**Wake Forest Board of Commissioners**
**Meeting Agenda**
**September 17, 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. August 6, 2024 Work Session
August 20, 2024 Regular Meeting
DraftBOCWSMinutesAug202406.pdf
DraftBOCMinutes_Aug202420.pdf

## 3.Presentations

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

3.B. Proclamation Recognizing the Month of October 2024 as "P.A.N.D.A.S. Month"
ProclamationRecognizingPANDASAwarenessMonth_Sept202417.pdf

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
ProclamationNationalFallsAwarenessWeek_Sept202417.pdf

3.D. AARP Age Friendly Community Presentation
Item Summary_Age Friendly Community Presentation Sept 17 2024.docx
Age-Friendly Community presentation for BOC 9.17.24.pptx

3.E. Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation
Agenda Summary_091724.pdf

## 4.Public hearings / Public Comment

4.A. Public Hearing on Parks and Recreation Impact Fee Update
BOC_Agenda Item Summary_Public Hearing
ParksRecImpactFee_2024_9.17.2024.docx

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
BOC Agenda Summary RZ-22-05-01.pdf
RZ-22-05-01 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - RZ-22-05 Ordinance and Master Plan.pdf
Attachment E - Planning Board Recommendation.pdf
Ordinance RZ-22-05-01 Reserve at Dunn Creek.docx
Exhibit 1 - Legal Description.pdf
Exhibit 2 - Consistency Statement RZ-22-05-01.pdf
Exhibit 3 - Proposed Conditional District Plan Revised.pdf

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.
Staff Report SUP-24-01.pdf
Exhibit 1 - Neighborhood Meeting Information.pdf
Exhibit 2 - Application.pdf
Exhibit 3 - Maps.pdf
Exhibit 4 - Annotated Oblique Aerial Photograph.pdf
Exhibit 5 - Proposed Drive-Thru Design.pdf
Exhibit 6 - Technical Memorandum.pdf
Exhibit 7 - UDO Section 15.10.pdf
Exhibit 8 - UDO Section 3.8.1.pdf
Exhibit 9 - UDO Section 9.8.1.E.pdf
Exhibit 10 - Grove 98 PUD Document.pdf
Exhibit 11 - Recorded Plat.pdf
Exhibit 12 - 2018 Traffic Impact Analysis.PDF

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
First CIP Public Hearing FY 2025-2030_summary.pdf
CIP Schedule 2025.pdf

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

Summary Sheet - Public Hearing PRCR Master Plan Update.pdf
PRCR Master Plan 9-6-24.pdf
Resolution - Approval of the PRCR Master Plan Update 2024.docx

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.

## 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.
Attachment_A_summary_09.2024_Accept_Streets.docx.pdf
Attachment_B_Resolution__Accept_Streets.docx

5.B. Approval of the Contract for the Construction of the Dunn Creek Greenway Phases 3 and 4
Agenda Summary_09172024.pdf
Attachment_A_Resolution_Dunn_Creek_Greenwaey_Construction_Services (1).docx
Attachment_B_Bid # 0001-2024 – Crowder Construction Company Phase III.pdf
Attachment_C_Bid # 0001-2024 – Crowder Construction Company Phase IV.pdf
Attachment_D_Bid Ceritification Letter and Tabulations.pdf
Attachment_E_Bid Opening Attendees.pdf

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.
091724 BOC Agenda Summary AN-24-03.docx
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
CERTIFICATE OF SUFFICIENCY .docx
DRAFT PUBLIC HEARING RESOLUTION.docx

## 6.Legislative Items

## 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

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.

## 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)
GO Bond Sale and Issuance Resolutions_Summary.pdf
Issuance Resolution-Wake Forest 2024 G.O. (Two-Thirds Voted) (4859-7789-1800.1).doc

## 9.Public Services Items

## 10.Parks and Recreation Items

10.A. Consideration of the Parks, Recreation and Cultural Resources Department Master Plan
Summary Sheet - Consideration of the PRCR Master Plan Update.pdf
Resolution - Approval of the PRCR Master Plan Update 2024.docx
PRCR Master Plan 9-6-24.pdf

## 11.Public Safety Items

## 12.Other Business

12.A. Wake County Tax Release
WAKE FOREST-TXREP-AUGUST-2024-BOC-MTG.pdf
WF-TXREP-SEPT-2024-BOC-MTG.pdf

12.B. Department Monthly Reports
August 2024 Monthly Report.pdf

12.C. Commissioner Reports

## 13. Adjournment

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-282-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
August 6, 2024 Work Session
August 20, 2024 Regular Meeting

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- DraftBOCWSMinutesAug202406.pdf
- DraftBOCMinutes_Aug202420.pdf

**Wake Forest Board of Commissioners**
**Work Session Meeting Minutes**

The Wake Forest Board of Commissioners met on **Tuesday, August 6, 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
Assistant Planning Director Jennifer Currin
Senior Planner Michelle Michael
Long Range Planning Manager Brad West
Planner II Emma Linn
Planner I Paige Regna
Historic Preservation Intern Miracle Johnson
Planning Intern Catherine Newhouse
Inspections Director JJ Carr
Assistant Inspections Director Tim Edwards
Public Facilities Director Mickey Rochelle
Public Facilities Specialist Steven Carpenter
Engineering Director Tim Watson
Fire Chief Ron Early
Fire Captain Ian Moffatte
Police Chief Jeff Leonard
Police Captain Brandon High
Police Captain Julius Jefferson

## 1. Presentations

1.1. Presentation of an Ordinance Amending the Code of Ordinances Chapter 8, Article I, Section 8-1 – Fire Limits

Assistant Inspections Director Tim Edwards gave a presentation on updates to the Code of Ordinance, Chapter 8, Article 1, Section 8-1.

Commissioner Cross inquired about the impact on the businesses located on the left-hand side of N. White St. Mr. Edwards stated that it would likely have a positive impact. He explained that the current businesses in that area would have to meet the primary district requirements for any additions or renovations, which would contribute to non-combustible construction and overall improvement for the area.

The approval of this item will be brought before the Board at the August 20, 2024, Board of Commissioners Meeting.

1.2. Historic Preservation Internship Presentations

Historic Preservation Intern Miracle Johnson shared her internship experience by providing a presentation on the Northeast Community: Community, Culture, and People.

Planning Intern Catherine Newhouse gave a presentation on the History of the Wake Forest Police Department.

1.3. Review of a Design Build Contract (AIA Document 141) for Fire Station 6

Public Facilities Director Mickey Rochelle gave a presentation on the Design Build Contract for Fire Station 6.

Mayor Jones asked about the expected completion time for the building. Mr. Rochelle responded that the projection targets the end of 2026.

Commissioner Clapsaddle inquired whether the 2026 projected date aligns with personnel hiring, training, staffing, equipment, and material acquisition. Mr. Rochelle confirmed that it does.

The approval of this item will be brought before the Board at the August 20, 2024, Board of Commissioners Meeting.

1.4 Wake Forest Mobility Hub Project Update Presentation

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Planner II Emma Linn introduced Brennon Fuqua from NCDOT Integrated Mobility Division.

Mr. Fuqua gave a presentation on the S-Line Mobility Hubs.

Mayor Jones inquired about the inclusion of parking facilities in the mobility hub. Mr. Fuqua emphasized the importance of parking, acknowledging that most people would have parking needs. He mentioned that they are collaborating with the local community to understand the specific parking requirements. Mayor Jones expressed her excitement about the proposed location for the mobility hub but raised concerns about insufficient parking. She suggested exploring potential partnerships with NCDOT.

1.4. Presentation of Advisory Board Ordinance Amendment

Assistant Town Manager Candace Davis presented a proposal to amend the following advisory board ordinances.

1. Parks, Recreation & Cultural Resources
2. Technology Advisory Board
3. Urban Forestry Board
4. Human Relations Council
5. Public Arts Commission

The proposed amendments aim to change the current ordinance language for youth representative membership. The existing requirement is that all youth members must be high school students enrolled in grades 11 or 12, and residents of the town. The recommended change is to make it so that all youth members must be high school students enrolled in grades 9 through 12, and residents of the town.

The Board reached a consensus to proceed with the recommended change.

Ms. Davis confirmed that staff would proceed with the text amendments to the advisory board ordinances.

The approval of this item will be brought before the Board at the August 20, 2024, Board of Commissioners Meeting.

## 2. Discussion of Monthly Financial Report

2.1 Monthly Financial Report

Assistant Town Manager Aileen Staples provided a financial update on the following items:

- June 30 – Preliminary Results
- Bond Sale Date – October 1, 2024
- Two-thirds Bonds
- NC Cooperative Liquid Assets Securities System (NC CLASS)

## 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 confirmed that the advisory board ordinance amendments would be added to the August 20, 2024 agenda.

## 4. Other Business

4.1 Consideration of approval of Resolution Making Certain Findings and Determinations and Ratifying the Filing of an Application with the Local Government Commission for the Proposed Issuance of Parks and Recreation Bonds

**ACTION:**
Mover: Commissioner Wright moved to approve the Resolution Making Certain Findings and Determinations and Ratifying the Filing of an Application with the Local Government Commission for the Proposed Issuance of Parks and Recreation Bonds
Seconder: Commissioner Sliwinski.
Vote: Motion carried 5-0.

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## 5. Commissioner Reports

Commissioner Sliwinski attended the Parks, Recreation and Cultural Resources Employee Appreciation Luncheon. At that luncheon, Aidan Romans-Murray and Grayson Pridgen were recognized as the part-time and full-time "Employees of the Year" for the Parks and Recreation Department. Additionally, Commissioner Sliwinski urged everyone to stay safe and use extra caution due to the potential weather conditions.

Commissioner Clapsaddle thanked Michelle Michael for the work she does and for guiding interns Elise Newhouse and Miracle Johnson. He wished both Elise and Miracle the best of luck in their future endeavors.

Commissioner Cross attended the Purple Heart Banquet and will tour the Boys & Girls Club on Friday, August 9, 2024.

Commissioner Shackleford attended a conference through the North Carolina League of Municipalities.

Commissioner Wright had no report.

Mayor Jones commended Commissioner Sliwinski and Drew Brown for their work on the Mental Wellness Program video. She attended the Invest-Raleigh Durham Conference and the Purple Heart Banquet, visited the Wake Forest Historic Museum, and found the "We Built This" exhibit very interesting. Additionally, she went to a birthday party at Hillside Nursing Home, attended the Regional Transportation Alliance Summer Conference, and mentioned that CAMPO is developing a blueprint for a safety plan. Mayor Jones requested that staff reach out to CAMPO and schedule a time for them to come and talk to the Board between now and November 2024. Furthermore, she attended an Apprenticeship Program Event at Superior Tools.

Town Manager Padgett commented that staff are busy preparing for the upcoming Tropical Storm Debby.

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## 6. Adjournment

The Board of Commissioners adjourned the meeting at 7:17 p.m.

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

(ATTEST)

_____
Vivian A. Jones, Mayor

_____
Theresa Savary, Town Clerk

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**Wake Forest Board of Commissioners**
**Meeting Minutes**

The Wake Forest Board of Commissioners met on **Tuesday, August 20, 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**

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
Assistant Inspections Director Tim Edwards
Engineering Director Tim Watson
Facilities Director Mickey Rochelle
Public Facilities Specialist Steven Carpenter
Fire Chief Ron Early
Police Chief Jeff Leonard
Police Captain Julius Jefferson
Police Lieutenant Matt Perkinson

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:
- July 2, 2024 Work Session
- July 16, 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. Proclamation Recognizing September 2, 2024, as Saving Grace Day in the Town of Wake Forest, North Carolina

Mayor Jones stated she would read the Proclamation Recognizing Saving Grace Day during an event scheduled on September 2, 2024:

***PROCLAMATION***
***SAVING GRACE DAY***

*WHEREAS, Saving Grace began in 2004 at a family farm in order to bring adoptable dogs and loving homes together; and*
*WHEREAS, North Carolina is one of the highest states for euthanasia in the United States and their mission is to make an impact on that statistic; and*
*WHEREAS, Saving Grace was founded by Molly Goldston who handled animal care, adoptions, and all the business by herself. In the first few years, she was able to adopt out approximately 500 dogs; and*
*WHEREAS, Saving Grace has grown. Thousands of dogs are adopted out each year with the help of the paid staff and hundreds of volunteers working in the organization. Over 50,000 animals have been placed; and*
*NOW, THEREFORE, I, Vivian A. Jones, Mayor of the Town of Wake Forest, North Carolina, and the Board of Commissioners do hereby proclaim September 2, 2024, as Saving Grace Day in the Town of Wake Forest and urge all citizens to be aware of the need and to work together to rescue animals in our community.*
*This the 20th day of August 2024.*

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3.B. Proclamation Recognizing Constitution Week, September 17 - 23, 2024

Mayor Jones recognized Constitution Week:

***PROCLAMATION***
***CONSTITUTION WEEK***

*WHEREAS, September 17, 2024, marks the two hundred and thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and*

*WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and*

*WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and*

*WHEREAS, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;*

*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 the week of*

*"SEPTEMBER 17 THROUGH SEPTEMBER 23 CONSTITUTION WEEK"*

*in the Town of Wake Forest and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.*

*This the 20th day of August 2024.*

## 4. Public hearings / Public Comment

4.A. Public Hearing to receive public comment on Proposed Bond Order authorizing $1,460,000 Parks and Recreation Bonds (Two-Thirds)

Matthew Reck of 708 Ledgerock Rd., Wake Forest, NC, 27587 expressed concerns as a taxpayer in the town. He assumed that this bond was part of the bond that was approved in 2022. Upon reviewing the provided information, he noted that it stated his taxes would not increase. However, he observed that the Town of Wake Forest portion of his tax bill had risen by over $500 this past July and questioned the reason for this increase. Mr. Reck highlighted the substantial amount of $806,000 in interest payments and questioned whether this expenditure was a need or a want. He also raised concerns about the high 5.5% interest rate, suggesting that the town review its spending,

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particularly in light of the higher interest rates resulting from inflation since January 2021.

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

Mayor Jones declared the public hearing closed.

4.B. 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:

- Jonah Moran, 3824 Quarry Rd., Zebulon, NC 27597
- Robert Bosely, 75 Adler Ct., Franklinton, NC 27525
- Matthew Reck, 708 Ledgerock Rd., Wake Forest, NC 27587
- Richard Swatt, 1029 Prairie Aster Ct., Wake Forest, NC 27587
- Catherine Nestor, 813 Precipice Way, Wake Forest, NC 27587
- Tripp Black, 520 S. Main St., Wake Forest, NC 27587

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

## 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 an Ordinance Amending the Code of Ordinances Chapter 8, Article I, Section 8-1 – Fire Limits

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[Filed in the Clerk's Office as Ordinance 2024-25.]

5.B. Approval of a Resolution authorizing the Town Manager to execute, on behalf of the Town of Wake Forest, a Design Build Contract (AIA Document 141) for Fire Station 6

[Filed in the Clerk's Office as Resolution 2024-49.]

5.C. Approval of The Horse Creek Watershed Study

5.D. Approval of Resolution to Participate in North Carolina Cooperative Liquid Assets Securities Systems (North Carolina CLASS)

[Filed in the Clerk's Office as Resolution 2024-50.]

5.E. Approval of Advisory Board Ordinance Amendments

Filed in the Clerk's Office as Ordinances:

- 2024-20, Parks, Recreation & Cultural Resources
- 2024-21, Technology Advisory Board
- 2024-22, Urban Forestry Board
- 2024-23, Human Relations Council
- 2024-24, Public Arts Commission

**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.

## 7. Planning Items

No Planning Items presented.

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## 8. Administration and Financial Items

No Administration and Financial Items presented.

## 9. Public Services Items

No Public Service Items presented.

## 10. Parks and Recreation Items

No Parks and Recreation Items presented.

## 11. Public Safety Items

No Public Safety Items presented.

## 12. Other Business

12.A. Department Monthly Report

Received.

12.B. Wake County Tax Release.

No report.

12.C. Strategic Plan Quarterly Tracker

Received.

12.D. CIP Project Tracker

Received.

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12.E. Commissioner Reports

Commissioner Sliwinski recently attended the Northeast Community Coalition Meeting and was informed about the upcoming community-wide Voter Registration Drive on Saturday, August 24th, from 2:00 to 5:00 PM at the Hope House. He is also scheduled to attend the Murder Mystery Dinner at the Wake Forest Renaissance Centre. Additionally, the Town of Wake Forest will be hosting the 2nd Annual Mental Wellness Fair on Saturday, September 28th, from 1:00 to 4:00 PM at the Wake Forest Renaissance Centre.

Commissioner Clapsaddle announced that the Unified Development Ordinance (UDO) Update Open House is scheduled for September 4th and 5th. The Memorial Flag Raising Ceremony will take place on Monday, September 9th at 11:00 am at Centennial Plaza. Good Neighbor Day is set for Saturday, September 21st from 1:00 to 4:00 pm at Joyner Park.

With regard to the NC CLASS Resolution, Commissioner Cross expressed her gratitude to Aileen Staples and her team for responsibly investing taxpayer money. She also provided clarification on the approval of the Design-Build for Fire Station 6, addressing the confusion surrounding the building schematic. Additionally, she announced that Wake Forest Unplugged is scheduled for Sunday, September 1st from 5:00 to 7:00 pm at Joyner Park. Lastly, she thanked the public for participating in the public comment session.

Commissioner Shackleford had no report.

Commissioner Wright served as the emcee at Friday Night on White in August. He shared the dates of the upcoming UDO Update Open Houses: September 4th from 11:00 am to 1:00 pm at the Renaissance Centre, and September 5th from 6:30 to 8:30 pm, also at the Renaissance Centre.

Mayor Jones attended the Senior Informational Network Group (SING) at the Senior Center. She met with consultants working on the Feasibility Study for the Renaissance Centre. She also attended the Wake Forest Comic-Con Event and the Electricities Conference. Mayor Jones discussed Youngsville's request to divert non-local truck traffic from the main street downtown. The North Carolina Department of Transportation (NCDOT) would not approve the request without agreement from neighboring jurisdictions that would be affected. Youngsville would need to take the

lead in discussing the route change with the other jurisdictions, and then the other jurisdictions would have to pass resolutions in favor of the change. At present, the Youngsville Board has not reached out to request a resolution about this. Mayor Jones asked the Board if they would like to pass a resolution or wait until Youngsville approaches them. The consensus of the Board is to wait and hear the request from Youngsville first before making a decision. Mayor Jones said they would wait to hear from Youngsville.

Assistant Town Manager Candace Davis had no report.

## 13. Adjournment

With no further business to discuss, the meeting was adjourned at 6:55 p.m.

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

(ATTEST) _____
Vivian A. Jones, Mayor

_____
Theresa Savary, Town Clerk

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# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-308-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Presentation by Emily Ziegler about UNC Rex Hospital

**Recommendation:**

**Item Summary:**

ATTACHMENTS

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# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-263-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Proclamation Recognizing the Month of October 2024 as "P.A.N.D.A.S. Month"

**Recommendation:**

**Item Summary:**

ATTACHMENTS
- ProclamationRecognizingPANDASAwarenessMonth_Sept202417.pdf

TOWN of
WAKE FOREST

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

www.wakeforestnc.gov

**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;

**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.

This the 17th day of September 2024.

ATTEST:

Theresa Savary, Town Clerk

Vivian A. Jones, Mayor

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-264-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
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

**Recommendation:**

**Item Summary:**

ATTACHMENTS
- ProclamationNationalFallsAwarenessWeek_Sept202417.pdf

TOWN *of*
WAKE FOREST

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

www.wakeforestnc.gov

**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

**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.

ATTEST:

_____
Town Clerk

_____
Mayor

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-233-
Submitted by: Lisa Hayes
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
AARP Age Friendly Community Presentation

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- Item Summary_Age Friendly Community Presentation Sept 17 2024.docx
- Age-Friendly Community presentation for BOC 9.17.24.pptx

Item Summary

AARP Age-Friendly Community Presenta?on

Ann Welton, Independent Consultant,  will give a presenta?on on the Age-Friendly ini?a?ves and work in progress as the Town of Wake Forest con?nues to focus on making Wake Forest an Age-Friendly community.

# The Town of Wake Forest

## is a member of the

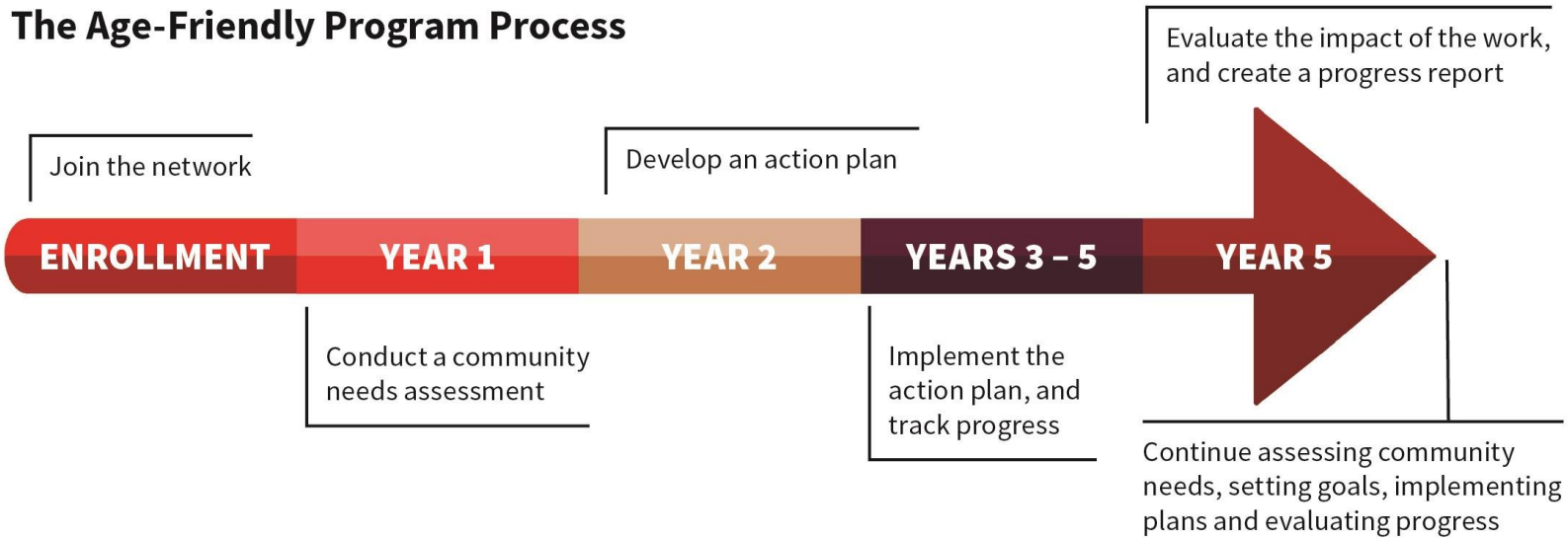
# AARP Age-Friendly Community Network

TOWN *of*
WAKE FOREST

AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES
JOINED 2024

**Age-Friendly Communities Are Livable for People of *All* Ages**
aarp.org/livable

## The Age-Friendly Program Process




TOWN *of* WAKE FOREST

AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES
JOINED 2024

**Age-Friendly Communities Are Livable for People of *All* Ages**
aarp.org/livable

## Work completed so far:

- Age-Friendly Community Survey specifically for Wake Forest has been created in both paper and online versions.
- Age-Friendly Community Committee established. First meeting was September 10. Committee members will assist in gathering data from surveys, focus groups, and listening sessions.
- Initial presentations made to 25 community non-profits asking for assistance in outreach and distributing the survey.

TOWN *of* WAKE FOREST

AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES
JOINED 2024

**Age-Friendly Communities Are Livable for People of *All* Ages**
aarp.org/livable

## Next steps:

- Age-Friendly Community Survey distributed via many channels, to a wide variety of constituents throughout 4th quarter 2024
- Focus Groups and Listening Sessions will be scheduled
- Early 2025, data will be compiled and analyzed
- Spring 2025, using priorities identified in the data, an Action Plan will be developed for the next four years

TOWN *of* WAKE FOREST

AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES
JOINED 2024

**Age-Friendly Communities Are Livable for People of *All* Ages**
aarp.org/livable

## See you in January!

- Report on the number of Age-Friendly Community Surveys that were completed
- Report on observations from Focus Groups and Listening Sessions
- Provide a snapshot of initial findings

TOWN *of* WAKE FOREST

AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES
JOINED 2024

**Age-Friendly Communities Are Livable for People of *All* Ages**
aarp.org/livable

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-312-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation

**Recommendation:**

**Item Summary:**

ATTACHMENTS
- Agenda Summary_091724.pdf

**Agenda Item:** Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation.

**Summary:** Houseal Lavigne, the Town's consultant for the Downtown Plan, will be presenting the draft Downtown Plan to the Board of Commissioners.

**Attachments:** September 9, 2024 Draft Downtown Plan.

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-274-
Submitted by: Candace Davis
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Public Hearing on Parks and Recreation Impact Fee Update

**Recommendation:**

**Item Summary:**

ATTACHMENTS
- BOC_Agenda Item Summary_Public Hearing ParksRecImpactFee_2024_9.17.2024.docx

**Agenda Item:** Public Hearing on Parks and Recreation 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. Staff's recommenda?on is to approve the parks & recrea?on impact fee recommenda?ons as presented by the consultants and requests the Board call a public hearing at the September 17th mee?ng in accordance with NC General Statutes (G.S. 160A-364) to receive addi?onal comments from the public.

**A? achments:**

- Wake Forest Parks & Recrea?on Impact Fee Update Study -- Report
- Wake Forest Parks & Rec Impact Fee – Presenta?on

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-279-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: September 17, 2024

**SUBJECT**
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

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- BOC Agenda Summary RZ-22-05-01.pdf
- RZ-22-05-01 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - RZ-22-05 Ordinance and Master Plan.pdf
- Attachment E - Planning Board Recommendation.pdf
- Ordinance RZ-22-05-01 Reserve at Dunn Creek.docx
- Exhibit 1 - Legal Description.pdf
- Exhibit 2 - Consistency Statement RZ-22-05-01.pdf
- Exhibit 3 - Proposed Conditional District Plan Revised.pdf

**Agenda Item:** Public Hearing of LEGISLATIVE CASE RZ-22-05-01, Reserve at Dunn Creek; rezoning 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.

**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).

**Attachments:** See Staff Report

TOWN of WAKE FOREST

# Staff Report
# Case RZ-22-05-01: Reserve at Dunn Creek Conditional District

| | |
|---|---|
| **Meeting Date** | September 17, 2024 |
| **Requested Actions** | Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Friendship Chapel Road and 0 NC 98 Bypass:<br>1. Act on Plan Consistency Statement<br>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. |
| **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. |

**PUBLIC MEETINGS**

| Neighborhood Meeting | Public Comment Session | Public Hearing |
|---|---|---|
| July 9, 2024<br>*(See Attachment A)* | September 10. 2024 | September 17, 2024 |

**CASE INFORMATION**

| | |
|---|---|
| **Applicant** | Timmons Group<br>C/O Beth Blackmon<br>5410 Trinity Road, Suite 310<br>Raleigh, NC 27607 |
| **Developer** | Abode Communities, LLC<br>C/O Erin Pandullo<br>3105 Glenwood Ave, Suite 105<br>Raleigh, NC 27612 |
| **Property Owners** | Dunn Creek Owner, LLC*<br>3105 Glenwood Ave, Suite 105<br>Raleigh, NC 27612<br>*iMAPS has not been updated to reflect current ownership |
| **Location** | Frontage along NC-98, in between the intersections of Friendship Chapel Road/S. Franklin Street and Friendship Chapel Road/Heritage Lake Road |
| **Addresses** | 0 Friendship Chapel Road and 0 NC 98 Bypass |

| | |
|---|---|
| **Wake County Tax PIN(s)** | 1840660542, 1840761824, 1840657710, and 1840676254 |
| **Acreage** | 67.43 |
| **Zoning** | Existing: Residential Mixed-Use Conditional District (RMX-CD) (40.90 acres), Urban Residential Conditional District (UR-CD) (29.18 acres) and Open Space Conditional District (OS-CD) (6.28 acres) and Special Highway 2 Overlay (SH2-O) |

*See Attachment B for a copy of the application/revised zoning conditions and Attachment C for Aerial, Zoning, and Community Plan Maps.*

**ZONING CASE HISTORY**

On January 17, 2023, all parcels were rezoned by RZ-22-05 by the Board of Commissioners with 19 rezoning conditions (Attachment D). The applicant has proposed Condition 1a to alter the timing of the installation of the right turn lane from Heritage Lake Road onto Friendship Chapel Road (Attachment B).

**COMPREHENSIVE PLAN CONSISTENCY**

| | |
|---|---|
| **Community Plan (2022)** | The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan. |
| **Comprehensive Transportation Plan (2019)** | The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan. |
| **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 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 E for Plan Consistency Statement.*

## 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: | RZ-22-05 Ordinance and Master Plan |
| Attachment E: | Planning Board Recommendation |

## EXHIBITS

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

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

June 24, 2024
Re: Neighborhood Meeting for Reserve at Dunn Creek Conditional District Rezoning

Dear Neighboring Property Owner or Current Resident,

You are invited to attend an informational meeting to discuss a proposed change to the Reserve at Dunn Creek Conditional District Rezoning. This property includes four parcels located at 0 Friendship Chapel Road and 0 NC 98 Bypass in Wake Forest, NC with Property Identification Numbers (PIN) 1840657710, 1840761824, 1840660542 and 1840676254. The meeting details are as follows:

July 9, 2024
6:30 PM
Holiday Inn Express & Suites Raleigh North - Wake Forest
11400 Common Oaks Dr Suite D
Raleigh, NC 27614

The property totals approximately 67.42 acres in size and is located between both sections of Friendship Chapel Road and south of NC 98 with two small areas north of NC 98. The property is currently split-zoned Residential Mixed Use Conditional District (RMX-CD) and Urban Residential Conditional District (UR-CD). The proposed zoning is remaining the same with the addition of a new zoning condition regarding the timing of the construction of offsite improvements. The proposed uses on the property of single family and townhouses and the number of units approved for the property shall remain the same. The proposed change to the approved zoning is only to confirm timing of one of the committed offsite road improvements.

The Town of Wake Forest requires a neighborhood meeting involving the owners of property and Homeowner's Associations within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare and submit a report to the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-866-4509 or beth.blackmon@timmons.com. Also for more information about the rezoning, you may visit https://www.wakeforestnc.gov/planning and search "Rezoning Process" or contact Patrick Reidy with the Town of Wake Forest Planning Department at preidy@wakeforestnc.gov or 919-435-9515.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plan

Sincerely,

Beth Blackmon
Sr. Project Manager

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com




CURRENT PROPERTY MAP




CURRENT ZONING MAP

| Owner | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 |
|---|---|---|---|
| MCWILLIAMS, DAVID T TRUSTEE MCWILLIAMS, KATHERINE W TRUSTEE | 1004 CREEDS HILL CT | WAKE FOREST NC 27587-4571 | |
| BAZEMORE, SERENA N BAZEMORE, MICHAEL JR | 1004 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| GALIC, MATTHEW GALIC, IVANA | 1005 CREEDS HILL CT | WAKE FOREST NC 27587-4571 | |
| FIDGEON, JOHN FIDGEON, JILL | 1005 HIALEAH CT | WAKE FOREST NC 27587-8690 | |
| SHELLEY, BRYAN J SHELLEY, WENDY R | 1008 CREEDS HILL CT | WAKE FOREST NC 27587-4571 | |
| WALSH, BARBARA WALSH, DAVID | 1008 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| DURING, ROSALINE HANNAH | 1009 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| STUART, CHARLES J STUART, HEIDI E | 1012 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| REACH, BRANDI K | 1013 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| BOYER, TYSON REG BOYER, LESA PATRICIA | 1016 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| LEDGEROCK PROPERTIES LLC | 1017 EXETER FIELD CIR | RALEIGH NC 27614-8473 | |
| HILL, ROBERT N TRUSTEE HILL, JANE T TRUSTEE | 1017 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| LABUSCHAGNE, DEWALD LABUSCHAGNE, JAY-ANNE | 1020 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| MERRILL, DENISE NICOLE | 1021 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| MANUS, ROGER MANUS, DAWN | 1024 WILTS DAIRY PT | WAKE FOREST NC 27587-3953 | |
| WINSTON, CYNTHIA CAMILLE | 1100 FRONT GATE LN | WAKE FOREST NC 27587-3855 | |
| PARI, FREDERICK R | 1101 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| SMITH, MARY LOU | 1103 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| DIFRANCO, ADRIENNE TRUSTEE | 1105 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| ALLEN, CAROLYN H. HICKS, KIMBERLY ALLEN | 1107 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| NC INNOVATIVE PROPERTIES LLC | 111 W JONES ST | SAVANNAH GA 31401-4507 | |
| HARP, SUSAN JALEIGH | 1111 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| MATHISON, JOHN C MATHISON, JUDITH A | 1113 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| KLOCH, LINDA L | 1115 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| NOLASCO, EDGAR | 1116 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| ANASTASIO, MARIANNE K | 1117 FRONT GATE LN | WAKE FOREST NC 27587-3856 | |
| SHORT, JOSEPH GABRIEL SHORT, LAUREN SANDLING | 1120 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| VIRK, ALAM SINGH | 1124 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| THOMAS, BARBARA L THOMAS, MIGNON Y | 1128 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| STANG, CHRISTINA DAWN | 1132 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| FOUNTAIN, DAVID TAYLOR FOUNTAIN, BEVERLY AVERY | 1136 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| TOLL SOUTHEAST LP COMPANY INC | 1140 VIRGINIA DR | FORT WASHINGTON PA 19034-3204 | |
| DEAN, JAMES JORDAN DEAN, SOPHIE | 1145 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| NALLASIVAM, VINOD PALANISWAMY, INDUMATHI KANGAMPALAYAM | 1149 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| KLEPPE, BLAKE KLEPPE, SHERYL | 1153 REMEY AVE | WAKE FOREST NC 27587-3568 | |
| HPA BORROWER 2016 ML LLC | 120 S RIVERSIDE PLZ STE 2000 | CHICAGO IL 60606-6995 | |
| MCCARTHY, LINDA WILLIAMS MCCARTHY, BASILIO REYES | 1201 HERITAGE HEIGHTS LN | WAKE FOREST NC 27587-4398 | |
| LUCAS, EMIL ITO-LUCAS, SHELLALYN | 1201 REMEY AVE | WAKE FOREST NC 27587-3569 | |
| GLEN, YOVINA AZUCENA MORROW, JOHN FRANCIS III | 1205 HERITAGE HEIGHTS LN | WAKE FOREST NC 27587-4398 | |
| HEDGER, MICHAEL HEDGER, TRACY | 1205 REMEY AVE | WAKE FOREST NC 27587-3569 | |
| MILLAR, RYAN | 1208 REMEY AVE | WAKE FOREST NC 27587-3569 | |

| | | |
|---|---|---|
| BLYTON, DEBRA | 1209 REMEY AVE | WAKE FOREST NC 27587-3569 |
| PRICKETT, GRAYSON PRICKETT, REBEKAH | 1212 REMEY AVE | WAKE FOREST NC 27587-3569 |
| GORE, DAMON GORE, JACQUELINE | 1213 REMEY AVE | WAKE FOREST NC 27587-3569 |
| GELARDI, ELISEBETH MALENE | 1216 REMEY AVE | WAKE FOREST NC 27587-3569 |
| SMITH, SETH | 1217 REMEY AVE | WAKE FOREST NC 27587-3569 |
| PASCUAL, PAMELA VASQUEZ PASCUAL, JOSE | 1225 REMEY AVE | WAKE FOREST NC 27587-3569 |
| PANN, SAMNANG PANN, MICHELLE | 1229 REMEY AVE | WAKE FOREST NC 27587-3569 |
| TONA, GALATA G TOLESSA, BODESHI | 1237 REMEY AVE | WAKE FOREST NC 27587-3569 |
| LE, STEVEN | 1305 HERITAGE HILLS WAY | WAKE FOREST NC 27587-4467 |
| PARIMI, SURESH VEERAPANENI, SREEJANA | 1344 MAGNOLIA BEND LOOP | CARY NC 27519-0120 |
| VELURI, VIJAYA K PARIMI, SWARNA K | 14755 BUNKER HILL CT | FRISCO TX 75035-0933 |
| REDDY, CHINTAKUNTA SANDEEP | 1501 SIERRA GLEN CIR | APEX NC 27502-7422 |
| BROWN, CHERYL L. TRUSTEE CHERYL L. BROWN TRUST | 1611 FAIRFAX LN | VILLA PARK IL 60181-5246 |
| HERITAGE CREST TOWNHOMES OWNERS ASSN INC | 2304 WESVILL CT STE 320 | RALEIGH NC 27607-2973 |
| PADMANABHAN, ABHISHEKH PREMA NEELAKANTAN, SRUNOKSHI KANIYUR | 232 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| PATEL, DHAVALKUMAR | 233 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| VIEIRA DA SILVA, FRANKLIN VIEIRA DA SILVA, PATRICIA CIOLFI | 236 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| THYAGARAJAN, RAGAVENDRARAJ SURIAMOORTHY, ARTHIKA | 237 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| AMH 2015-2 BORROWER LP LIMITED PARTNERSHIP | 23975 PARK SORRENTO STE 300 | CALABASAS CA 91302-4012 |
| CHANDUPATLA, VAMSHIKRISHNA KAIPU, SWETHA PUSHPA | 241 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| ZAFIROPOULOS, THEODORE ZAFIROPOULOS, TONILOUISE | 245 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| MEDLIN, DANIEL MEDLIN, CAMERON | 245 TEAGUE ST | WAKE FOREST NC 27587-9806 |
| RAVELLA, VIJAYA L RAVELLA, HARIBABU | 249 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| LEGACY HERITAGE LAKE ROAD LLC | 25101 CHAGRIN BLVD STE 300 | BEACHWOOD OH 44122-5693 |
| TRUSTEE OF THE DAVID J BUTLER TRUST | 2519 MCGOWAN CT | WAKE FOREST NC 27587-6658 |
| BARTELS, MARIE ELIZABETH JOSEPH, CHRISTOPHER ELLIS | 253 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| ROWLAND, JUNIUS ROWLAND, HAYLEY | 261 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| BACHU, KARTHIK KUMAR KANDE, GAYATHRI | 265 ARTISAN PARK DR | WAKE FOREST NC 27587-3562 |
| TOWN OF WAKE FOREST | 301 BROOKS ST | WAKE FOREST NC 27587-2901 |
| PATEL, KAMLESH PATEL, BHANU KAMLESH | 3048 US 1 HWY | FRANKLINTON NC 27525-8714 |
| TANDOUNA, BAHMA | 3057 MAVISBANK CIR | APEX NC 27502-2519 |
| DUNN CREEK OWNER, LLC | 3105 GELNWOOD AVE STE 105 | RALEIGH NC 27612-5059 |
| TOWN OF WAKE FOREST | 401 ELM AVE | WAKE FOREST NC 27587-2932 |
| REAVES, JEREMIE REAVES, LOURDES M | 408 OTWAY RD | WAKE FOREST NC 27587-4573 |
| JOHNSON, SCOTT JOHNSON, MELISSA | 409 OTWAY RD | WAKE FOREST NC 27587-4574 |
| ALDEN, KENNETH TRUSTEE ALDEN, LAURA STEINROEBER TRUSTEE | 412 OTWAY RD | WAKE FOREST NC 27587-4573 |
| CASTRILLON, LUIS D | 413 OTWAY RD | WAKE FOREST NC 27587-4574 |
| SANK, JEFFREY A SHANNON-SANK, MICHAELA A | 416 OTWAY RD | WAKE FOREST NC 27587-4573 |
| BUNN, WILLIAM BUNN, KELLIE | 417 OTWAY RD | WAKE FOREST NC 27587-4574 |
| OLSEN, AMANDA | 420 OTWAY RD | WAKE FOREST NC 27587-4573 |
| ROBLES, PATRICIA B ROBLES, RAMIRO JR | 421 OTWAY RD | WAKE FOREST NC 27587-4574 |
| ERTMAN, HYEYOUNG ERTMAN, JUSTIN | 4217 QUARRY RD | ZEBULON NC 27597-8792 |

