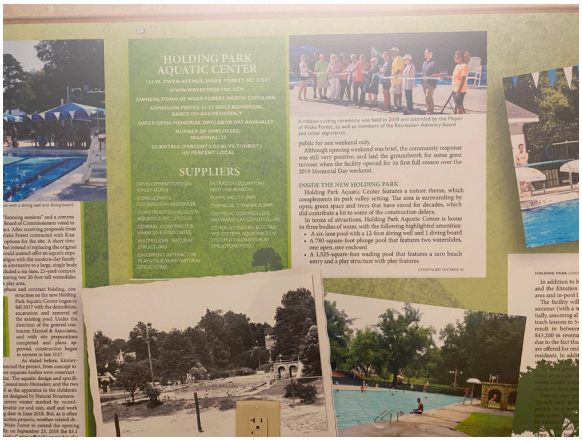
Holding Park Pool Housekeeping Room



Holding Park Pool History Signage



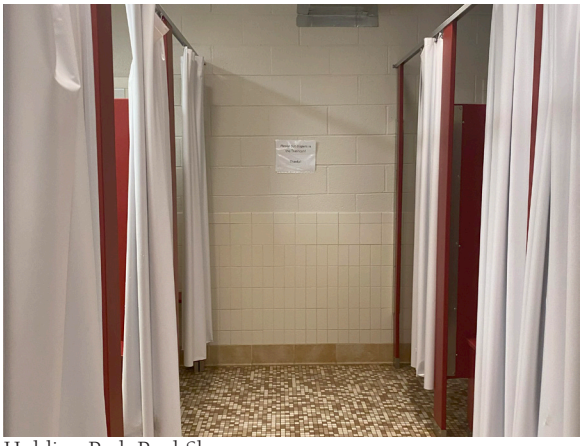
Holding Park Pool Locker Room



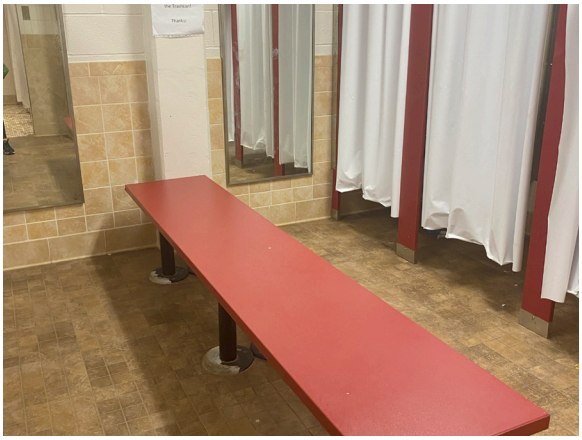
Holding Park Pool History Signage



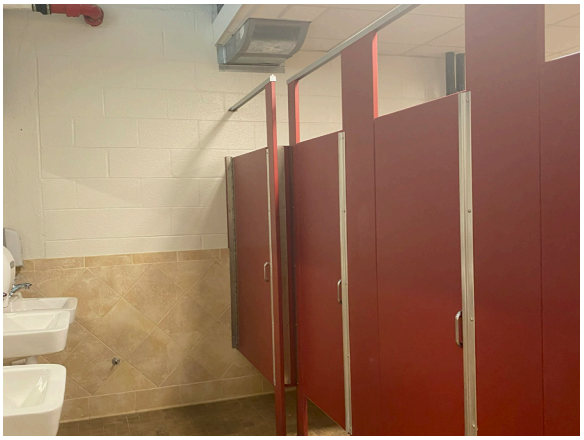
Holding Park Pool History Signage



Holding Park Pool Showers



Holding Park Pool Shower Bench



Holding Park Pool Bathroom



Holding Park Pool Fireproofing



Holding Park Pool Fireproofing



Holding Park Pool Wall Settling



Holding Park Concessions



Holding Park Pool



Holding Park Concessions



Holding Park Concessions



Holding Park Community House South Elevation



Holding Park Concessions



Holding Park Pool Signage

ORDINANCE 2024-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST TO ADOPT THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT 2024 MASTER PLAN(CPA-24-01)

WHEREAS, in 2023 the Town of Wake contracted McAdams a multidisciplinary planning, design, and engineering firm to manage the process of updating the Parks, Recreation and Cultural Resources Department Master Plan; and

WHEREAS, the Parks and Recreation Department staff in collaboration with the Recreation Advisory Board worked closely with McAdams to develop the updated Master Plan; and

WHEREAS, the purpose of this plan is to provide a visionary guide that is intended to foster the growth of operations of the department to better serve the citizens of Wake Forest over the course of the next five years; and

WHEREAS, the Town conducted public meetings, focus groups, special events, open houses, online and mailed surveys to gather public input; and

WHEREAS, a print ad was published in a paper of general circulation for the public comment session and public hearing pursuant with G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board held a public comment session on September 4, 2024, and the Board of Commissioners held a public hearing on September 17, 2024; and

WHEREAS, the Planning Board at their September 4, 2024, meeting voted to recommend approval of the Master Plan; and

WHEREAS, the Board of Commissioners at their September 17, 2024, meeting voted to approve the Master Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest adopts the Wake Forest Parks, Recreation and Cultural Resources Department Master Plan.