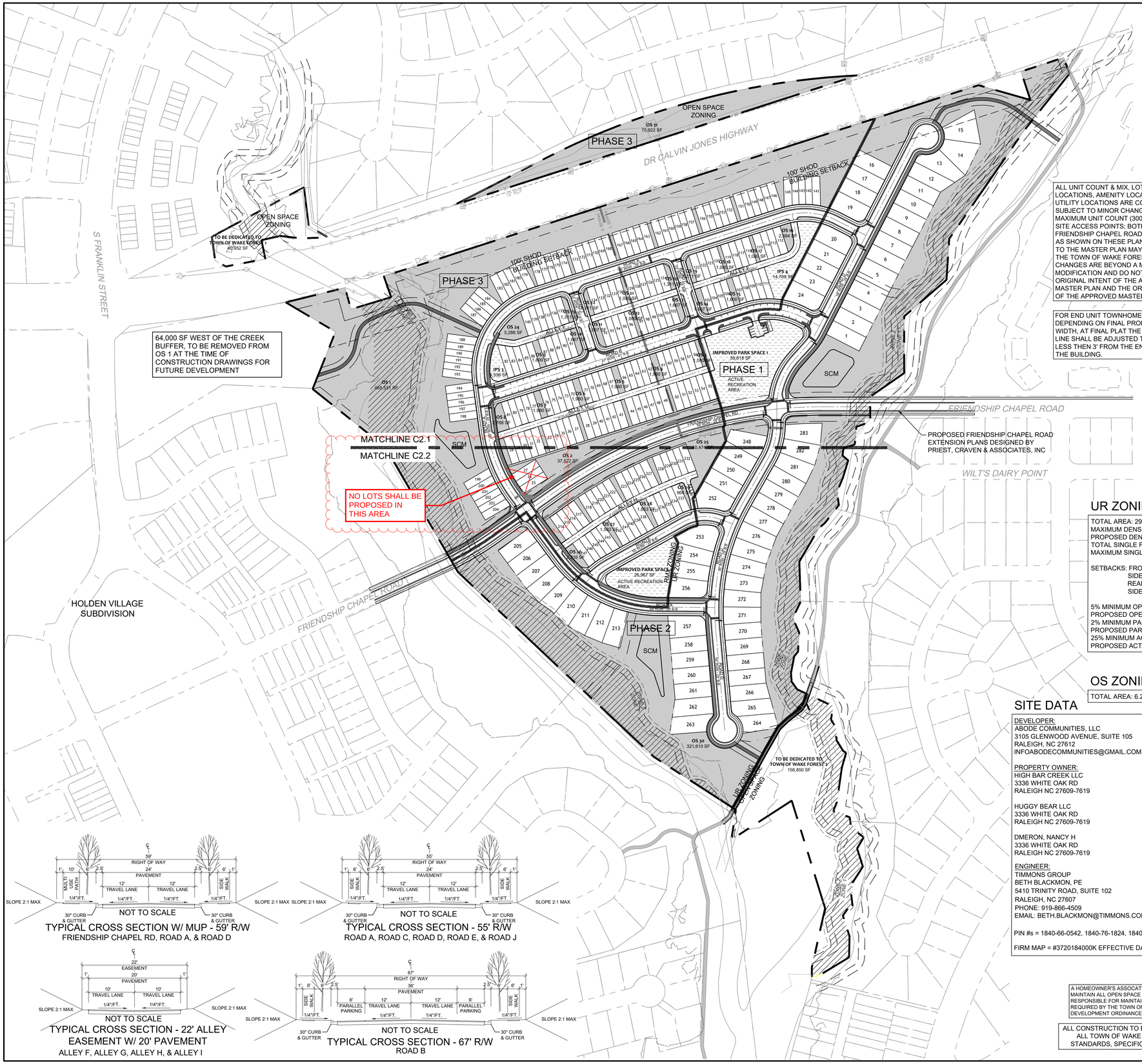
| | | |
|---|---|---|
| ST AMOUR, SUSAN L | 424 OTWAY RD | WAKE FOREST NC 27587-4573 |
| PHEBUS, BLAINE E PHEBUS, MARILYN D | 428 OTWAY RD | WAKE FOREST NC 27587-4573 |
| HOH, CHRISTOPHER D. HOH, JENA E. | 432 OTWAY RD | WAKE FOREST NC 27587-4573 |
| DAZA, SANTIAGO INCA TENNAKOON, DILSHANI MADHUBHASHINI | 436 OTWAY RD | WAKE FOREST NC 27587-4573 |
| CHOI, USEOK RICKY IM, MYUNGJA | 440 OTWAY RD | WAKE FOREST NC 27587-4573 |
| VATTIKUTI, SURYA N GALI, SUNITHA | 451 GARFIELD AVE | MINEOLA NY 11501-2204 |
| BENNETT, DAVID B BENNETT, EMMA H | 500 LOLLEY CT | WAKE FOREST NC 27587-4484 |
| HICKEY, ARTHUR G JR LYONS, SUZANNE MARY | 500 OTWAY RD | WAKE FOREST NC 27587-8364 |
| ADAMS, THOMAS J. ADAMS, ROCHELLE L. | 501 LEDYARD CT | WAKE FOREST NC 27587-5163 |
| LOSURDO, CRAIG LOSURDO, KIM | 501 OTWAY RD | WAKE FOREST NC 27587-8363 |
| WRIGHT, L MICHAEL WRIGHT, KATHERINE C | 504 LEDYARD CT | WAKE FOREST NC 27587-5163 |
| CONE, LAURA B CONE, JOSEPH R | 504 OTWAY RD | WAKE FOREST NC 27587-8364 |
| JACOBE, ELIZABETH MYERS | 505 LEDYARD CT | WAKE FOREST NC 27587-5163 |
| ALSTON, SAVEON JOHNSON, CRYSTAL | 505 OTWAY RD | WAKE FOREST NC 27587-8363 |
| STUCKEY, SANDRA STUCKEY, ROBERT JR | 505 S ALLEN RD | WAKE FOREST NC 27587-2614 |
| PHILLIPS, BENJAMIN GLYN BERGIN, MARGARET FAYE | 508 OTWAY RD | WAKE FOREST NC 27587-8364 |
| KEYS, PERRY A KEYS, TONJA | 509 LEDYARD CT | WAKE FOREST NC 27587-5163 |
| AHART, CHRISTOPHER JOSEPH AHART, AMELIA ANNE | 509 OTWAY RD | WAKE FOREST NC 27587-8363 |
| WALTERS, DOUGLAS C TRUSTEE WALTERS, LINDA L TRUSTEE | 509 S ALLEN RD | WAKE FOREST NC 27587-2614 |
| JENSEN, CHRISTINE | 512 OTWAY RD | WAKE FOREST NC 27587-8364 |
| WELTY, GREGORY A WELTY, JENNIFER R | 512 S ALLEN RD | WAKE FOREST NC 27587-2613 |
| SHIELDS, MICHAEL F CO TRUSTEE SHIELDS, MARGARET A CO TRUSTEE | 513 S ALLEN RD | WAKE FOREST NC 27587-2614 |
| CURTIS, ANDI-DANIELLE WARKER CURTIS, JEFFREY WARNER | 516 OTWAY RD | WAKE FOREST NC 27587-8364 |
| PEELE, MILTON R JR PEELE, RENITA G | 516 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| PARROTT, CHRISTPHER JOHN PARROTT, LAURA T | 516 S ALLEN RD | WAKE FOREST NC 27587-2613 |
| HENDERSON, JAMEEL HOLLOWAY, CANDACE LACHELLE | 517 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| KRESS, CONSTANCE I | 517 S ALLEN RD | WAKE FOREST NC 27587-2614 |
| GUCKERT, JORDAN T GUCKERT, JOHN FRANCIS III | 520 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| FRICK, ANDREW L FRICK, STEPHANIE | 520 OTWAY RD | WAKE FOREST NC 27587-8364 |
| JAMES, COLLIN JAMES, RACHEL | 520 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| HULETT, DAVID R HULETT, CHARLOTTE A | 520 S ALLEN RD | WAKE FOREST NC 27587-2613 |
| FORD, THEODORE FORD, AMY | 521 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| ROSS, SANDRA | 524 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| CRYAN, LISA | 524 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| TADROS, FADY WAHBA, ERENY | 525 FRIENDSHIP CHAPEL RD | WAKE FOREST NC 27587-3567 |
| PREIZLER LANGSTEIN, ALEC PAUL GELARDI LANGSTEIN, ISABELLA MALENE | 525 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| RODRIGUEZ-MELENDEZ, JULIO E BENITEZ-STEER, LAURA D | 528 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| TRAVIS, CHARLES TRAVIS, JENNIFER | 528 FRIENDSHIP CHAPEL RD | WAKE FOREST NC 27587-3567 |
| LUCAS, ERIC FRANCIS LUCAS, LAUREN MICHELE | 529 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| TADROS, FADY | 529 FRIENDSHIP CHAPEL RD | WAKE FOREST NC 27587-3567 |
| WENTZ, CHAD WENTZ, DENA | 529 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| BERRYANN, KENNETH W JR BERRYANN, KAREN H | 532 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |

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|---|---|---|
| COLLAZO, HENRY COLLAZO, CAROL | 533 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| BOOTA, ISAAC BOOTA, SARAH | 533 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| BLUM, LEWIS H BLUM, DEBRA D | 536 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| EIKELBOOM, ERICA MARIE EIKELBOOM, MARINUS FRANCISCUS | 536 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| TURNER, CHRISTINE TURNER, KENNETH GLENN | 537 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| NUNEZ, NAELLY RACKLEY, ERIK D II | 537 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| OELLER, PAUL W | 540 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| SHARPE, TIMOTHY M | 541 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| ILES, DAVID ILES, KENNA | 541 ROYCROFT DR | WAKE FOREST NC 27587-3563 |
| THOMAS, TEALA THOMAS, CORY | 544 BASIN HILL DR | WAKE FOREST NC 27587-3572 |
| SOLIMINE, MICHAEL | 544 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| TRI POINTE HOMES HOLDINGS INC | 5440 WADE PARK BLVD STE 400 | RALEIGH NC 27607-6067 |
| PEVERILL, LEWIS | 545 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| LIONELLI, VICKI LIONELLI, THOMAS | 548 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| ODELL, STEPHEN ODELL, NATALIIA | 549 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| KOEL, SUSAN | 552 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| SLAVIK, NATHAN SLAVIK, AMANDA | 553 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| PANER, DANIEL PANER, ELIZABETH | 557 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| ZEPEDE, JAMES ALBERT JR REYES, MARIA L | 560 CLIFTON BLUE ST | WAKE FOREST NC 27587-6175 |
| WELCH, STEPHEN R WELCH, SHARON | 561 CLIFTON BLUE ST | WAKE FOREST NC 27587-6176 |
| OSBORNE, DAVID R OSBORNE, BARBARA Y | 581 CANVAS DR | WAKE FOREST NC 27587-6144 |
| DEVOE, MELISSA | 582 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| MCAULIFFE, KATHLEEN | 583 CANVAS DR | WAKE FOREST NC 27587-6144 |
| MEYER, ANGELA L | 584 CANVAS DR | WAKE FOREST NC 27587-6147 |
| FINN, BRANDY CHINE, NATHAN | 584 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| TIMEOUT TRIANGLE INVESTMENT PROPERTIES LLC | 585 CANVAS DR | WAKE FOREST NC 27587-6144 |
| SHAFFER, SIMON-PETER TRUSTEE SHAFFER, SHEILA M TRUSTEE | 586 CANVAS DR | WAKE FOREST NC 27587-6147 |
| FIGUEROA, JAMES P KOBUS, BARBARA | 586 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| MCCRAW, TERRY L MCCRAW, SAMMIE H | 587 CANVAS DR | WAKE FOREST NC 27587-6144 |
| DUNCAN, KIM GENTRY DUNCAN, ANITA HURLEY | 588 CANVAS DR | WAKE FOREST NC 27587-6147 |
| LERNER, NANCY B | 588 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| GREGORY, RICKY J GREGORY, KAREN K | 589 CANVAS DR | WAKE FOREST NC 27587-6144 |
| QUINN, STEPHEN M QUINN, CATHERINE M | 590 CANVAS DR | WAKE FOREST NC 27587-6147 |
| THOMAS, TERESA | 590 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| MALOY, JANE A TRUSTEE TRUSTEE OF JANE A MALOY LIVING TRUST | 591 CANVAS DR | WAKE FOREST NC 27587-6144 |
| ALEXANDER SHALAR & MARGARET HARWOOD SHALAR REVOCAB | 592 CANVAS DR | WAKE FOREST NC 27587-6147 |
| ELYARD, TIMOTHY RAYMOND | 592 SYDNEY HARBOUR PT | WAKE FOREST NC 27587-4439 |
| MURPHY, HARRY C MURPHY, MARTHA J | 593 CANVAS DR | WAKE FOREST NC 27587-6144 |
| KINNEY, JOHN THOMAS KINNEY, MARLA MARIA | 594 CANVAS DR | WAKE FOREST NC 27587-6147 |
| THORNTON, JOCELYN | 5942 BIG SANDY DR | RALEIGH NC 27616-5787 |
| SMITH, DOLORES L | 596 CANVAS DR | WAKE FOREST NC 27587-6147 |
| GOODWIN, EDWARD M | 598 CANVAS DR | WAKE FOREST NC 27587-6147 |

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|---|---|---|
| HELDERMAN, STEVE R TRUSTEE HELDERMAN FAMILY TRUST | 60 SCOTTS PINE CIR | WAKE FOREST NC 27587-5486 |
| COX, CATHERINE GRACE | 600 CANVAS DR | WAKE FOREST NC 27587-6145 |
| MCPHATTER, JAMES A MCPHATTER, RENA W | 600 S ALLEN RD | WAKE FOREST NC 27587-2616 |
| ADAMS, N EUGENE ADAMS, BETSY J | 604 S ALLEN RD | WAKE FOREST NC 27587-2616 |
| SONTZ, BARBARA A | 608 S ALLEN RD | WAKE FOREST NC 27587-2616 |
| BODMER, SUSANNE C TRUSTEE SUSANNE C. BODMER REVOCABLE LIVING TRUST | 609 S ALLEN RD | WAKE FOREST NC 27587-2615 |
| KEBEDE, KALKIDAN ASSEFA HAILEMARIAM, EMEBET YILMU | 610 S LASALLE ST | DURHAM NC 27705-3709 |
| MOFFATTE, WAYNE L MOFFATTE, MAUREEN | 612 S ALLEN RD | WAKE FOREST NC 27587-2616 |
| NETHERBY, RICHARD J NETHERBY, CHARLOTTE M | 618 S ALLEN RD | WAKE FOREST NC 27587-2616 |
| COOK, BELINDA J | 685 E HOLDING AVE | WAKE FOREST NC 27587-2967 |
| MILLER, ERIC A MILLER, LAURA E | 700 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| LOVELACE, JAMES M LOVELACE, LAURA | 701 E HOLDING AVE | WAKE FOREST NC 27587-2969 |
| BIG WHEEL REALTY LLC | 7020 HASENTREE WAY | WAKE FOREST NC 27587-5247 |
| SPELL, LEE | 704 E HOLDING AVE | WAKE FOREST NC 27587-2968 |
| DAVENPORT, GEORGE R DAVENPORT, REBECCA B | 704 LEDGEROCK RD | WAKE FOREST NC 27587-5143 |
| BOLE, DAVID A SR BOLE, DARLENE | 704 MONTVILLE CT | WAKE FOREST NC 27587-2461 |
| WEAVER, ALLEN JAMES WEAVER, LISA RENEE | 704 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| ZITO, JESSICA BARNETT | 705 E HOLDING AVE | WAKE FOREST NC 27587-2969 |
| PINKARD, CHERYL O | 705 LEDGEROCK RD | WAKE FOREST NC 27587-5144 |
| CARTER, DIANNE C | 705 MONTVILLE CT | WAKE FOREST NC 27587-2461 |
| D'AGOSTINO, CARL D'AGOSTINO, MEGHANNE | 706 E HOLDING AVE | WAKE FOREST NC 27587-2968 |
| RECK, MARIA J RECK, MATTHEW S | 708 LEDGEROCK RD | WAKE FOREST NC 27587-5143 |
| DENICOLA, MELISSA | 708 MONTVILLE CT | WAKE FOREST NC 27587-2461 |
| JACOBS, CHRISTOPHER D | 708 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| CONSOLO, NANCY | 709 DEACON RIDGE ST | WAKE FOREST NC 27587-2650 |
| CLARK, JOSEPH W CLARK, ANNA H | 709 E HOLDING AVE | WAKE FOREST NC 27587-2969 |
| KING, REGINALD H KING, MOLLY A | 709 LEDGEROCK RD | WAKE FOREST NC 27587-5144 |
| GODFREY, JOHN J JR GODFREY, PATRICIA | 709 MONTVILLE CT | WAKE FOREST NC 27587-2461 |
| HULTGREN, WILLIAM A. | 709 ROCKVILLE RD | WAKE FOREST NC 27587-2463 |
| DELGADO, MIGUEL A DELGADO, ANDREA K | 712 E HOLDING AVE | WAKE FOREST NC 27587-2968 |
| CHAVIS, DONALD E CHAVIS, MELODY | 712 LEDGEROCK RD | WAKE FOREST NC 27587-5143 |
| RIOS, SANDRA | 712 MONTVILLE CT | WAKE FOREST NC 27587-2461 |
| DIALLO, SALEMATOU | 712 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| FERRIER, RYAN FERRIER, FIONA | 7125 BARN OWL LN | RALEIGH NC 27614-7699 |
| TAYMAN, JACQUELINE R | 713 DEACON RIDGE ST | WAKE FOREST NC 27587-2650 |
| GARCIA, KRYSTAL HAYWORTH VILLA, ISIDRO GARCIA | 713 E HOLDING AVE | WAKE FOREST NC 27587-2969 |
| DELUKE, MATTHEW W DELUKE, TRICIA M | 713 LEDGEROCK RD | WAKE FOREST NC 27587-5144 |
| CARL F MITCHELL & PATRICIA A MITCHELL REVOCABLE TR | 716 E HOLDING AVE | WAKE FOREST NC 27587-2968 |
| HUNKEN, JANET HUNKEN, STEVEN | 716 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| BESSETTE, ANDRE C THOMPSON, MEREDITH B | 717 E HOLDING AVE | WAKE FOREST NC 27587-2969 |
| TAYLOR, EUGENE TAYLOR, YOLANDA LYNN | 720 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| SWARTZEL, MICHAEL E SWARTZEL, ELIZABETH E | 721 ROCKVILLE RD | WAKE FOREST NC 27587-2463 |

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|---|---|---|
| BRYSON, GREGORY SAUER-BRYSON, KRISTA | 7213 HASENTREE CLUB DR | WAKE FOREST NC 27587-1710 |
| FARDAD, MEHDI NADERI, NASRIN | 724 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| BROWN, NATHANIEL L BROWN, KIMBERLY S | 728 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| KOENIGSHOFER, JENNA | 731 ROCKVILLE RD | WAKE FOREST NC 27587-2463 |
| PARTIN, PATRICIA GENTRY, VIRGINIA | 732 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| LEGGETT, DURWARD W III | 735 ROCKVILLE RD | WAKE FOREST NC 27587-2463 |
| LANSON, JOHN JAMES LANSON, RITAMARIE S | 736 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| STEWART, JEFFREY STEWART, JENNIFER | 740 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| SCHWARTZ, DAVID | 741 ROCKVILLE RD | WAKE FOREST NC 27587-2463 |
| BLUE SKYE MANAGEMENT LLC | 7413 SIX FORKS RD STE 186 | RALEIGH NC 27615-6164 |
| HAMAMOUCHE, KALI HAMAMOUCHE, FRANCES | 744 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| WILLIAMS, SHEILA P | 748 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| SAKOWSKI, ROBERT EDWARD TRUSTEE SAKOWSKI, NANCY LYNN TRUSTEE | 752 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| HARKEY, CAMERON M HARKEY, AMBER P | 756 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| ECHEVARRIA, ASDIEL | 760 ROCKVILLE RD | WAKE FOREST NC 27587-2462 |
| SIMONE, SHEILA B SIMONE, KEVIN F | 7621 DOLPHIN TURN ST | WILLOW SPRING NC 27592-7492 |
| DEES, DANNY L DEES, SALLY M | 801 LEDGEROCK RD | WAKE FOREST NC 27587-5162 |
| BOLLA, SIMRAN KAUR | 802 LAUREL GATE DR | WAKE FOREST NC 27587-2887 |
| HULBERT, ROBERT | 803 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| MAGDARZ, EDWARD F MAGDARZ, CAROLYN A | 806 MCKINLEY AVE NE | HUNTSVILLE AL 35801-2928 |
| WILSON, BRIAN PATRICK | 807 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| FELTON, SADI A RUIZ, MONTILAH | 808 LAUREL GATE DR | WAKE FOREST NC 27587-2887 |
| KING, GEORGE T JR TRUSTEE THE GEORGE T KING JR LIVING TRUST | 811 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| HANEY, JAMES A HANEY, MARIANNE | 813 OLD MAGNOLIA LN | WAKE FOREST NC 27587-2956 |
| THOMAS, JONATHAN MICHAEL THOMAS, HELEN B | 813 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| ESPINAL, MELISSA | 815 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| DESKUS, JODI LYNN | 817 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| PLEASANTS, ZACHARY | 819 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| GREEN, CAMERON L TAOUIL, MELYK REYMMA | 820 LAUREL GATE DR | WAKE FOREST NC 27587-2887 |
| MARINO, DANIEL | 821 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| DEMILLE, DARREN DEMILLE, LAURIE ALLISON | 825 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| MONTOYA, ANGELA | 829 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| BRADFORD, KENNETH EARL | 833 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| BOYD, BROOKE TOLBERT | 837 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| JARES, JORDAN ANN | 839 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| SANNI, LAKIESHA JAMIL | 843 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| MIRAKAJ, AMANDA | 845 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| SPENCER, LYNETTE M | 847 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| JOHNSON, PAUL G JOHNSON, VANESSA D | 849 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| BICKFORD, MEGAN M | 851 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |
| MARRANCA, JOSEPH T MARRANCA, ANNE | 853 S FRANKLIN ST | WAKE FOREST NC 27587-2204 |
| SPINKS, BOBBY G | 855 TOWNES PARK ST | WAKE FOREST NC 27587-2790 |

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|---|---|---|
| RAPPLEYE LEASING LLC | 8676 SEARS RD | HORTON MI 49246-9663 |
| BELL, KATHLEEN | 900 LAUREL GATE DR | WAKE FOREST NC 27587-4086 |
| KERR, NICHOLAS PRESTON KERR, KERRYANNE | 900 LEDGEROCK RD | WAKE FOREST NC 27587-5160 |
| WAKE FOREST YOGA STUDIO LLC | 900 S FRANKLIN ST STE 202 | WAKE FOREST NC 27587-2799 |
| GATLIN, DAVIDA PAIEWONSKY, LESTER ALMANZAR | 901 LEDGEROCK RD | WAKE FOREST NC 27587-5161 |
| KIRKLAND, PAMELA R | 901 TOWNES PARK ST | WAKE FOREST NC 27587-2888 |
| DETTMAN, TODD D HOLDING, HEATHER L | 902 LAUREL GATE DR | WAKE FOREST NC 27587-4086 |
| WRAY, STEPHEN T | 903 S FRANKLIN ST | WAKE FOREST NC 27587-2798 |
| IYER, SRINIVASAN MAHADEVAN SRINIVASAN, POORNIMA VELLORE | 904 LAUREL GATE DR | WAKE FOREST NC 27587-4086 |
| KENNELY, MICHAEL | 906 LAUREL GATE DR | WAKE FOREST NC 27587-4086 |
| KENNELY, SARA | 907 S FRANKLIN ST | WAKE FOREST NC 27587-2798 |
| QUINTERO, EDWARD FLORES, MELISSA | 908 LAUREL GATE DR | WAKE FOREST NC 27587-4086 |
| MURRAY, SHAWN MURRAY, SARAH | 911 S FRANKLIN ST | WAKE FOREST NC 27587-2798 |
| HYZY, BRIAN HYZY, CATHERINE | 915 S FRANKLIN ST | WAKE FOREST NC 27587-2798 |
| HELMS, REBECCA MARIE | 917 TOWNES PARK ST | WAKE FOREST NC 27587-2888 |
| SINGH, SONAL SINGH, SONALI | 921 TOWNES PARK ST | WAKE FOREST NC 27587-2888 |
| THOMAS, KEVIN RAYNARD JR ZEIGLER, CAPRI DORANN | 923 S FRANKLIN ST | WAKE FOREST NC 27587-2798 |
| GRASSO, DENNA S GRASSO, THOMAS J | 937 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| HART, JASON LICHTENBERGER, LISA | 940 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| MCCARTHY, MICHAEL F CUMMINS, ROBIN | 941 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| POLIZIO, THOMAS ANTHONY POLIZIO, VICTORIA ZELLEFROW | 944 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| GAMACHE, BRIAN C GAMACHE, JENNIFER M | 945 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| HUGHES, EVAN P HUGHES, CANDACE S | 948 CORAL BELL DR | WAKE FOREST NC 27587-4396 |
| FKH SFR PROPCO B-HLD LP | FIRSTKEY HOMES LLC | 1850 PARKWAY PL SE STE 900 MARIETTA GA 30067-8261 |
| 900 FRANKLIN CENTER CONDO | FRANKLIN CENTER ASSN INC | 900 S FRANKLIN ST STE 201 WAKE FOREST NC 27587-2799 |
| WAKE FOREST TOWN OF | PO BOX 1615 | WAKE FOREST NC 27588-1615 |
| HEATH RIDGE VILLAGE HOMEOWNERS ASSN INC | PO BOX 20969 | RALEIGH NC 27619-0969 |
| CROW'S LANDING LLC | PO BOX 2916 | BOONE NC 28607-2916 |
| FRANKLIN STREET TOWNES LLC | PO BOX 414 | WAKE FOREST NC 27588-0414 |
| HERITAGE CREST TOWNHOMES OWNERS ASSN INC | PO BOX 97243 | RALEIGH NC 27624-7243 |
| HR NORTHLAKE LLC | READER AND PARTNERS LLC | 5850 T G LEE BLVD STE 200 ORLANDO FL 32822-4408 |
| RP HV LAKESIDE LLC | READER AND PARTNERS LLC | 5850 T G LEE BLVD STE 200 ORLANDO FL 32822-4408 |
| DEACONS RIDGE HOMEOWNERS ASSN INC | SENTRY MANAGEMENT INC | 2180 W SR 434 STE 5000 LONGWOOD FL 32779-5042 |
| NORTH CAROLINA STATE OF | STATE PROPERTY OFFICE | 116 W JONES ST RALEIGH NC 27603-1335 |
| TOWN OF WAKE FOREST | PATRICK REIDY | 301 S BROOKS ST WAKE FOREST NC 27587 |




SCALE 1"=150'
0 150' 300'

NAD 83

## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

ALL UNIT COUNT & MIX, LOT LINES, STREET LOCATIONS, AMENITY LOCATIONS, AND UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES. THE MAXIMUM UNIT COUNT (300 UNITS) AND SITE ACCESS POINTS; BOTH ONTO FRIENDSHIP CHAPEL ROAD; WILL REMAIN AS SHOWN ON THESE PLANS. A REVISION TO THE MASTER PLAN MAY BE REQUIRED IF THE TOWN OF WAKE FOREST DEEMS ANY CHANGES ARE BEYOND A MINOR MODIFICATION AND DO NOT MEET THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN AND THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN.

FOR END UNIT TOWNHOMES, DEPENDING ON FINAL PRODUCT WIDTH, AT FINAL PLAT THE SIDE LOT LINE SHALL BE ADJUSTED TO BE NO LESS THEN 3' FROM THE END WALL OF THE BUILDING.

### STREET TABLE

| STREET NAME | LENGTH (LF) |
|---|---|
| FRIENDSHIP CHAPEL ROAD | 1,492 |
| ROAD A | 2,688 |
| ROAD B | 1,148 |
| ROAD C | 263 |
| ROAD D | 2,132 |
| ROAD E | 543 |
| ROAD J | 263 |
| ALLEY F | 1,176 |
| ALLEY G | 891 |
| ALLEY H | 528 |
| ALLEY I | 134 |
| **TOTAL W/ ALLEYS** | **11,258** |
| **TOTAL W/O ALLEYS** | **8,529** |

### OPEN SPACE TABLE

| | | |
|---|---|---|
| OS 1 | 601,531 SF | 13.81 AC |
| OS 2 | 37,522 SF | 0.86 AC |
| OS 3 | 1,080 SF | 0.03 AC |
| OS 4 | 1,980 SF | 0.05 AC |
| OS 5 | 1,980 SF | 0.05 AC |
| OS 6 | 1,980 SF | 0.05 AC |
| OS 7 | 1,980 SF | 0.05 AC |
| OS 8 | 2,768 SF | 0.06 AC |
| OS 9 | 1,800 SF | 0.04 AC |
| OS 10 | 1,667 SF | 0.04 AC |
| OS 11 | 1,667 SF | 0.04 AC |
| OS 12 | 1,080 SF | 0.03 AC |
| OS 13 | 1,667 SF | 0.04 AC |
| OS 14 | 1,667 SF | 0.04 AC |
| OS 15 | 1,800 SF | 0.04 AC |
| OS 16 | 2,384 SF | 0.06 AC |
| OS 17 | 1,080 SF | 0.03 AC |
| OS 18 | 1,080 SF | 0.03 AC |
| OS 19 | 1,311 SF | 0.03 AC |
| OS 20 | 1,311 SF | 0.03 AC |
| OS 21 | 1,080 SF | 0.03 AC |
| OS 22 | 1,311 SF | 0.03 AC |
| OS 23 | 1,311 SF | 0.03 AC |
| OS 24 | 5,286 SF | 0.12 AC |
| OS 25 | 40,474 SF | 0.93 AC |
| OS 26 | 2,216 SF | 0.05 AC |
| OS 27 | 1,582 SF | 0.04 AC |
| OS 28 | 1,853 SF | 0.04 AC |
| OS 29 | 964 SF | 0.02 AC |
| OS 30 | 321,610 SF | 7.38 AC |
| OS 31 | 75,922 SF | 1.74 AC |
| **TOTAL** | **1,122,945 SF** | **25.78 AC** |

### PHASE TABLE

| | AREA | LOTS |
|---|---|---|
| PHASE 1 | 21.49 AC | 96 |
| PHASE 2 | 23.90 AC | 79 |
| PHASE 3 | 19.36 AC | 108 |

### IMPERVIOUS DATA

| | | |
|---|---|---|
| SINGLE FAMILY LOTS (3700 SF PER LOT) = | 5.95 | AC |
| TOWN HOME LOTS (1800 SF PER LOT) = | 9.50 | AC |
| ROADWAY IMPERVIOUS AREA = | 10.20 | AC |
| AMENITY AREA / MAIL KIOSK = | 1.00 | AC |
| TOTAL IMPERVIOUS AREA = | 26.65 | AC |

### IMPROVED PARK SPACE

| | | |
|---|---|---|
| IMPROVED PARK SPACE 1 | 59,618 SF | 1.37 AC |
| IMPROVED PARK SPACE 2 | 26,967 SF | 0.62 AC |
| IMPROVED PARK SPACE 3 | 4,536 SF | 0.10 AC |
| IMPROVED PARK SPACE 4 | 14,769 SF | 0.34 AC |
| **TOTAL** | **105,889 SF** | **2.43 AC** |

### UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

### RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

### OS ZONING

TOTAL AREA: 6.28 AC

## SITE DATA

DEVELOPER:
ABODE COMMUNITIES, LLC
3105 GLENWOOD AVENUE, SUITE 105
RALEIGH, NC 27612
INFOABODECOMMUNITIES@GMAIL.COM

PROPERTY OWNER:
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

DMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254

FIRM MAP = #3720184000K EFFECTIVE DATE: 07/19/2022

TOTAL EXISTING TRACT ACREAGE = 67.42 acres
LAND TO BE DEDICATED TO TOWN OF WAKE FOREST = 2.68 acres
TOTAL AREA TO BE DEVELOPED = 64.74 acres
PROPOSED ZONING = CU UR (29.19 AC) & CU RMX (31.95 AC) & OS (6.28 AC)
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 & 3 STORIES

REAR LOAD TOWNHOMES 20' - 26' WIDE: 147 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 67 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 283
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,960 SF
SINGLE FAMILY: 6,000 SF
AVERAGE LOT SIZE = TOWNHOME: 2,104 SF
SINGLE FAMILY: 6,509 SF

TOTAL OPEN SPACE PROVIDED = 27.25 acres (42.1%)
TOTAL IMPROVED PARK SPACE PROVIDED = 2.43 acres (3.8%)
TOTAL ACTIVE RECREATION PROVIDED = 0.32 acres (25% OF IMPROVED)

MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 293 UNITS = 586 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 7 SPACES
PARALLEL PARKING SPACES = 80 SPACES
PROPOSED PARKING = 673 SPACES

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

811 Know what's below. Call before you dig.




NOT TO SCALE
TYPICAL CROSS SECTION W/ MUP - 59' R/W
FRIENDSHIP CHAPEL RD, ROAD A, & ROAD D




NOT TO SCALE
TYPICAL CROSS SECTION - 55' R/W
ROAD A, ROAD C, ROAD D, ROAD E, & ROAD J




NOT TO SCALE
TYPICAL CROSS SECTION - 22' ALLEY
EASEMENT W/ 20' PAVEMENT
ALLEY F, ALLEY G, ALLEY H, & ALLEY I




NOT TO SCALE
TYPICAL CROSS SECTION - 67' R/W
ROAD B

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION

DATE

DATE 12/21/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PLAN - OVERALL

JOB NO. 49103
SHEET NO. C2.0

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CU GR3
RZ-94-08
Ledgerock Rd
CU GR5
RZ-03-18
98
E Holding Ave
S Allen Rd
Rockville Rd
OS
OS CD
RZ-22-05
Calvin Jones Hwy
CU HB
RZ-03-18
CU RMX
RZ-03-18
S Franklin St
RMX CD
RZ-22-05
UR CD
RZ-22-05
Dunn Creek Greenway
Friendship Chapel Rd
Roycroft Dr
Remey Ave
CU OS (TND)
RZ-07-04
CU RMX (TND)
RZ-07-04
OS CD
RZ-22-05
Otway Rd
Clinton Blue St
Heritage Hills Way
Artisan Park Dr
Coral Bell Dr
OS
Heritage Heights Ln
CU GR5
RZ-00-01
CU NMX (TND)
RZ-07-04

TIMMONS GROUP

5410 Trinity Road
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P 919.866.4951
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www.timmons.com

Reserve at Dunn Creek Rezoning
Neighborhood Meeting

Time July 9, 2024
6:30 PM

Location Holiday Inn Express & Suites Raleigh North - Wake Forest
11400 Common Oaks Drive Raleigh, NC 27614

Attendees - See Attached, development team only.

Beth Blackmon - Timmons Group planned to describe the rezoning and what has prompted this rezoning amendment since approved rezoning:

- Presentation Boards were exhibits showing the latest rezoning master plan and current zoning of site.
- Additional zoning condition being added regarding the timing of the right turn lane from Heritage Lake Drive to westbound Friendship Chapel Road.

**Questions were asked as follows:**

**No one attended. Meeting adjourned at 7:15pm.**

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

# Meeting Sign-in Sheet

| | | | |
|---|---|---|---|
| **Project:** | Reserve at Dunn Creek Rezoning | **Meeting Date:** | July 9, 2024 |
| **Faciliator:** | Timmons Group | **Place/ Room:** | Holiday Inn Express |

| Name | Address | Phone | Email |
|---|---|---|---|
| Beth Blackmon | 5410 Trinity Rd, Suite 102, Raleigh NC 27607 | 919-866-4509 | beth.blackmon@timmons.com |
| Jeremy Edens | 5410 Trinity Rd, Suite 102, Raleigh NC 27607 | (984) 222-1602 | jeremy.edens@timmons.com |
| John Myers | 7208 Falls of Neuse Rd, Ste 101 Raleigh NC 27615 | (919) 306-3330 | john@jpmsouth.com |
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TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275
25 JUN 2024 PM 2 L

US POSTAGE
$000.64º
First-Class - IMI
ZIP 27607
06/25/2024
036B 0011828383

KEBEDE, KALKIDAN ASSEFA
HAILEMARIAM, EMEBET YILMU
610 S LASALLE ST
DURHAM NC 27705-3709

NIXIE 276 EE 1 0206/30/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27607600327 *0780-09135-25-46

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27705-370999

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RALEIGH NC 275
25 JUN 2024 PM 2 L

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ZIP 27607
06/25/2024
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DEMILLE, DARREN DEMILLE, LAURIE
ALLISON
825 S FRANKLIN ST
WAKE FOREST NC 27587-2204

NIXIE 276 EE 1 0207/05/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27607600327 *0880-04771-25-44

UTF
27607>6003
27587-408604

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RALEIGH NC 275
25 JUN 2024 PM 4 L

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ZIP 27607
06/25/2024
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IYER, SRINIVASAN MAHADEVAN
SRINIVASAN, POORNIMA VELLORE
904 LAUREL GATE DR
WAKE FOREST NC 27587-4086

NIXIE 276 EE 1 0207/05/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27607600327 *0980-01110-25-45

UTF
27607>6003
27587-408604

TOWN of WAKE FOREST

**Map Amendment (Rezoning) Application**
(Map Amendment (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 #1377365

**Project Title:** Reserve at Dunn Creek Conditional Rezoning Amendment
**Application Type:** Map Amendment (Rezoning)
**Workflow:** Map Amendment (Rezoning)
**Jurisdiction:** Town of Wake Forest (Wake County)
**State:** NC
**County:** Wake

## Checklist - Map Amendment (Rezoning)

**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 MAP AMENDMENT (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:** 05/23/2024
**Staff Member Met With:** Patrick Reidy, Allison Synder, Courtney Tanner

**Pre-application Conference Project Number:** N/A

## 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:**
**Tax PIN:**

- 1840657710 (Unverified)
- 1840761824 (Unverified)
- 1840660542 (Unverified)
- 1840676254 (Unverified)


- 1840657710 (Unverified)
- 1840761824 (Unverified)
- 1840660542 (Unverified)
- 1840676254 (Unverified)


**Acreage:** 67.42

**Name of Existing Development/Subdivision (if applicable--for reference only):** Reserve at Dunn Creek

**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):**
Vacant

UR-CD, RMX-CD, OS

SH-O

*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:**
**Wake Forest (WF):**
**Base District:**
**In SH2-O Overlay:**
**In TND Overlay:**
**In HL-O Overlay:**
**In National Register of Historic Places:**
**Current Use:**
**Planning and Zoning:**
**In SH1-O Overlay:**
**In Water Supply Watershed Protection Overlay:**
**In SF Overlay:**
**In MVCP-O Overlay:**
**In Flood Hazard Area:**

## Additional Zoning Information

**Currently a Conditional District?:** Yes
**Currently a Conditional Use?:** No
**Is there an existing Special Use Permit for the Property?:** No
**Case Number of related site plan (if applicable):** RZ-22-05
**Case Numbers of other related approvals (if applicable):**
SD-22-07

## 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**
Beth Blackmon
Timmons Group
5410 Trinity Road , suite 310
Raleigh, NC 27607
P:919-866-4509
F:919-859-5663
beth.blackmon@timmons.com

**Project Contact - Property Owner**
Erin Pandullo
Abode Communities Acquisitions, LLC
3105 Glenwood Ave, Suite 105
Raleigh, NC 27612
P:609-577-6930
epandullo@edgewater-ventures.com

## Map Amendment: Rezoning

**Proposed Zoning:** UR, Urban Residential

**Description of Request:**
Maintaining 3 existing conditional zoning districts. Adding one zoning condition related to the turn lane construction timing.

**Justification of Consistency with Comprehensive Plan:**
Proposed zoning matches current zoning exactly other than modifying one zoning condition regarding timing of construction for a turn lane. Plan is consistent with comprehensive plan.

# 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: 1840761824, 1840660542, 1840657710, 1840676254

**Landowner's name***: Dunn Creek Owner, 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)*: Timmons Group-Clay Oliver/Beth Blackmon

Landowner's Signature: Woody II

Date: 6/18/24

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

Name: Christopher Woody II

Address: 3105 Glenwood Avenue, Suite 105, Raleigh, NC 27612

Telephone number:

Email address:

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)*: Authorized Signatory

**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).*

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

Reserve at Dunn Creek Zoning Conditions:

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
    a. 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.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
    a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. This may in

some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.

8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
    a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
    b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
    c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
    d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
    e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be

incurred by the Developer.

12. The project will adhere to a number of architectural conditions including the following:

Townhome Dwelling Construction Standards

a. Townhomes shall include a minimum of 1,400 heated square footage.
b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
f. Exposed foundation on the front of units shall be brick or stone.
g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
i. Front facades shall be comprised of a minimum oftwo (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
n. Eaves shall project 8-12".
o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
        - Recessed Entry

- Covered stoop (5'x5' min)
- Usable porch a minimum of 5' deep and extending more than 50% of the facade.

ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
- Facade Off-set (12" min. between primary faces)
- Roof Line off-set (12" min.)

iii. Facade Elements (Every unit shall have a two Fa<;:ade elements one of which shall be window trim.)
- Bay Window
- Balcony
- Window Trim (3.5" min. width) Shutters
- Patterned Finish (Scales, Shakes, Wainscoting, etc)

iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
- Dormer
- Gable
- Cupola/Tower/Chimney

q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

Single Family Dwelling Construction Standards.

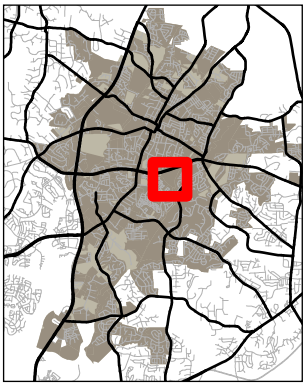
a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f.two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
c. Main roof pitches shall be between 6:12 and 12:12
d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth- faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.

g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
h. Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.