Section 1. Adopts the 2024 Master Plan (Exhibit 1)

Section 2. Repeals the 2015 Master Plan

Section 3. Deems the 2024 Master Plan effective immediately upon adoption.

Adopted and effective this 15th day of October 2024.

_____

Vivian A. Jones
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____

Hassan Kingsberry
Town Attorney

Agenda Item: Consideration of Ordinance to Adopt the Parks, Recreation and Cultural Resources Department 2024 Master Plan CPA-24-01

Summary: Over the past year the Parks, Recreation and Cultural Resources Department has worked with a consultant hired by the Town to update the department master plan. The process involved gathering input from citizens, staff, elected officials and advisory boards. The plan was presented to the Planning Board at a public comment session on September 4, 2024. The Planning Board voted to recommend approval of the Master Plan. The Board of Commissioners held a public hearing on September 17, 2024 and also voted to approve the Master Plan.

According to NCGS§ 160D-501, Comprehensive Plans are required to follow the same process outlined in § 160D-601 and be adopted by ordinance. Plans adopted under § 160D-501 shall be advisory in nature.

Attachments:

- Ordinance for Adoption

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-329-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Wake County Tax Release

Recommendation:

Item Summary:

ATTACHMENTS
- WF-TXREP-OCT-2024-BOC-MTG.pdf

WAKE COUNTY
NORTH CAROLINA

Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

SHINICA THOMAS, CHAIR
SUSAN EVANS, VICE-CHAIR
VICKIE ADAMSON
MATT CALABRIA
DON MIAL
CHERYL STALLINGS
TARA WATERS

October 8, 2024

Mr. Kip Padgett
Town Manager
Town of Wake Forest
301 S. Brooks Street
Wake Forest, North Carolina 27587

Dear Mr. Padgett:

The Wake County Board of Commissioners, in regular session on October 7, 2024, approved and accepted the enclosed tax report for the Town of Wake Forest.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Docusign Envelope ID: 1C325022-AA81-4D90-86D1-97A54669EC08

Wake County Board of Commissioners Report

Date: 10/07/2024

Approved by: DocuSigned by: Kim Corbacher

Consideration of Requests for Taxes, Interest and Penalties **BETWEEN $100 AND $500 FOR WAKE FOREST**

No.	Payee	Account Number	Tax & Penalty Rebated		Total Rebated	Total Refunded
1	CHEEK, DEETRA S 328 7TH ST WAKE FOREST NC 27587 2406	0000065178-2021-2021-000000	**City**	**118.00**	281.04	281.04
			County	163.04		
2	CHEEK, DEETRA S 328 7TH ST WAKE FOREST NC 27587 2406	0000065178-2022-2022-000000	**City**	**118.00**	285.69	285.69
			County	167.69		
3	CHEEK, DEETRA S 328 7TH ST WAKE FOREST NC 27587 2406	0000065178-2023-2023-000000	**City**	**120.40**	297.03	297.03
			County	176.63		
			City	**356.40**		
			County	507.36	863.76	863.76

*Total refunded may differ from total rebated due to to payee's remittance of interest or application of payment to other balances owed by the taxpayer.

Marcus D. Kinrade
Wake County Tax Administrator

Signed by: Marcus Kinrade

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Wake County Board of Commissioners Report

Date: 10/07/2024

Approved by: DocuSigned by: Kim Corbacher

Consideration of Requests for Taxes, Interest and Penalties **OVER $500 FOR WAKE FOREST**

No.	Payee	Account Number		Tax & Penalty Rebated	Total Rebated	Total Refunded
1	E&D HAWKSTONE LLC 267 CENTURY WAY MANALPAN NJ 07726	0000512642-2024-2024-000000	City	415.18	922.79	922.79
			County	507.61		
			City	415.18		
			County	507.61	922.79	922.79

*Total refunded may differ from total rebated due to to payee's remittance of interest or application of payment to other balances owed by the taxpayer.

Marcus D. Kinrade
Wake County Tax Administrator

Signed by: Marcus Kinrade

WAKE COUNTY

WAKE COUNTY TAX ADMINSTRATION

Rebate details

8/1/2024 - 8/31/2024

WAKE FOREST

DATE 09/04/2024 TIME 09:36:07 PM PAGE 1

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
WAKE FOREST (Not In District)												
BUSINESS ACCOUNTS												
889851	157.81	0.00	0.00	31.56	0.00	189.37	08/20/2024	0007022953	2024	2023	000000	FOWLER, ASIA
889646	418.88	0.00	0.00	0.00	0.00	418.88	08/19/2024	0006533983	2024	2024	000000	KRISPY KREME DOUGHNUT CORPORATION
889850	154.69	0.00	0.00	46.41	0.00	201.10	08/20/2024	0007022953	2024	2022	000000	FOWLER, ASIA
Subtotal for BUSINESS ACCOUNTS	**731.38**	**0.00**	**0.00**	**77.97**	**0.00**	**809.35**		**3 Properties Rebated**				
BUSINESS REAL ESTATE ACCOUNTS												
890604	415.18	0.00	0.00	0.00	0.00	415.18	08/30/2024	0000512638	2024	2024	000000	STANLEY MARTIN HOMES LLC
890262	293.58	0.00	0.00	0.00	0.00	293.58	08/23/2024	0000208214	2024	2024	000000	BENFIELD HOMES INC
890053	249.19	0.00	0.00	0.00	0.00	249.19	08/21/2024	0000443929	2024	2024	000000	SFR JV-HD TL BORROWER A LLC
889876	68.59	0.00	0.00	0.00	0.00	68.59	08/20/2024	0000229118	2024	2024	000000	SFR JV-2 NTL BORROWER LLC
889892	112.97	0.00	0.00	0.00	0.00	112.97	08/20/2024	0000248180	2024	2024	000000	MCH SFR NC OWNER 1 LP LIMITED PARTNERSHI
889712	241.53	0.00	0.00	0.00	0.00	241.53	08/20/2024	0000316845	2024	2024	000000	AMH NC PROPERTIES LP
889694	335.58	0.00	0.00	0.00	0.00	335.58	08/20/2024	0000307779	2024	2024	000000	NEW FORTIS CORPORATION THE
889692	335.58	0.00	0.00	0.00	0.00	335.58	08/20/2024	0000307767	2024	2024	000000	NEW FORTIS CORP
889682	332.64	0.00	0.00	0.00	0.00	332.64	08/20/2024	0000363441	2024	2024	000000	CHASTAIN PARK OF WAKE FOREST LLC
889681	332.64	0.00	0.00	0.00	0.00	332.64	08/20/2024	0000363440	2024	2024	000000	CHASTAIN PARK OF WAKE FOREST LLC
889675	332.64	0.00	0.00	0.00	0.00	332.64	08/20/2024	0000453641	2024	2024	000000	LENNAR CAROLINAS LLC
889663	294.00	0.00	0.00	0.00	0.00	294.00	08/23/2024	0000424360	2024	2024	000000	SHEARON FARMS DEVELOPMENT LLC

WAKE FOREST

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
Subtotal for BUSINESS REAL ESTATE ACCOUNTS	**3,344.12**	**0.00**	**0.00**	**0.00**	**0.00**	**3,344.12**	**12 Properties Rebated**					
INDIVIDUAL PROPERTY ACCOUNTS												
888682	161.30	0.00	30.00	0.00	0.00	191.30	08/12/2024	0007019575	2024	2023	000000	BULLOCK, TIMOTHY CLEYBURN
888683	223.41	0.00	30.00	0.00	0.00	253.41	08/12/2024	0007021694	2024	2023	000000	BULLOCK, KELLY MICHELLE
Subtotal for INDIVIDUAL PROPERTY ACCOUNTS	**384.71**	**0.00**	**60.00**	**0.00**	**0.00**	**444.71**	**2 Properties Rebated**					
INDIVIDUAL REAL ESTATE ACCOUNTS												
890425	1,509.96	0.00	0.00	0.00	0.00	1,509.96	08/23/2024	0000358155	2024	2024	000000	KEATING, JOHN H
887747	189.00	0.00	0.00	0.00	0.00	189.00	08/09/2024	0000292744	2024	2024	000000	BROWN, MONROE K
887745	189.00	0.00	0.00	0.00	0.00	189.00	08/09/2024	0000251658	2024	2024	000000	BILL, MORGAN
888228	99.72	0.00	0.00	0.00	0.00	99.72	08/11/2024	0000351013	2024	2024	000000	WALL, CHERYL HARRIS
888393	405.60	0.00	0.00	0.00	0.00	405.60	08/07/2024	0000200170	2024	2024	000000	KNAUER, SUSAN JANE
891326	171.09	0.00	0.00	0.00	0.00	171.09	08/30/2024	0000016571	2024	2024	000000	LOWMAN, VAUGHN P
889140	189.00	0.00	0.00	0.00	0.00	189.00	08/23/2024	0000405002	2024	2024	000000	GIVENS, ALEX L
890620	415.18	0.00	0.00	0.00	0.00	415.18	08/30/2024	0000512640	2024	2024	000000	MUCCIO, DEBRA ANN
890589	120.40	0.00	0.00	0.00	0.00	120.40	08/26/2024	0000065178	2023	2023	000000	SMITH, ELLA V
890588	118.00	0.00	0.00	0.00	0.00	118.00	08/26/2024	0000065178	2022	2022	000000	SMITH, ELLA V
890587	118.00	0.00	0.00	0.00	0.00	118.00	08/26/2024	0000065178	2021	2021	000000	SMITH, ELLA V
890440	78.17	0.00	0.00	0.00	0.00	78.17	08/23/2024	0000027114	2024	2024	000000	FOTSCH, YVES L
887750	478.85	0.00	0.00	0.00	0.00	478.85	08/09/2024	0000189517	2024	2024	000000	DEMMING, DELORES
890229	14.49	0.00	0.00	0.00	0.00	14.49	08/22/2024	0000428022	2024	2024	000000	ZACK, ALLEN LOUIS
890284	82.25	0.00	0.00	0.00	0.00	82.25	08/22/2024	0000419679	2024	2024	000000	PITMAN, LEE ELLEN
887524	26.73	0.00	0.00	0.00	0.00	26.73	08/09/2024	0000495725	2024	2024	000000	ROANHOUSE, KYLE JAMES