13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.



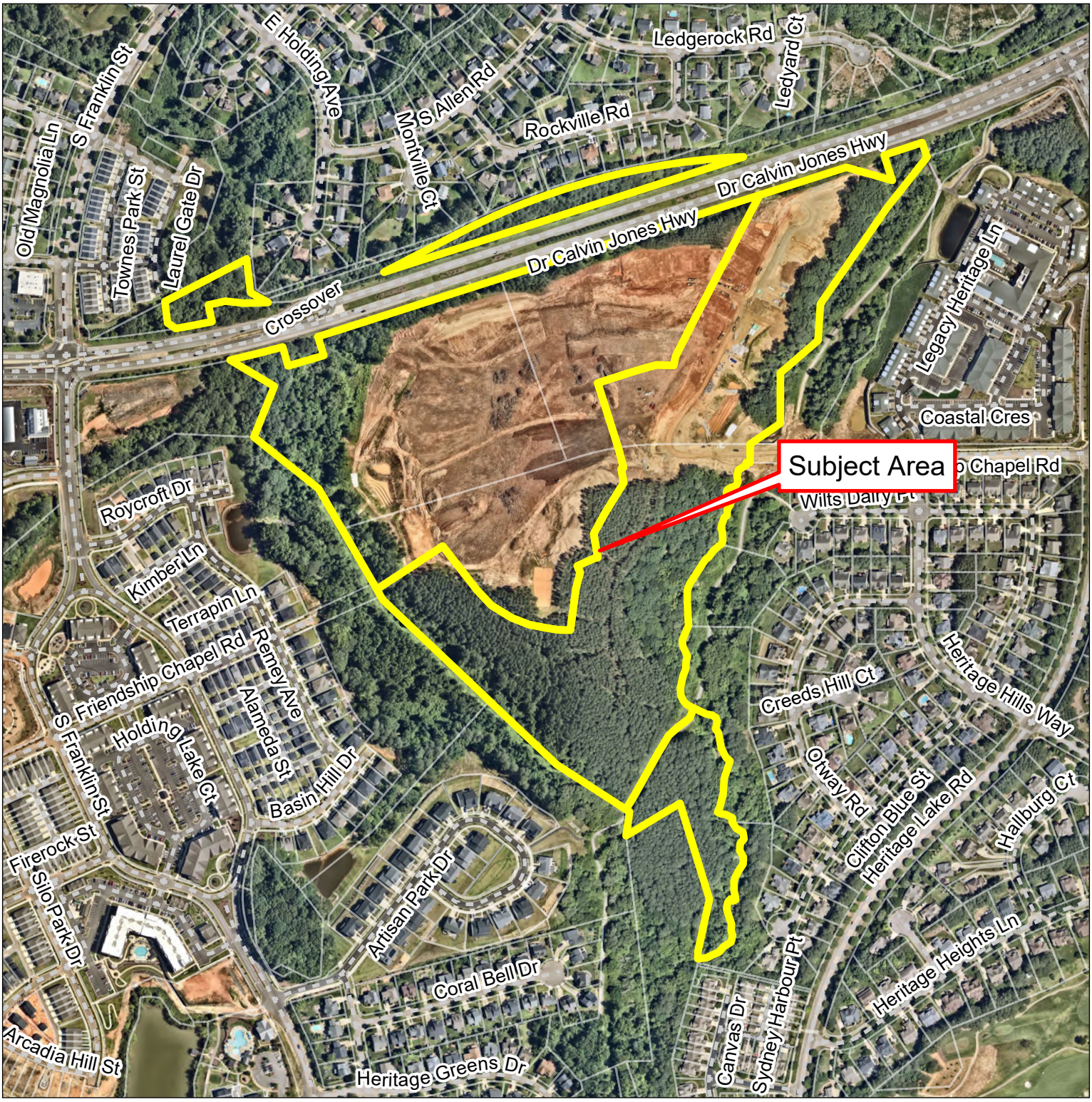
Beth Blackmon
Sr. Project Manager
Timmons Group



# Aerial

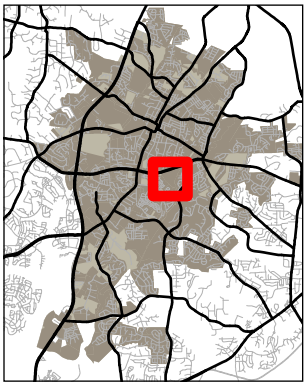
TOWN *of* WAKE FOREST

**RZ-22-05-01**
**Reserve at Dunn Creek Conditional Rezoning Amendment**
**Wake County PIN: 1840657710,1840761824,1840660542 & 1840676254**
7/29/2024




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.

0 500 1,000 1,500 Feet

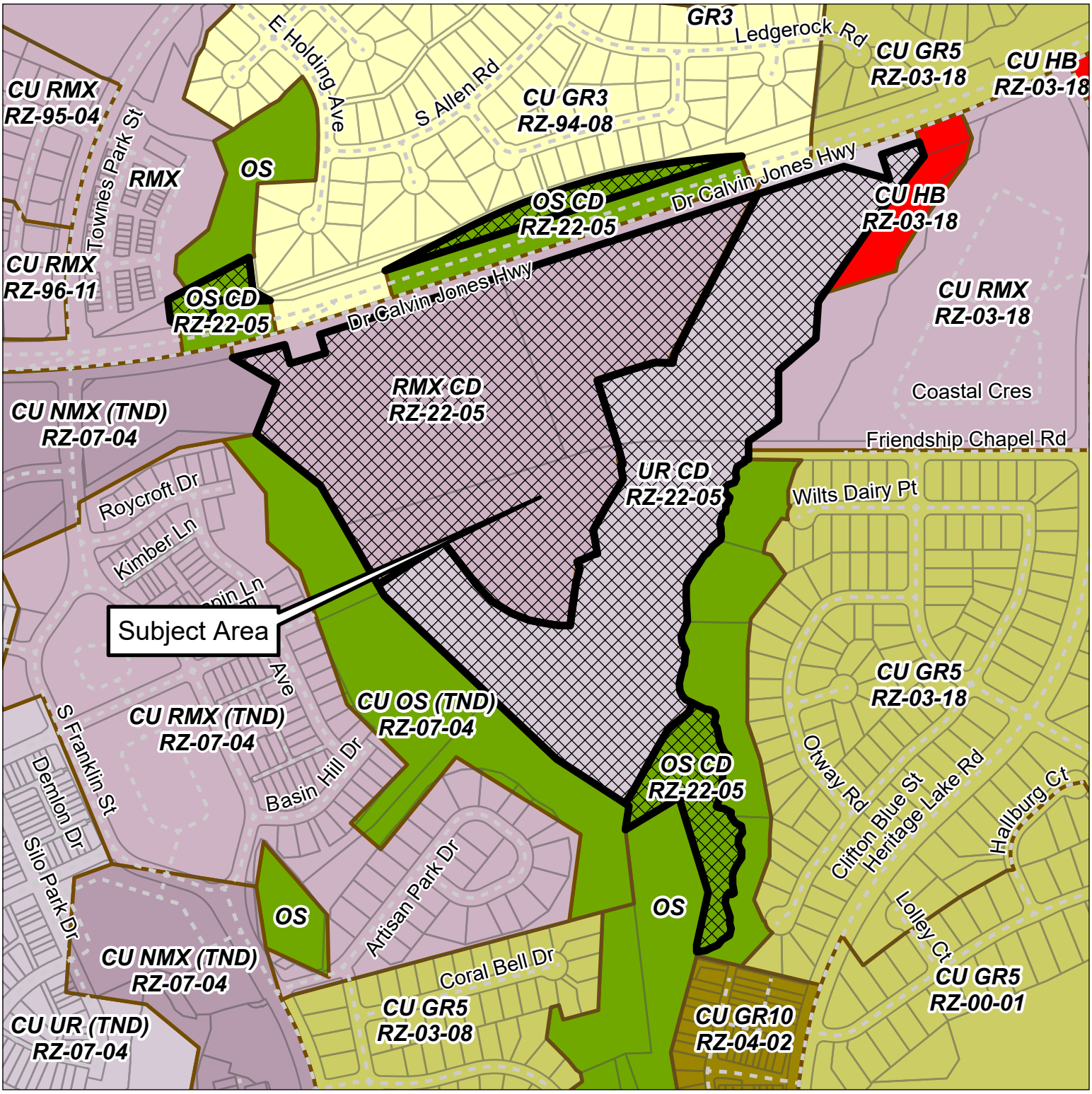


# Zoning

TOWN of WAKE FOREST

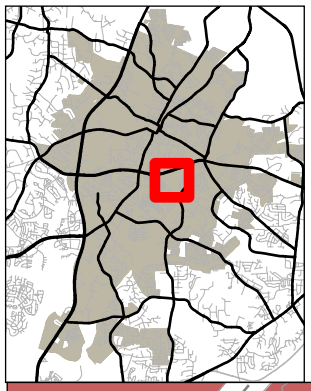
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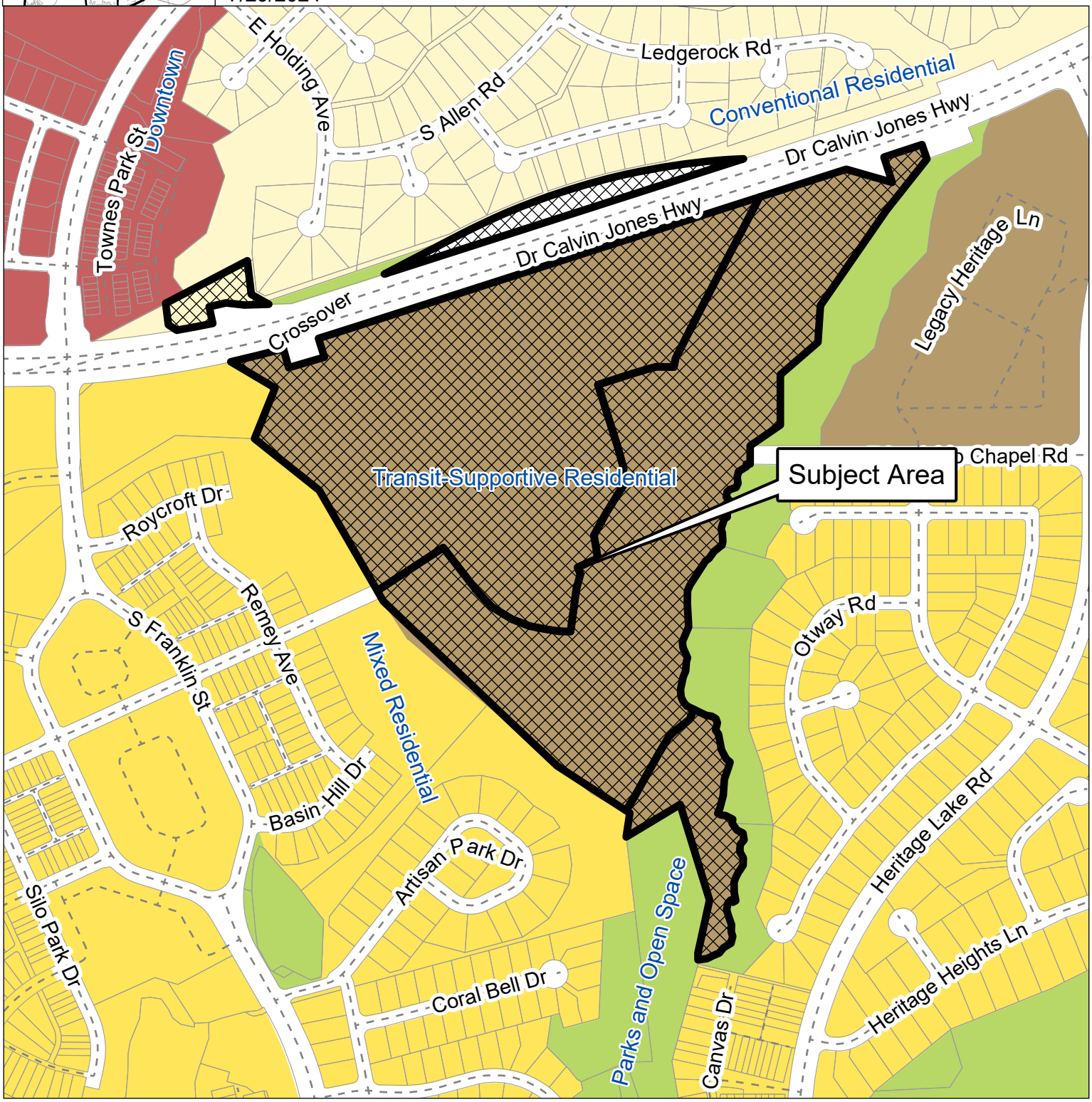


# Land Use Plan

TOWN of WAKE FOREST

**RZ-22-05-01**
**Reserve at Dunn Creek Conditional Rezoning Amendment**
**Wake County PIN: 1840657710,1840761824,1840660542 & 1840676254**

7/29/2024




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.

0 500 1,000 1,500 Feet

## ORDINANCE 2023-02

## ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 67.42 ACRES LOCATED AT 0 FRIENDSHIP CHAPEL ROAD AND 0 NC 98 BYPASS, BEING WAKE COUNTY TAX PINS 1840660542, 1840761824, 1840657710, AND 1840676254, FROM CONDITIONAL USE RESIDENTIAL MIXED-USE (CU RMX), RESIDENTIAL MIXED-USE (RMX), CONDITIONAL USE GENERAL RESIDENTIAL 3 (CU GR3), CONDITIONAL USE HIGHWAY BUSINESS (CU HB), AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY (TND) TO RESIDENTIAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD), URBAN RESIDENTIAL CONDITIONAL DISTRICT (UR-CD) AND OPEN SPACE CONDITIONAL DISTRICT (OS-CD)

## RZ-22-05, RESERVE AT DUNN CREEK

WHEREAS, the application submitted by Abode Communities, 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 December 13, 2022 and the Board of Commissioners held a public hearing on January 17, 2023; 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 Numbers 1840660542, 1840761824, 1840657710, and 1840676254, and described in Exhibit 1, are located within the Town's 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 Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), and Traditional Neighborhood Development Overlay (TND) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD) and Open Space Conditional District (OS-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 – Reserve at Dunn Creek 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 2009 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. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.

2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
    a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.

4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.

5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.

6. Buffers shall be installed prior to recording of the plat of the subject phase.

7. Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.

8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
   a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
   b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
   c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
   d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
   e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.

9. Certain town home lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of town home lots fronting on open space shall not exceed 55 lots.

10. Certain town home lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage town homes shall not exceed 70 lots.

11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first

phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.

12. The project will adhere to a number of architectural conditions including the following:

**Townhome Dwelling Construction Standards**

a. Townhomes shall include a minimum of 1,400 heated square footage.
b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
c. Town homes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
d. Town homes less than 24' in width will have a 1- or 2-car garage and all Town homes 24' or wider shall have a 2-car garage.
e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
f. Exposed foundation on the front of units shall be brick or stone.
g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
j. j. All town homes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
k. k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
n. Eaves shall project 8-12".
o. All town homes with front loaded garages shall include carriage style garage doors with glass inserts.
p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
        - Recessed Entry
        - Covered stoop (5'x5' min)
        - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
    ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
        - Facade Off-set (12" min. between primary faces)
        - Roof Line off-set (12" min.)

iii. Facade Elements (Every unit shall have two Facade elements, one of which shall be window trim.)

- Bay Window
- Balcony
- Window Trim (3.5" min. width)
- Shutters
- Patterned Finish (Scales, Shakes, Wainscoting, etc)

iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)

- Dormer
- Gable
- Cupola/Tower/Chimney

q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Town home Dwellings will have a covered porch or stoop.

r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

**Single Family Dwelling Construction Standards**

a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.

b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake

c. Main roof pitches shall be between 6:12 and 12:12

d. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.

e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.

f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single-Family Dwellings will have a covered porch or stoop.

g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

h. Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie .. porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.

13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories

14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 1501h building permit.

15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661')

16. Road E may exceed block length standards with a maximum length of 545'.

17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.

18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.

19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

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 17th day of January 2023.

Vivian A. Jones
Mayor

ATTEST:

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

Hassan Kingsberry
Town Attorney

TOWN OF WAKE FOREST INCORPORATED SEAL FEB. 20, 1909 NORTH CAROLINA

AREAS TO BE REZONED

TRACT 1, 2 & 3 AREA TO BE REZONED RMX-CD

COMMENCING FROM AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 71°49'32" WEST A DISTANCE OF 145.81 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 17°59'47"EAST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 74°04'42" WEST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 72°09'47" WEST A DISTANCE OF 353.44 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY EDGE SOUTH 27°07'24" WEST A DISTANCE OF 661.94 FEET TO A POINT; THENCE SOUTH 08°57'39" WEST A DISTANCE OF 33.50 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF SOUTH 85°35'22" WEST, AND A CHORD DISTANCE OF 106.38 FEET; THENCE SOUTH 72°13'07" WEST A DISTANCE OF 176.21 FEET; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 145.50 FEET; THENCE SOUTH 17°46'54"EAST A DISTANCE OF 100.55 FEET TO A POINT; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 23.16 FEET TO A POINT; THENCE SOUTH 12°19'27" EAST A DISTANCE OF 59.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET TO A POINT, A CHORD DIRECTION OF SOUTH 77°31'10" WEST, AND A CHORD DISTANCE OF 8.03 FEET TO A POINT; THENCE SOUTH 12°38'14" EAST A DISTANCE OF 47.56 FEET; THENCE SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENC\E SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENCE SOUTH SOUTH29°30'48"WEST A DISTANCE OF 60.22 FEET TO A POINT; THENCE 29°31'44" WEST A DISTANCE OF 50.97 FEET TO A POINT; THENCE SOUTH 10°31'51" EAST A DISTANCE OF 87.87 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 39.99 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF SOUTH 70°10'12" WEST, AND A CHORD DISTANCE OF 39.81 FEET TO A POINT; THENCE SOUTH 60°49'04" WEST A DISTANCE OF 43.66 FEET TO A POINT; THENCE SOUTH 29°10'56" EAST A DISTANCE OF 22.96 FEET TO A POINT; THENCE SOUTH 12°56'38" WEST A DISTANCE OF 56.69 FEET TO A POINT; THENCE S 09°06'39" W 56.69 FEET TO A POINT; THENCE SOUTH 09°06'39" WEST A DISTANCE OF 68.27 FEET TO A POINT; THENCE SOUTH 00°29'09" WEST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 89°30'51" WEST A DISTANCE OF 34.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 369.57 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CHORD DIRECTION OF NORTH 63°02'45" WEST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE NORTH 36°34'40" WEST A DISTANCE OF 182.57 FEET; THENCE SOUTH 54°40'31" WEST A DISTANCE OF 110.95 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF SOUTH 58°33'10" WEST, AND A CHORD DISTANCE OF 178.85 FET, SAID POINT BEING LOCATED ON THE EASTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF- WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 30°09'45" WEST A DISTANCE OF 257.80 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2199, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 30°09'45" WEST A DISTANCE OF 168.60 FEET TO A POINT; THENCE NORTH 51°18'22" WEST A DISTANCE OF 302.80 TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, AND SHOWN ON BOOK OF MAPS 2020 PAGE 387, WAKE COUNTY REGISTRY ; THENCE NORTH 21°45'45" EAST A DISTANCE OF 200.14 FEET TO A POINT; THENCE NORTH 59°22'22" WEST A DISTANCE OF 187.76 FEET

TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS HIGHWAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 76°08'02" EAST A DISTANCE OF 198.48 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°18'47" EAST A DISTANCE OF 72.59 FEET TO A CONCRETE MONUMENT; THENCE NORTH 73°17'05" EAST A DISTANCE OF 136.23 FEET TO A CONCRETE MONUMENT; THENCE NORTH 19°08'55" WEST A DISTANCE OF 72.47 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°39'16" EAST A DISTANCE OF 128.31 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°09'47" EAST A DISTANCE OF 1547.23 FEET TO THE POINT OF BEGINNING, CONTAINING 31.9532 ACRES AND BEING THE AREA REZONED RMX-CD.

TRACT 2 & 3 AREA TO BE REZONED TO UR-CD:

BEGINNING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO POINT; THENCE SOUTH 18°44'40" WEST A DISTANCE OF 30.93 FEET; THENCE SOUTH 31°49'39" WEST A DISTANCE OF 20.09 FEET; THENCE SOUTH 51°38'21"

WEST A DISTANCE OF 59.13 FEET; THENCE SOUTH 45°53'14" WEST A DISTANCE OF 36.90 FEET; THENCE SOUTH 29°42'49" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 28°37'20" WEST A DISTANCE OF 99.74 FEET; THENCE SOUTH 29°04'35" WEST A DISTANCE OF 85.94 FEET; THENCE SOUTH 30°34'45 " WEST A DISTANCE OF 14.19 FEET, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC. AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 57°08'41" WEST A DISTANCE OF 305.17 FEET TO A POINT; THENCE NORTH 46°41'15" WEST A DISTANCE OF 438.01 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321, AND SHOWN ON BOOK OF MAPS 2021 PAGE 2201, WAKE COUNTY REGISTRY; THENCE NORTH 46°37'21" WEST A DISTANCE OF 436.47 FEET TO A POINT; THENCE NORTH 30°09'45"WEST A DISTANCE OF 42.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF NORTH 58°33'10 " EAST, AND A CHORD DISTANCE OF 178.85 FEET; THENCE NORTH 54°40'31" EAST A DISTANCE OF 110.95 FEET TO A POINT; THENCE SOUTH 36°34'40" EAST A DISTANCE 182.57 TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 369.57 FEET, A CHORD DIRECTION OF SOUTH 63°02'45" EAST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE SOUTH 89°30'51" EAST A DISTANCE OF 34.00 FEET; THENCE NORTH 00°29'09" EAST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 09°06'39" EAST A DISTANCE 68.27 FEET; THENCE NORTH 09°06'39" EAST A DISTANCE OF 56.69 FEET; THENCE NORTH 12°56'38" EAST A DISTANCE OF 56.69 FEET TO A POINT; THENCE NORTH 29°10'56" WEST A DISTANCE OF 22.96 FEET; THENCE NORTH 60°49'04" EAST A DISTANCE OF 43.66 FEET; THENCE WITH CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF NORTH 70°10'12" EAST, AND A CHORD DISTANCE OF 39.81 FEET; THENCE NORTH 10°31'51" WEST A DISTANCE OF 87.87 FEET TO A POINT; 4THENCE NORTH 29°30'48" EAST A DISTANCE OF 60.22 FEET TO A POINT; THENCE NORTH 29°29'03" EAST A DISTANCE OF 50.97 FEET TO A POINT; THENCE NORTH 29°31'44" EAST A DISTANCE OF 107.39 FEET TO A POINT; THENCE NORTH 12°38'14" WEST A DISTANCE OF 47.56 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET, A CHORD DIRECTION OF NORTH 77°31'10" EAST, AND A CHORD DISTANCE OF 8.03 FEET; THENCE NORTH 12°19'27" WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 23.16 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF100.55 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 145.50 FEET TO A POINT; THENCE NORTH 72°13'07" EAST A DISTANCE OF 176.21 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF NORTH 85°35'22"EAST, AND A CHORD DISTANCE OF 106.38 FEET TO A POINT; THENCE NORTH 08°57'39" EAST A DISTANCE 33.50 FEET TO A POINT; THENCE NORTH 27°07'24" EAST A DISTANCE OF 661.949 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE NORTH 72°09'47" EAST A DISTANCE OF 353.44 FEET TO A C CONCRETE MONUMENT; THENCE SOUTH 74°04'42" EAST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE NORTH 17°59'47" WEST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 71°49'32" EAST A DISTANCE OF 145.81 FEET TO THE POINT OF BEGINNING, CONTAINING 29.1879 ACRES, AND BEING THE AREA TO BE REZONED UR-CD.

TRACT 1 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 59°54'01" WEST A DISTANCE OF 39.81 FEET; THENCE NORTH 07°47'37" WEST A DISTANCE OF 77.78 FEET TO AN EXISTING IRON PIPE , SAID IRON PIPE BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF FRANKLIN STREET TOWNES AS RECORDED IN DEED BOOK 16431 PAGE 1335 AND SHOWN ON BOOK OF MAPS 2018 PAGE 619, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 61°50'41" EAST A DISTANCE OF 339.40 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 14429 PAGE 869 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°56'59" EAST A DISTANCE OF 127.64 FEET TO A POINT; THENCE SOUTH 60°14'35" EAST A DISTANCE OF 72.58 FEET TO A POINT SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 88°07'49" WEST A DISTANCE OF 87.92 FEET TO A MONUMENT; THENCE NORTH 83°28'18" WEST A DISTANCE OF 67.48 FEET TO A MONUMENT; THENCE SOUTH 77°36'27" WEST A DISTANCE OF 63.28 FEET TO A POINT; THENCE SOUTH 11°49'47" EAST A DISTANCE OF 62.40 FEET TO A MONUMENT; THENCE SOUTH 79°11'06" WEST A DISTANCE OF 131.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9401 ACRES.

TRACT 3 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD):

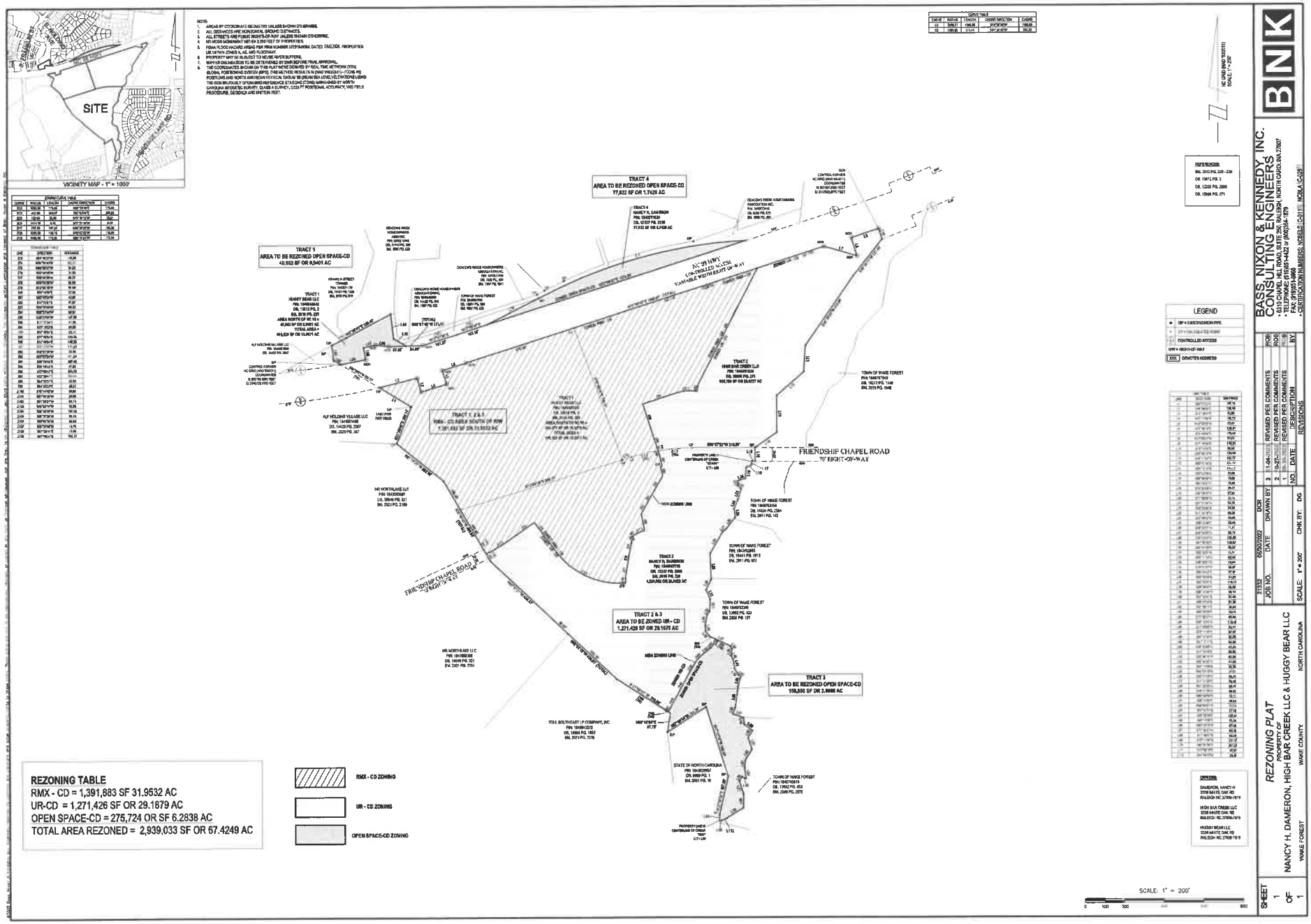
COMMENCING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH

SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 85.51 FEET THENCE SOUTH 29°36'04" EAST A DISTANCE OF 15.59 FEET; THENCE S08°12'59"W A DISTANCE OF 35.12 FEET; THENCE S31°34'01"E A DISTANCE OF 20.49 FEET; THENCE S08°57'53"E A DISTANCE OF 51.19 FEET; THENCE SOUTH 31°56'11" EAST A DISTANCE OF 38.51 FEET; THENCE SOUTH 53°26'28" EAST A DISTANCE OF 12.14 FEET; THENCE SOUTH 15°56'37" WEST A DISTANCE OF 49.54 FEET; THENCE SOUTH 08°12'01" WEST A DISTANCE OF 113.46 FEET; THENCE SOUTH 21°45'03" WEST A DISTANCE OF 32.17 FEET ; THENCE SOUTH 70°11'33" EAST A DISTANCE OF 57.07 FEET; THENCE SOUTH 07°41'03" EAST A DISTANCE OF 32.70 FEET; THENCE SOUTH 51°17'11" EAST A DISTANCE OF 52.33 FEET; THENCE SOUTH 30°30'09" WEST A DISTANCE OF 41.74 FEET; THENCE SOUTH 17°34'49" EAST A DISTANCE OF 62.02 FEET; THENCE SOUTH 32°46'14" WEST A DISTANCE OF 62.25 FEET; THENCE SOUTH 05°40'53" WEST A DISTANCE OF 41.50 FEET; THENCE SOUTH 07°17'09" EAST A DISTANCE 53.28 FEET; THENCE NORTH 66°51'10" WEST A DISTANCE OF 20.84 FEET; THENCE S35°21'29"W A DISTANCE OF 25.72 FEET; THENCE SOUTH 17°51'30" EAST A DISTANCE OF 70.15 FEET; THENCE SOUTH 01°05'33" WEST A 68.74 FEET; THENCE SOUTH 58°51'39" WEST A DISTANCE OF 99.52 FEET; THENCE S64°39'13"W A DISTANCE OF 25.16 FEET; THENCE NORTH 89°08'09" WEST A DISTANCE OF 13.11 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE STATE OF NORTH CAROLINA AS RECORDED IN DEED BOOK 9069 PAGE 1 AND SHOWN ON BOOK OF MAPS 2001 PAGE 16, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°10'52" WEST A DISTANCE OF 28.63 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 12°35'52" EAST A DISTANCE OF 197.69 FEET TO AN EXISTING IRON PIPE; NORTH 17°13'19" WEST A DISTANCE OF 366.06 FEET TO AN EXISTING PIPE; THENCE SOUTH 57°08'54" WEST A DISTANCE OF 233.34 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE NORTH 08°40'06" EAST A DISTANCE OF 97.75 FEET TO A POINT; THENCE NORTH 57°08'41" WEST A DISTANCE OF 12.89 FEET TO A POINT; THENCE NORTH 30°34'45" EAST A DISTANCE OF 14.19 FEET TO A POINT; THENCE NORTH 29°04'35" EAST A DISTANCE OF 85.94 FEET TO A POINT; THENCE NORTH 28°37'20"EAST A DISTANCE OF 99.74 FEET TO A POINT; THENCE NORTH 29°42'49" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 45°53'14" EAST A DISTANCE OF 36.90 FEET TO A POINT; THENCE NORTH 51°38'21" EAST

A DISTANCE OF 59.13 FEET TO A POINT; THENCE NORTH 31°49'39" EAST A DISTANCE OF 20.09 FEET; THENCE NORTH 18°44'40" EAST A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6008 ACRES.

TRACT 4 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

COMMENCING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 79°11'06" EAST A DISTANCE OF 131.11 FEET TO A MONUMENT; THENCE NORTH 11°49'47" WEST A DISTANCE OF 62.40 FEET TO A POINT; THENCE NORTH 77°36'27" EAST A DISTANCE OF 63.28 FEET TO A MONUMENT; THENCE SOUTH 83°28'18" EAST A DISTANCE OF 67.48 FEET TO A POINT; THENCE NORTH 88°07'49" EAST A DISTANCE OF 171.92 FEET TO A MONUMENT; THENCE NORTH 72°51'00" EAST A DISTANCE OF 181.25 FEET TO A POINT; THENCE NORTH 72°09'47" EAST A DISTANCE A DISTANCE OF 161.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 15574 PAGE 586 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 62°51'03" EAST A DISTANCE OF 291.02 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING A POINT ON THE SOUTHERN PROPERTY LINE OF LANDS OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 7836 PAGE 834 AND SHOWN ON BOOK OF MAPS 1997 PAGE1941, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 1114.51 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2500.01 FEET, A CHORD DIRECTION OF NORTH 74°38'36" EAST, AND A CHORD DISTANCE OF 1088.08 FEET, SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 72°09'47" WEST A DISTANCE OF 1374.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7429 ACRES.




BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 5319 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: 919.851.4422 or (800)334-1879
• FAX: 919.851.8374
• CERTIFICATION NUMBERS: NCBELS: C-2111 | NCBLA: C-245

REZONING PLAT
PROPERTY OF
NANCY H. DAMERON, HIGH BAR CREEK LLC & HUGGY BEAR LLC
WAKE FOREST | WAKE COUNTY | NORTH CAROLINA

JOB NO. 21332 | DATE 05/30/2023 | DRAWN BY DCR | CHK BY: DG | SCALE: 1" = 200'

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 3 | 11-04-2023 | REVISED PER COMMENTS | ROB |
| 2 | 10-27-2023 | REVISED PER COMMENTS | ROB |
| 1 | 08-31-2023 | REVISED PER COMMENTS | ROB |

SHEET 1 OF 1

R:\2021\21332 - Wake Forest Hwy 98 Assemblage (Huggy Bear)\SURVEY\21332DOV.dwg\21332 REZONING PLAT.dwg, 1/4/2023 2:39:48 PM, ralph.L, Adobe PDF

# RESERVE AT DUNN CREEK

## CONDITIONAL DISTRICT REZONING PLAN

### CASE #: 632357

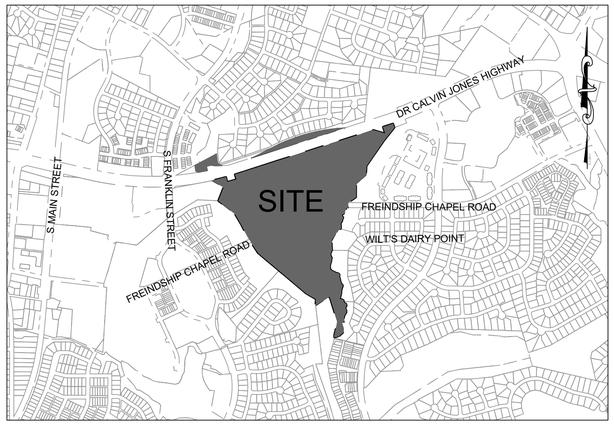
### WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

### RZ-22-05

### SD-22-07

## SITE DATA

| | |
|---|---|
| PROJECT: | RESERVE AT DUNN CREEK |
| ENGINEER: | TIMMONS GROUP<br>5410 TRINITY ROAD, SUITE 102<br>RALEIGH, NC 27607<br>PHONE: 919-866-4509<br>FAX: 919-859-5663<br>BETH BLACKMON, PE<br>EMAIL: BETH.BLACKMON@TIMMONS.COM |
| DEVELOPER: | ABODE COMMUNITIES, LLC<br>3105 GLENWOOD AVENUE, SUITE 105<br>RALEIGH, NC 27612<br>INFOABODECOMMUNITIES@GMAIL.COM |
| PROPERTY OWNER: | HIGH BAR CREEK LLC<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619<br><br>HUGGY BEAR LLC<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619<br><br>DAMERON, NANCY H<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619 |
| PROPERTY LOCATION: | FRIENDSHIP CHAPEL ROAD<br><br>DR CALVIN JONES HIGHWAY |
| PIN: | 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254 |
| DEED REFERENCE: | DB 13812 PG 03; DB 15086 PG 271; DB 12337 PG 2555 |
| EXISTING ZONING: | CU HB & CU RMX |
| PROPOSED ZONING: | UR-CD (29.19 AC) & RMX-CD (31.95 AC) & OS (6.28 AC) |
| TOWNSHIP: | WAKE FOREST |
| PROPOSED USE: | SINGLE FAMILY DWELLINGS & TOWNHOMES |
| EXISTING OVERLAY DISTRICT: | TND & SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT) |
| PROPOSED OVERLAY DISTRICT: | SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT) |
| GROWTH STRATEGY MAP DESIGNATION: | TOWN CENTER |
| TOTAL EXISTING TRACT AREA: | 67.42 AC |
| AREA DEDICATED TO TOWN OF WAKE FOREST | 2.68 AC |
| TOTAL AREA TO BE DEVELOPED | 64.74 AC |
| EXISTING IMPERVIOUS AREA: | 0 AC (0%) |
| PROPOSED IMPERVIOUS AREA: | 26.95 AC (43.7%) |
| MAXIMUM PROPOSED NUMBER OF LOTS: | 70 SFD (30%) & 230 TH (70%) |
| PROPOSED DENSITY: | 2.40 DU/A (UR-CR) & 7.20 DU/A (RMX-CD) |
| TOTAL OPEN SPACE AREA PROVIDED: | 25.78 AC (39.8%) |
| TOTAL IMPROVED PARK SPACE PROVIDED: | 2.43 AC (3.8%) |
| TOTAL ACTIVE RECREATION PROVIDED:<br>*SEE MINIMUM REQUIRED OPEN SPACE UNDER ZONING TYPES BELOW | 0.32 AC (25% OF IMPROVED) |
| PROPOSED PARKING: | 673 SPACES |




VICINITY MAP

SCALE: 1" = 1000'

**Sheet List Table**

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS PLAN |
| C1.1 | TREE SAVE PLAN |
| C2.0 | PRELIMINARY SUBDIVISION PLAN - OVERALL |
| C2.1 | PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2 |
| C2.2 | PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2 |
| C3.0 | PRELIMINARY UTILITY PLAN - OVERALL |
| C3.1 | PRELIMINARY UTILITY PLAN - SHEET 1 OF 2 |
| C3.2 | PRELIMINARY UTILITY PLAN - SHEET 2 OF 2 |
| C4.0 | PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL |
| C4.1 | PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2 |
| C4.2 | PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2 |
| C5.0 | PRELIMINARY LANDSCAPE PLAN - OVERALL |
| C5.1 | PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2 |
| C5.2 | PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2 |
| C6.0 | PRELIMINARY LIGHTING PLAN - OVERALL |
| C6.1 | PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2 |
| C6.2 | PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2 |

**APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS**

DATE _____

**RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD**

DATE _____

## ZONING CONDITIONS

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer .
   a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
   a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
   b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
   c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
   d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
   e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
12. The project will adhere to a number of architectural conditions including the following:

    Townhome Dwelling Construction Standards
    a. Townhomes shall include a minimum of 1,400 heated square footage.
    b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
    c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
    d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
    e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
    f. Exposed foundation on the front of units shall be brick or stone.
    g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
    h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
    i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
    j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
    k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
    l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
    m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
    n. Eaves shall project 8-12".
    o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
    p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
       Recessed Entry
       Covered stoop (5'x5' min)
       Usable porch a minimum of 5' deep and extending more than 50% of the facade.
       ii. Building Off-Set (Min. of 3 of each off-set per building cluster), Facade Off-set (12" min. between primary faces),
       Roof Line off-set (12" min.)
    iii. Facade Elements (Every unit shall have a two Fa<;:ade elements one of which shall be window trim.)
       Bay Window Balcony
       Window Trim (3.5" min. width) Shutters
       Patterned Finish (Scales, Shakes, Wainscoting, etc)
    iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
       Dormer Gable
       Cupola/Tower/Chimney
    q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
    r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

    Single Family Dwelling Construction Standards.
    a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
    b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f.two or more building materials; g. Decorative brick or stone; h. Decorative trim;
    i. Decorative shake
    c. Main roof pitches shall be between 6:12 and 12:12
    d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
    e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth- faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
    f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
    g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
    h. Garage Door setback from fac;:ade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

## UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

## RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

FOR REVIEW ONLY


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REVISION DESCRIPTION

DATE

DATE 12/21/2022

DRAWN BY 331

DESIGNED BY E.ANGE

CHECKED BY B.BLACKMON

SCALE 1" = 1000'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

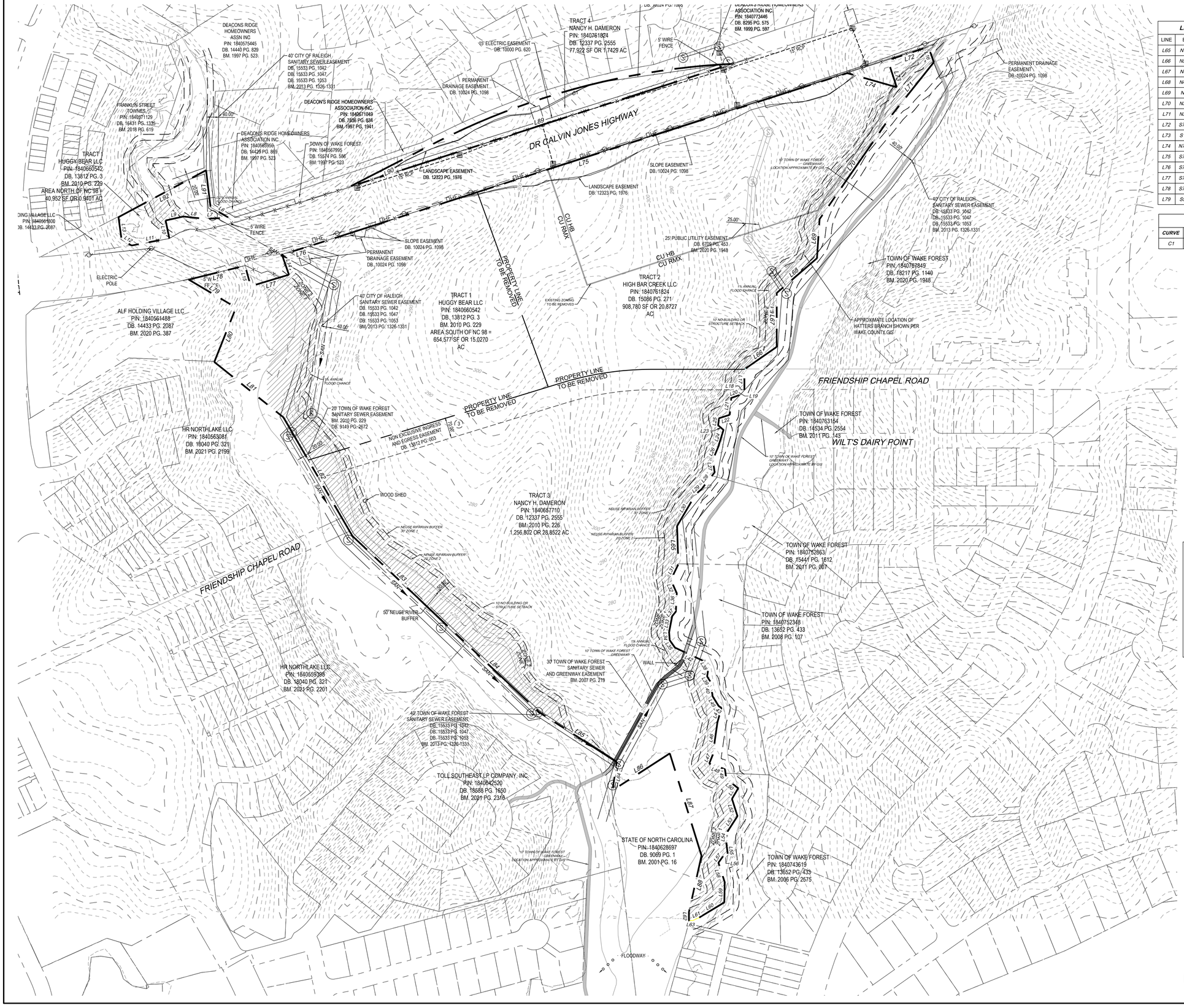
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

COVER SHEET

JOB NO. 49103

SHEET NO. C0.0


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| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L65 | N1°50'26"W | 130.97' |
| L66 | N55°16'14"E | 134.42' |
| L67 | N0°01'45"W | 184.17' |
| L68 | N49°11'44"E | 181.77' |
| L69 | N3°49'13"E | 134.00' |
| L70 | N34°39'43"E | 425.94' |
| L71 | N38°34'11"E | 237.45' |
| L72 | S71°49'32"W | 145.81' |
| L73 | S17°59'47"E | 97.07' |
| L74 | N74°04'42"W | 175.45' |
| L75 | S72°09'47"W | 1900.67' |
| L76 | S72°39'16"W | 128.31' |
| L77 | S73°17'05"W | 136.23' |
| L78 | S76°08'02"W | 198.48' |
| L79 | S59°22'22"E | 187.76' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L80 | S21°45'45"W | 200.14' |
| L81 | S51°18'22"E | 302.80' |
| L82 | S30°09'45"E | 469.04' |
| L83 | S46°37'21"E | 436.47' |
| L84 | S46°41'15"E | 438.01' |
| L85 | S57°08'41"E | 318.06' |
| L86 | N57°08'54"E | 233.34' |
| L87 | S17°13'19"E | 366.06' |
| L88 | S12°35'52"W | 197.69' |
| L89 | N72°09'47"E | 1374.24' |
| L90 | S62°51'03"W | 291.02' |
| L91 | N6°56'59"W | 127.64' |
| L92 | S61°50'41"W | 339.40' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
| C1 | 25°08'17" | 2500.01' | 1096.85' | 557.40' | S74°38'36"W | 1088.08' |

EXISTING CONDITIONS NOTES:

1. BOUNDARY TAKEN FROM SURVEY BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS DATED FEBRUARY, 03, 2022.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION BY BASS, NIXON, KENNEDY, INC. CONSULTING ENGINEERS SURVEY DATED FEBRUARY, 03, 2022.
4. THE SUBJECT PROPERTY LIES IN ZONE X PER FIRM MAP 3720184000K EFFECTIVE DATE 07/19/2022.
5. 100-YR FLOODPLAIN DESIGNATED ON PLAN.
6. ANY INADVERTENT DISCOVERY OF GRAVES OR HUMAN REMAINS MUST FOLLOW THE PROCEDURES SET OUT IN NCGS70-29 THROUGH G.S. 70-33.

LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER

Know what's below. Call before you dig.

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REVISION DESCRIPTION

DATE

DATE 11/01/2022

DRAWN BY 331

DESIGNED BY E.ANGE

CHECKED BY B.BLACKMON

SCALE 1" = 150'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

NORTH CAROLINA LICENSE NO. C-1652

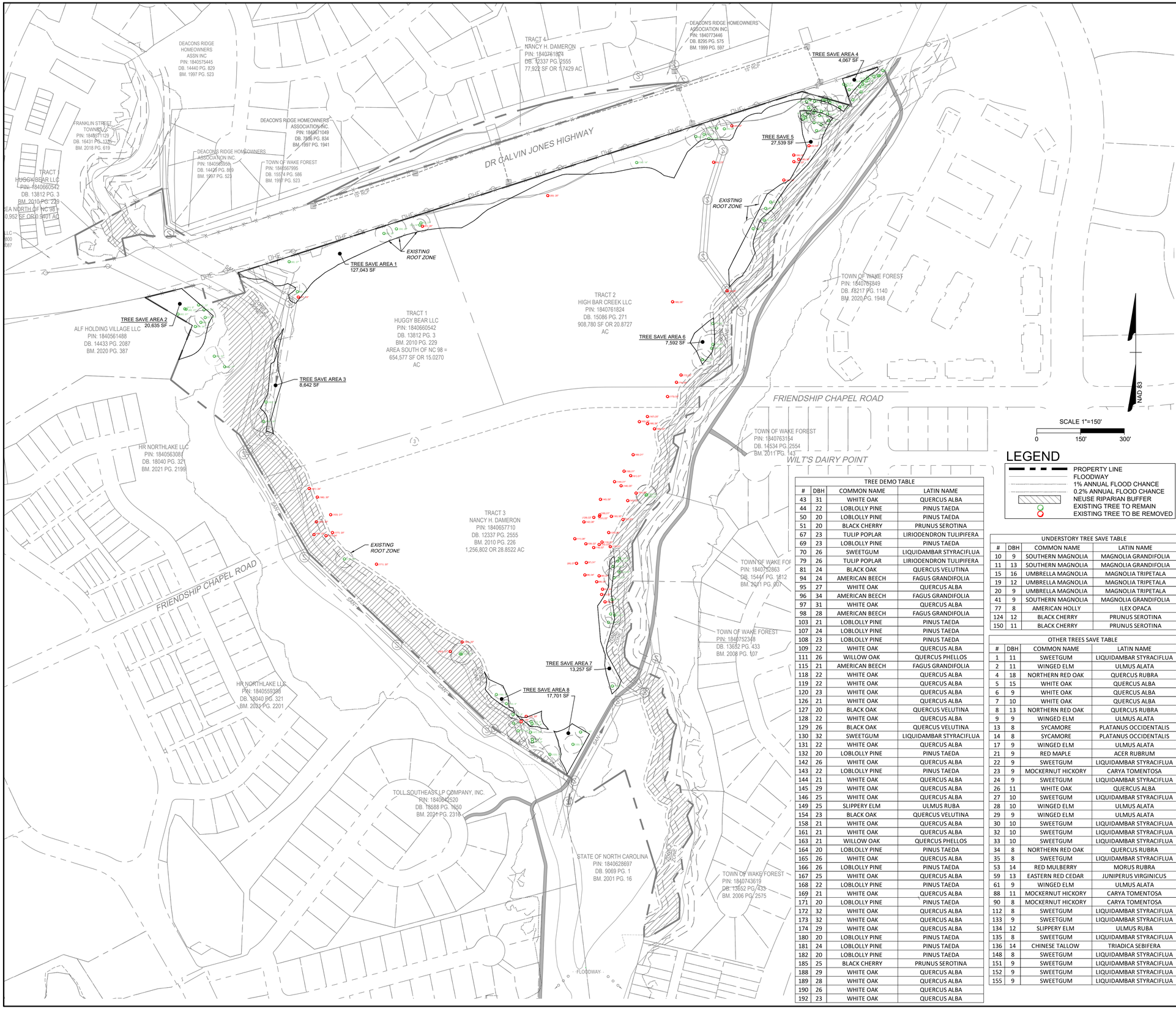
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## EXISTING CONDITIONS PLAN

JOB NO. 49103

SHEET NO. C1.0

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**TREE CALCULATIONS**
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

| | |
|---|---|
| EXISTING CREDITS | 319 CREDITS |
| PROPOSED CREDITS | 623 CREDITS |
| **TOTAL CREDITS** | **942 CREDITS** |

## LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE DEMO TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 43 | 31 | WHITE OAK | QUERCUS ALBA |
| 44 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 50 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 51 | 20 | BLACK CHERRY | PRUNUS SEROTINA |
| 67 | 23 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 69 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 70 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 79 | 26 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 81 | 24 | BLACK OAK | QUERCUS VELUTINA |
| 94 | 24 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 95 | 27 | WHITE OAK | QUERCUS ALBA |
| 96 | 34 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 97 | 31 | WHITE OAK | QUERCUS ALBA |
| 98 | 28 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 103 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 107 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 108 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 109 | 22 | WHITE OAK | QUERCUS ALBA |
| 111 | 26 | WILLOW OAK | QUERCUS PHELLOS |
| 115 | 21 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 118 | 22 | WHITE OAK | QUERCUS ALBA |
| 119 | 22 | WHITE OAK | QUERCUS ALBA |
| 120 | 23 | WHITE OAK | QUERCUS ALBA |
| 126 | 21 | WHITE OAK | QUERCUS ALBA |
| 127 | 20 | BLACK OAK | QUERCUS VELUTINA |
| 128 | 22 | WHITE OAK | QUERCUS ALBA |
| 129 | 26 | BLACK OAK | QUERCUS VELUTINA |
| 130 | 32 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 131 | 22 | WHITE OAK | QUERCUS ALBA |
| 132 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 142 | 26 | WHITE OAK | QUERCUS ALBA |
| 143 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 144 | 21 | WHITE OAK | QUERCUS ALBA |
| 145 | 29 | WHITE OAK | QUERCUS ALBA |
| 146 | 25 | WHITE OAK | QUERCUS ALBA |
| 149 | 25 | SLIPPERY ELM | ULMUS RUBA |
| 154 | 23 | BLACK OAK | QUERCUS VELUTINA |
| 158 | 21 | WHITE OAK | QUERCUS ALBA |
| 161 | 21 | WHITE OAK | QUERCUS ALBA |
| 163 | 21 | WILLOW OAK | QUERCUS PHELLOS |
| 164 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 165 | 26 | WHITE OAK | QUERCUS ALBA |
| 166 | 26 | LOBLOLLY PINE | PINUS TAEDA |
| 167 | 25 | WHITE OAK | QUERCUS ALBA |
| 168 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 169 | 21 | WHITE OAK | QUERCUS ALBA |
| 171 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 172 | 32 | WHITE OAK | QUERCUS ALBA |
| 173 | 32 | WHITE OAK | QUERCUS ALBA |
| 174 | 29 | WHITE OAK | QUERCUS ALBA |
| 180 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 181 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 182 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 185 | 25 | BLACK CHERRY | PRUNUS SEROTINA |
| 188 | 29 | WHITE OAK | QUERCUS ALBA |
| 189 | 28 | WHITE OAK | QUERCUS ALBA |
| 190 | 26 | WHITE OAK | QUERCUS ALBA |
| 192 | 23 | WHITE OAK | QUERCUS ALBA |

UNDERSTORY TREE SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 10 | 9 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 11 | 13 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 15 | 16 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 19 | 12 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 20 | 9 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 41 | 9 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 77 | 8 | AMERICAN HOLLY | ILEX OPACA |
| 124 | 12 | BLACK CHERRY | PRUNUS SEROTINA |
| 150 | 11 | BLACK CHERRY | PRUNUS SEROTINA |

OTHER TREES SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 1 | 11 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 2 | 11 | WINGED ELM | ULMUS ALATA |
| 4 | 18 | NORTHERN RED OAK | QUERCUS RUBRA |
| 5 | 15 | WHITE OAK | QUERCUS ALBA |
| 6 | 9 | WHITE OAK | QUERCUS ALBA |
| 7 | 10 | WHITE OAK | QUERCUS ALBA |
| 8 | 13 | NORTHERN RED OAK | QUERCUS RUBRA |
| 9 | 9 | WINGED ELM | ULMUS ALATA |
| 13 | 8 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 14 | 8 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 17 | 9 | WINGED ELM | ULMUS ALATA |
| 21 | 9 | RED MAPLE | ACER RUBRUM |
| 22 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 23 | 9 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 24 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 26 | 11 | WHITE OAK | QUERCUS ALBA |
| 27 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 28 | 10 | WINGED ELM | ULMUS ALATA |
| 29 | 9 | WINGED ELM | ULMUS ALATA |
| 30 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 32 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 33 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 34 | 8 | NORTHERN RED OAK | QUERCUS RUBRA |
| 35 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 53 | 14 | RED MULBERRY | MORUS RUBRA |
| 59 | 13 | EASTERN RED CEDAR | JUNIPERUS VIRGINICUS |
| 61 | 9 | WINGED ELM | ULMUS ALATA |
| 88 | 11 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 90 | 8 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 112 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 133 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 134 | 12 | SLIPPERY ELM | ULMUS RUBA |
| 135 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 136 | 14 | CHINESE TALLOW | TRIADICA SEBIFERA |
| 148 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 151 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 152 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 155 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |

SPECIMEN TREE SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 3 | 27 | LOBLOLLY PINE | PINUS TAEDA |
| 12 | 20 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 16 | 28 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 18 | 20 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 25 | 31 | WHITE OAK | QUERCUS ALBA |
| 31 | 22 | WHITE OAK | QUERCUS ALBA |
| 36 | 23 | POST OAK | QUERCUS STELLATE |
| 37 | 23 | NORTHERN RED OAK | QUERCUS RUBRA |
| 38 | 22 | WHITE OAK | QUERCUS ALBA |
| 39 | 26 | WHITE OAK | QUERCUS ALBA |
| 40 | 31 | WHITE OAK | QUERCUS ALBA |
| 42 | 20 | WHITE OAK | QUERCUS ALBA |
| 45 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 46 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 47 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 48 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 49 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 52 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 54 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 55 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 56 | 27 | SOUTHERN RED OAK | QUERCUS FALCATA |
| 57 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 58 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 60 | 21 | NORTHERN RED OAK | QUERCUS RUBRA |
| 62 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 63 | 24 | SCARLET OAK | QUERCUS COCCINEA |
| 64 | 27 | LOBLOLLY PINE | PINUS TAEDA |
| 65 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 66 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 68 | 22 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 71 | 26 | NORTHERN RED OAK | QUERCUS RUBRA |
| 72 | 22 | BLACKJACK OAK | QUERCUS MARILANDICA |
| 73 | 22 | BLACK OAK | QUERCUS VELUTINA |
| 80 | 20 | WHITE OAK | QUERCUS ALBA |
| 104 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 106 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 114 | 23 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 116 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 117 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 121 | 24 | WHITE OAK | QUERCUS ALBA |
| 122 | 26 | LOBLOLLY PINE | PINUS TAEDA |
| 123 | 21 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 125 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 140 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 147 | 25 | LOBLOLLY PINE | PINUS TAEDA |
| 153 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 156 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 157 | 25 | LOBLOLLY PINE | PINUS TAEDA |
| 159 | 23 | WHITE OAK | QUERCUS ALBA |
| 160 | 23 | WHITE OAK | QUERCUS ALBA |
| 162 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 170 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 175 | 24 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 176 | 32 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 177 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 178 | 25 | GREEN ASH | FRAXINUS PENNSYLVANICA |
| 179 | 32 | BITTERNUT HICKORY | CARYA CORDIFORMIS |
| 183 | 20 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 184 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 186 | 24 | WILLOW OAK | QUERCUS PHELLOS |
| 187 | 34 | WHITE OAK | QUERCUS ALBA |
| 191 | 28 | WHITE OAK | QUERCUS ALBA |

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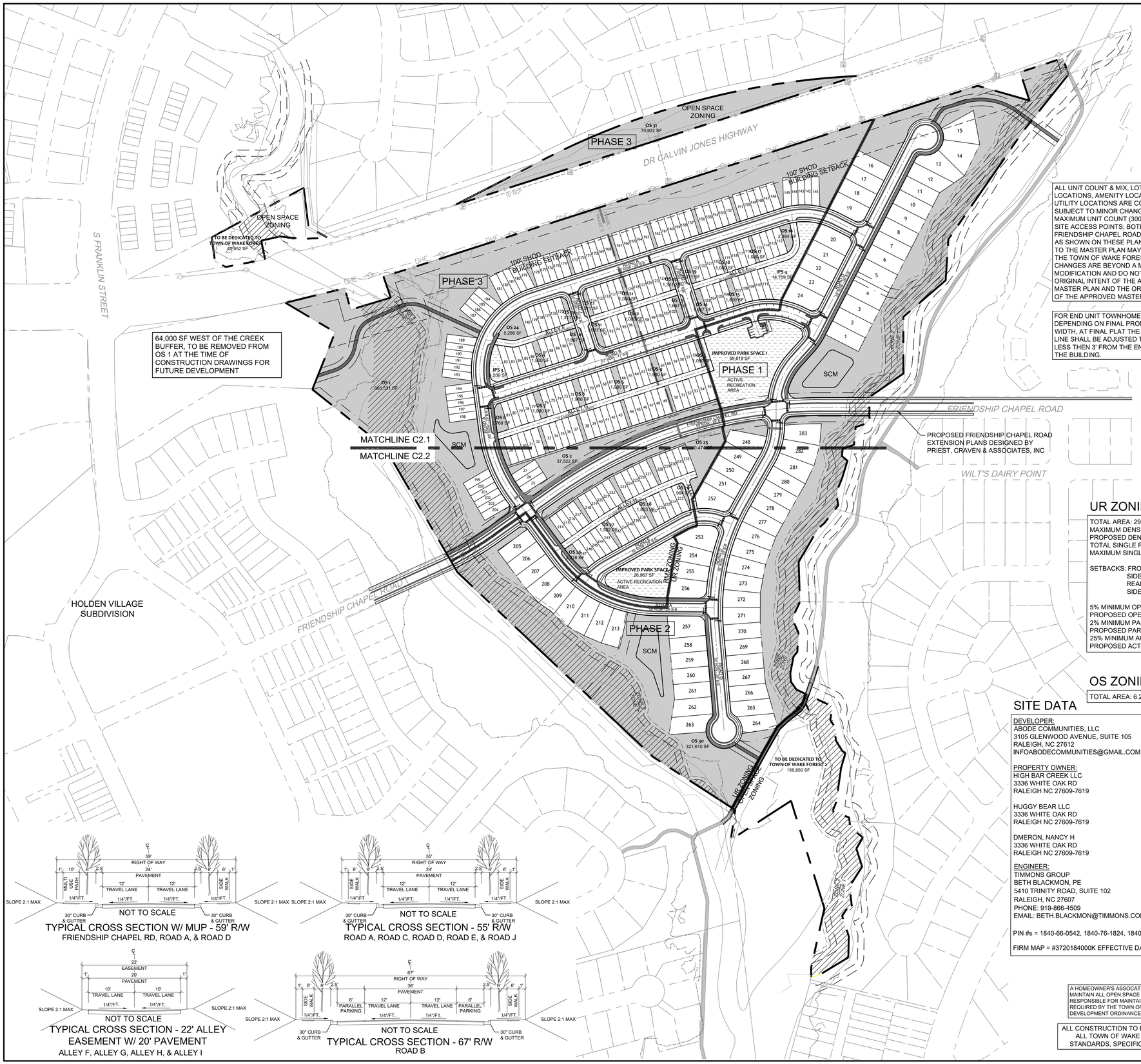
DATE 12//2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
TREE SAVE PLAN

JOB NO. 49103
SHEET NO. C1.1

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SCALE 1"=150'
0 150' 300'

NAD 83

## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

ALL UNIT COUNT & MIX, LOT LINES, STREET LOCATIONS, AMENITY LOCATIONS, AND UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES. THE MAXIMUM UNIT COUNT (300 UNITS) AND SITE ACCESS POINTS; BOTH ONTO FRIENDSHIP CHAPEL ROAD; WILL REMAIN AS SHOWN ON THESE PLANS. A REVISION TO THE MASTER PLAN MAY BE REQUIRED IF THE TOWN OF WAKE FOREST DEEMS ANY CHANGES ARE BEYOND A MINOR MODIFICATION AND DO NOT MEET THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN AND THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN.

FOR END UNIT TOWNHOMES, DEPENDING ON FINAL PRODUCT WIDTH, AT FINAL PLAT THE SIDE LOT LINE SHALL BE ADJUSTED TO BE NO LESS THEN 3' FROM THE END WALL OF THE BUILDING.

## STREET TABLE

| STREET NAME | LENGTH (LF) |
|---|---|
| FRIENDSHIP CHAPEL ROAD | 1,492 |
| ROAD A | 2,688 |
| ROAD B | 1,148 |
| ROAD C | 263 |
| ROAD D | 2,132 |
| ROAD E | 543 |
| ROAD J | 263 |
| ALLEY F | 1,176 |
| ALLEY G | 891 |
| ALLEY H | 528 |
| ALLEY I | 134 |
| **TOTAL W/ ALLEYS** | **11,258** |
| **TOTAL W/O ALLEYS** | **8,529** |

## OPEN SPACE TABLE

| | | |
|---|---|---|
| OS 1 | 601,531 SF | 13.81 AC |
| OS 2 | 37,522 SF | 0.86 AC |
| OS 3 | 1,080 SF | 0.03 AC |
| OS 4 | 1,980 SF | 0.05 AC |
| OS 5 | 1,980 SF | 0.05 AC |
| OS 6 | 1,980 SF | 0.05 AC |
| OS 7 | 1,980 SF | 0.05 AC |
| OS 8 | 2,768 SF | 0.06 AC |
| OS 9 | 1,800 SF | 0.04 AC |
| OS 10 | 1,667 SF | 0.04 AC |
| OS 11 | 1,667 SF | 0.04 AC |
| OS 12 | 1,080 SF | 0.03 AC |
| OS 13 | 1,667 SF | 0.04 AC |
| OS 14 | 1,667 SF | 0.04 AC |
| OS 15 | 1,800 SF | 0.04 AC |
| OS 16 | 2,384 SF | 0.06 AC |
| OS 17 | 1,080 SF | 0.03 AC |
| OS 18 | 1,080 SF | 0.03 AC |
| OS 19 | 1,311 SF | 0.03 AC |
| OS 20 | 1,311 SF | 0.03 AC |
| OS 21 | 1,080 SF | 0.03 AC |
| OS 22 | 1,311 SF | 0.03 AC |
| OS 23 | 1,311 SF | 0.03 AC |
| OS 24 | 5,286 SF | 0.12 AC |
| OS 25 | 40,474 SF | 0.93 AC |
| OS 26 | 2,216 SF | 0.05 AC |
| OS 27 | 1,582 SF | 0.04 AC |
| OS 28 | 1,853 SF | 0.04 AC |
| OS 29 | 964 SF | 0.02 AC |
| OS 30 | 321,610 SF | 7.38 AC |
| OS 31 | 75,922 SF | 1.74 AC |
| **TOTAL** | **1,122,945 SF** | **25.78 AC** |

## PHASE TABLE

| | AREA | LOTS |
|---|---|---|
| PHASE 1 | 21.49 AC | 96 |
| PHASE 2 | 23.90 AC | 79 |
| PHASE 3 | 19.36 AC | 108 |

## IMPERVIOUS DATA

| | | |
|---|---|---|
| SINGLE FAMILY LOTS (3700 SF PER LOT) = | 5.95 | AC |
| TOWN HOME LOTS (1800 SF PER LOT) = | 9.50 | AC |
| ROADWAY IMPERVIOUS AREA = | 10.20 | AC |
| AMENITY AREA / MAIL KIOSK = | 1.00 | AC |
| TOTAL IMPERVIOUS AREA = | 26.65 | AC |

## IMPROVED PARK SPACE

| | | |
|---|---|---|
| IMPROVED PARK SPACE 1 | 59,618 SF | 1.37 AC |
| IMPROVED PARK SPACE 2 | 26,967 SF | 0.62 AC |
| IMPROVED PARK SPACE 3 | 4,536 SF | 0.10 AC |
| IMPROVED PARK SPACE 4 | 14,769 SF | 0.34 AC |
| **TOTAL** | **105,889 SF** | **2.43 AC** |

## UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

## RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

## OS ZONING

TOTAL AREA: 6.28 AC

## SITE DATA

DEVELOPER:
ABODE COMMUNITIES, LLC
3105 GLENWOOD AVENUE, SUITE 105
RALEIGH, NC 27612
INFOABODECOMMUNITIES@GMAIL.COM

PROPERTY OWNER:
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

DMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254

FIRM MAP = #3720184000K EFFECTIVE DATE: 07/19/2022

TOTAL EXISTING TRACT ACREAGE = 67.42 acres
LAND TO BE DEDICATED TO TOWN OF WAKE FOREST = 2.68 acres
TOTAL AREA TO BE DEVELOPED = 64.74 acres
PROPOSED ZONING = CU UR (29.19 AC) & CU RMX (31.95 AC) & OS (6.28 AC)
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 & 3 STORIES

REAR LOAD TOWNHOMES 20' - 26' WIDE: 147 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 67 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 283
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,960 SF
SINGLE FAMILY: 6,000 SF
AVERAGE LOT SIZE = TOWNHOME: 2,104 SF
SINGLE FAMILY: 6,509 SF

TOTAL OPEN SPACE PROVIDED = 27.25 acres (42.1%)
TOTAL IMPROVED PARK SPACE PROVIDED = 2.43 acres (3.8%)
TOTAL ACTIVE RECREATION PROVIDED = 0.32 acres (25% OF IMPROVED)

MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 293 UNITS = 586 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 7 SPACES
PARALLEL PARKING SPACES = 80 SPACES
PROPOSED PARKING = 673 SPACES

A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.




NOT TO SCALE
TYPICAL CROSS SECTION W/ MUP - 59' R/W
FRIENDSHIP CHAPEL RD, ROAD A, & ROAD D




NOT TO SCALE
TYPICAL CROSS SECTION - 55' R/W
ROAD A, ROAD C, ROAD D, ROAD E, & ROAD J




NOT TO SCALE
TYPICAL CROSS SECTION - 22' ALLEY EASEMENT W/ 20' PAVEMENT
ALLEY F, ALLEY G, ALLEY H, & ALLEY I




NOT TO SCALE
TYPICAL CROSS SECTION - 67' R/W
ROAD B

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REVISION DESCRIPTION

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DATE 12/21/2022
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DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

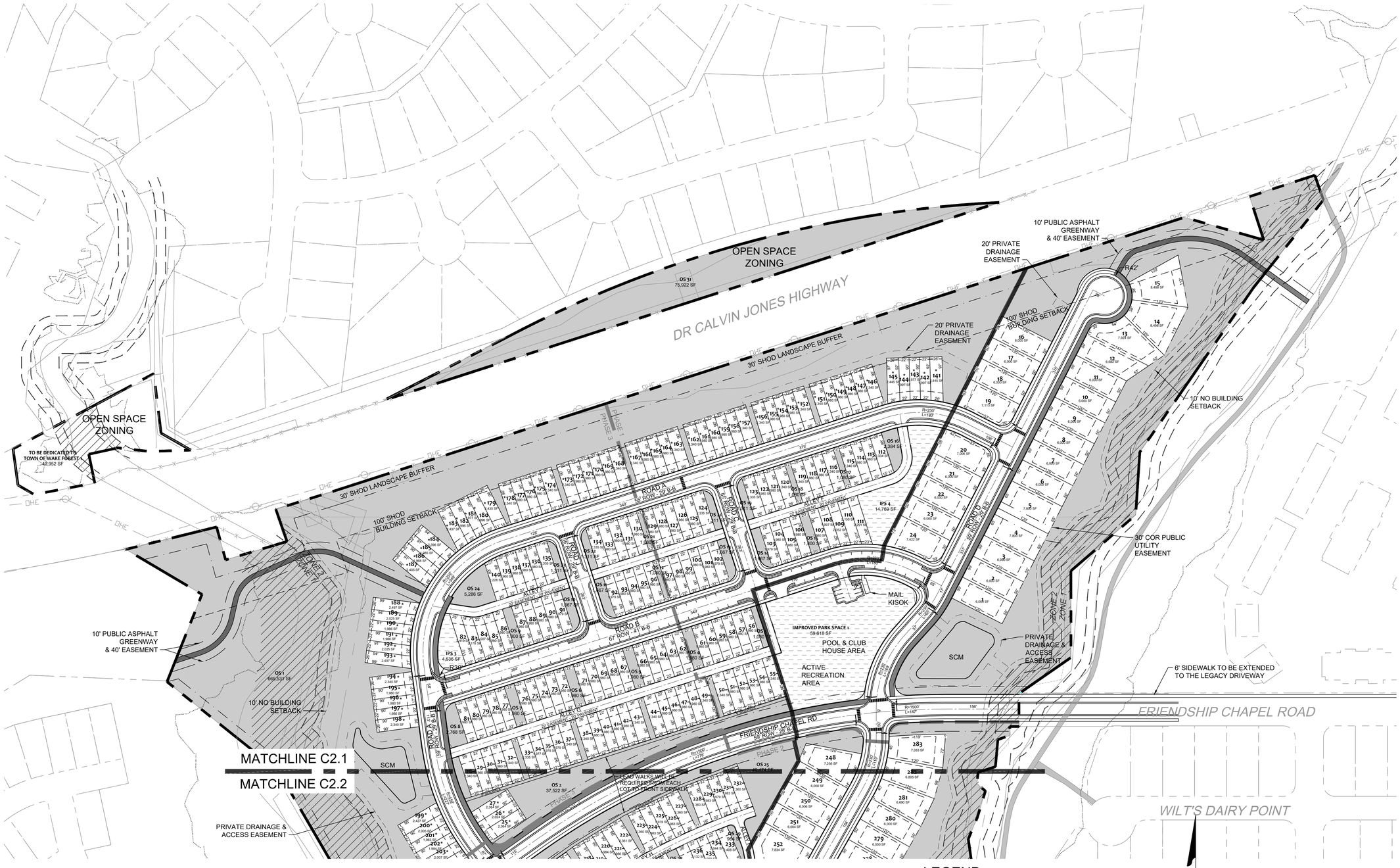
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PLAN - OVERALL

JOB NO. 49103
SHEET NO. C2.0

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## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY
- * FRONT LOADED TOWNHOMES
- ~ TOWNHOMES FRONTING OPEN SPACE

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NAD 83

SCALE 1"=100'

0 100' 200'

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REVISION DESCRIPTION

DATE

DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 100'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2

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MATCHLINE C2.1

MATCHLINE C2.2

10' NO BUILDING SETBACK

SCM

PRIVATE DRAINAGE & ACCESS EASEMENT

FRIENDSHIP CHAPEL ROAD

20' PRIVATE DRAINAGE EASEMENT

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

PRIVATE DRAINAGE & ACCESS EASEMENT

ZONE 2

ZONE 1

FRIENDSHIP CHAPEL RD

PHASE 4

PHASE 3

PHASE 2

PHASE 1

LEAD WALKS ARE TO BE REQUIRED FROM EACH LOT TO FRONT SIDEWALK

ROAD A SF ROW - 29' B-B

ROAD B SF ROW - 29' B-B

ROAD C SF ROW - 29' B-B

ROAD D SF ROW - 29' B-B

ALLEY A

ALLEY B

ALLEY C

ALLEY D

IMPROVED PARK SPACE 2
26,967 SF

ACTIVE RECREATION AREA

RMX ZONING

UR ZONING

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

TO BE DEDICATED TO TOWN OF WAKE FOREST 2
196,850 SF

10' PUBLIC ASPHALT GREENWAY & 40' EASEMENT

UR ZONING
OPEN SPACE ZONING

ZONE 2

ZONE 1

SFD & TH IN RMX ZONING

SCALE 1"=300'

0 300' 600'

OPEN SPACE ZONING

DR CALVIN JONES HIGHWAY

1317'

CU-HB ZONING

FRIENDSHIP CHAPEL ROAD

WILT'S DAIRY POINT

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
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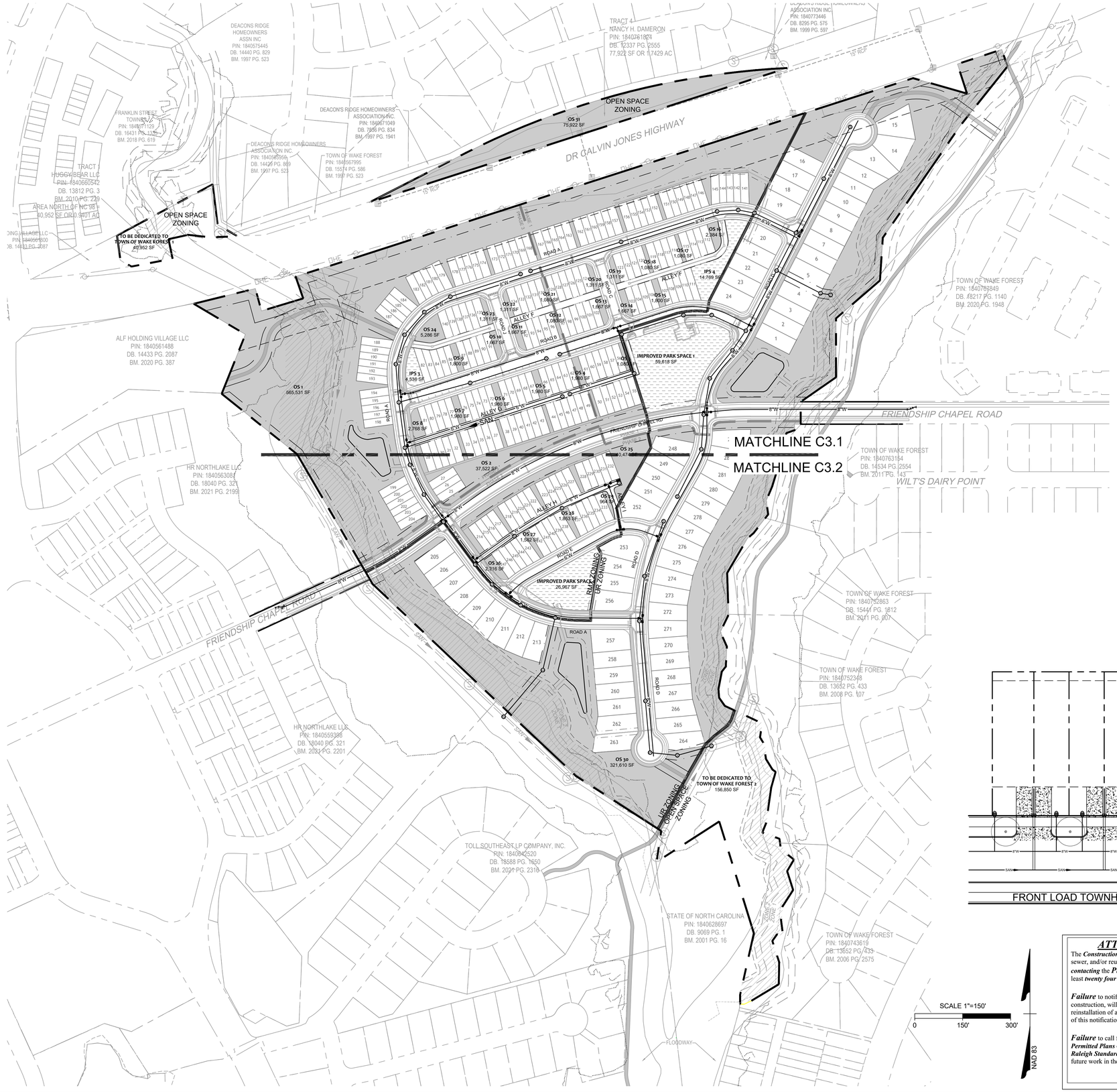
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO. 49103

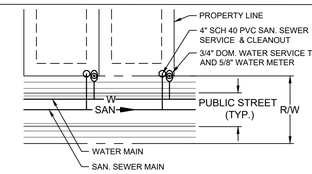
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## CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
   - 3.1. 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.
   - 3.2. WHEN INSTALLING WATER AND/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.
   - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - 3.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   - 3.5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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).
   - 3.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
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9. INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
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.
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**TYPICAL UTILITY SERVICE LOCATION**
N.T.S.

### UTILITY LEGEND

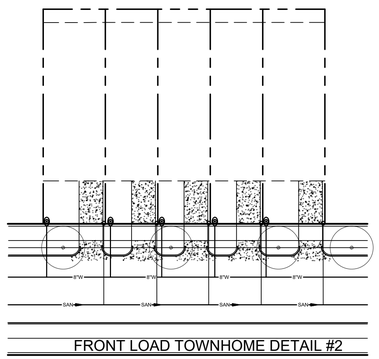
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### LEGEND

- PROPERTY LINE
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- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY




FRONT LOAD TOWNHOME DETAIL #1




FRONT LOAD TOWNHOME DETAIL #2

### *ATTENTION CONTRACTORS*

The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

***Failure*** to notify both ***City Departments*** in advance of beginning construction, will result in the issuance of ***monetary fines***, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

***Failure*** to call for ***Inspection***, ***Install a Downstream Plug***, have ***Permitted Plans*** on the ***Jobsite***, or any other ***Violation*** of ***City of Raleigh Standards*** will result in a ***Fine and Possible Exclusion*** from future work in the ***City of Raleigh***.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

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REVISION DESCRIPTION

DATE

DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 150'

**TIMMONS GROUP**
NORTH CAROLINA LICENSE NO. C-1652

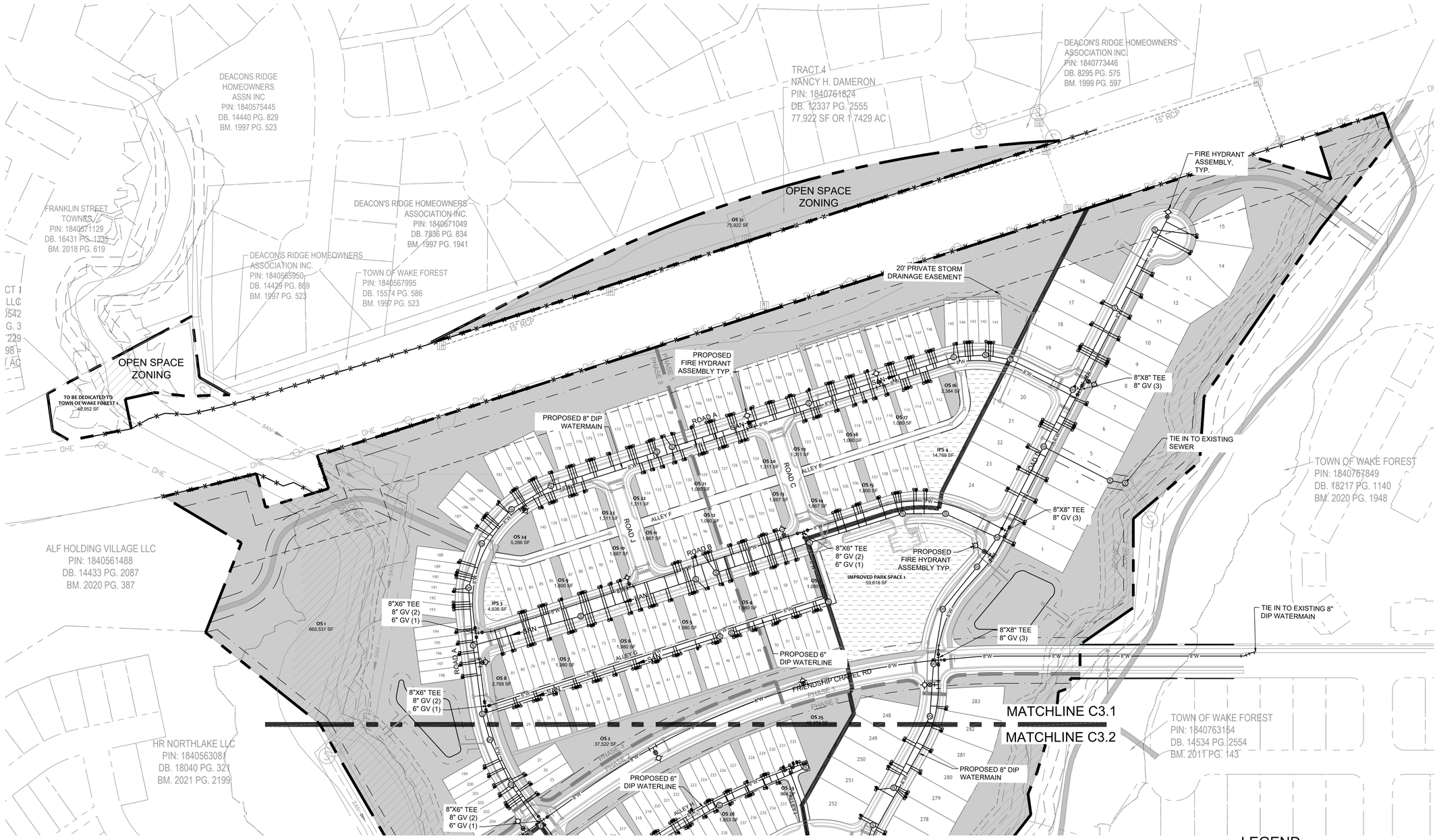
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY UTILITY PLAN - OVERALL

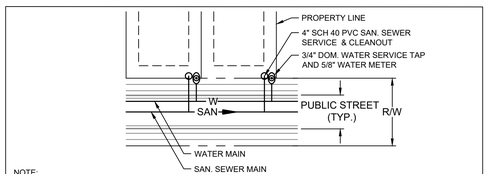
JOB NO. 49103
SHEET NO. C3.0

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**TYPICAL UTILITY SERVICE LOCATION**

N.T.S.

## UTILITY LEGEND

| | |
|---|---|
| SAN | SANITARY SEWER |
| (S) | SANITARY MANHOLE |
| SAN | EXISTING SAN. SEWER |
| (S) | EXISTING SAN. MANHOLE |
| W | PROPOSED WATERMAIN |
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## LEGEND

- PROPERTY LINE
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SCALE 1"=100'

0 100' 200'

NAD 83

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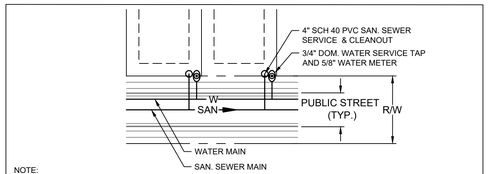
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - SHEET 1 OF 2

JOB NO. 49103
SHEET NO. C3.1

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N.T.S.

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- EXISTING SAN. MANHOLE
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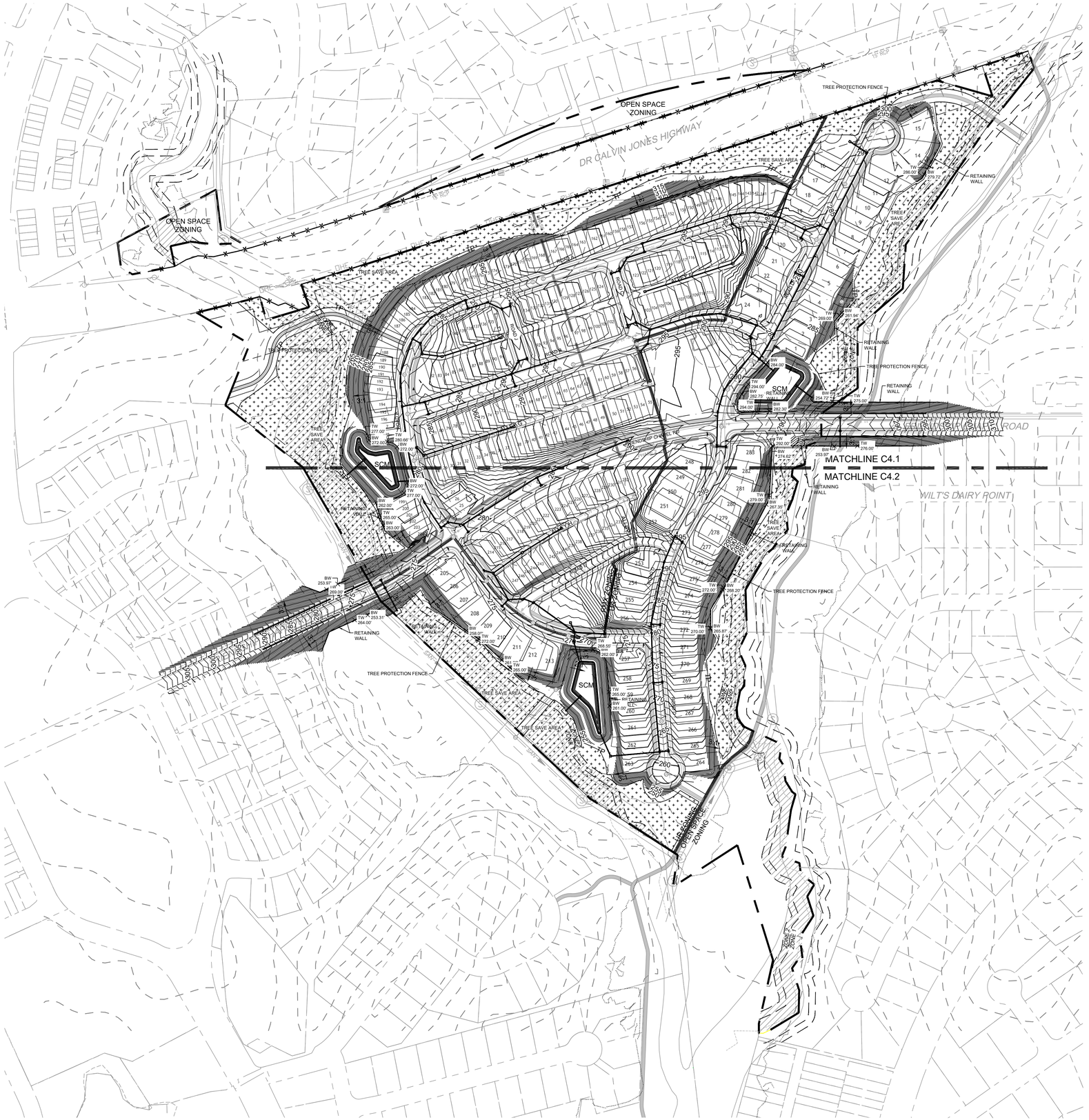
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - SHEET 2 OF 2

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TREE SAVE AREA: 5.20 AC

NAD 83

SCALE 1"=150'

0 150' 300'

LEGEND

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NORTH CAROLINA LICENSE NO. C-1652

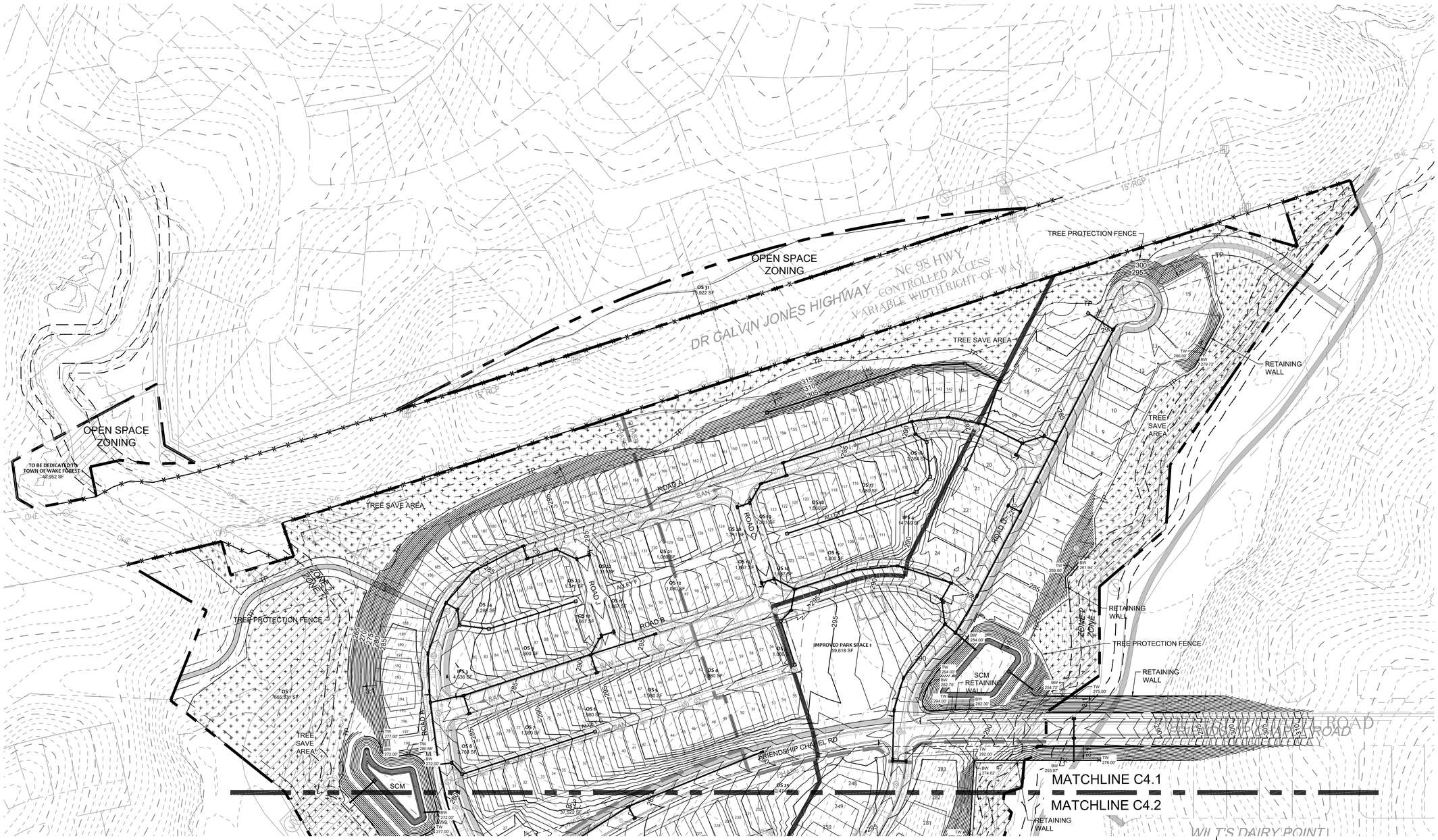
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL

JOB NO. 49103
SHEET NO. C4.0

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## LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

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NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION | DATE

DATE 11/01/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 100'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2

JOB NO. 49103
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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2

JOB NO.
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## LANDSCAPE ORDINANCE CALCULATIONS:

Buffers:
**NOTE: Existing trees to be used where buffer is located within Neuse River Riparian Buffers, floodplain, or wetland areas.**

**SHOD Buffer** (2,670' L):
Buffer Width: 30'
3 Tress per 50'
Environmental Length: 270'
Required Buffer Length: 2,670' - 270' = 2,400'
Required Trees: 2,400' / 50' = 48 x 3 = 144 Trees
Existing Trees: 13
Trees Provided: 131 Trees

**20' TYPE C BUFFER YARD** - 100' TYPICAL SECTION REQUIRED
2 Canopy Trees
2 Understory Trees
12 Shrubs

20' TYPE C BUFFER YARD - (2,044' L)
41 Canopy Trees Required
41 Understory Trees Required
246 Shrubs Required
Environmental Length: 2,044'
0 Trees/ Shrubs Provided (EXISTING TREES TO BE USED SINCE ENTIRE BUFFER IS LOCATED WITHIN NEUSE RIVER RIPARIAN BUFFER AND WETLAND AREAS)

**20' TYPE B STREET YARD** - 100' TYPICAL SECTION REQUIRED
2 Evergreen Trees
2 Canopy Trees
2 Understory Trees
24 Shrubs

20' TYPE B STREET YARD - SEGMENT Q (259' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
63 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
63 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

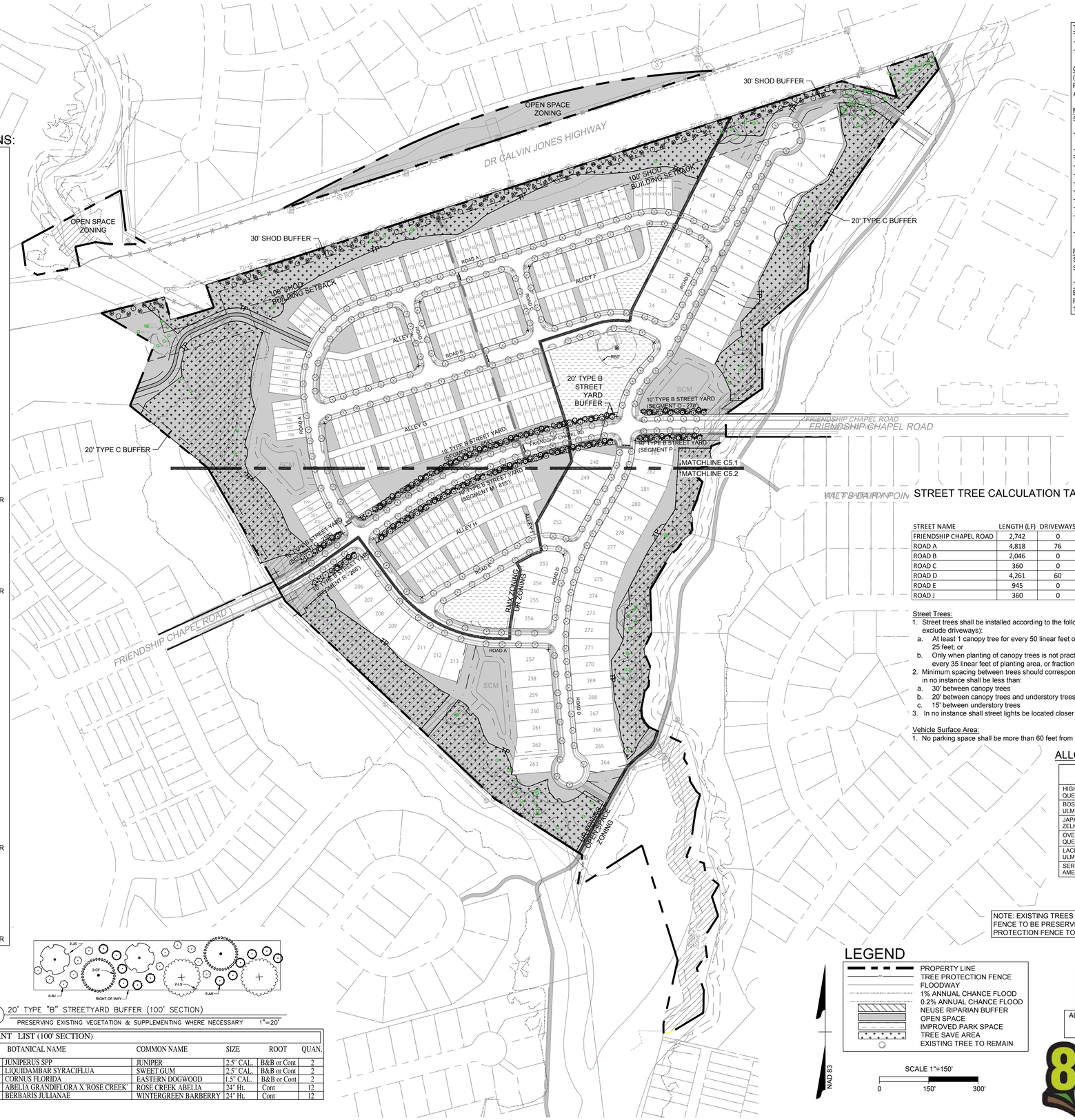
20' TYPE B STREET YARD - SEGMENT R (266' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
64 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
64 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT N (854' L):
18 Evergreen Trees Required
18 Canopy Trees Required
18 Understory Trees Required
205 Shrubs Required
18 Evergreen Trees Provided
18 Canopy Trees Provided
18 Understory Trees Provided
205 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT M (259' L):
17 Evergreen Trees Required
17 Canopy Trees Required
17 Understory Trees Required
196 Shrubs Required
17 Evergreen Trees Provided
17 Canopy Trees Provided
17 Understory Trees Provided
196 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT O (270' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
65 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
65 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT P (277' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
67 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
67 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER




**TREE CALCULATIONS**
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

| | |
|---|---|
| EXISTING CREDITS | 319 CREDITS |
| PROPOSED CREDITS | 623 CREDITS |
| **TOTAL CREDITS** | **942 CREDITS** |

IN ACCORDANCE WITH UDO SECTION 8.6.1., ALL TREES MUST MAINTAIN A MINIMUM 15 FOOT CLEARANCE FROM ALL STOP SIGNS AND LIGHT POLES

## STREET TREE CALCULATION TABLE

| STREET NAME | LENGTH (LF) | DRIVEWAYS | DRIVEWAY LENGTH (LF) | LENGTH W/O DRIVEWAYS (LF) | REQUIRED # | PROVIDED # |
|---|---|---|---|---|---|---|
| FRIENDSHIP CHAPEL ROAD | 2,742 | 0 | 0 | 2,742 | 55 | 57 |
| ROAD A | 4,818 | 76 | 850 | 3,968 | 79 | 95 |
| ROAD B | 2,046 | 0 | 0 | 2,046 | 41 | 43 |
| ROAD C | 360 | 0 | 0 | 360 | 7 | 8 |
| ROAD D | 4,261 | 60 | 1,200 | 3,061 | 61 | 85 |
| ROAD E | 945 | 0 | 0 | 945 | 19 | 19 |
| ROAD J | 360 | 0 | 0 | 360 | 7 | 8 |

Street Trees:
1. Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):
   a. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
   b. 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 thereof equal to or greater than 18 feet; or
2. Minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:
   a. 30' between canopy trees
   b. 20' between canopy trees and understory trees
   c. 15' between understory trees
3. In no instance shall street lights be located closer than 15' to canopy trees and 8' from understory trees

Vehicle Surface Area:
1. No parking space shall be more than 60 feet from the trunk of an canopy tree.

## ALLOWABLE STREET TREE PLANT LIST

| PLANT NAME | SIZE |
|---|---|
| HIGHTOWER WILLOW OAK<br>QUERCUS PHELLOS 'HIGHTOWER' | 2.5" CAL<br>10 - 12' HT |
| BOSQUE ELM<br>ULMUS PARVIFOLIA 'BOSQUE' | 2.5" CAL<br>10 - 12' HT |
| JAPANESE ZELKOVA<br>ZELKOVA SERRATA | 2.5" CAL<br>10 - 12' HT |
| OVERCUP OAK<br>QUERCUS LYRATA | 2.5" CAL<br>10 - 12' HT |
| LACEBARK ELM<br>ULMUS PARVIFOLIA 'LACEBARK' | 2.5" CAL<br>10 - 12' HT |
| SERVICEBERRY<br>AMELANCHIER SPP. | 2.5" CAL<br>10 - 12' HT |

NOTE: EXISTING TREES & VEGETATION EXTERIOR OF TREE PROTECTION FENCE TO BE PRESERVED. OPEN SPACE EXTERIOR OF TREE PROTECTION FENCE TO BE CONSIDERED TREE SAVE AREA




20' TYPE "B" STREETYARD BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'

PLANT LIST (100' SECTION)

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | QUAN. |
|---|---|---|---|---|---|
| JS | JUNIPERUS SPP | JUNIPER | 2.5" CAL. | B&B or Cont | 2 |
| LS | LIQUIDAMBAR SYRACIFLUA | SWEET GUM | 2.5" CAL. | B&B or Cont | 2 |
| CF | CORNUS FLORIDA | EASTERN DOGWOOD | 1.5" CAL. | B&B or Cont | 2 |
| AR | ABELIA GRANDIFLORA X 'ROSE CREEK' | ROSE CREEK ABELIA | 24" Ht. | Cont | 12 |
| BJ | BERBARIS JULIANAE | WINTERGREEN BARBERRY | 24" Ht. | Cont | 12 |

## LEGEND

PROPERTY LINE
TREE PROTECTION FENCE
FLOODWAY
1% ANNUAL CHANCE FLOOD
0.2% ANNUAL CHANCE FLOOD
NEUSE RIPARIAN BUFFER
OPEN SPACE
IMPROVED PARK SPACE
TREE SAVE AREA
EXISTING TREE TO REMAIN

NAD 83

SCALE 1"=150'
0 150' 300'

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REVISION DESCRIPTION

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11/18/2022

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DESIGNED BY
E.ANGE

CHECKED BY
B.BLACKMON

SCALE
1" = 150'

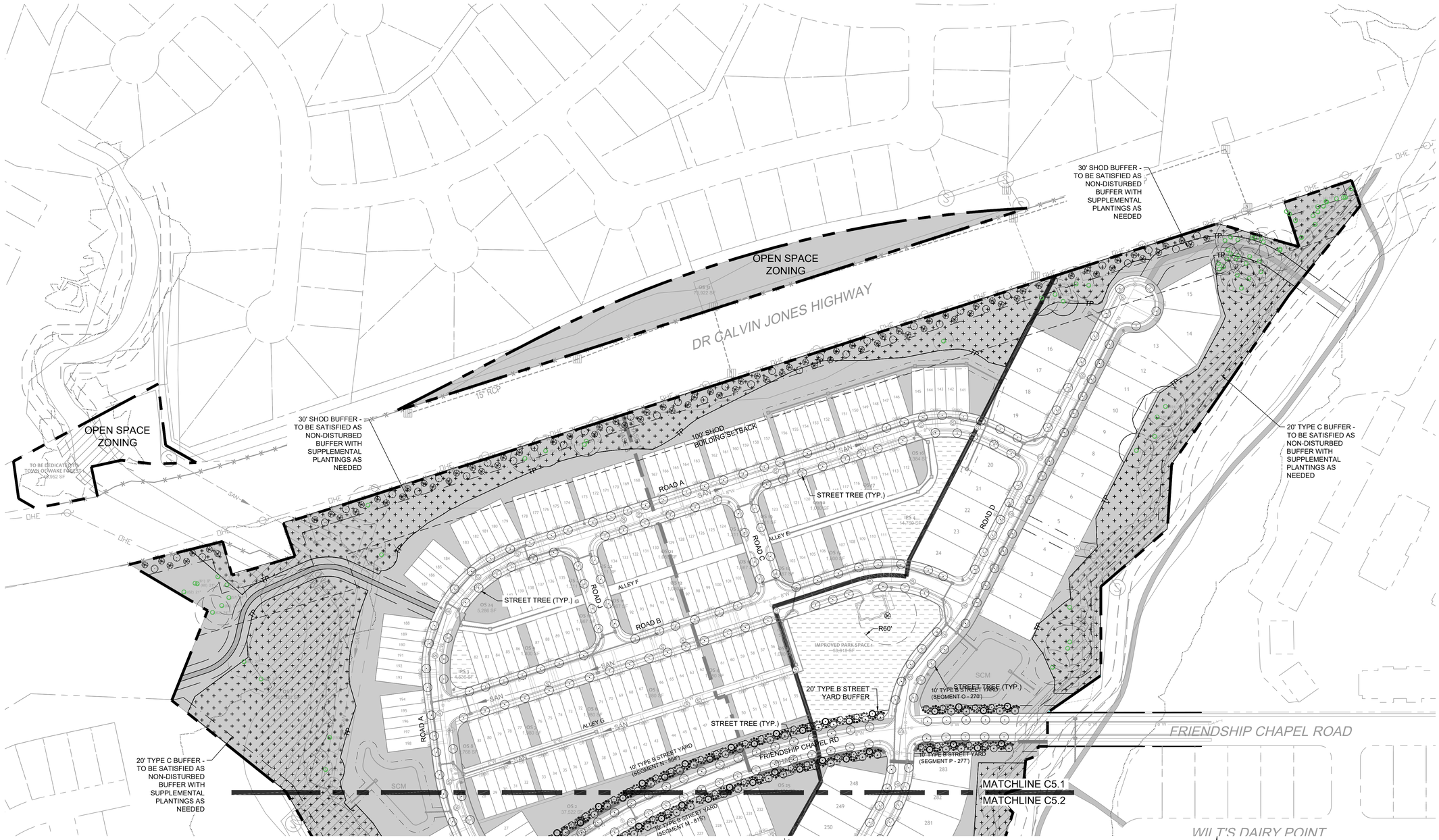
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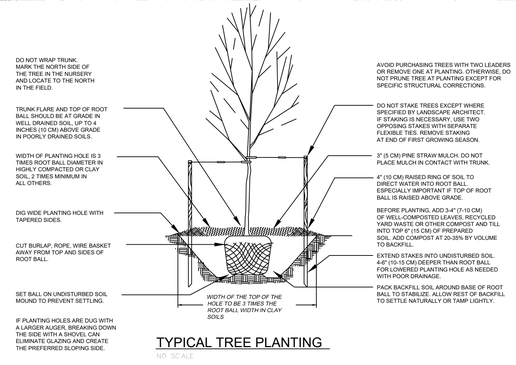
RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO.
49103

SHEET NO.
C5.0


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TYPICAL TREE PLANTING

NO SCALE

SCALE 1"=100'

0 100' 200'

NAD 83

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# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2

| REVISION DESCRIPTION | DATE |
|---|---|
| | |

DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 100'
JOB NO.: 49103
SHEET NO.: C5.1

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20' TYPE C BUFFER - TO BE SATISFIED AS NON-DISTURBED BUFFER WITH SUPPLEMENTAL PLANTINGS AS NEEDED

FRIENDSHIP CHAPEL ROAD

MATCHLINE C5.1

MATCHLINE C5.2

STREET TREE (TYP.)

ROAD A

ROAD D

ROAD E

ALLEY H

RMX ZONING

UR ZONING

UR ZONING
OPEN SPACE ZONING

ZONE X ZONE

SCM

IMPROVED PARK SPACE 2
20,967 SF

TO BE DEDICATED TO TOWN OF WAKE FOREST 2
156,850 SF

10' TYPE B STREET YARD (SEGMENT N - 854')

10' TYPE B STREET YARD (SEGMENT M - 818')

10' TYPE B STREET YARD (SEGMENT P - 277')

10' TYPE B STREET YARD (SEGMENT O - 297')

10' TYPE B STREET YARD (SEGMENT R - 266')

SCALE 1"=100'

0 100' 200'

NAD 83

## LEGEND

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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2

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DUKE ENERGY.

Outdoor Lighting

## Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

| | |
|---|---|
| LED *(Light Emitting Diode)* | 50 \| 70 \| 110 \| 150 \| 220 \| 280 watts |
| Mounting heights | 15', 20', 25', 30', 35' |
| Colors | Bronze<br>Black<br>Gray<br>Green |
| Poles | Style A, C<br>Wood |

For additional information, visit duke-energy.com/OutdoorLighting
800.343.0806 (CH)
800.419.8790 (CH and KY)
800.521.2332 (IN)



DUKE ENERGY.

Outdoor Lighting

## Roadway LED

**Light source:** LED (white)
**Wattage:** 50 | 70 | 110 | 150 | 220 | 280
**Light pattern:** IESNA Type III (cut)
**IESNA cutoff classification:** Full cutoff
**Color temperature:** 4,000K
**Warm-up and restrike time:** Instant on (no warm-up or restrike time)

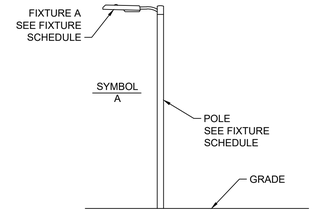
*light distribution pattern*

### Poles available:

| Name | Mounting height | Color |
|---|---|---|
| Aluminum | 15', 20', 25', 30', 35' | Bronze<br>Black<br>Gray<br>Green |
| Wood | 25', 30', 35' | Standard |

| Features | Benefits |
|---|---|
| No installation cost | Frees up capital for other projects |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included | Eliminates high and unexpected repair bills |
| Electricity included | Less expensive than metered service |
| Warranty included | Worry-free |
| One low monthly cost on your electric bill | Convenience and savings for you |
| Turnkey operation | Provides hassle-free installation and service |
| Backed by over 40 years of experience | A name you can trust today ... and tomorrow |

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1 FIXTURE 'A' DETAIL
SCALE: N.T.S.

NAD 83

SCALE 1"=150'
0 150' 300'

## LEGEND

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## PRELIMINARY LIGHTING PLAN - OVERALL

JOB NO. 49103
SHEET NO. C6.0

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## PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2

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## PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

JOB NO.
*49103*

SHEET NO.
*C6.2*

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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:** | Abode Communities, LLC |
| **Owner:** | Dunn Creek Owner, LLC |
| **Requested Action:** | 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 |
| **Existing Zoning:** | Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD) and Open Space Conditional District (OS-CD) |
| **Location:** | 0 Friendship Chapel Road and 0 NC 98 Bypass |
| **Size:** | 76.37 acres |
| **Tax PINs:** | 1840660542, 1840761824, 1840657710, and 1840676254 |
| **Existing Land Use:** | Vacant |

## 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: Michael Hmyquist

Seconded by Planning Board member: Adam Redler

Attest:

Karin Kuropas, Planning Board Chair

Jennifer Currin, Assistant Planning Director

ORDINANCE 2024-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO AMEND A REZONING CONDITION OF APPROXIMATELY 67.42 ACRES LOCATED AT 0 FRIENDSHIP CHAPEL ROAD AND 0 NC 98 BYPASS, BEING WAKE COUNTY TAX PINS 1840660542, 1840761824, 1840657710, AND 1840676254 ZONED RESIDENTIAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD), URBAN RESIDENTIAL CONDITIONAL DISTRICT (UR-CD) AND OPEN SPACE CONDITIONAL DISTRICT (OS-CD)

RZ-22-05-01, RESERVE AT DUNN CREEK AMENDMENT

WHEREAS, the application submitted by Timmons Group 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 September 17, 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 Numbers 1840660542, 1840761824, 1840657710, and 1840676254, and described in Exhibit 1, are located within the Town’s Corporate Limits.

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 keeping the zoning classification of the “Rezoned Lands”) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD) and Open Space Conditional District (OS-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 – Reserve at Dunn Creek 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. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
    a. Construction of a right turn lane from Heritage Lake Road onto west-bound Friendship Chapel Road 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.

2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
    a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.

4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.

5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.

6. Buffers shall be installed prior to recording of the plat of the subject phase.

7. Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.

8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.

    a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.

    b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.

    c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.

    d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.

    e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.

9. Certain town home lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.l & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of town home lots fronting on open space shall not exceed 55 lots.

10. Certain town home lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage town homes shall not exceed 70 lots.

11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.

12. The project will adhere to a number of architectural conditions including the following:

Townhome Dwelling Construction Standards

a. Townhomes shall include a minimum of 1,400 heated square footage.
b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
c. Town homes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
d. Town homes less than 24' in width will have a 1- or 2-car garage and all Town homes 24' or wider shall have a 2-car garage.
e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
f. Exposed foundation on the front of units shall be brick or stone.
g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
j. All town homes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
n. Eaves shall project 8-12".
o. All town homes with front loaded garages shall include carriage style garage doors with glass inserts.
p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
        - Recessed Entry
        - Covered stoop (5'x5' min)
        - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
    ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
        - Facade Off-set (12" min. between primary faces)
        - Roof Line off-set (12" min.)
    iii. Facade Elements (Every unit shall have two Facade elements, one of which shall be window trim.)
        - Bay Window
        - Balcony
        - Window Trim (3.5" min. width)

- Shutters
- Patterned Finish (Scales, Shakes, Wainscoting, etc)

iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)

- Dormer
- Gable
- Cupola/Tower/Chimney

q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Town home Dwellings will have a covered porch or stoop.

r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

Single Family Dwelling Construction Standards

a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.

b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake

c. Main roof pitches shall be between 6:12 and 12:12

d. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.

e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.

f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single-Family Dwellings will have a covered porch or stoop.

g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

h. Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie .. porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.

13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories

14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.

15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661')

16. Road E may exceed block length standards with a maximum length of 545'.

17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.

18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.

19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

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 17th day of September 2024.

_____

Vivian A. Jones
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____

Hassan Kingsberry
Town Attorney

AREAS TO BE REZONED

TRACT 1, 2 & 3 AREA TO BE REZONED RMX-CD

COMMENCING FROM AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 71°49'32" WEST A DISTANCE OF 145.81 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 17°59'47"EAST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 74°04'42" WEST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 72°09'47" WEST A DISTANCE OF 353.44 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY EDGE SOUTH 27°07'24" WEST A DISTANCE OF 661.94 FEET TO A POINT; THENCE SOUTH 08°57'39" WEST A DISTANCE OF 33.50 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF SOUTH 85°35'22" WEST, AND A CHORD DISTANCE OF 106.38 FEET; THENCE SOUTH 72°13'07" WEST A DISTANCE OF 176.21 FEET; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 145.50 FEET; THENCE SOUTH 17°46'54"EAST A DISTANCE OF 100.55 FEET TO A POINT; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 23.16 FEET TO A POINT; THENCE SOUTH 12°19'27" EAST A DISTANCE OF 59.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET TO A POINT, A CHORD DIRECTION OF SOUTH 77°31'10" WEST, AND A CHORD DISTANCE OF 8.03 FEET TO A POINT; THENCE SOUTH 12°38'14" EAST A DISTANCE OF 47.56 FEET; THENCE SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENC\E SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENCE SOUTH SOUTH29°30'48"WEST A DISTANCE OF 60.22 FEET TO A POINT; THENCE 29°31'44" WEST A DISTANCE OF 50.97 FEET TO A POINT; THENCE SOUTH 10°31'51" EAST A DISTANCE OF 87.87 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 39.99 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF SOUTH 70°10'12" WEST, AND A CHORD DISTANCE OF 39.81 FEET TO A POINT; THENCE SOUTH 60°49'04" WEST A DISTANCE OF 43.66 FEET TO A POINT; THENCE SOUTH 29°10'56" EAST A DISTANCE OF 22.96 FEET TO A POINT; THENCE SOUTH 12°56'38" WEST A DISTANCE OF 56.69 FEET TO A POINT; THENCE S 09°06'39" W 56.69 FEET TO A POINT; THENCE SOUTH 09°06'39" WEST A DISTANCE OF 68.27 FEET TO A POINT; THENCE SOUTH 00°29'09" WEST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 89°30'51" WEST A DISTANCE OF 34.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 369.57 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CHORD DIRECTION OF NORTH 63°02'45" WEST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE NORTH 36°34'40" WEST A DISTANCE OF 182.57 FEET; THENCE SOUTH 54°40'31" WEST A DISTANCE OF 110.95 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF SOUTH 58°33'10" WEST, AND A CHORD DISTANCE OF 178.85 FET, SAID POINT BEING LOCATED ON THE EASTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF- WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 30°09'45" WEST A DISTANCE OF 257.80 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2199, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 30°09'45" WEST A DISTANCE OF 168.60 FEET TO A POINT; THENCE NORTH 51°18'22" WEST A DISTANCE OF 302.80 TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, AND SHOWN ON BOOK OF MAPS 2020 PAGE 387, WAKE COUNTY REGISTRY ; THENCE NORTH 21°45'45" EAST A DISTANCE OF 200.14 FEET TO A POINT; THENCE NORTH 59°22'22" WEST A DISTANCE OF 187.76 FEET

TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS HIGHWAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 76°08'02" EAST A DISTANCE OF 198.48 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°18'47" EAST A DISTANCE OF 72.59 FEET TO A CONCRETE MONUMENT; THENCE NORTH 73°17'05" EAST A DISTANCE OF 136.23 FEET TO A CONCRETE MONUMENT; THENCE NORTH 19°08'55" WEST A DISTANCE OF 72.47 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°39'16" EAST A DISTANCE OF 128.31 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°09'47" EAST A DISTANCE OF 1547.23 FEET TO THE POINT OF BEGINNING, CONTAINING 31.9532 ACRES AND BEING THE AREA REZONED RMX-CD.

TRACT 2 & 3 AREA TO BE REZONED TO UR-CD:

BEGINNING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO POINT; THENCE SOUTH 18°44'40" WEST A DISTANCE OF 30.93 FEET; THENCE SOUTH 31°49'39" WEST A DISTANCE OF 20.09 FEET; THENCE SOUTH 51°38'21"

WEST A DISTANCE OF 59.13 FEET; THENCE SOUTH 45°53'14" WEST A DISTANCE OF 36.90 FEET; THENCE SOUTH 29°42'49" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 28°37'20" WEST A DISTANCE OF 99.74 FEET; THENCE SOUTH 29°04'35" WEST A DISTANCE OF 85.94 FEET; THENCE SOUTH 30°34'45 " WEST A DISTANCE OF 14.19 FEET, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC. AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 57°08'41" WEST A DISTANCE OF 305.17 FEET TO A POINT; THENCE NORTH 46°41'15" WEST A DISTANCE OF 438.01 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321, AND SHOWN ON BOOK OF MAPS 2021 PAGE 2201, WAKE COUNTY REGISTRY; THENCE NORTH 46°37'21" WEST A DISTANCE OF 436.47 FEET TO A POINT; THENCE NORTH 30°09'45"WEST A DISTANCE OF 42.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF NORTH 58°33'10 " EAST, AND A CHORD DISTANCE OF 178.85 FEET; THENCE NORTH 54°40'31" EAST A DISTANCE OF 110.95 FEET TO A POINT; THENCE SOUTH 36°34'40" EAST A DISTANCE 182.57 TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 369.57 FEET, A CHORD DIRECTION OF SOUTH 63°02'45" EAST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE SOUTH 89°30'51" EAST A DISTANCE OF 34.00 FEET; THENCE NORTH 00°29'09" EAST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 09°06'39" EAST A DISTANCE 68.27 FEET; THENCE NORTH 09°06'39" EAST A DISTANCE OF 56.69 FEET; THENCE NORTH 12°56'38" EAST A DISTANCE OF 56.69 FEET TO A POINT; THENCE NORTH 29°10'56" WEST A DISTANCE OF 22.96 FEET; THENCE NORTH 60°49'04" EAST A DISTANCE OF 43.66 FEET; THENCE WITH CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF NORTH 70°10'12" EAST, AND A CHORD DISTANCE OF 39.81 FEET; THENCE NORTH 10°31'51" WEST A DISTANCE OF 87.87 FEET TO A POINT; 4THENCE NORTH 29°30'48" EAST A DISTANCE OF 60.22 FEET TO A POINT; THENCE NORTH 29°29'03" EAST A DISTANCE OF 50.97 FEET TO A POINT; THENCE NORTH 29°31'44" EAST A DISTANCE OF 107.39 FEET TO A POINT; THENCE NORTH 12°38'14" WEST A DISTANCE OF 47.56 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET, A CHORD DIRECTION OF NORTH 77°31'10" EAST, AND A CHORD DISTANCE OF 8.03 FEET; THENCE NORTH 12°19'27" WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 23.16 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF100.55 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 145.50 FEET TO A POINT; THENCE NORTH 72°13'07" EAST A DISTANCE OF 176.21 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF NORTH 85°35'22"EAST, AND A CHORD DISTANCE OF 106.38 FEET TO A POINT; THENCE NORTH 08°57'39" EAST A DISTANCE 33.50 FEET TO A POINT; THENCE NORTH 27°07'24" EAST A DISTANCE OF 661.949 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE NORTH 72°09'47" EAST A DISTANCE OF 353.44 FEET TO A C CONCRETE MONUMENT; THENCE SOUTH 74°04'42" EAST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE NORTH 17°59'47" WEST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 71°49'32" EAST A DISTANCE OF 145.81 FEET TO THE POINT OF BEGINNING, CONTAINING 29.1879 ACRES, AND BEING THE AREA TO BE REZONED UR-CD.