WAKE FOREST

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
Subtotal for INDIVIDUAL REAL ESTATE ACCOUNTS	**4,205.44**	**0.00**	**0.00**	**0.00**	**0.00**	**4,205.44**		**16 Properties Rebated**				
WILDLIFE BOAT ACCOUNTS												
888203	471.60	0.00	0.00	0.00	0.00	471.60	08/15/2024	0004216925	2024	2024	000000	BIRCHETTE, MEREDITH STOUT
890582	172.13	0.00	0.00	17.21	0.00	189.34	08/28/2024	0004218415	2024	2024	000000	HANRAHAN, DONALD JAMES
887678	109.12	0.00	0.00	0.00	0.00	109.12	08/01/2024	0004206278	2024	2024	000000	HOLLAND, GREG ALAN
888672	17.53	0.00	0.00	0.00	0.00	17.53	08/12/2024	0004209651	2024	2024	000000	KING, DONALD BLALOCK JR
888821	41.31	0.00	0.00	0.00	0.00	41.31	08/15/2024	0004217737	2024	2024	000000	BECTON, WILLIAM BRYANT
Subtotal for WILDLIFE BOAT ACCOUNTS	**811.69**	**0.00**	**0.00**	**17.21**	**0.00**	**828.90**		**5 Properties Rebated**				
TOTAL WAKE FOREST (Not In District)	**9,477.34**	**0.00**	**60.00**	**95.18**	**0.00**	**9,632.52**		**38 Properties Rebated for the District/City**				
TOTAL FOR CITY WAKE FOREST	**9,477.34**	**0.00**	**60.00**	**95.18**	**0.00**	**9,632.52**		**38 Properties Rebated for the City**				

WAKE COUNTY

WAKE COUNTY TAX ADMINSTRATION

Rebate details

8/1/2024 - 8/31/2024

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WAKE FOREST

REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
Grand Total:	253,939.67	3,259.07	750.00	378.47	0.00	258,327.21	327	Properties Rebated for All Cities				

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-330-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Department Monthly Report

Recommendation:

Item Summary:

ATTACHMENTS
- September 2024 Monthly Report.pdf

September 2024 | Department Monthly Report

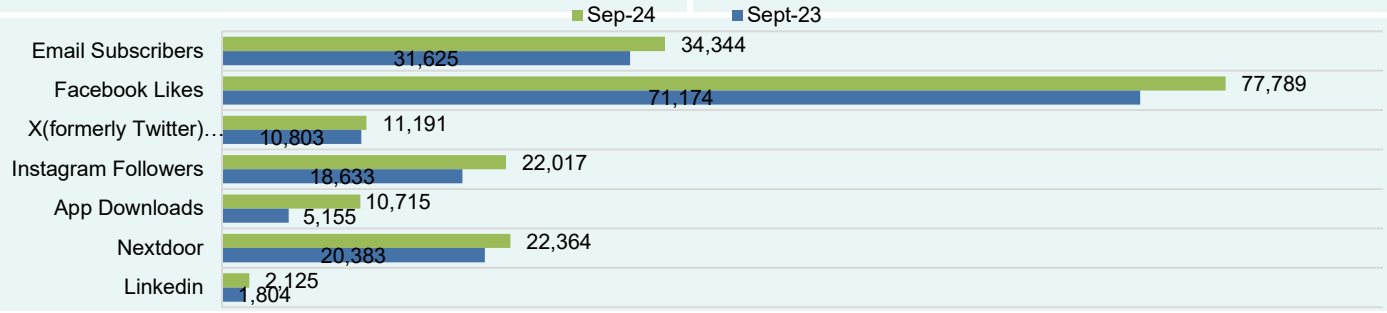
Communications

ANNOUNCEMENTS	
Media Releases	42
Email Announcements	20
Town-to-Resident Phone Calls	32

TOP 5 VIEWED PAGES ON WEBSITE

RANK	PAGE	VIEWS
1	Forms & Applications	14,408
2	Home	5,765
3	Friday Night on White	2,737
4	New Businesses Coming to WF	1,901
5	Jobs	1,524

SUBSCRIBERS



Downtown Development

OCCUPANCY		
	JUL - SEPT 2024	JUL – SEPT 2023
Occupancy Rate in Percentage	80%	93%

NEW BUSINESSES		
	SEPT 2024	FISCAL YEAR-TO-DATE
Number of New Businesses	0	3
Number of Businesses Closed	0	1

UPDATES PROVIDED QUARTERLY

EVENTS		
THIRD QUARTER EVENTS (JUL - SEPT)	ATTENDANCE IN 2024	ATTENDANCE IN 2023
Friday Night on White	7,000	7,000

Spirits of Wake Forest Haunted History Walking Tours went on sale September 3, and over 600 tickets have sold. This is the fifth year of tours presented by Wake Forest Downtown, Inc. (WFD). Due to ticket price increases, funds raised have already exceeded those raised in 2023.
The FNOW season ended on 9.13.24 with Crush. Attendance was lower than expected due to Hurricane Debby, but thankfully our weather plan was implemented, and we were able to proceed without any delays.
The Downtown Development Director attended the fall seminar for the NC Association of Festival & Events.
WFD participated in the 9.11 Remembrance event at the Northern Wake Senior Center.
The Downtown Development Director attended the Downtown Plan Open House and met with the Consultant to review the plan and provide feedback on the draft.