TRACT 1 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 59°54'01" WEST A DISTANCE OF 39.81 FEET; THENCE NORTH 07°47'37" WEST A DISTANCE OF 77.78 FEET TO AN EXISTING IRON PIPE , SAID IRON PIPE BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF FRANKLIN STREET TOWNES AS RECORDED IN DEED BOOK 16431 PAGE 1335 AND SHOWN ON BOOK OF MAPS 2018 PAGE 619, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 61°50'41" EAST A DISTANCE OF 339.40 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 14429 PAGE 869 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°56'59" EAST A DISTANCE OF 127.64 FEET TO A POINT; THENCE SOUTH 60°14'35" EAST A DISTANCE OF 72.58 FEET TO A POINT SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 88°07'49" WEST A DISTANCE OF 87.92 FEET TO A MONUMENT; THENCE NORTH 83°28'18" WEST A DISTANCE OF 67.48 FEET TO A MONUMENT; THENCE SOUTH 77°36'27" WEST A DISTANCE OF 63.28 FEET TO A POINT; THENCE SOUTH 11°49'47" EAST A DISTANCE OF 62.40 FEET TO A MONUMENT; THENCE SOUTH 79°11'06" WEST A DISTANCE OF 131.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9401 ACRES.

TRACT 3 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD):

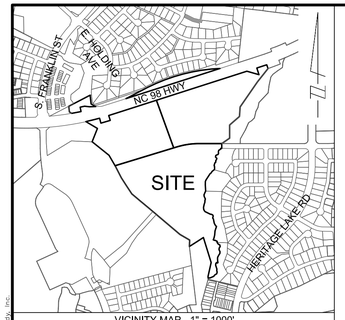
COMMENCING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH

SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 85.51 FEET THENCE SOUTH 29°36'04" EAST A DISTANCE OF 15.59 FEET; THENCE S08°12'59"W A DISTANCE OF 35.12 FEET; THENCE S31°34'01"E A DISTANCE OF 20.49 FEET; THENCE S08°57'53"E A DISTANCE OF 51.19 FEET; THENCE SOUTH 31°56'11" EAST A DISTANCE OF 38.51 FEET; THENCE SOUTH 53°26'28" EAST A DISTANCE OF 12.14 FEET; THENCE SOUTH 15°56'37" WEST A DISTANCE OF 49.54 FEET; THENCE SOUTH 08°12'01" WEST A DISTANCE OF 113.46 FEET; THENCE SOUTH 21°45'03" WEST A DISTANCE OF 32.17 FEET ; THENCE SOUTH 70°11'33" EAST A DISTANCE OF 57.07 FEET; THENCE SOUTH 07°41'03" EAST A DISTANCE OF 32.70 FEET; THENCE SOUTH 51°17'11" EAST A DISTANCE OF 52.33 FEET; THENCE SOUTH 30°30'09" WEST A DISTANCE OF 41.74 FEET; THENCE SOUTH 17°34'49" EAST A DISTANCE OF 62.02 FEET; THENCE SOUTH 32°46'14" WEST A DISTANCE OF 62.25 FEET; THENCE SOUTH 05°40'53" WEST A DISTANCE OF 41.50 FEET; THENCE SOUTH 07°17'09" EAST A DISTANCE 53.28 FEET; THENCE NORTH 66°51'10" WEST A DISTANCE OF 20.84 FEET; THENCE S35°21'29"W A DISTANCE OF 25.72 FEET; THENCE SOUTH 17°51'30" EAST A DISTANCE OF 70.15 FEET; THENCE SOUTH 01°05'33" WEST A 68.74 FEET; THENCE SOUTH 58°51'39" WEST A DISTANCE OF 99.52 FEET; THENCE S64°39'13"W A DISTANCE OF 25.16 FEET; THENCE NORTH 89°08'09" WEST A DISTANCE OF 13.11 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE STATE OF NORTH CAROLINA AS RECORDED IN DEED BOOK 9069 PAGE 1 AND SHOWN ON BOOK OF MAPS 2001 PAGE 16, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°10'52" WEST A DISTANCE OF 28.63 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 12°35'52" EAST A DISTANCE OF 197.69 FEET TO AN EXISTING IRON PIPE; NORTH 17°13'19" WEST A DISTANCE OF 366.06 FEET TO AN EXISTING PIPE; THENCE SOUTH 57°08'54" WEST A DISTANCE OF 233.34 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE NORTH 08°40'06" EAST A DISTANCE OF 97.75 FEET TO A POINT; THENCE NORTH 57°08'41" WEST A DISTANCE OF 12.89 FEET TO A POINT; THENCE NORTH 30°34'45" EAST A DISTANCE OF 14.19 FEET TO A POINT; THENCE NORTH 29°04'35" EAST A DISTANCE OF 85.94 FEET TO A POINT; THENCE NORTH 28°37'20"EAST A DISTANCE OF 99.74 FEET TO A POINT; THENCE NORTH 29°42'49" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 45°53'14" EAST A DISTANCE OF 36.90 FEET TO A POINT; THENCE NORTH 51°38'21" EAST

A DISTANCE OF 59.13 FEET TO A POINT; THENCE NORTH 31°49'39" EAST A DISTANCE OF 20.09 FEET; THENCE NORTH 18°44'40" EAST A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6008 ACRES.

TRACT 4 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

COMMENCING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 79°11'06" EAST A DISTANCE OF 131.11 FEET TO A MONUMENT; THENCE NORTH 11°49'47" WEST A DISTANCE OF 62.40 FEET TO A POINT; THENCE NORTH 77°36'27" EAST A DISTANCE OF 63.28 FEET TO A MONUMENT; THENCE SOUTH 83°28'18" EAST A DISTANCE OF 67.48 FEET TO A POINT; THENCE NORTH 88°07'49" EAST A DISTANCE OF 171.92 FEET TO A MONUMENT; THENCE NORTH 72°51'00" EAST A DISTANCE OF 181.25 FEET TO A POINT; THENCE NORTH 72°09'47" EAST A DISTANCE A DISTANCE OF 161.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 15574 PAGE 586 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 62°51'03" EAST A DISTANCE OF 291.02 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING A POINT ON THE SOUTHERN PROPERTY LINE OF LANDS OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 7836 PAGE 834 AND SHOWN ON BOOK OF MAPS 1997 PAGE1941, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 1114.51 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2500.01 FEET, A CHORD DIRECTION OF NORTH 74°38'36" EAST, AND A CHORD DISTANCE OF 1088.08 FEET, SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 72°09'47" WEST A DISTANCE OF 1374.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7429 ACRES.




VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720184000J, DATED 05/02/06. PROPERTIES LIE WITHIN ZONES X, AE, AND FLOODWAY.
6. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
7. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS), THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

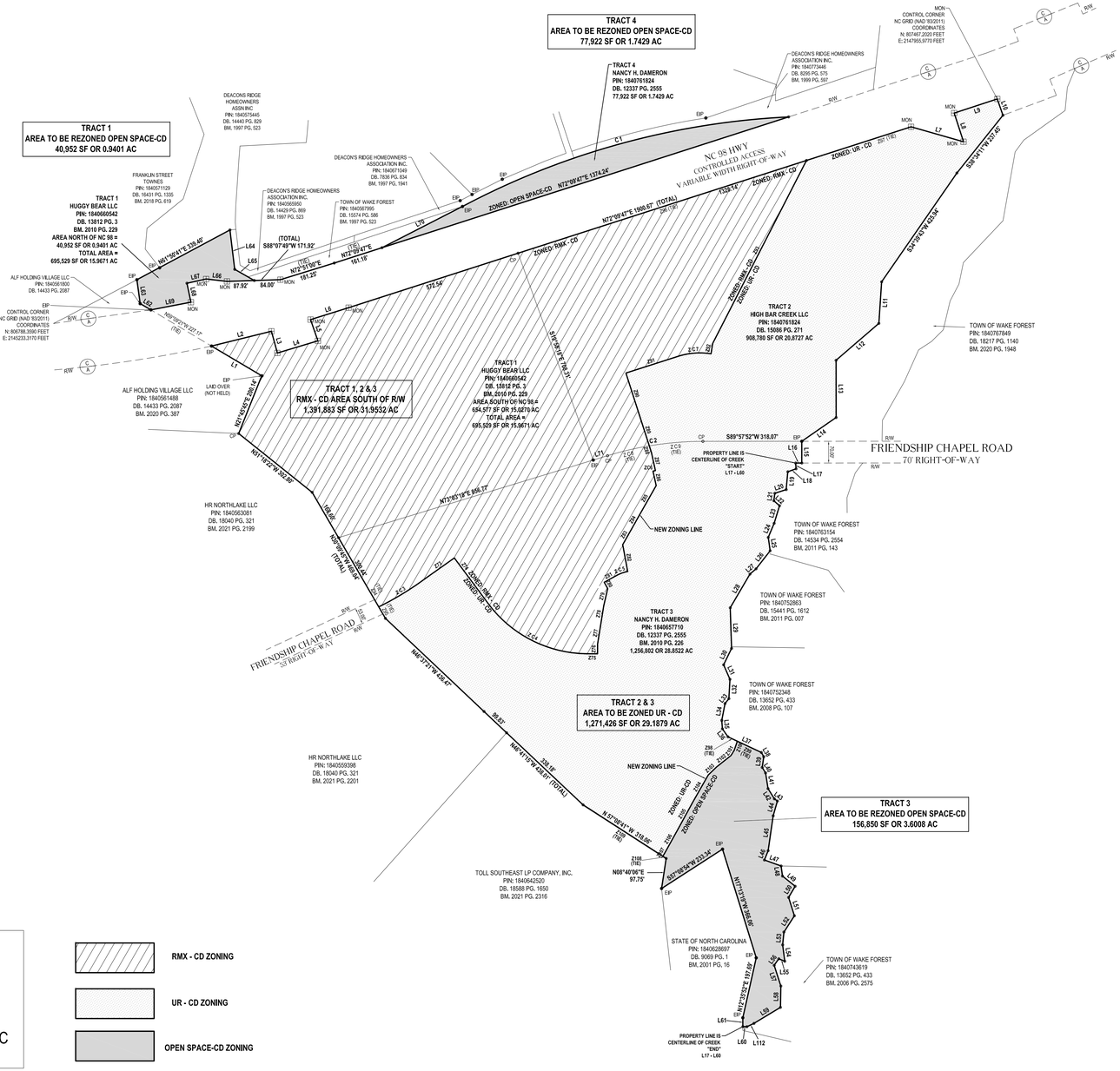
| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C1 | 2500.01 | 1096.85 | S74°38'36"W | 1088.08 |
| C2 | 1050.00 | 311.44 | S81°26'40"W | 310.30 |

NC GRID (NAD 83/2011)
SCALE: 1" = 200'

**REFERENCES:**
BM, 2010 PG, 226 - 230
DB, 13812 PG. 3
DB, 12337 PG, 2555
DB, 15086 PG. 271

| ZONING CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| ZC3 | 1000.00 | 179.08 | N58°33'15"E | 178.85 |
| ZC4 | 400.00 | 369.57 | S63°02'45"E | 356.56 |
| ZC5 | 122.50 | 39.99 | S75°15'12"W | 39.81 |
| ZC6 | 1474.18 | 8.03 | S77°31'10"W | 8.03 |
| ZC7 | 230.00 | 107.35 | S85°39'22"W | 106.38 |
| ZC8 | 1050.00 | 138.18 | S76°43'07"W | 138.08 |
| ZC9 | 1050.00 | 173.26 | S85°12'53"W | 173.06 |

| ZONING LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | DISTANCE |
| Z73 | S54°40'31"W | 110.95 |
| Z74 | N36°34'40"W | 182.67 |
| Z75 | N89°30'51"W | 34.00 |
| Z76 | S00°29'09"W | 31.50 |
| Z77 | S09°06'39"W | 68.27 |
| Z78 | S09°06'39"W | 56.69 |
| Z79 | S12°56'38"W | 56.69 |
| Z80 | S29°10'56"E | 22.96 |
| Z81 | S60°49'04"W | 43.66 |
| Z82 | S10°31'51"E | 87.87 |
| Z83 | S29°30'48"W | 60.22 |
| Z84 | S29°31'44"W | 50.97 |
| Z85 | S29°31'44"W | 107.39 |
| Z86 | S12°38'14"E | 47.56 |
| Z87 | S12°19'27"E | 59.00 |
| Z88 | S17°46'54"E | 23.16 |
| Z89 | S17°46'54"E | 100.55 |
| Z90 | S17°46'54"E | 145.50 |
| Z91 | S72°13'07"W | 176.21 |
| Z92 | S08°57'39"W | 33.00 |
| Z93 | S27°37'24"W | 651.94 |
| Z94 | S30°09'45"E | 257.80 |
| Z95 | S30°09'45"E | 42.63 |
| Z96 | N72°09'47"E | 974.70 |
| Z97 | N72°09'47"E | 353.44 |
| Z98 | S64°53'31"E | 33.20 |
| Z99 | S64°53'31"E | 85.51 |
| Z100 | S18°44'40"W | 30.93 |
| Z101 | S31°49'39"W | 20.09 |
| Z102 | S51°38'21"W | 59.13 |
| Z103 | S45°53'14"W | 36.90 |
| Z104 | S29°42'49"W | 100.00 |
| Z105 | S28°37'20"W | 99.74 |
| Z106 | S29°54'35"W | 85.94 |
| Z107 | S30°34'40"W | 14.19 |
| Z108 | S57°08'41"E | 12.89 |
| Z109 | S57°08'41"E | 305.17 |


TRACT 1
AREA TO BE REZONED OPEN SPACE-CD
40,952 SF OR 0.9401 AC
TRACT 4
AREA TO BE REZONED OPEN SPACE-CD
77,922 SF OR 1.7429 AC
TRACT 4
NANCY H. DAMERON
PIN: 1840761824
DB. 12337 PG. 2555
77,922 SF OR 1.7429 AC
TRACT 1
HUGGY BEAR LLC
PIN: 1840660542
DB. 13812 PG. 3
BM. 2010 PG. 229
AREA NORTH OF NC 98 =
40,952 SF OR 0.9401 AC
TOTAL AREA =
695,529 SF OR 15.9671 AC
TRACT 1, 2 & 3
RMX - CD AREA SOUTH OF R/W
1,391,883 SF OR 31.9532 AC
TRACT 2
HIGH BAR CREEK LLC
PIN: 1840761824
DB. 15086 PG. 271
908,780 SF OR 20.8727 AC
TRACT 1
HUGGY BEAR LLC
PIN: 1840660542
DB. 13812 PG. 3
BM. 2010 PG. 229
AREA SOUTH OF NC 98 =
654,577 SF OR 15.0270 AC
TOTAL AREA =
695,529 SF OR 15.9671 AC
TRACT 2 & 3
AREA TO BE ZONED UR - CD
1,271,426 SF OR 29.1879 AC
TRACT 3
AREA TO BE REZONED OPEN SPACE-CD
156,850 SF OR 3.6008 AC
TRACT 3
NANCY H. DAMERON
PIN: 1840637710
DB. 12337 PG. 2555
BM. 2010 PG. 226
1,256,802 OR 28.8522 AC
NC 98 HWY
CONTROLLED ACCESS
VARIABLE WIDTH RIGHT-OF-WAY
FRIENDSHIP CHAPEL ROAD
70' RIGHT-OF-WAY
FRIENDSHIP CHAPEL ROAD
55' RIGHT-OF-WAY
NEW ZONING LINE
PROPERTY LINE IS CENTERLINE OF CREEK "START" L17 - L60
PROPERTY LINE IS CENTERLINE OF CREEK "END" L17 - L60
ZONED: RMX - CD
ZONED: UR - CD
ZONED: OPEN SPACE-CD
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. PIN: 1840773446 DB. 8295 PG. 575 BM. 1999 PG. 597
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. PIN: 1840675445 DB. 14440 PG. 829 BM. 1997 PG. 523
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. PIN: 1840597049 DB. 7836 PG. 834 BM. 1997 PG. 1941
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. PIN: 1840580950 DB. 14429 PG. 869 BM. 1997 PG. 523
FRANKLIN STREET TOWNES PIN: 1840571129 DB. 16431 PG. 1335 BM. 2018 PG. 619
TOWN OF WAKE FOREST PIN: 1840587065 DB. 15574 PG. 586 BM. 1997 PG. 523
ALF HOLDING VILLAGE LLC PIN: 1840561800 DB. 14433 PG. 2087
CONTROL CORNER NC GRID (NAD 83/2011) COORDINATES N: 807786.3590 FEET E: 2145233.3170 FEET
ALF HOLDING VILLAGE LLC PIN: 1840561488 DB. 14433 PG. 2087 BM. 2020 PG. 387
HR NORTHLAKE LLC PIN: 1840563081 DB. 18040 PG. 321 BM. 2021 PG. 2199
HR NORTHLAKE LLC PIN: 1840559388 DB. 18040 PG. 321 BM. 2021 PG. 2201
TOLL SOUTHEAST LP COMPANY, INC. PIN: 1840642520 DB. 18588 PG. 1650 BM. 2021 PG. 2316
STATE OF NORTH CAROLINA PIN: 1840628697 DB. 8069 PG. 1 BM. 2001 PG. 16
TOWN OF WAKE FOREST PIN: 1840763154 DB. 14534 PG. 2554 BM. 2011 PG. 143
TOWN OF WAKE FOREST PIN: 1840752863 DB. 15441 PG. 1612 BM. 2011 PG. 007
TOWN OF WAKE FOREST PIN: 1840752348 DB. 13652 PG. 433 BM. 2008 PG. 107
TOWN OF WAKE FOREST PIN: 1840747361 DB. 13652 PG. 433 BM. 2006 PG. 2575
TOWN OF WAKE FOREST PIN: 1840767849 DB. 18217 PG. 1140 BM. 2020 PG. 1948
CONTROL CORNER NC GRID (NAD 83/2011) COORDINATES N: 807467.2020 FEET E: 2147955.9770 FEET
N72°09'47"E 1374.24'
N72°09'47"E 1,900.87' (TOTAL)
S18°44'40"W 30.93'
S31°49'39"W 20.09'
S51°38'21"W 59.13'
S45°53'14"W 36.90'
S29°42'49"W 100.00'
S28°37'20"W 99.74'
S29°54'35"W 85.94'
S30°34'40"W 14.19'
S57°08'41"E 12.89'
S57°08'41"E 305.17'
S30°09'45"E 257.80'
S30°09'45"E 42.63'
S29°30'48"W 107.39'
S29°31'44"W 50.97'
S29°30'48"W 60.22'
S10°31'51"E 87.87'
S29°10'56"E 22.96'
S12°38'14"E 47.56'
S12°19'27"E 59.00'
S17°46'54"E 23.16'
S17°46'54"E 100.55'
S17°46'54"E 145.50'
S72°13'07"W 176.21'
S08°57'39"W 33.00'
S27°37'24"W 651.94'
S54°40'31"W 110.95'
N36°34'40"W 182.67'
N89°30'51"W 34.00'
S00°29'09"W 31.50'
S09°06'39"W 68.27'
S09°06'39"W 56.69'
S12°56'38"W 56.69'
S29°10'56"E 22.96'
S60°49'04"W 43.66'
S10°31'51"E 87.87'
S29°30'48"W 60.22'
S29°31'44"W 50.97'
S29°31'44"W 107.39'
S12°38'14"E 47.56'
S12°19'27"E 59.00'
S17°46'54"E 23.16'
S17°46'54"E 100.55'
S17°46'54"E 145.50'
S72°13'07"W 176.21'
S08°57'39"W 33.00'
S27°37'24"W 651.94'
S30°09'45"E 257.80'
S30°09'45"E 42.63'
S64°53'31"E 33.20'
S64°53'31"E 85.51'
S18°44'40"W 30.93'
S31°49'39"W 20.09'
S51°38'21"W 59.13'
S45°53'14"W 36.90'
S29°42'49"W 100.00'
S28°37'20"W 99.74'
S29°54'35"W 85.94'
S30°34'40"W 14.19'
S57°08'41"E 12.89'
S57°08'41"E 305.17'
N72°09'47"E 974.70'
N72°09'47"E 353.44'
S64°53'31"E 33.20'
S64°53'31"E 85.51'
S30°09'45"E 257.80'
S30°09'45"E 42.63'
S29°30'48"W 107.39'
S29°31'44"W 50.97'
S29°30'48"W 60.22'
S10°31'51"E 87.87'
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S12°38'14"E 47.56'
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S17°46'54"E 23.16'
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S17°46'54"E 145.50'
S72°13'07"W 176.21'
S08°57'39"W 33.00'
S27°37'24"W 651.94'
S54°40'31"W 110.95'
N36°34'40"W 182.67'
N89°30'51"W 34.00'
S00°29'09"W 31.50'
S09°06'39"W 68.27'
S09°06'39"W 56.69'
S12°56'38"W 56.69'
S29°10'56"E 22.96'
S60°49'04"W 43.66'
S10°31'51"E 87.87'
S29°30'48"W 60.22'
S29°31'44"W 50.97'
S29°30'48

**Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-05-01: Reserve at Dunn Creek Conditional District**

The Wake Forest Board of Commissioners finds that RZ-22-05-01 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 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.

# RESERVE AT DUNN CREEK

## CONDITIONAL DISTRICT REZONING PLAN

### CASE #: 632357

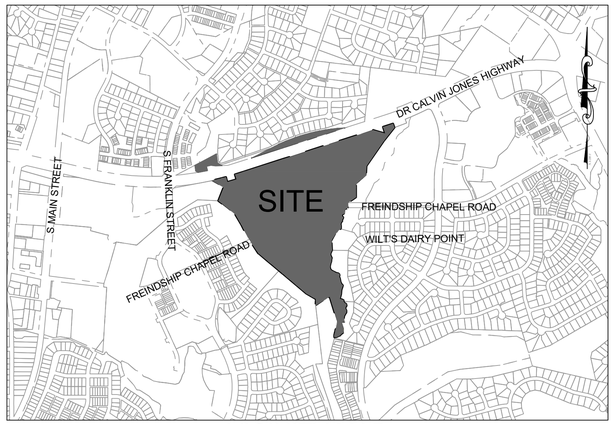
### WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

RZ-22-05

SD-22-07

## SITE DATA

| | |
|---|---|
| PROJECT: | RESERVE AT DUNN CREEK |
| ENGINEER: | TIMMONS GROUP<br>5410 TRINITY ROAD, SUITE 102<br>RALEIGH, NC 27607<br>PHONE: 919-866-4509<br>FAX: 919-859-5663<br>BETH BLACKMON, PE<br>EMAIL: BETH.BLACKMON@TIMMONS.COM |
| DEVELOPER: | ABODE COMMUNITIES, LLC<br>3105 GLENWOOD AVENUE, SUITE 105<br>RALEIGH, NC 27612<br>INFOABODECOMMUNITIES@GMAIL.COM |
| PROPERTY OWNER: | HIGH BAR CREEK LLC<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619<br><br>HUGGY BEAR LLC<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619<br><br>DAMERON, NANCY H<br>3336 WHITE OAK RD<br>RALEIGH NC 27609-7619 |
| PROPERTY LOCATION: | FRIENDSHIP CHAPEL ROAD<br><br>DR CALVIN JONES HIGHWAY |
| PIN: | 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254 |
| DEED REFERENCE: | DB 13812 PG 03; DB 15086 PG 271; DB 12337 PG 2555 |
| EXISTING ZONING: | CU HB & CU RMX |
| PROPOSED ZONING: | UR-CD (29.19 AC) & RMX-CD (31.95 AC) & OS (6.28 AC) |
| TOWNSHIP: | WAKE FOREST |
| PROPOSED USE: | SINGLE FAMILY DWELLINGS & TOWNHOMES |
| EXISTING OVERLAY DISTRICT: | TND & SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT) |
| PROPOSED OVERLAY DISTRICT: | SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT) |
| GROWTH STRATEGY MAP DESIGNATION: | TOWN CENTER |
| TOTAL EXISTING TRACT AREA: | 67.42 AC |
| AREA DEDICATED TO TOWN OF WAKE FOREST | 2.68 AC |
| TOTAL AREA TO BE DEVELOPED | 64.74 AC |
| EXISTING IMPERVIOUS AREA: | 0 AC (0%) |
| PROPOSED IMPERVIOUS AREA: | 26.95 AC (43.7%) |
| MAXIMUM PROPOSED NUMBER OF LOTS: | 70 SFD (30%) & 230 TH (70%) |
| PROPOSED DENSITY: | 2.40 DU/A (UR-CR) & 7.20 DU/A (RMX-CD) |
| TOTAL OPEN SPACE AREA PROVIDED: | 25.78 AC (39.8%) |
| TOTAL IMPROVED PARK SPACE PROVIDED: | 2.43 AC (3.8%) |
| TOTAL ACTIVE RECREATION PROVIDED:<br>*SEE MINIMUM REQUIRED OPEN SPACE UNDER ZONING TYPES BELOW | 0.32 AC (25% OF IMPROVED) |
| PROPOSED PARKING: | 673 SPACES |




VICINITY MAP

SCALE: 1" = 1000'

**Sheet List Table**

| Sheet Number | Sheet Title |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS PLAN |
| C1.1 | TREE SAVE PLAN |
| C2.0 | PRELIMINARY SUBDIVISION PLAN - OVERALL |
| C2.1 | PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2 |
| C2.2 | PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2 |
| C3.0 | PRELIMINARY UTILITY PLAN - OVERALL |
| C3.1 | PRELIMINARY UTILITY PLAN - SHEET 1 OF 2 |
| C3.2 | PRELIMINARY UTILITY PLAN - SHEET 2 OF 2 |
| C4.0 | PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL |
| C4.1 | PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2 |
| C4.2 | PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2 |
| C5.0 | PRELIMINARY LANDSCAPE PLAN - OVERALL |
| C5.1 | PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2 |
| C5.2 | PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2 |
| C6.0 | PRELIMINARY LIGHTING PLAN - OVERALL |
| C6.1 | PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2 |
| C6.2 | PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2 |

**APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS**

DATE _____

**RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD**

DATE _____

## ZONING CONDITIONS

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
   a. Construction of a right turn lane from Heritage Lake Drive 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.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer .
   a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
   a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking.
      The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
   b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
   c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
   d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
   e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
12. The project will adhere to a number of architectural conditions including the following:
    Townhome Dwelling Construction Standards
    a. Townhomes shall include a minimum of 1,400 heated square footage.
    b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
    c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
    d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
    e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
    f. Exposed foundation on the front of units shall be brick or stone.
    g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
    h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
    i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
    j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
    k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
    l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
    m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
    n. Eaves shall project 8-12".
    o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
    p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
       Recessed Entry
       Covered stoop (5'x5' min)
       Usable porch a minimum of 5' deep and extending more than 50% of the facade.
       ii. Building Off-Set (Min. of 3 of each off-set per building cluster), Facade Off-set (12" min. between primary faces),
       Roof Line off-set (12" min.)
    iii. Facade Elements (Every unit shall have a two Fa<;:ade elements one of which shall be window trim.)
       Bay Window Balcony
       Window Trim (3.5" min. width) Shutters
       Patterned Finish (Scales, Shakes, Wainscoting, etc)
    iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
       Dormer Gable
       Cupola/Tower/Chimney
    q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
    r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

    Single Family Dwelling Construction Standards.
    a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
    b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f.two or more building materials; g. Decorative brick or stone; h. Decorative trim;
    i. Decorative shake
    c. Main roof pitches shall be between 6:12 and 12:12
    d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
    e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth- faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
    f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
    g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
    h. Garage Door setback from fac;:ade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

## UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

## RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 13.18 AC (41%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
**RALEIGH OFFICE**
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 07/10/2024

DRAWN BY 331

DESIGNED BY 331

CHECKED BY B.BLACKMON

SCALE 1" = 1000'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

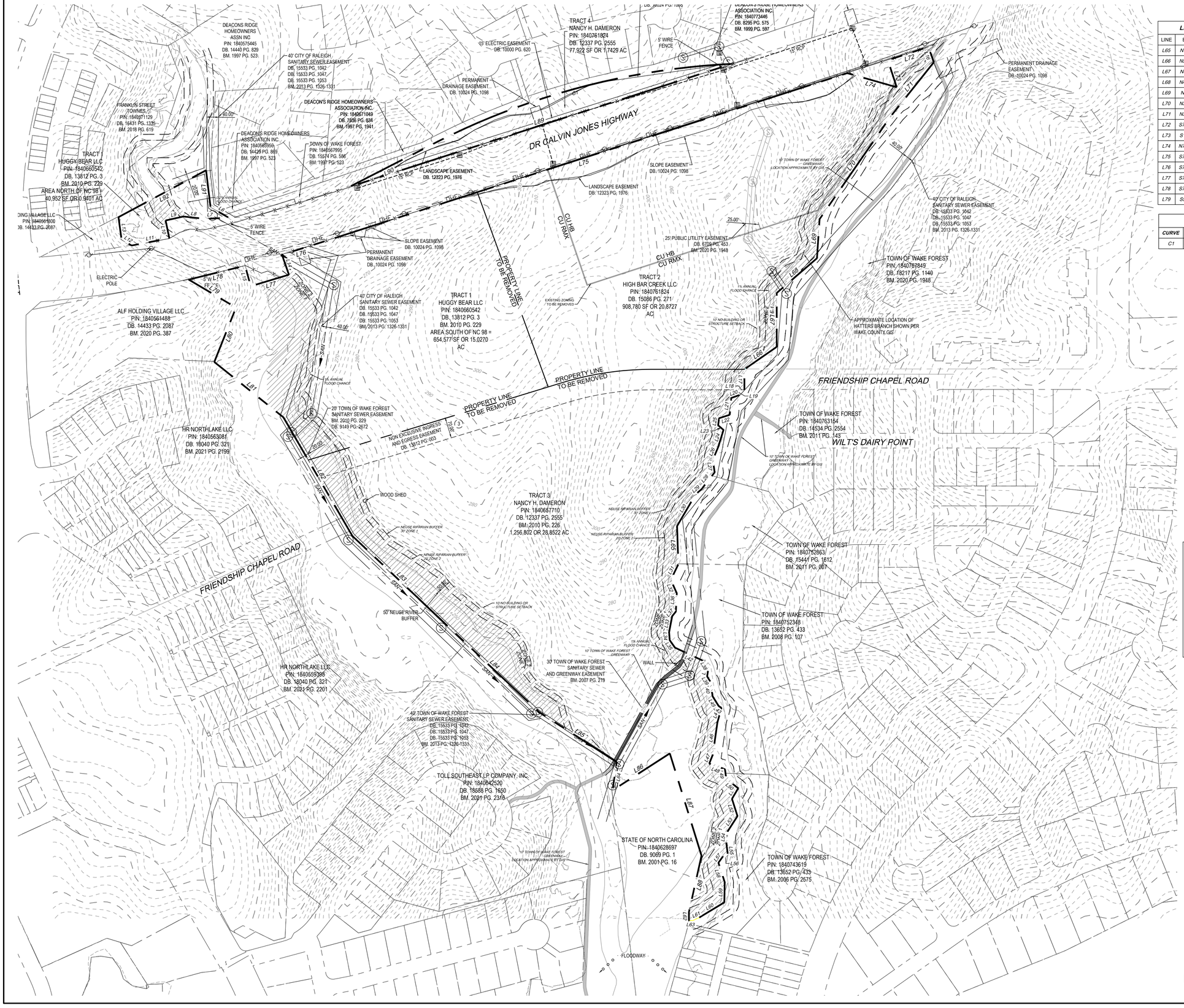
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

COVER SHEET

JOB NO. 49103

SHEET NO. C0.0

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| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L65 | N1°50'26"W | 130.97' |
| L66 | N55°16'14"E | 134.42' |
| L67 | N0°01'45"W | 184.17' |
| L68 | N49°11'44"E | 181.77' |
| L69 | N3°49'13"E | 134.00' |
| L70 | N34°39'43"E | 425.94' |
| L71 | N38°34'11"E | 237.45' |
| L72 | S71°49'32"W | 145.81' |
| L73 | S17°59'47"E | 97.07' |
| L74 | N74°04'42"W | 175.45' |
| L75 | S72°09'47"W | 1900.67' |
| L76 | S72°39'16"W | 128.31' |
| L77 | S73°17'05"W | 136.23' |
| L78 | S76°08'02"W | 198.48' |
| L79 | S59°22'22"E | 187.76' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L80 | S21°45'45"W | 200.14' |
| L81 | S51°18'22"E | 302.80' |
| L82 | S30°09'45"E | 469.04' |
| L83 | S46°37'21"E | 436.47' |
| L84 | S46°41'15"E | 438.01' |
| L85 | S57°08'41"E | 318.06' |
| L86 | N57°08'54"E | 233.34' |
| L87 | S17°13'19"E | 366.06' |
| L88 | S12°35'52"W | 197.69' |
| L89 | N72°09'47"E | 1374.24' |
| L90 | S62°51'03"W | 291.02' |
| L91 | N6°56'59"W | 127.64' |
| L92 | S61°50'41"W | 339.40' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
| C1 | 25°08'17" | 2500.01' | 1096.85' | 557.40' | S74°38'36"W | 1088.08' |

## EXISTING CONDITIONS NOTES:

1. BOUNDARY TAKEN FROM SURVEY BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS DATED FEBRUARY, 03, 2022.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION BY BASS, NIXON, KENNEDY, INC. CONSULTING ENGINEERS SURVEY DATED FEBRUARY, 03, 2022.
4. THE SUBJECT PROPERTY LIES IN ZONE X PER FIRM MAP 3720184000K EFFECTIVE DATE 07/19/2022.
5. 100-YR FLOODPLAIN DESIGNATED ON PLAN.
6. ANY INADVERTENT DISCOVERY OF GRAVES OR HUMAN REMAINS MUST FOLLOW THE PROCEDURES SET OUT IN NCGS70-29 THROUGH G.S. 70-33.

## LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER

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DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 150'

NORTH CAROLINA LICENSE NO. C-1652

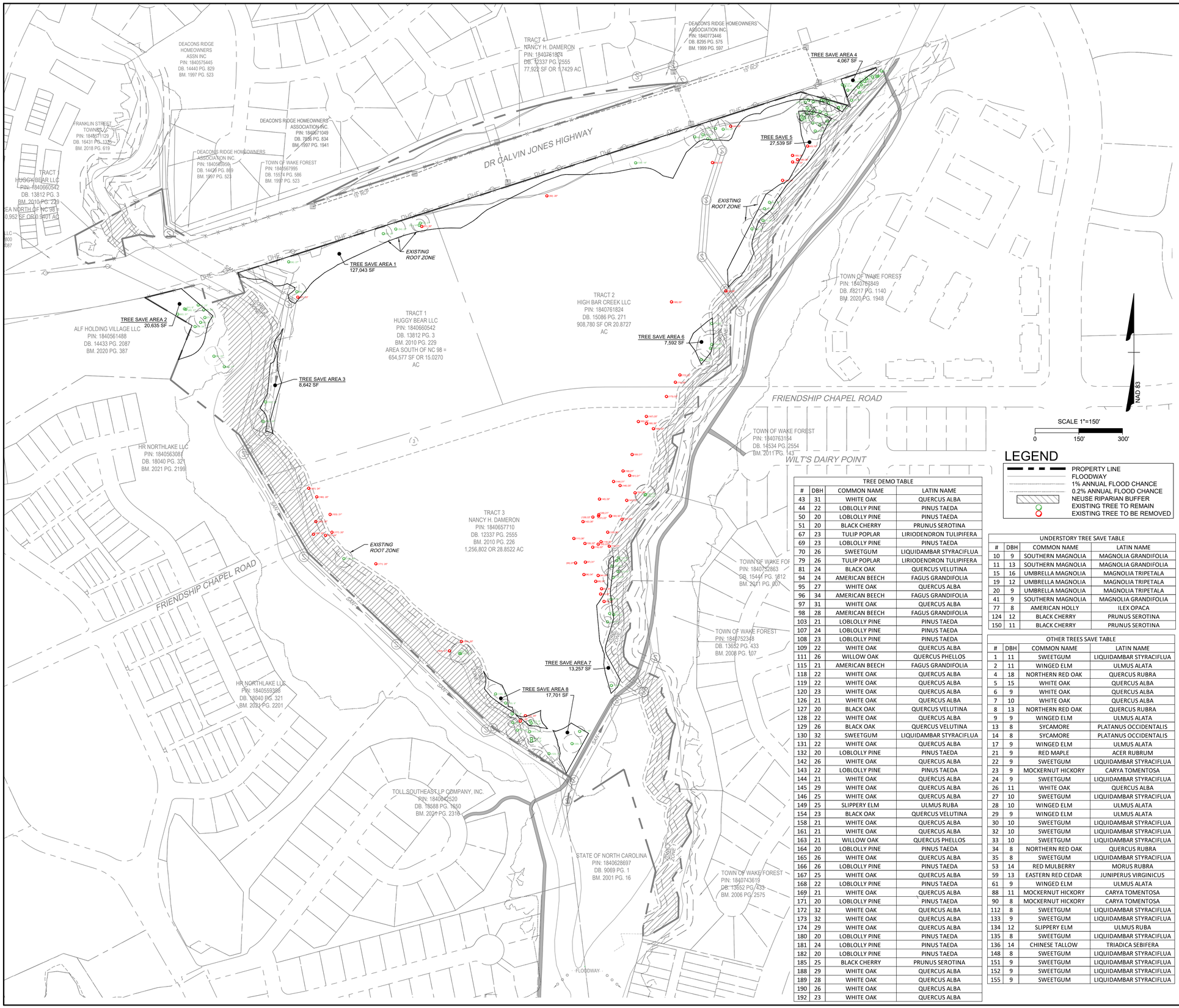
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## EXISTING CONDITIONS PLAN

JOB NO. 49103
SHEET NO. C1.0

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**TREE CALCULATIONS**
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

| | |
|---|---|
| EXISTING CREDITS | 319 CREDITS |
| PROPOSED CREDITS | 623 CREDITS |
| **TOTAL CREDITS** | **942 CREDITS** |

## LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE DEMO TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 43 | 31 | WHITE OAK | QUERCUS ALBA |
| 44 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 50 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 51 | 20 | BLACK CHERRY | PRUNUS SEROTINA |
| 67 | 23 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 69 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 70 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 79 | 26 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 81 | 24 | BLACK OAK | QUERCUS VELUTINA |
| 94 | 24 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 95 | 27 | WHITE OAK | QUERCUS ALBA |
| 96 | 34 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 97 | 31 | WHITE OAK | QUERCUS ALBA |
| 98 | 28 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 103 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 107 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 108 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 109 | 22 | WHITE OAK | QUERCUS ALBA |
| 111 | 26 | WILLOW OAK | QUERCUS PHELLOS |
| 115 | 21 | AMERICAN BEECH | FAGUS GRANDIFOLIA |
| 118 | 22 | WHITE OAK | QUERCUS ALBA |
| 119 | 22 | WHITE OAK | QUERCUS ALBA |
| 120 | 23 | WHITE OAK | QUERCUS ALBA |
| 126 | 21 | WHITE OAK | QUERCUS ALBA |
| 127 | 20 | BLACK OAK | QUERCUS VELUTINA |
| 128 | 22 | WHITE OAK | QUERCUS ALBA |
| 129 | 26 | BLACK OAK | QUERCUS VELUTINA |
| 130 | 32 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 131 | 22 | WHITE OAK | QUERCUS ALBA |
| 132 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 142 | 26 | WHITE OAK | QUERCUS ALBA |
| 143 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 144 | 21 | WHITE OAK | QUERCUS ALBA |
| 145 | 29 | WHITE OAK | QUERCUS ALBA |
| 146 | 25 | WHITE OAK | QUERCUS ALBA |
| 149 | 25 | SLIPPERY ELM | ULMUS RUBA |
| 154 | 23 | BLACK OAK | QUERCUS VELUTINA |
| 158 | 21 | WHITE OAK | QUERCUS ALBA |
| 161 | 21 | WHITE OAK | QUERCUS ALBA |
| 163 | 21 | WILLOW OAK | QUERCUS PHELLOS |
| 164 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 165 | 26 | WHITE OAK | QUERCUS ALBA |
| 166 | 26 | LOBLOLLY PINE | PINUS TAEDA |
| 167 | 25 | WHITE OAK | QUERCUS ALBA |
| 168 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 169 | 21 | WHITE OAK | QUERCUS ALBA |
| 171 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 172 | 32 | WHITE OAK | QUERCUS ALBA |
| 173 | 32 | WHITE OAK | QUERCUS ALBA |
| 174 | 29 | WHITE OAK | QUERCUS ALBA |
| 180 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 181 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 182 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 185 | 25 | BLACK CHERRY | PRUNUS SEROTINA |
| 188 | 29 | WHITE OAK | QUERCUS ALBA |
| 189 | 28 | WHITE OAK | QUERCUS ALBA |
| 190 | 26 | WHITE OAK | QUERCUS ALBA |
| 192 | 23 | WHITE OAK | QUERCUS ALBA |

UNDERSTORY TREE SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 10 | 9 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 11 | 13 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 15 | 16 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 19 | 12 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 20 | 9 | UMBRELLA MAGNOLIA | MAGNOLIA TRIPETALA |
| 41 | 9 | SOUTHERN MAGNOLIA | MAGNOLIA GRANDIFOLIA |
| 77 | 8 | AMERICAN HOLLY | ILEX OPACA |
| 124 | 12 | BLACK CHERRY | PRUNUS SEROTINA |
| 150 | 11 | BLACK CHERRY | PRUNUS SEROTINA |

OTHER TREES SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 1 | 11 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 2 | 11 | WINGED ELM | ULMUS ALATA |
| 4 | 18 | NORTHERN RED OAK | QUERCUS RUBRA |
| 5 | 15 | WHITE OAK | QUERCUS ALBA |
| 6 | 9 | WHITE OAK | QUERCUS ALBA |
| 7 | 10 | WHITE OAK | QUERCUS ALBA |
| 8 | 13 | NORTHERN RED OAK | QUERCUS RUBRA |
| 9 | 9 | WINGED ELM | ULMUS ALATA |
| 13 | 8 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 14 | 8 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 17 | 9 | WINGED ELM | ULMUS ALATA |
| 21 | 9 | RED MAPLE | ACER RUBRUM |
| 22 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 23 | 9 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 24 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 26 | 11 | WHITE OAK | QUERCUS ALBA |
| 27 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 28 | 10 | WINGED ELM | ULMUS ALATA |
| 29 | 9 | WINGED ELM | ULMUS ALATA |
| 30 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 32 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 33 | 10 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 34 | 8 | NORTHERN RED OAK | QUERCUS RUBRA |
| 35 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 53 | 14 | RED MULBERRY | MORUS RUBRA |
| 59 | 13 | EASTERN RED CEDAR | JUNIPERUS VIRGINICUS |
| 61 | 9 | WINGED ELM | ULMUS ALATA |
| 88 | 11 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 90 | 8 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 112 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 133 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 134 | 12 | SLIPPERY ELM | ULMUS RUBA |
| 135 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 136 | 14 | CHINESE TALLOW | TRIADICA SEBIFERA |
| 148 | 8 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 151 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 152 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 155 | 9 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |

SPECIMEN TREE SAVE TABLE

| # | DBH | COMMON NAME | LATIN NAME |
|---|---|---|---|
| 3 | 27 | LOBLOLLY PINE | PINUS TAEDA |
| 12 | 20 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 16 | 28 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 18 | 20 | TULIP POPLAR | LIRIODENDRON TULIPIFERA |
| 25 | 31 | WHITE OAK | QUERCUS ALBA |
| 31 | 22 | WHITE OAK | QUERCUS ALBA |
| 36 | 23 | POST OAK | QUERCUS STELLATE |
| 37 | 23 | NORTHERN RED OAK | QUERCUS RUBRA |
| 38 | 22 | WHITE OAK | QUERCUS ALBA |
| 39 | 26 | WHITE OAK | QUERCUS ALBA |
| 40 | 31 | WHITE OAK | QUERCUS ALBA |
| 42 | 20 | WHITE OAK | QUERCUS ALBA |
| 45 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 46 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 47 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 48 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 49 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 52 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 54 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 55 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 56 | 27 | SOUTHERN RED OAK | QUERCUS FALCATA |
| 57 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 58 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 60 | 21 | NORTHERN RED OAK | QUERCUS RUBRA |
| 62 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 63 | 24 | SCARLET OAK | QUERCUS COCCINEA |
| 64 | 27 | LOBLOLLY PINE | PINUS TAEDA |
| 65 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 66 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 68 | 22 | SYCAMORE | PLATANUS OCCIDENTALIS |
| 71 | 26 | NORTHERN RED OAK | QUERCUS RUBRA |
| 72 | 22 | BLACKJACK OAK | QUERCUS MARILANDICA |
| 73 | 22 | BLACK OAK | QUERCUS VELUTINA |
| 80 | 20 | WHITE OAK | QUERCUS ALBA |
| 104 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 106 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 114 | 23 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 116 | 24 | LOBLOLLY PINE | PINUS TAEDA |
| 117 | 23 | LOBLOLLY PINE | PINUS TAEDA |
| 121 | 24 | WHITE OAK | QUERCUS ALBA |
| 122 | 26 | LOBLOLLY PINE | PINUS TAEDA |
| 123 | 21 | MOCKERNUT HICKORY | CARYA TOMENTOSA |
| 125 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 140 | 21 | LOBLOLLY PINE | PINUS TAEDA |
| 147 | 25 | LOBLOLLY PINE | PINUS TAEDA |
| 153 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 156 | 22 | LOBLOLLY PINE | PINUS TAEDA |
| 157 | 25 | LOBLOLLY PINE | PINUS TAEDA |
| 159 | 23 | WHITE OAK | QUERCUS ALBA |
| 160 | 23 | WHITE OAK | QUERCUS ALBA |
| 162 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 170 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 175 | 24 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 176 | 32 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 177 | 20 | LOBLOLLY PINE | PINUS TAEDA |
| 178 | 25 | GREEN ASH | FRAXINUS PENNSYLVANICA |
| 179 | 32 | BITTERNUT HICKORY | CARYA CORDIFORMIS |
| 183 | 20 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 184 | 26 | SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| 186 | 24 | WILLOW OAK | QUERCUS PHELLOS |
| 187 | 34 | WHITE OAK | QUERCUS ALBA |
| 191 | 28 | WHITE OAK | QUERCUS ALBA |

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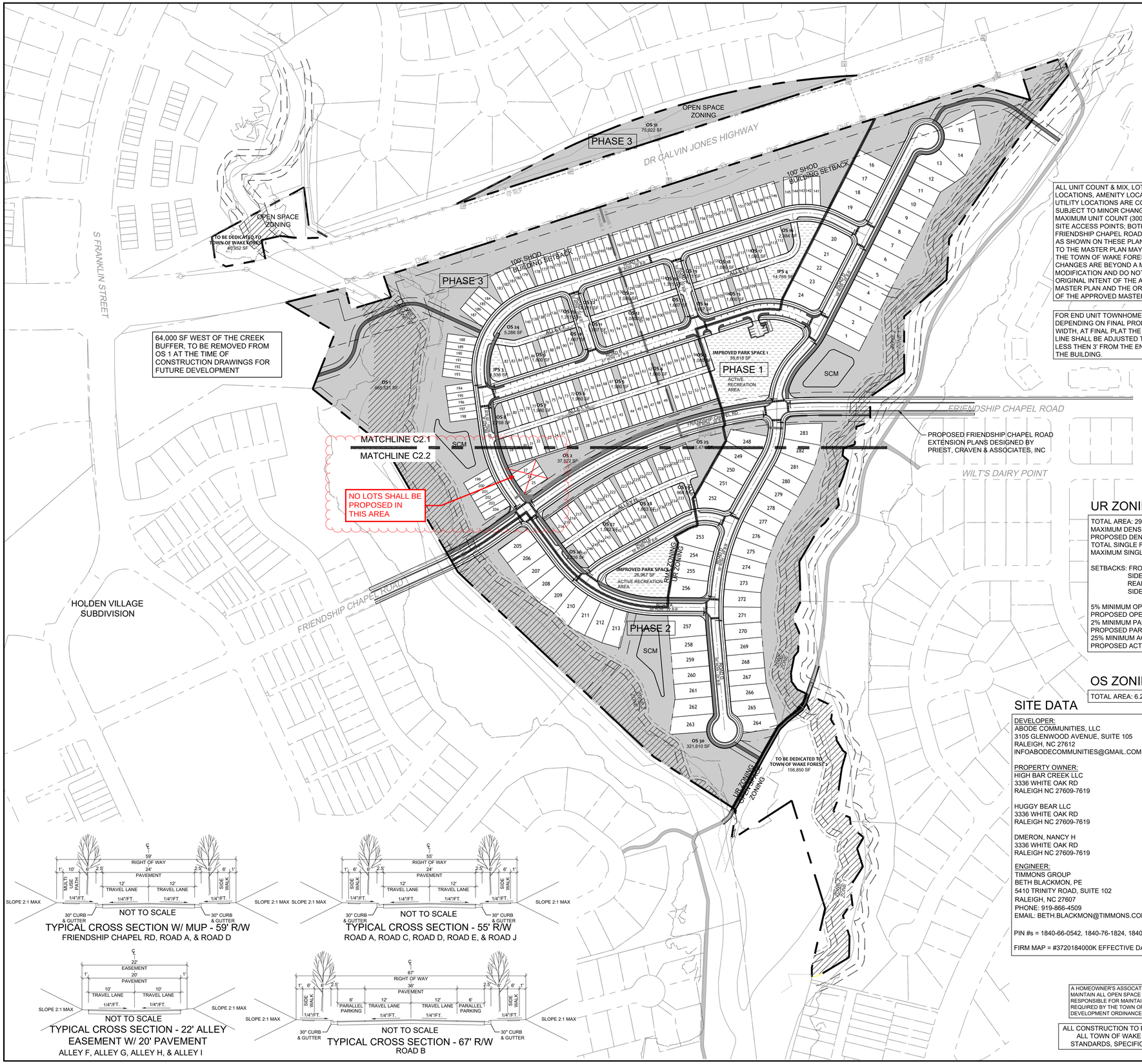
DATE 12//2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
TREE SAVE PLAN

JOB NO. 49103
SHEET NO. C1.1

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SCALE 1"=150'
0 150' 300'

NAD 83

## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

ALL UNIT COUNT & MIX, LOT LINES, STREET LOCATIONS, AMENITY LOCATIONS, AND UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES. THE MAXIMUM UNIT COUNT (300 UNITS) AND SITE ACCESS POINTS; BOTH ONTO FRIENDSHIP CHAPEL ROAD; WILL REMAIN AS SHOWN ON THESE PLANS. A REVISION TO THE MASTER PLAN MAY BE REQUIRED IF THE TOWN OF WAKE FOREST DEEMS ANY CHANGES ARE BEYOND A MINOR MODIFICATION AND DO NOT MEET THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN AND THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN.

FOR END UNIT TOWNHOMES, DEPENDING ON FINAL PRODUCT WIDTH, AT FINAL PLAT THE SIDE LOT LINE SHALL BE ADJUSTED TO BE NO LESS THEN 3' FROM THE END WALL OF THE BUILDING.

### STREET TABLE

| STREET NAME | LENGTH (LF) |
|---|---|
| FRIENDSHIP CHAPEL ROAD | 1,492 |
| ROAD A | 2,688 |
| ROAD B | 1,148 |
| ROAD C | 263 |
| ROAD D | 2,132 |
| ROAD E | 543 |
| ROAD J | 263 |
| ALLEY F | 1,176 |
| ALLEY G | 891 |
| ALLEY H | 528 |
| ALLEY I | 134 |
| **TOTAL W/ ALLEYS** | **11,258** |
| **TOTAL W/O ALLEYS** | **8,529** |

### OPEN SPACE TABLE

| | | |
|---|---|---|
| OS 1 | 601,531 SF | 13.81 AC |
| OS 2 | 37,522 SF | 0.86 AC |
| OS 3 | 1,080 SF | 0.03 AC |
| OS 4 | 1,980 SF | 0.05 AC |
| OS 5 | 1,980 SF | 0.05 AC |
| OS 6 | 1,980 SF | 0.05 AC |
| OS 7 | 1,980 SF | 0.05 AC |
| OS 8 | 2,768 SF | 0.06 AC |
| OS 9 | 1,800 SF | 0.04 AC |
| OS 10 | 1,667 SF | 0.04 AC |
| OS 11 | 1,667 SF | 0.04 AC |
| OS 12 | 1,080 SF | 0.03 AC |
| OS 13 | 1,667 SF | 0.04 AC |
| OS 14 | 1,667 SF | 0.04 AC |
| OS 15 | 1,800 SF | 0.04 AC |
| OS 16 | 2,384 SF | 0.06 AC |
| OS 17 | 1,080 SF | 0.03 AC |
| OS 18 | 1,080 SF | 0.03 AC |
| OS 19 | 1,311 SF | 0.03 AC |
| OS 20 | 1,311 SF | 0.03 AC |
| OS 21 | 1,080 SF | 0.03 AC |
| OS 22 | 1,311 SF | 0.03 AC |
| OS 23 | 1,311 SF | 0.03 AC |
| OS 24 | 5,286 SF | 0.12 AC |
| OS 25 | 40,474 SF | 0.93 AC |
| OS 26 | 2,216 SF | 0.05 AC |
| OS 27 | 1,582 SF | 0.04 AC |
| OS 28 | 1,853 SF | 0.04 AC |
| OS 29 | 964 SF | 0.02 AC |
| OS 30 | 321,610 SF | 7.38 AC |
| OS 31 | 75,922 SF | 1.74 AC |
| **TOTAL** | **1,122,945 SF** | **25.78 AC** |

### PHASE TABLE

| | AREA | LOTS |
|---|---|---|
| PHASE 1 | 21.49 AC | 96 |
| PHASE 2 | 23.90 AC | 79 |
| PHASE 3 | 19.36 AC | 108 |

### IMPERVIOUS DATA

| | | |
|---|---|---|
| SINGLE FAMILY LOTS (3700 SF PER LOT) = | 5.95 | AC |
| TOWN HOME LOTS (1800 SF PER LOT) = | 9.50 | AC |
| ROADWAY IMPERVIOUS AREA = | 10.20 | AC |
| AMENITY AREA / MAIL KIOSK = | 1.00 | AC |
| TOTAL IMPERVIOUS AREA = | 26.65 | AC |

### IMPROVED PARK SPACE

| | | |
|---|---|---|
| IMPROVED PARK SPACE 1 | 59,618 SF | 1.37 AC |
| IMPROVED PARK SPACE 2 | 26,967 SF | 0.62 AC |
| IMPROVED PARK SPACE 3 | 4,536 SF | 0.10 AC |
| IMPROVED PARK SPACE 4 | 14,769 SF | 0.34 AC |
| **TOTAL** | **105,889 SF** | **2.43 AC** |

### UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

### RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

### OS ZONING

TOTAL AREA: 6.28 AC

## SITE DATA

DEVELOPER:
ABODE COMMUNITIES, LLC
3105 GLENWOOD AVENUE, SUITE 105
RALEIGH, NC 27612
INFOABODECOMMUNITIES@GMAIL.COM

PROPERTY OWNER:
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

DMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254

FIRM MAP = #3720184000K EFFECTIVE DATE: 07/19/2022

TOTAL EXISTING TRACT ACREAGE = 67.42 acres
LAND TO BE DEDICATED TO TOWN OF WAKE FOREST = 2.68 acres
TOTAL AREA TO BE DEVELOPED = 64.74 acres
PROPOSED ZONING = CU UR (29.19 AC) & CU RMX (31.95 AC) & OS (6.28 AC)
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 & 3 STORIES

REAR LOAD TOWNHOMES 20' - 26' WIDE: 147 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 67 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 283
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,960 SF
SINGLE FAMILY: 6,000 SF
AVERAGE LOT SIZE = TOWNHOME: 2,104 SF
SINGLE FAMILY: 6,509 SF

TOTAL OPEN SPACE PROVIDED = 27.25 acres (42.1%)
TOTAL IMPROVED PARK SPACE PROVIDED = 2.43 acres (3.8%)
TOTAL ACTIVE RECREATION PROVIDED = 0.32 acres (25% OF IMPROVED)

MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 293 UNITS = 586 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 7 SPACES
PARALLEL PARKING SPACES = 80 SPACES
PROPOSED PARKING = 673 SPACES

A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

811 Know what's below. Call before you dig.




TYPICAL CROSS SECTION W/ MUP - 59' R/W
FRIENDSHIP CHAPEL RD, ROAD A, & ROAD D




TYPICAL CROSS SECTION - 55' R/W
ROAD A, ROAD C, ROAD D, ROAD E, & ROAD J




TYPICAL CROSS SECTION - 22' ALLEY
EASEMENT W/ 20' PAVEMENT
ALLEY F, ALLEY G, ALLEY H, & ALLEY I




TYPICAL CROSS SECTION - 67' R/W
ROAD B

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| REVISION DESCRIPTION | DATE |
|---|---|
| | |

DATE 12/21/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

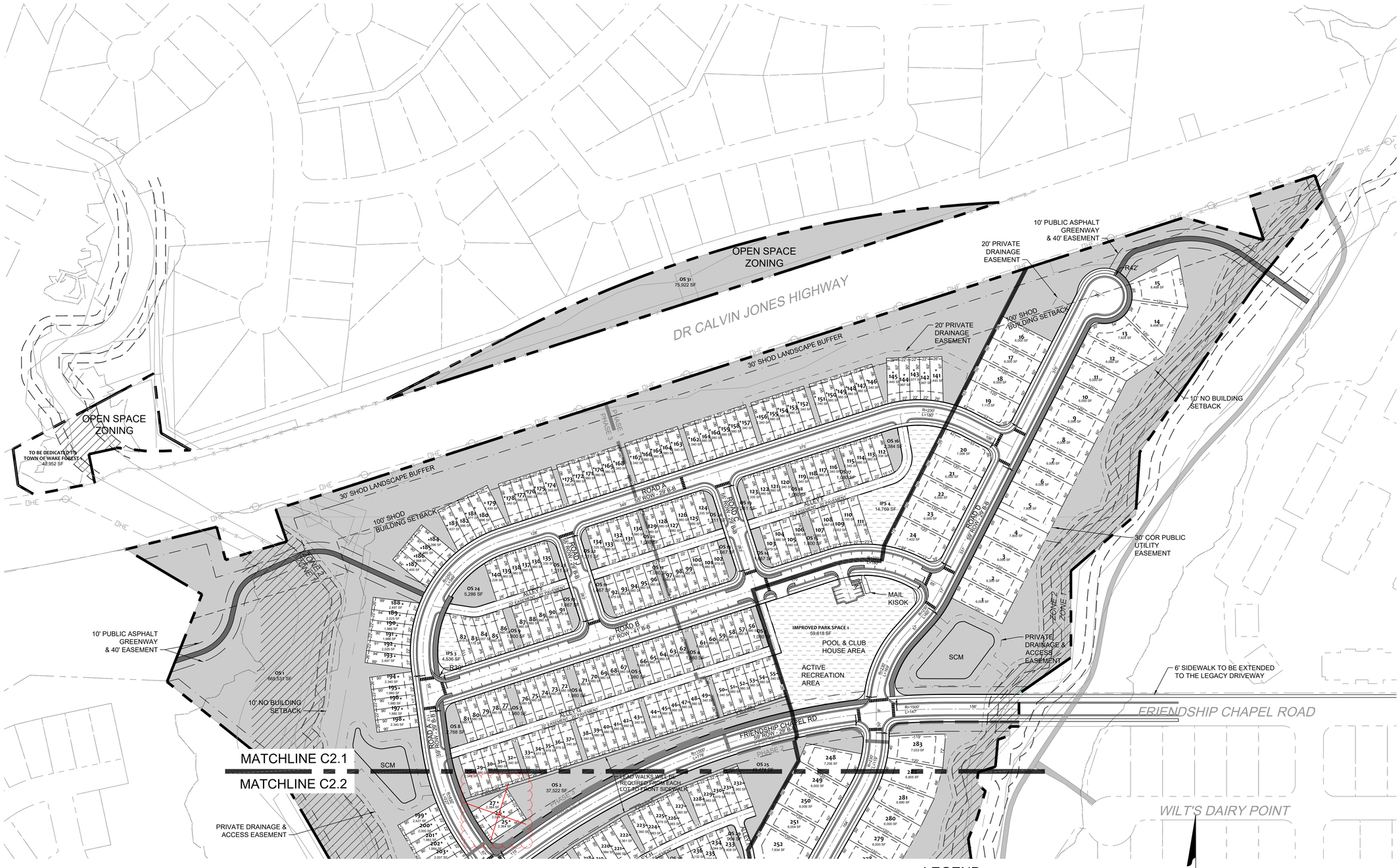
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PLAN - OVERALL

JOB NO. 49103
SHEET NO. C2.0

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## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY
- FRONT LOADED TOWNHOMES
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NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION

DATE

DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 100'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2

JOB NO. 49103

SHEET NO. C2.1


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MATCHLINE C2.1

MATCHLINE C2.2

10' NO BUILDING SETBACK

SCM

PRIVATE DRAINAGE & ACCESS EASEMENT

FRIENDSHIP CHAPEL ROAD

20' PRIVATE DRAINAGE EASEMENT

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

PRIVATE DRAINAGE & ACCESS EASEMENT

ZONE 2

ZONE 1

FRIENDSHIP CHAPEL RD

PHASE 1

PHASE 2

LEAD WALKS ARE REQUIRED FROM EACH LOT TO FRONT SIDEWALK

ROAD A SF ROW - 29' B-B

ROAD B SF ROW - 29' B-B

ROAD C SF ROW - 29' B-B

ROAD D SF ROW - 29' B-B

ALLEY A

ALLEY B

ALLEY C

ALLEY D

IMPROVED PARK SPACE 2
26,967 SF

ACTIVE RECREATION AREA

RMX ZONING

UR ZONING

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

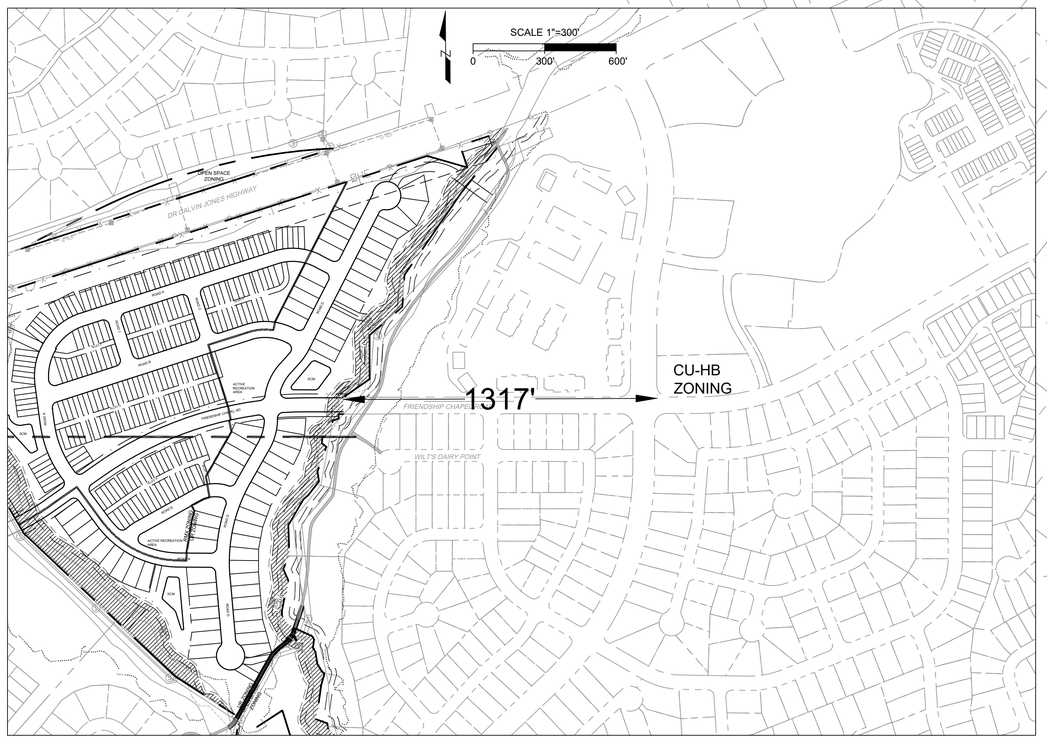
TO BE DEDICATED TO TOWN OF WAKE FOREST 2
196,850 SF

10' PUBLIC ASPHALT GREENWAY & 40' EASEMENT

UR ZONING
OPEN SPACE ZONING

ZONE 2
ZONE 1

SFD & TH IN RMX ZONING




LEGEND

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- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
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NAD 83

SCALE 1"=100'
0
100'
200'

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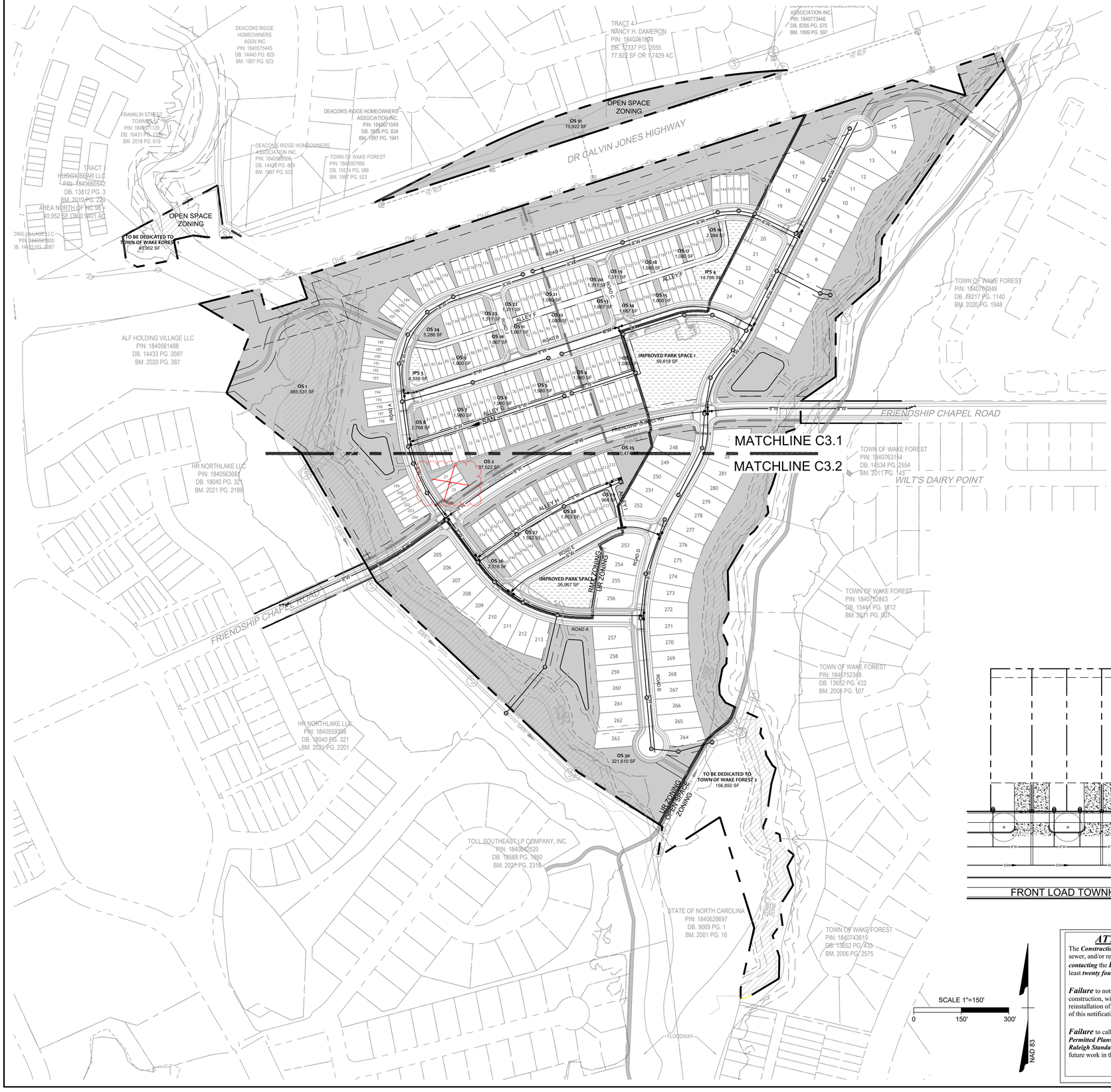
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO. 49103

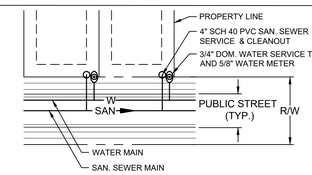
SHEET NO. C2.2


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1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
   - 3.1. 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.
   - 3.2. WHEN INSTALLING WATER AND/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.
   - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - 3.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   - 3.5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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).
   - 3.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
4. 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.
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 FORCE 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 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
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 AND/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. 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.




NOTE:

1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.

### TYPICAL UTILITY SERVICE LOCATION

N.T.S.

## UTILITY LEGEND

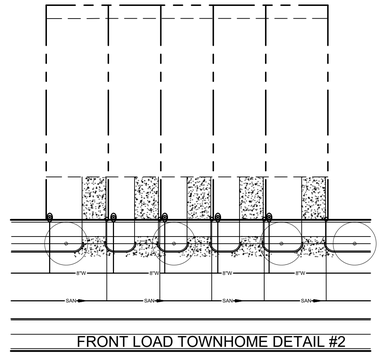
| | |
|---|---|
| SAN | SANITARY SEWER |
| S | SANITARY MANHOLE |
| SAN | EXISTING SAN. SEWER |
| S | EXISTING SAN. MANHOLE |
| W | PROPOSED WATERMAIN |
| W | EXISTING WATERMAIN |
| | WATER VALVE |
| | FIRE HYDRANT |
| | BLOWOFF ASSEMBLY |

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | ZONING LINE |
| | PHASE LINE |
| | FLOODWAY |
| | 1% ANNUAL CHANCE FLOOD |
| | 0.2% ANNUAL CHANCE FLOOD |
| | NEUSE RIPARIAN BUFFER |
| | OPEN SPACE |
| | IMPROVED PARK SPACE |
| | MULTI-USE TRAIL / GREENWAY |




FRONT LOAD TOWNHOME DETAIL #1




FRONT LOAD TOWNHOME DETAIL #2

### *ATTENTION CONTRACTORS*

The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

***Failure*** to notify both ***City Departments*** in advance of beginning construction, will result in the issuance of ***monetary fines***, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

***Failure*** to call for ***Inspection***, ***Install a Downstream Plug***, have ***Permitted Plans*** on the ***Jobsite***, or any other ***Violation*** of ***City of Raleigh Standards*** will result in a ***Fine and Possible Exclusion*** from future work in the ***City of Raleigh***.

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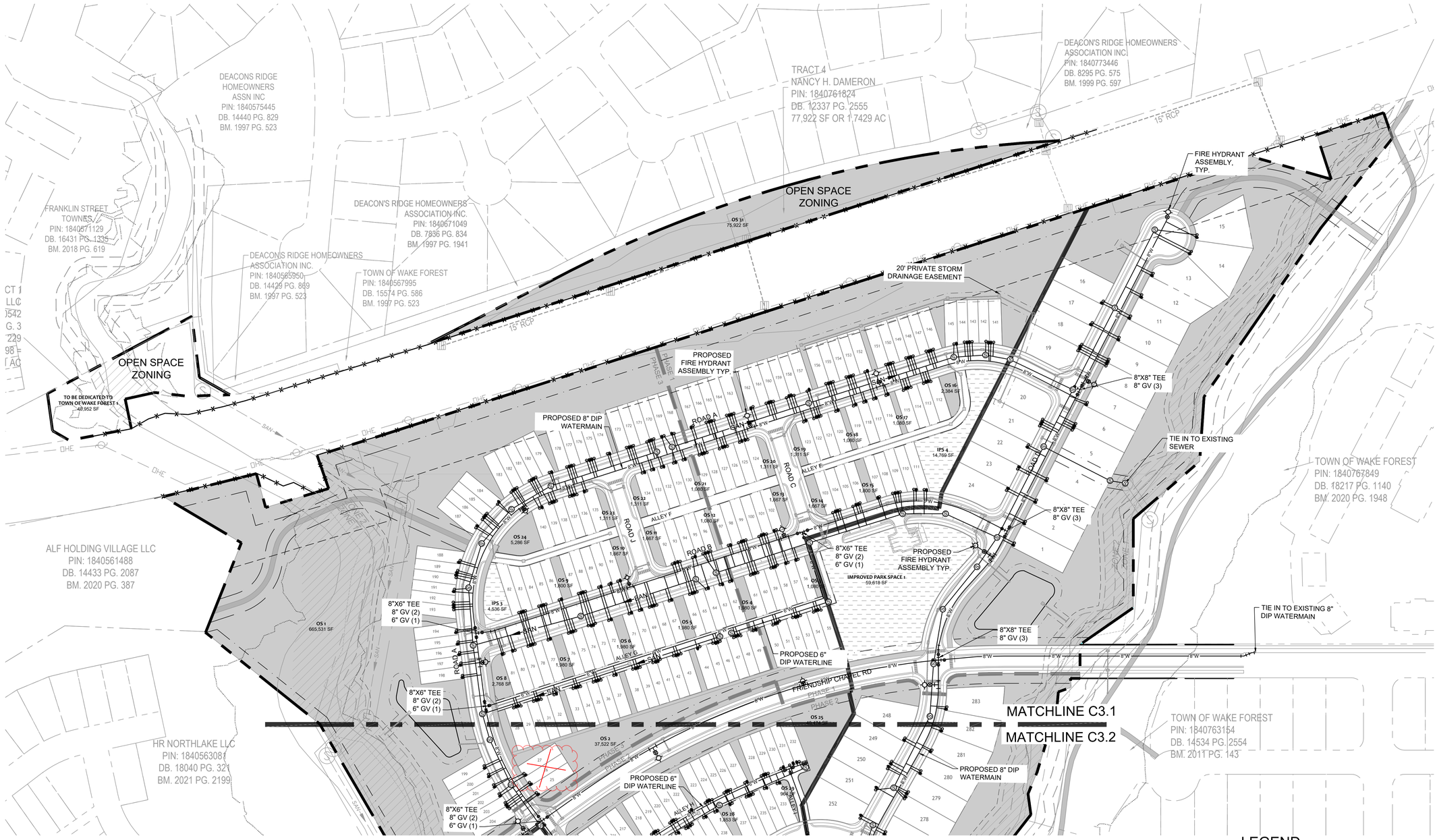
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY UTILITY PLAN - OVERALL

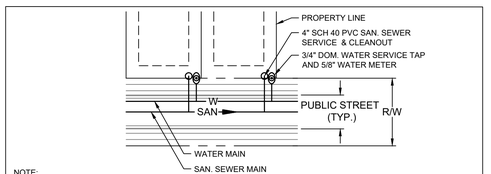
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**TYPICAL UTILITY SERVICE LOCATION**

N.T.S.

## UTILITY LEGEND

| | |
|---|---|
| SAN | SANITARY SEWER |
| SAN | SANITARY MANHOLE |
| SAN | EXISTING SAN. SEWER |
| SAN | EXISTING SAN. MANHOLE |
| W | PROPOSED WATERMAIN |
| W | EXISTING WATERMAIN |
| | WATER VALVE |
| | FIRE HYDRANT |
| | BLOWOFF ASSEMBLY |

## LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

SCALE 1"=100'

0 100' 200'

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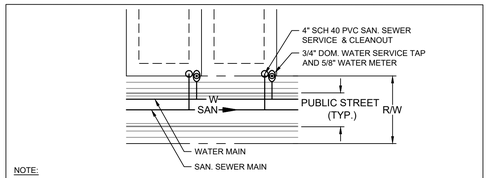
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY UTILITY PLAN - SHEET 1 OF 2

JOB NO. 49103
SHEET NO. C3.1

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NOTE:

1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.

**TYPICAL UTILITY SERVICE LOCATION**

N.T.S.

## UTILITY LEGEND

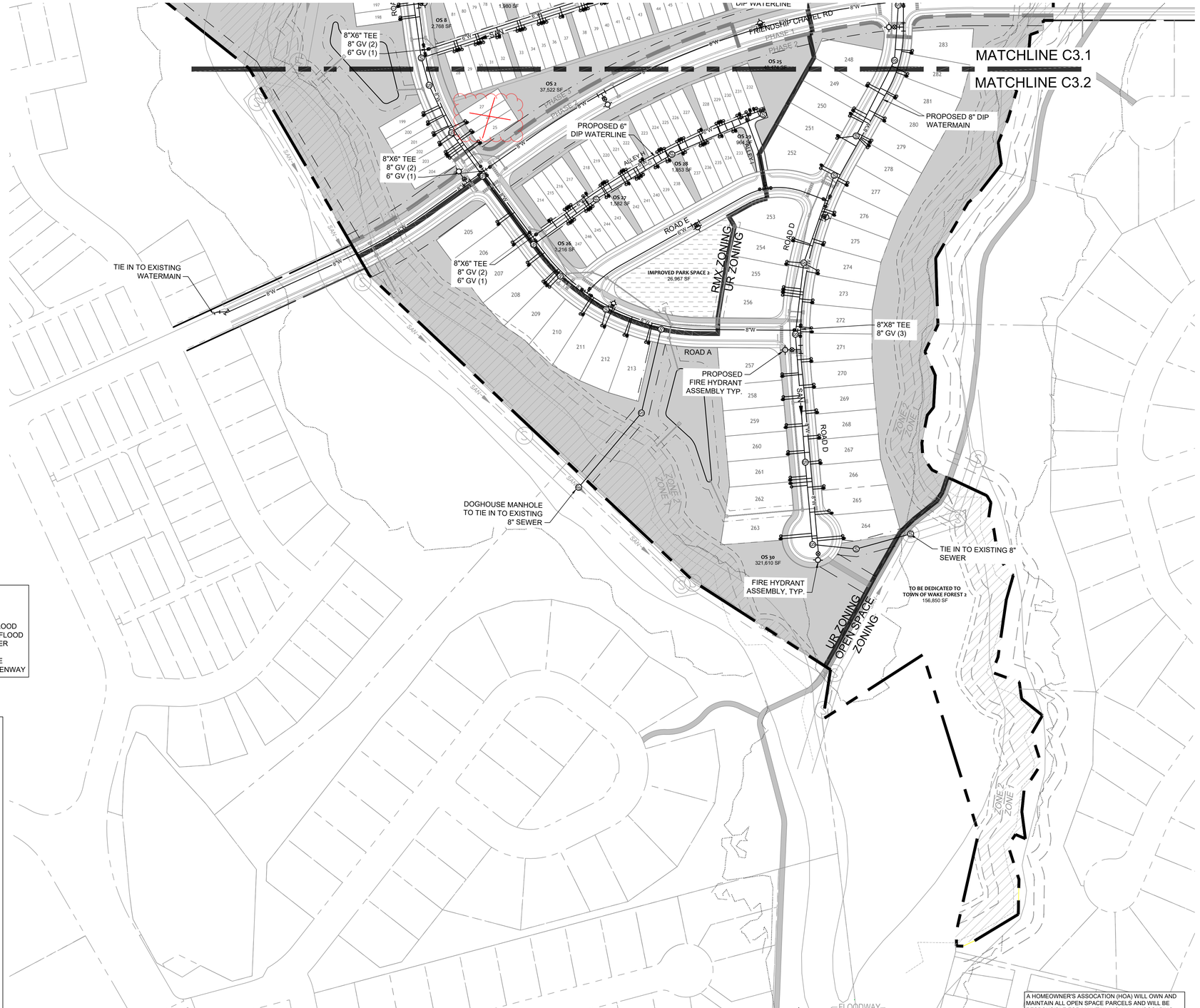
- SAN — SANITARY SEWER
- SANITARY MANHOLE
- SAN — EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- W — PROPOSED WATERMAIN
- W — EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

## LEGEND

- PROPERTY LINE
- ZONING LINE
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- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

## CITY OF RALEIGH 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. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
   - 3.1. 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.
   - 3.2. WHEN INSTALLING WATER AND/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.
   - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - 3.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   - 3.5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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).
   - 3.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
4. 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.
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 FORCE 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 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
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 AND/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. 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.