Economic Development

WFBIP MONTHLY NEWSLETTER VIEW

The Wake Forest Business & Industry Partnership Quarterly Report is updated at the end of each quarter.

Use Chrome, Firefox, Safari, or Edge to view the newsletter and/or the report.

REQUESTS FOR INFORMATION (RFIs)		
	SEPTEMBER 2024	SEPTEMBER 2023
Number of Responses to RFIs	1	1

Economic Development

BUSINESS RETENTION & EXPANSION
NAMES OF BUSINESSES VISITED THIS MONTH
North State Bank
Roseland Pictures

Engineering

PROJECT UPDATES	
Street Resurfacing	FY23-24 is about 85% complete, with around 10.2 miles of streets resurfaced.
S. Franklin Street	Clearing and grubbing is complete. Utility work is ongoing. Culvert extension is 90% complete. Lane closures are expected throughout the project.
Flaherty Park Dam	The Flaherty Park Dam project is around 88% complete. The project is on track with substantial completion targeted for September with final completion by October.

Finance

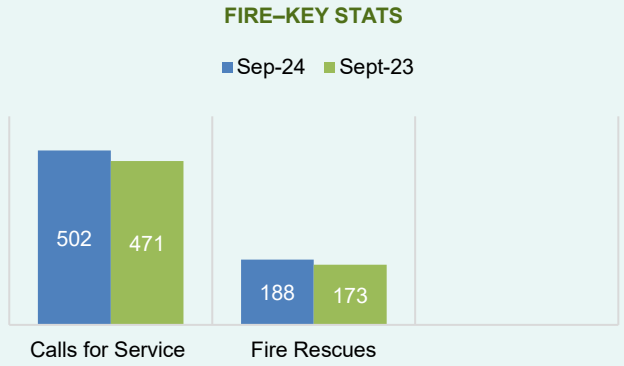
FINANCIAL TASKS COMPLETED	
TAX RETURNS & REPORTS	COMPLETION DATE
NC Sales and Use Tax Form E500 and Payment	9-17-2024
ORBIT/LGERS Report – NC State Treasurer	9-03-2024
Utility Sales Tax Return – E500 E	9-13-2024
BLS Department of Labor Report	9-18-2024
Food & Beverage Tax Report	9-18-2024
ACCOUNTING/FINANCE	AMOUNT
Total $ Accounts Payable Disbursement	$1,889,189
Total ePayables & Payroll Disbursement	$2,750,978
Total Number of Invoices Paid	268
Total Invoices Paid with Credit Card	26

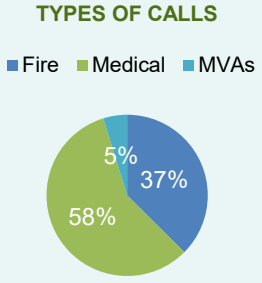
PURCHASING / WAREHOUSE	
Purchase Orders Processed	47
New Vendors Set Up	8
Informal Quotes	18
$ Received Surplus Items Sold	$16,100
Number of Surplus Items Sold	2
HUBSCO Reports	0

Fire

KEY STATS		
	SEPTEMBER 2024	SEPTEMBER 2023
Calls for Service	502	471
Average Response Time	4:39	4:30

TYPES OF CALLS		
	SEPEMBER 2024	SEPTEMBER 2023
Fire	188	173
Medical	290	242
Motor Vehicle Accidents (MVA)	24	26





Human Resources

EMPLOYMENT

	SEPTEMBER 2024	SEPTEMBER 2023
Positions filled	428	404
Vacancies	25	36
Total Authorized Positions FY 2023–2024	**453**	**440**

PROMOTIONS/TRANSFERS

NAME	DEPARTMENT	POSITION	DATE
Shannon Carson	Police	Telecommunications Shift Supervisor	9-16-2024

Information Technology

SERVICE STATS

	SEPTEMBER 2024	SEPTEMBER 2023
Service Requests Completed	549	449
Network Uptime Percentage	99%	100%

Inspections & Public Facilities

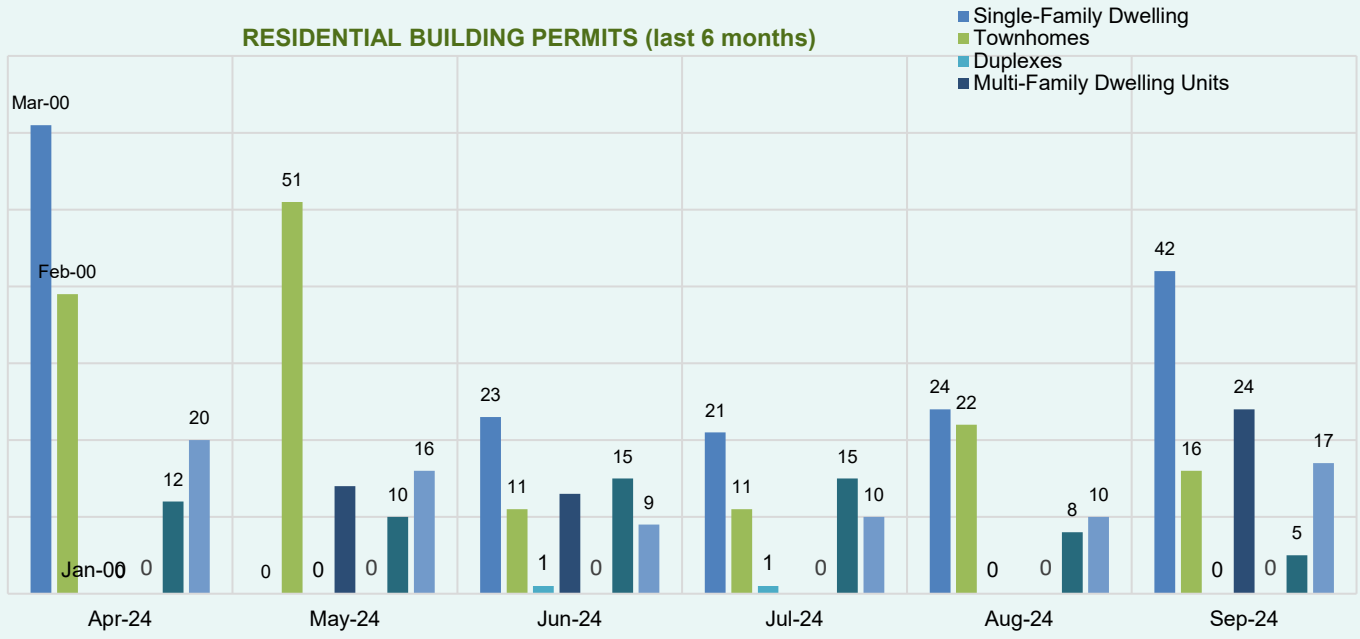
RESIDENTIAL PERMITS

	SEPTEMBER 2024	SEPTEMBER 2023
Single-Family Dwelling	42	23
Townhomes	16	38
Duplexes	0	0
Multi-Family Dwelling Units	24	0
Other	110	116
Total	**192**	**177**

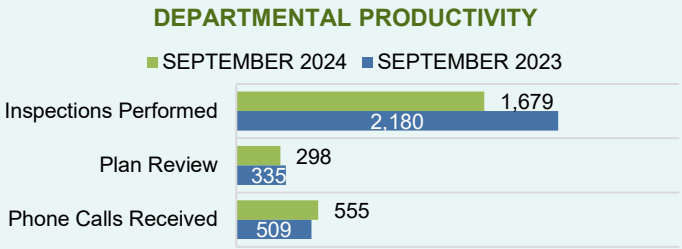
NON-RESIDENTIAL PERMITS

	SEPTEMBER 2024	SEPTEMBER 2023
New Commercial	0	1
Fit-Ups	2	4
Other	37	35
Total	**39**	**40**

Inspections & Public Facilities



PUBLIC FACILITIES	SEPTEMBER 2024	SEPTEMBER 2023
Preventative Maintenance Completed	580	514
Reactive Work Orders	141	81



BUSINESSES

NEW COMMERCIAL BUSINESSES	

FIT-UPS	
The Now Massage	11108 Ligon Mill Rd
Emerald City Associates LLC	745 Merritt Capital Dr 103

PRE-OCCUPANCIES	
ProAudio	5103 Unicon Dr L
Lighthouse Chiropractic & Wellness	1772 Heritage Center Dr 101
Big Wheel Realty	900 S Franklin St 202
KK Shoe Repair	927 Durham Rd 204
Air Works Heating & Air Inc	5100 Unicon Dr 107
The W Real Estate Group	620 Dr Calvin Jones Hwy 200
LJ Global LLC	745 Merritt Capital Dr 119

Organizational Performance

NORTHERN COMMUNITY FOOD SECURITY TEAM	
Staff Hours	16 hrs./week
Updates	The "Eat Well Wake" prescription produce program was introduced on 9/25 with six clients in the NCFST Mobile Market. The average number of clients per visit is 60. Food pickup and distribution are also available.

GUEST SERVICES VOLUNTEER (GSV) PROGRAM	
Updates	21 in the program
	20 active (one is out)

Parks, Recreation & Cultural Resources

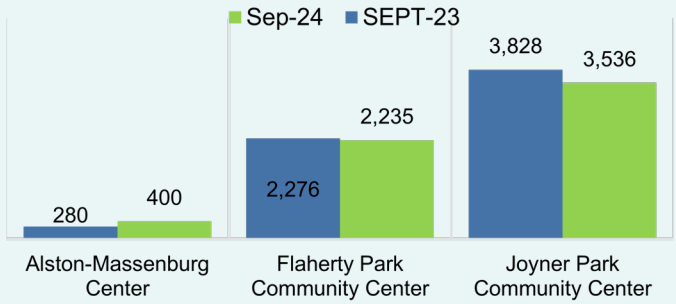
ATHLETICS

	SEPTEMBER 2024	SEPTEMBER 2023
Registrations Received – Youth	144	777
Registrations Received – Adult	141	0
Games Held	38	316
Revenue	$7,331	$47,305

RECCONNECT PROGRAM GUIDE VIEW

The program guide is updated twice per year in January and July.

VISITORS TO COMMUNITY CENTERS



PROGRAMS

	SEPTEMBER 2024	SEPTEMBER 2023
Registrations Received – Youth	715	145
Registrations Received – Adult	2	233
Classes/Programs Held	256	41
Revenue	$48,865	$9,284

PARK MAINTENANCE

TYPE OF MAINTENANCE	QUANTITY
Vandalism	0
Reactive Maintenance	1
PM Inspections & Services	73
Evening & Weekend Park Services	4

FACILITY RENTALS

	SEPTEMBER 2024	SEPTEMBER 2023
Athletic Fields	2	4
Joyner Park Outdoor / Open Space	2	3
General Outdoor / Open Space	0	2
Picnic Shelters	2	1
Wake Forest Community House	4	4
Joyner Park Community Center	2	3
Flaherty Park Community Center	0	0
Alston-Massenburg Center	6	4

VISITORS TO AQUATIC CENTER & SPRAYGROUND

	SEPTEMBER 2024	SEPTEMBER 2023
Aquatic Center	664	1,165
Taylor Street Sprayground	473	1,052

Planning

DEVELOPMENT SERVICES MONTHLY REPORT VIEW

ZONING VIOLATIONS DASHBOARD VIEW

Use Chrome, Firefox, Safari, or Edge to view the newsletter and/or the report.

CERTIFICATES OF APPROPRIATENESS

	SEPTEMBER 2024	SEPTEMBER 2023
COAs Received	0	0
COAs Approved	0	1

Police

KEY STATS

	SEPTEMBER 2024	SEPTEMBER 2023
Calls for Service	5,326	4,074
Vehicle Crashes	174	140

Public Works

Streets: Replaced 126 ft of sidewalk, 10 yards patched 70 tons of asphalt, 6 patches jetted 206 ft of pipe, vacuumed 4 boxes, videoed 424ft of pipe assisted with Friday Night on White leadership academy CDL training

Fleet: Fleet has one vacant Mechanic position open. Interviews have been completed and the candidate chosen is scheduled to start October 14th. Fleet completed 204 work orders in September for a combined shop productivity average of 80% of billable hours. The mechanics completed 3.9 hours of combined training.

Solid Waste: New collector started, Larry Harvey. He has done a great job in his first few weeks in the role. With the beginning of fall, the amount of yard waste set out has steadily increased. Crews have been keeping up well. Preparations have begun with truck inspections and spare parts ordered for leaf trucks as leaf season begins on October 7th. The litter pickup program continues to run smoothly with many residents borrowing kits to pick up litter around town.

Urban Forestry: Performed removals and eliminated hazards in pecan groves. Removed 28 trees. Served on Heritage HS Agri-Business Academy Board.

Admin: Sold 1 niche. Had 2 headstones marked. Had numerous calls concerning upcoming leaf season.

RECYCLING		
	SEPTEMBER 2024	SEPTEMBER 2023
Volunteer Collected Litter	300	75
Volunteer Collected Recycling	315	75
Volunteer Hours	26	6
Volunteer Miles of Streets	3	0
Sections of Roads Cleaned (not miles)	1	1
Number of Creeks Cleaned	0	0
Number of Litter Kits Issued / Returned	3	2

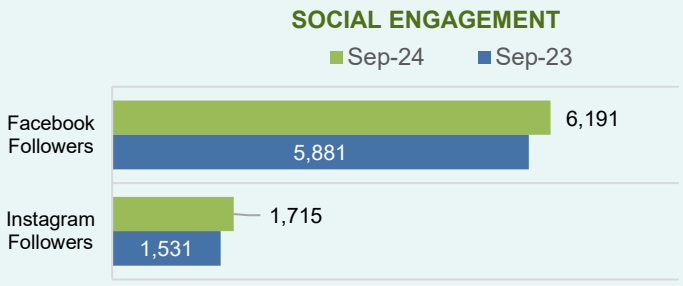
SOLID WASTE		
	SEPTEMBER 2024	SEPTEMBER 2023
New Construction Homes Added	42	65
New Cart Sets	42	65

CEMETERY		
	SEPTEMBER 2024	SEPTEMBER 2023
Number of Plots Sold	0	0
Number of Niches Sold	1	1
Total Plots Available	0	0

Renaissance Centre for the Arts

EVENT & PROGRAM ATTENDANCE		
	SEPTEMBER 2024	SEPTEMBER 2023
Monthly In-Person Attendance	1,563	1,234
Virtual Views	3,009	0
Ticketed Events Held	2	0
Free Events Held	0	1

RENAISSANCE CENTRE BROCHURE VIEW



Renaissance Centre for the Arts

The Centre kicked off the Main Stage Performance Series with Big Bubble Bonanza.

The Renaissance Centre was the site for several community events: UDO Open House, the Candidates Forum, Downtown Plan update, Women In Networking's annual Friends Day and the Mental Health Wellness Fair.

Junior Gomez was onsite at the Alston-Massenburg Center during the month, painting a new mural that will be officially revealed in October. The mural engaged the community throughout the process as they were invited to offer input and feedback during the design stage. The mural is a project of the Public Art Commission and will be the 75th piece of public art brought to Wake Forest with their direction.

Wake Forest Power

CUSTOMER SUMMARY

	SEPTEMBER 2024	SEPTEMBER 2023
Electric Meters/Customers	7,841	7,476
Pre-Pay Power Customers	454	470
H.O.P.E. Participants	42	45
N.C. GreenPower Participants	16	17

POWER OUTAGES

	SEPTEMBER 2024	SEPTEMBER 2023
Total Number of Customers Affected by Outages this Month	93	60
Average Number of Customers Affected per Outage	31	60

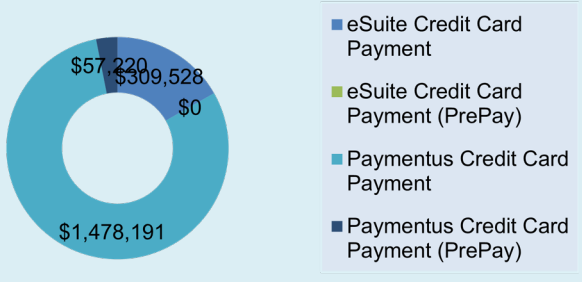
PAYMENTS RECEIVED

	SEPTEMER 2024	SEPTEMBER 2023
eSuite Credit Card Payments	$309,528	$310,465
eSuite Credit Card Payments (Pre-Pay)	$0	$0
Paymentus CC Payments	$1,478,191	$1,104,374
Paymentus CC Payments (Pre-Pay)	$57,220	$73,800

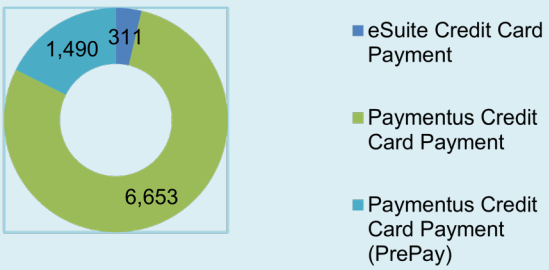
NUMBER OF TRANSACTIONS

	SEPTEMBER 2024	SEPTEMBER 2023
eSuite Credit Card Payments	311	454
Paymentus CC Payments	6,653	5,581
Paymentus CC Payments (Pre-Pay)	1,490	1,892

PAYMENTS RECEIVED
SEPTEMBER 2024



PAYMENTS RECEIVED
SEPTEMBER 2024



Historic Preservation Commission

MEETINGS	
Most recent meeting held	9/24/2024
Number of members in attendance: 5 out of 9	

The HPC made plans to participate in the Wake Forest Community Arts event on Saturday, October 5th, and provided feedback on Good Neighbor Day. The HPC also voted to cancel the November meeting since it is the week of Thanksgiving.

Human Relations Council

MEETINGS	
Most recent meeting held	9/26/2024
Number of members in attendance: 5 out of 10	

Good Neighbor Day held Saturday, September 21, 2024 - Good Neighbor of the Year announced as Samantha Luce.

Public Art Commission

MEETINGS	
Most recent meeting held	9/26/2024
Number of members in attendance: 6 out of 11	

Mural completed at Alston Massenburg Center. Preparations being finalized for Celebration of the Arts Festival on October 5.

Parks, Recreation & Cultural Resources Advisory Board

MEETINGS	
Most recent meeting held	9/23/2024
Number of members in attendance: 9 out of 12	

*Members were encouraged to sign up to volunteer for Boo Bash on Oct. 19 *Discussed the 2025 Cultural Arts event. Workgroup will bring ideas back to the board *Discussed creating a staff reconnection award for outstanding service *Determined staff holiday luncheon date (Nov. 22)

Technology Advisory

MEETINGS	
Most recent meeting held	9/23/2024
Number of members in attendance: 8 out of 13	

The TAB team is actively planning for the upcoming STEM Saturday event on April 12, 2025.

Urban Forestry Board

MEETINGS	
Most recent meeting held	9/24/2024
Number of members in attendance: 5 out of 9	

The board looked at the first version of the Self-Guided Tree Tour.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-331-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 15, 2024

SUBJECT
Commissioner Reports

Recommendation:

Item Summary:

ATTACHMENTS

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