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NAD 83

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0 100' 200'

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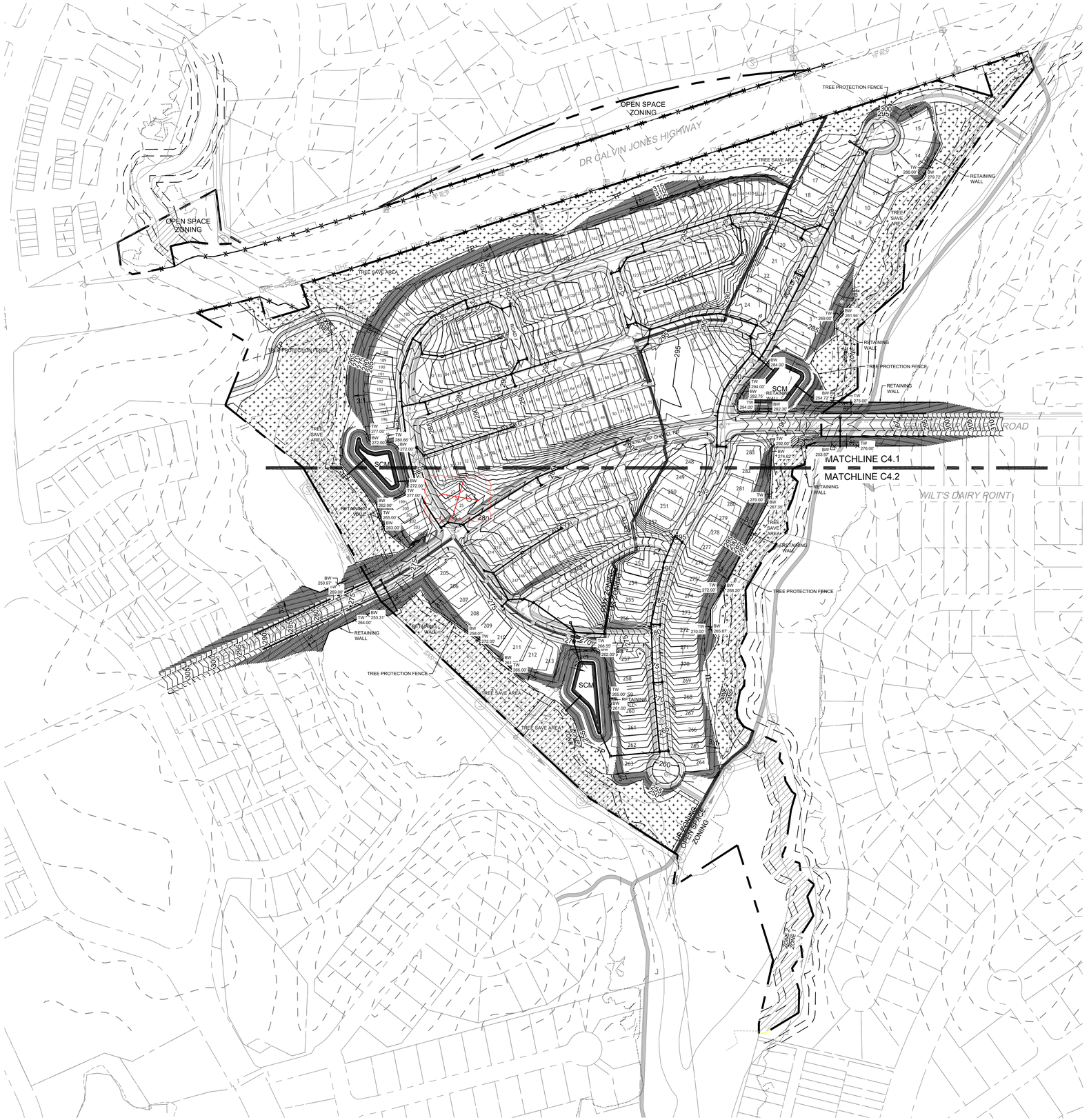
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - SHEET 2 OF 2

JOB NO. 49103
SHEET NO. C3.2

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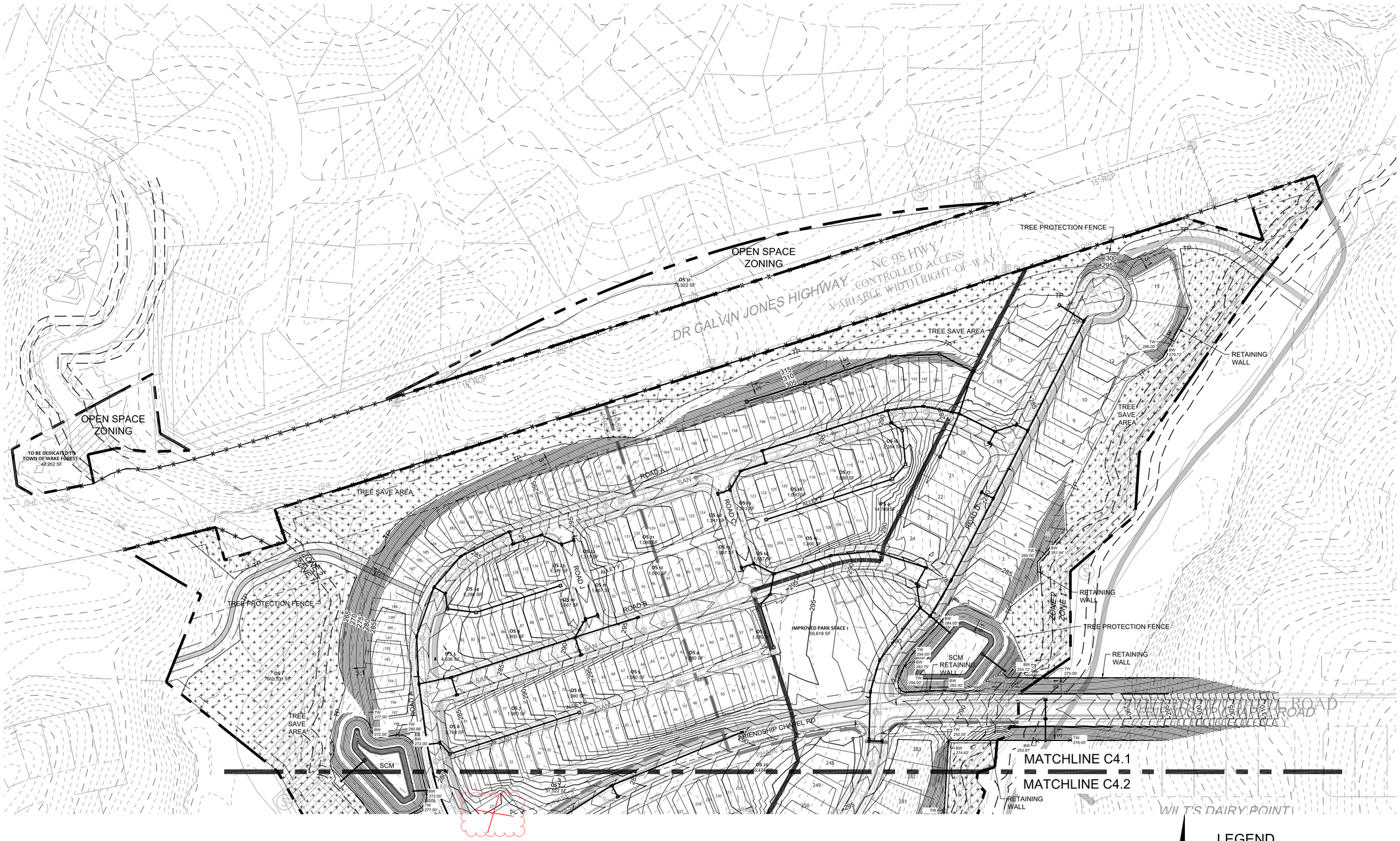
# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL

JOB NO. 49103
SHEET NO. C4.0

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## LEGEND

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- TREE PROTECTION FENCE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA

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SCALE 1" = 100'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2

JOB NO. 49103

SHEET NO. C4.1

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## RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2

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SHEET NO. C4.2

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## LANDSCAPE ORDINANCE CALCULATIONS:

Buffers:
**NOTE: Existing trees to be used where buffer is located within Neuse River Riparian Buffers, floodplain, or wetland areas.**

**SHOD Buffer** (2,670' L):
Buffer Width: 30'
3 Tress per 50'
Environmental Length: 270'
Required Buffer Length: 2,670' - 270' = 2,400'
Required Trees: 2,400' / 50' = 48 x 3 = 144 Trees
Existing Trees: 13
Trees Provided: 131 Trees

**20' TYPE C BUFFER YARD** - 100' TYPICAL SECTION REQUIRED
2 Canopy Trees
2 Understory Trees
12 Shrubs

20' TYPE C BUFFER YARD - (2,044' L)
41 Canopy Trees Required
41 Understory Trees Required
246 Shrubs Required
Environmental Length: 2,044'
0 Trees/ Shrubs Provided (EXISTING TREES TO BE USED SINCE ENTIRE BUFFER IS LOCATED WITHIN NEUSE RIVER RIPARIAN BUFFER AND WETLAND AREAS)

**20' TYPE B STREET YARD** - 100' TYPICAL SECTION REQUIRED
2 Evergreen Trees
2 Canopy Trees
2 Understory Trees
24 Shrubs

20' TYPE B STREET YARD - SEGMENT Q (259' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
63 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
63 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT R (266' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
64 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
64 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

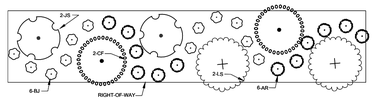
20' TYPE B STREET YARD - SEGMENT N (854' L):
18 Evergreen Trees Required
18 Canopy Trees Required
18 Understory Trees Required
205 Shrubs Required
18 Evergreen Trees Provided
18 Canopy Trees Provided
18 Understory Trees Provided
205 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT M (259' L):
17 Evergreen Trees Required
17 Canopy Trees Required
17 Understory Trees Required
196 Shrubs Required
17 Evergreen Trees Provided
17 Canopy Trees Provided
17 Understory Trees Provided
196 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT O (270' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
65 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
65 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT P (277' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
67 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
67 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER




20' TYPE "B" STREETYARD BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'

PLANT LIST (100' SECTION)

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | QUAN. |
|---|---|---|---|---|---|
| JS | JUNIPERUS SPP | JUNIPER | 2.5" CAL. | B&B or Cont | 2 |
| LS | LIQUIDAMBAR SYRACIFLUA | SWEET GUM | 2.5" CAL. | B&B or Cont | 2 |
| CF | CORNUS FLORIDA | EASTERN DOGWOOD | 1.5" CAL. | B&B or Cont | 2 |
| AR | ABELIA GRANDIFLORA X 'ROSE CREEK' | ROSE CREEK ABELIA | 24" Ht. | Cont | 12 |
| BJ | BERBARIS JULIANAE | WINTERGREEN BARBERRY | 24" Ht. | Cont | 12 |

**TREE CALCULATIONS**
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

| | |
|---|---|
| EXISTING CREDITS | 319 CREDITS |
| PROPOSED CREDITS | 623 CREDITS |
| **TOTAL CREDITS** | **942 CREDITS** |

IN ACCORDANCE WITH UDO SECTION 8.6.1., ALL TREES MUST MAINTAIN A MINIMUM 15 FOOT CLEARANCE FROM ALL STOP SIGNS AND LIGHT POLES

## STREET TREE CALCULATION TABLE

| STREET NAME | LENGTH (LF) | DRIVEWAYS | DRIVEWAY LENGTH (LF) | LENGTH W/O DRIVEWAYS (LF) | REQUIRED # | PROVIDED # |
|---|---|---|---|---|---|---|
| FRIENDSHIP CHAPEL ROAD | 2,742 | 0 | 0 | 2,742 | 55 | 57 |
| ROAD A | 4,818 | 76 | 850 | 3,968 | 79 | 95 |
| ROAD B | 2,046 | 0 | 0 | 2,046 | 41 | 43 |
| ROAD C | 360 | 0 | 0 | 360 | 7 | 8 |
| ROAD D | 4,261 | 60 | 1,200 | 3,061 | 61 | 85 |
| ROAD E | 945 | 0 | 0 | 945 | 19 | 19 |
| ROAD J | 360 | 0 | 0 | 360 | 7 | 8 |

Street Trees:
1. Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):
   a. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
   b. 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 thereof equal to or greater than 18 feet; or
2. Minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:
   a. 30' between canopy trees
   b. 20' between canopy trees and understory trees
   c. 15' between understory trees
3. In no instance shall street lights be located closer than 15' to canopy trees and 8' from understory trees

Vehicle Surface Area:
1. No parking space shall be more than 60 feet from the trunk of an canopy tree.

## ALLOWABLE STREET TREE PLANT LIST

| PLANT NAME | SIZE |
|---|---|
| HIGHTOWER WILLOW OAK<br>QUERCUS PHELLOS 'HIGHTOWER' | 2.5" CAL<br>10 - 12' HT |
| BOSQUE ELM<br>ULMUS PARVIFOLIA 'BOSQUE' | 2.5" CAL<br>10 - 12' HT |
| JAPANESE ZELKOVA<br>ZELKOVA SERRATA | 2.5" CAL<br>10 - 12' HT |
| OVERCUP OAK<br>QUERCUS LYRATA | 2.5" CAL<br>10 - 12' HT |
| LACEBARK ELM<br>ULMUS PARVIFOLIA 'LACEBARK' | 2.5" CAL<br>10 - 12' HT |
| SERVICEBERRY<br>AMELANCHIER SPP. | 2.5" CAL<br>10 - 12' HT |

NOTE: EXISTING TREES & VEGETATION EXTERIOR OF TREE PROTECTION FENCE TO BE PRESERVED. OPEN SPACE EXTERIOR OF TREE PROTECTION FENCE TO BE CONSIDERED TREE SAVE AREA

## LEGEND

PROPERTY LINE
TREE PROTECTION FENCE
FLOODWAY
1% ANNUAL CHANCE FLOOD
0.2% ANNUAL CHANCE FLOOD
NEUSE RIPARIAN BUFFER
OPEN SPACE
IMPROVED PARK SPACE
TREE SAVE AREA
EXISTING TREE TO REMAIN

NAD 83

SCALE 1"=150'
0 150' 300'

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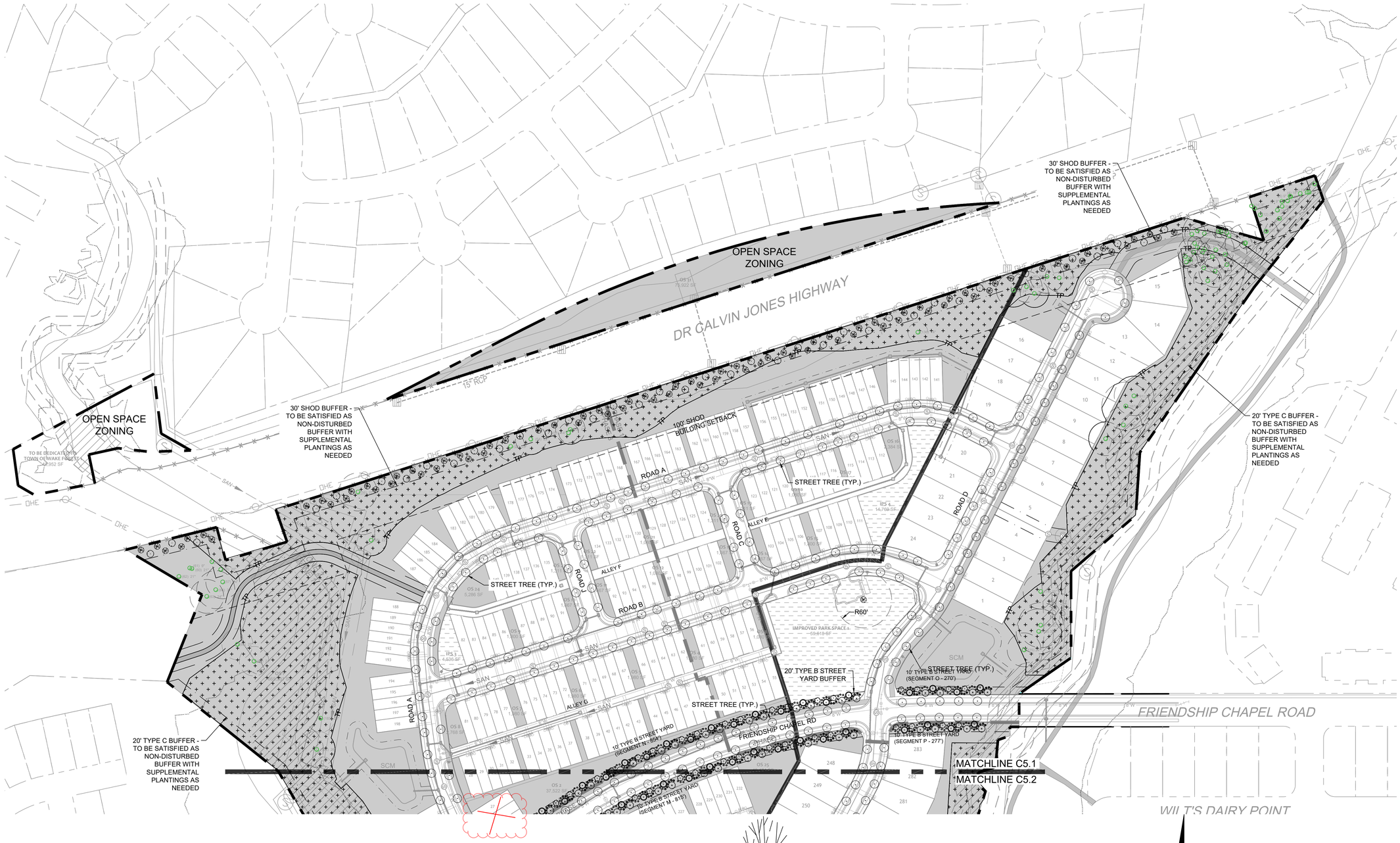
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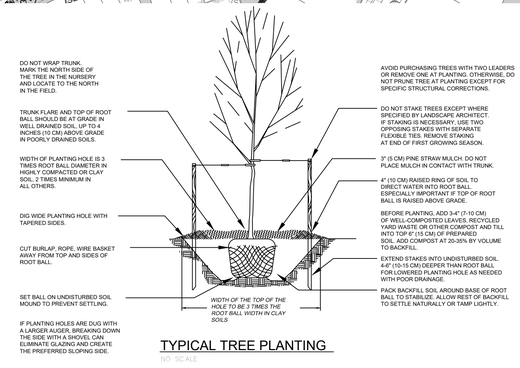
RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO.
49103

SHEET NO.
C5.0

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TYPICAL TREE PLANTING

NO SCALE

SCALE 1"=100'

0 100' 200'

NAD 83

## LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- TREE SAVE AREA
- EXISTING TREE TO REMAIN

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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DATE

DATE 11/01/2022

DRAWN BY 331

DESIGNED BY E.ANGE

CHECKED BY B.BLACKMON

SCALE 1" = 100'

JOB NO. 49103

SHEET NO. C5.1

TIMMONS GROUP

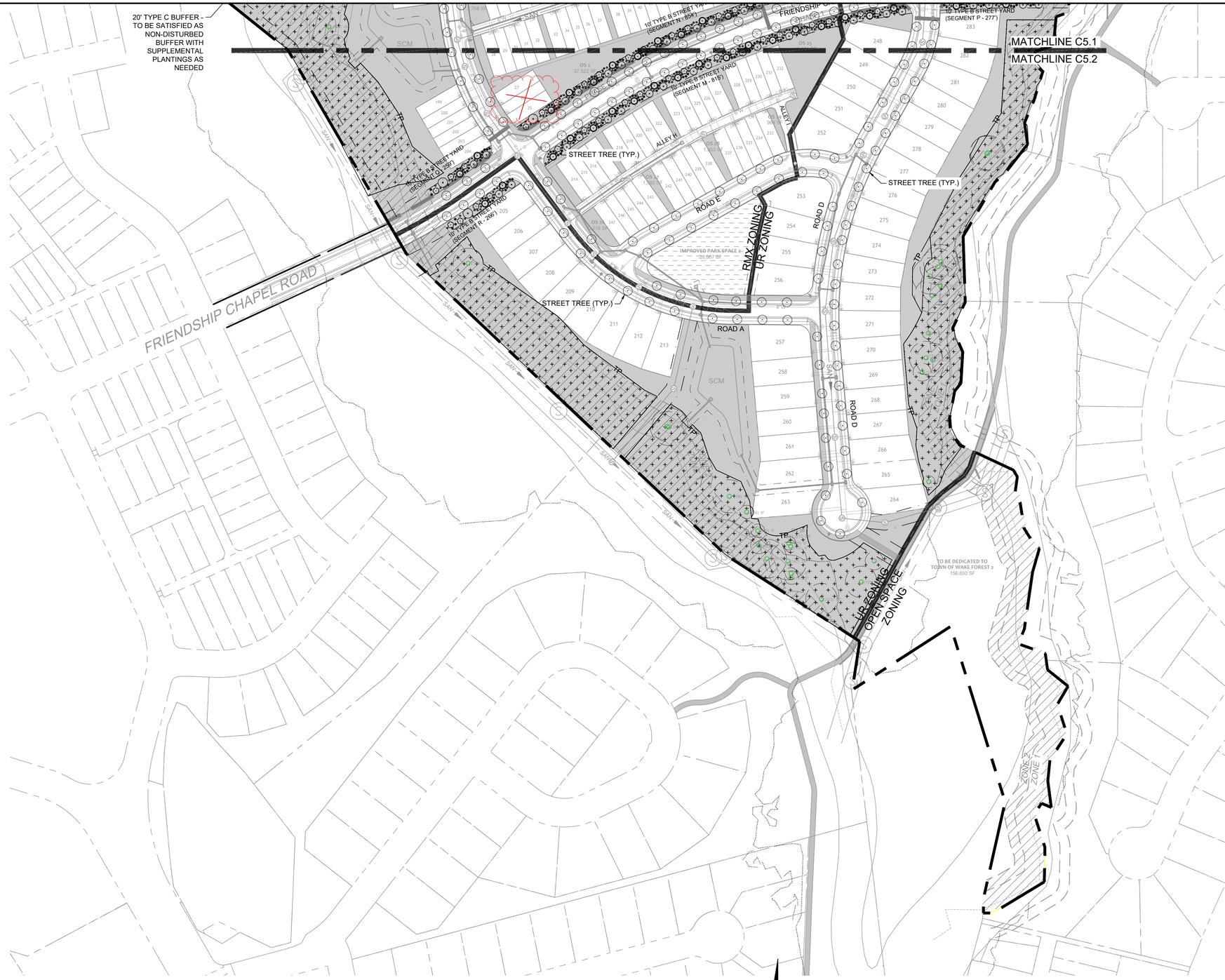
NORTH CAROLINA LICENSE NO. C-1652

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2

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| REVISION DESCRIPTION | DATE |
|---|---|

DATE: 11/01/2022
DRAWN BY: 331
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 100'

# TIMMONS GROUP

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
NORTH CAROLINA LICENSE NO. C-1652
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2

JOB NO. 49103
SHEET NO. C5.2


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DUKE ENERGY.

Outdoor Lighting

## Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

| | |
|---|---|
| LED *(Light Emitting Diode)* | 50 \| 70 \| 110 \| 150 \| 220 \| 280 watts |
| Mounting heights | 15', 20', 25', 30', 35' |
| Colors | Bronze<br>Black<br>Gray<br>Green |
| Poles | Style A, C<br>Wood |

For additional information, visit duke-energy.com/OutdoorLighting
800.343.0806 (CH)
800.419.0949 (CH and KY)
800.521.2332 (IN)



DUKE ENERGY.

Outdoor Lighting

## Roadway LED

**Light source:** LED (white)
**Wattage:** 50 | 70 | 110 | 150 | 220 | 280
**Light pattern:** IESNA Type III (cut)
**IESNA cutoff classification:** Full cutoff
**Color temperature:** 4,000K
**Warm-up and restrike time:** Instant on (no warm-up or restrike time)

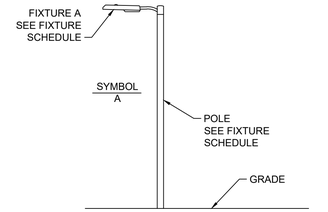
*light distribution pattern*

### Poles available:

| *Name* | *Mounting height* | *Color* |
|---|---|---|
| Aluminum | 15', 20', 25', 30', 35' | Bronze<br>Black<br>Gray<br>Green |
| Wood | 25', 30', 35' | Standard |

| Features | Benefits |
|---|---|
| No installation cost | Frees up capital for other projects |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included | Eliminates high and unexpected repair bills |
| Electricity included | Less expensive than metered service |
| Warranty included | Worry-free |
| One low monthly cost on your electric bill | Convenience and savings for you |
| Turnkey operation | Provides hassle-free installation and service |
| Backed by over 40 years of experience | A name you can trust today ... and tomorrow |

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1 FIXTURE 'A' DETAIL
SCALE: N.T.S.

NAD 83

SCALE 1"=150'
0 150' 300'

## LEGEND

- PROPERTY LINE
- ZONING LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

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| | |

DATE 11/01/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY LIGHTING PLAN - OVERALL

JOB NO. 49103
SHEET NO. C6.0

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LEGEND

- PROPERTY LINE
- ZONING LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
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REVISION DESCRIPTION

DATE

DATE
11/01/2022

DRAWN BY
331

DESIGNED BY
E.ANGE

CHECKED BY
B.BLACKMON

SCALE
1" = 100'

# RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

## PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2

JOB NO.
49103

SHEET NO.
C6.1

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SCALE
1" = 100'

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NORTH CAROLINA LICENSE NO. C-1652

## RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

JOB NO.
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# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-292-
Submitted by: Tim Richards
Submitting Department:
Meeting Date: September 17, 2024

**SUBJECT**
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.

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- Staff Report SUP-24-01.pdf
- Exhibit 1 - Neighborhood Meeting Information.pdf
- Exhibit 2 - Application.pdf
- Exhibit 3 - Maps.pdf
- Exhibit 4 - Annotated Oblique Aerial Photograph.pdf
- Exhibit 5 - Proposed Drive-Thru Design.pdf
- Exhibit 6 - Technical Memorandum.pdf
- Exhibit 7 - UDO Section 15.10.pdf
- Exhibit 8 - UDO Section 3.8.1.pdf
- Exhibit 9 - UDO Section 9.8.1.E.pdf
- Exhibit 10 - Grove 98 PUD Document.pdf
- Exhibit 11 - Recorded Plat.pdf
- Exhibit 12 - 2018 Traffic Impact Analysis.PDF

# Staff Report
# Case SUP-24-01: Whataburger

**Meeting Date** September 17, 2024

**Requested Action** 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.

**Case Manager** Tim Richards, Senior Planner - Development Services

**PUBLIC MEETINGS**

| Neighborhood Meeting | Evidentiary Hearing |
|---|---|
| May 1, 2024<br>*(See Exhibit 1)* | September 17, 2024 |

**CASE INFORMATION**

| | |
|---|---|
| **Applicant** | Alan Moseley<br>BL Companies, Inc.<br>3420 Toringdon Way, Suite 210<br>Charlotte, NC 28277 |
| **Developer** | Wesley Williams<br>Whataburger<br>300 Concord Plaza Dr<br>San Antonio, TX 78216 |
| **Property Owner** | G98 COMMERCIAL PH I LLC<br>201 E Las Olas Blvd STE 1200<br>Fort Lauderdale, FL 33301 |
| **Location** | Fronting on the North side of Dr Calvin Jones Highway, just West of the commercial development on the Northwest corner of the intersection of Ligon Mill Road and Dr Calvin Jones Highway, in the Grove 98 development. |
| **Address** | 489 Dr Calvin Jones Highway |
| **Wake County Tax PIN(s)** | 1830767787 |
| **Acreage** | 1.29 acres |

| | |
|---|---|
| **Zoning** | Grove 98 Planned Unit Development |
| **Land Use** | Vacant parcel |
| **Corporate Limits** | This application is located in the Town's corporate limits. |

*See Exhibit 2 for a copy of the application, Exhibit 3 for Aerial and Zoning Maps, Exhibit 4 for an annotated oblique aerial photograph obtained February 1, 2024, and Exhibit 10 for a copy of the Grove 98 PUD Document.*

**SURROUNDING LAND USES AND ZONING**

| | Land Use | Zoning |
|---|---|---|
| **North and West** | Multifamily dwellings | Grove 98 Planned Unit Development |
| **East** | General Commercial<br>Restaurant<br>Medical Clinic | Grove 98 Planned Unit Development |
| **South (across Dr Calvin Jones Hwy)** | General commercial – Use Greater than 100,000 sf | Grove 98 Planned Unit Development |

**COMPLIANCE WITH UDO STANDARDS**

| | | |
|---|---|---|
| **Supplemental Use Standards – Drive-Thru/Drive-In Facility (3.8.1)** | Required: | • Location: Location and access from the principal building shall be at least 20' behind the front of the building.<br>• Circulation: Drive-thru storage/stacking areas shall be physically separated from the street right-of-way and not cause interruption of sidewalks and bicycle paths.<br>• Circulation: The drive-thru shall be designed to avoid obstructions to pedestrian movement along site sidewalks, through public use areas, or between parking spaces and building entrances.<br>• Screening: Evergreen shrubs at least 3' at maturity shall be planted along the drive-thru perimeter to screen it from view from adjacent parcels and streets.<br>*See Exhibit 8 for a copy of UDO Section 3.8.1. Note: Supplemental use standards are made applicable to Special Use Permit uses by Section 3.1.2.* |
| | Proposed: | • Location: The drive-thru window is located 31.6' behind the front of the building.<br>• Circulation: The drive-thru storage/stacking areas are physically separated from the street right-of-way and do not interrupt sidewalks or pedestrian paths, except at the site's driveways, where crosswalks are proposed.<br>• Circulation: An existing sidewalk on the parcel abutting the site to the West stubs to the berm running along the property line, but the proposed design does not include a sidewalk connection to that stub. The drive-thru exit lane crosses the only pedestrian connection to the building from the abutting multi-use path. The design includes the following features to minimize impacts to pedestrian circulation:<br>  ○ A 5' wide high-visibility crosswalk across the exit lane<br>  ○ Narrowing of the two drive-through lanes to a single 12' lane across the front of the building in the pedestrian crossing area<br>  ○ A stamped asphalt surface in the same area<br>  ○ A raised platform in the crosswalk area along approximately 37' of the same area where the crosswalk is located<br>  ○ An alternative pedestrian connection from the multi-use path to the larger Grove 98 development on the east side of the site, outside of the drive-thru lanes<br>• Screening: Continuous screening consisting of 3' tall shrubs is proposed around the entire perimeter of the drive-thru, except in the pedestrian path.<br>*See Exhibit 5 for the proposed drive-thru design.* |
| | *Summary:* | *The proposed drive-thru design **complies** with the UDO's supplemental use standards for drive-thrus.* |

| | | |
|---|---|---|
| **Driveway Vehicle Storage Space (9.8.1.E)** | Required: | Minimum internal vehicular storage of eight spaces for each lane, with 25' of length per space, for a total length of 200' per lane. This distance is measured from the menu/ordering board.<br>*See Exhibit 9 for a copy of UDO Section 9.8.1.E.* |
| | Proposed: | The lengths of the outer and inner drive-thru lanes are approximately 250' and 220', respectively, measured from the front of the menu board to the back of the crosswalk at the driveway entrance.<br>*See Exhibit 6 for the applicant's evaluation of queuing needs based on other Whataburger sites. Note that queue lengths in that document are measured from the pick-up window.* |
| | *Summary:* | *The proposed drive-thru design **complies** with the UDO's driveway vehicle storage standards.* |

**FINDINGS OF FACT REQUIRED TO GRANT SPECIAL USE PERMIT**

In order to grant the requested Special Use Permit, the Board of Commissioners must have a concurring vote of a majority of its members in accordance with Section 15.10.2 of the UDO (see Exhibit 7) and N.C.G.S. § 160D-406. The board shall grant the Special Use Permit only if the board makes all of the following findings (see Section 15.10.2.C of the UDO).

| | | |
|---|---|---|
| **15.10.2.C.1** | Required Finding: | *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).<br>• 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 |

| | | |
|---|---|---|
| | | (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 muti-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 Western and Eastern corners, respectively, of that commercial frontage. All parking is located in the rear of the buildings.<br>• 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 at 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.<br>• 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,<br>• 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. |

| | | |
|---|---|---|
| **15.10.2.C.2** | Required Finding: | *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.<br>• The applicant has provided an engineer's evaluation of queuing needs for the site (*see Exhibit 6*).<br>• 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). |
| **15.10.2.C.3** | Required Finding: | *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. |
| **15.10.2.C.4** | Required Finding: | *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.* |
| | 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.<br>• 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.<br>• 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 |

| | | |
|---|---|---|
| | | application what portions of the berm are located on the site versus on the abutting properties. |
| **15.10.2.C.5** | Required Finding: | *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.<br>  ○ 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.<br>  ○ 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).<br>  ○ 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). |
| **15.10.2.C.6** | Required Finding: | *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.* |
| | 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.<br>• The applicant has provided an engineer's evaluation of queuing needs for the site (*see Exhibit 6*).<br>• 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).<br>• 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 |

| | | |
|---|---|---|
| | | 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. |
| **15.10.2.C.7** | Required Finding: | *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. |
| **15.10.2.C.8** | Required Finding: | *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:<br>  ○ "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)<br>• Other relevant Community Plan policies include the following:<br>  ○ 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)<br>  ○ 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) |

| | | |
|---|---|---|
| | | ○ 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)<br>○ 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)<br>○ Off-street parking should generally be located to the side or rear of the primary building. (page 68)<br>○ Sufficient screening and buffering of industrial and commercial uses should be provided next to residential uses to minimize potential adverse impacts. (page 69)<br>○ New development should be contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features. (page 70)<br>○ Multifamily and commercial developments should include strong pedestrian networks within and between their sites. (page 78) |

**STAFF RECOMMENDATION**

Staff recommends that the Board of Commissioners conduct an evidentiary hearing in accordance with Section 15.10.2 of the UDO (see Exhibit 7) and applicable statutory requirements. The Board of Commissioners should make a determination on each required finding and approve the Special Use Permit if all findings are in the affirmative. The board may include conditions of approval in accordance with N.C.G.S. § 160D-705(c). If any of the findings of fact are not in the affirmative, the board should deny the request. If the board denies the request, the motion shall state the specific finding(s) that were not met.

**EXHIBITS**

Exhibit 1: Neighborhood Meeting Information
Exhibit 2: Application
Exhibit 3: Maps
Exhibit 4: Annotated Oblique Aerial Photograph
Exhibit 5: Proposed Drive-Thru Design
Exhibit 6: Technical Memorandum
Exhibit 7: UDO Section 15-10
Exhibit 8: UDO Section 3.8.1
Exhibit 9: UDO Section 9.8.1.E
Exhibit 10: Grove 98 PUD Document
Exhibit 11: Recorded Plat
Exhibit 12: 2018 Traffic Impact Analysis

**Notice of Special Use Permit Neighborhood Meeting**

Whataburger Restaurants, LLC
P.O. Box 791990
San Antonio, TX 78279

To: Property owners and neighborhood associations representatives within 500 feet of 489 Dr. Calvin Jones Highway, Wake Forest, NC
Date Mailed: April 18, 2024
**Subject: Special Use Permit Neighborhood Meeting for proposed Whataburger Restaurant**

---

Dear Neighbor(s):

You are receiving this letter as your property or neighborhood association is identified to be within 500 feet of a pending Special Use Permit before the Town of Wake Forest. As the applicant/developer for the proposal, a Neighborhood Meeting will be held to share information about this item. Please accept this letter as an invitation to attend the Neighborhood Meeting to ask questions, share concerns, and collaboratively provide input about the project.

**Application Type:** Special Use Permit
**Address:** 489 Dr. Calvin Jones Highway, Wake Forest, NC
**Property Tax Map Number:** 1830767787
**Zoning District:** PUD RZ-18-15 (Grove 98 Planned Unit Development)
**Property Special Overlay District:** Nuese-Richland Creek Water Supply Watershed

**Project Description:** Proposed 3,305 square foot (SF) quick service restaurant with drive-thru.

**NEIGHBORHOOD MEETING INFORMATION**

**Date & Time:** May 1, 2024; 7:00 P.M. to 8:00 P.M.
**Venue Name:** Meeting Room at Holiday Inn Express & Suites – North Raleigh Wake Forest
**Venue Address:** 11400 Common Oaks Drive, Raleigh, NC 27614

Please share this information with your neighbors, neighborhood association, council representative, landlord, etc. If you are unable to join us, but would like to learn more about the project, please contact Alan Moseley, Agent for Applicant, at 704-851-7093 or amoseley@blcompanies.com.

Thank you and we look forward to seeing you at the meeting.

UNITED STATES POSTAL SERVICE®

# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| **BL COMPANIES, INC.**<br>**355 RESEARCH PARKWAY**<br>**MERIDEN, CT 06450-7100** | 10 | 10 | APR 18 2024<br>US POSTAGE PITNEY BOWES<br>ZIP 06450 02 7H<br>0001226836 $ 005.80⁰<br>APR 18 2024 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | WEGMANS FOOD MARKETS INC<br>PO BOX 30844<br>ROCHESTER NY 14603-0844 | .64 | .58 | | |
| 2. | WAKE FOREST HOLDINGS LLC<br>12229 DUNARD ST<br>RALEIGH NC 27614-6930 | .64 | .58 | | |
| 3. | G98 MF LLC<br>201 E LA OLAS BLVD STE 1200<br>FORT LAUDERDALE FL 33301 | .64 | .58 | | |
| 4. | ROLLS CAPITAL LLC<br>7104 THOMPSON MILL RD<br>WAKE FOREST NC 27587-9085 | .64 | .58 | | |
| 5. | SM RET EIV LLC<br>5910 N CENTRAL EXPY STE 1200<br>DALLAS TX 75206-5144 | .64 | .58 | | |
| 6. | G98 COMMERCIAL PH II LLC<br>201 E LAS OLAS BLVD STE 1200<br>FT LAUDERDALE FL 33301-4434 | .64 | .58 | | |

UNITED STATES POSTAL SERVICE®

# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>***Postmark with Date of Receipt.*** |
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| **BL COMPANIES, INC.**<br>**355 RESEARCH PARKWAY**<br>**MERIDEN, CT 06450-7100** | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | Address (Name, Street, City, State, and ZIP Code™) | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | G98 COMMERCIAL PH I LLC<br>201 E LO OLAS BLVD STE 1200<br>FT LAUDERDALE FL 33301 | .64 | .58 | | |
| 2. | WEGMANS FOOD MARKETS INC<br>JP MORGAN CHASE LEASE ADMIN<br>1111 POLARIS PKWY STE 1E<br>COLUMBUS OH 43240-2031 | .64 | .58 | | |
| 3. | WAKE FOREST TOWN OF<br>301 BROOKS ST<br>WAKE FOREST NC 27587-2901 | .64 | .58 | | |
| 4. | THE LINDLEY AT GROVE 98<br>521 GRANITE GROVE LOOP<br>WAKE FOREST NC 27587 | .64 | .58 | | |
| 5. | | | | | |
| 6. | | | | | |

BL Companies
Architecture
Engineering
Environmental
Land Surveying

# Meeting Minutes – Meeting Date May 1, 2024

**PROJECT NO: 2301794** **DATE:** 1/17/2024

**PROJECT: Whataburger, Wake Forest, NC**

**Attendees (Discipline/Title/Organization):**

| | | |
|---|---|---|
| **Alan Moseley, PE** | **Principal Engineer** | **BL Companies** |
| **Wes Williams** | **New Unit Project Manager** | **Whataburger** |
| | | |
| | | |
| | | |
| | | |

**REPORTED BY: Alan Moseley**

*The minutes will be distributed to all attendees. These minutes were prepared based on the reporter's interpretation of the issues discussed and are not a transcript. Should there be any items for clarification, revisions and/or additions, please contact within seven days of the meeting or they will remain as submitted.*

## Meeting Minutes: (Item No. from Sketch Plan review comments)

| ITEM NO. | DESCRIPTION |
|---|---|
| 1 | Meeting set up at Holiday Inn Express, 11400 Common Oaks Dr., Raleigh, N.C. at 7 pm. Had visual display of the site plan and building elevations set up. No one from the public attended and we left after an hour. |

TOWN of WAKE FOREST

# Special Use Permit Application

(Special Use Permit 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 #1265848

**Project Title:** Whataburger Special Use Permit
**Application Type:** Special Use Permit
**Workflow:** Special Use Permit
**Jurisdiction:** Town of Wake Forest (Wake County)
**State:** NC
**County:** Wake

## Checklist - Special Use Permit

**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 SPECIAL USE PERMIT 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:** 10/11/2023
**Staff Member Met With:** Tim Richards
**Pre-application Conference Project Number:** 1137117

## 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:** 489 Dr Calvin Jones Hwy (1830767787)
**Tax PIN:** 1830767787
**Acreage:** 1.29
**Name of Existing Development/Subdivision (if applicable--**

**for reference only):** Grove 98

**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**
- 489 Dr Calvin Jones Hwy: 1.29

**Current Use: Land Use Development**
- 489 Dr Calvin Jones Hwy: Residential

**Wake Forest (WF): Town Limits**
- 489 Dr Calvin Jones Hwy: WF

**Planning and Zoning: Jurisdiction**
- 489 Dr Calvin Jones Hwy: WAKE FOREST

**Base District: Zoning**
- 489 Dr Calvin Jones Hwy: PUD

**In SH1-O Overlay:**

**In SH2-O Overlay: Special Highway Overlay - Dr. Calvin Jones Highway**
- 489 Dr Calvin Jones Hwy: yes

**In Water Supply Watershed Protection Overlay: Watershed Protection Overlay**
- 489 Dr Calvin Jones Hwy: yes (RC-WMA)

**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**
Alan Moseley
BL Companies, Inc.
3420 Toringdon Way, Suite 210
Charlotte, NC 28277
P:7048517093
amoseley@blcompanies.com

**Project Contact - Property Owner**
Mark Hebard
Stiles Corporation
300 W. Summit Ave.
Charlotte, NC 28203
P:9802070197
mark.hebard@stiles.com

**Project Contact - Developer**
Wesley Williams
Whataburger
300 Concord Plaza Dr.
San Antonio, TX 78216

**Project Contact - Engineer**
Alan Moseley
BL Companies, Inc.
3420 Toringdon Way, Suite 210
Charlotte, NC 28277

P:2104259430
wwilliams@wbhq.com

P:7048517093
amoseley@blcompanies.com

## Special Use Amendment

**Is this an amendment to a current special use permit?:** No

**Proposed Use:** Proposed fast food/drive-thru restaurant

**Related Town of Wake Forest Case Numbers:** SUP-24-01

**Description of Request:**
Proposed fast food/drive-thru restaurant special use permit review.

## Special Use Permit Findings

In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted) the Board of Commissioners must find the following in order to grant approval of a Special Use Permit. **Please address compliance with the following findings of fact.**

**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:**
It's a commercial building similar to the property to the east and will have the required building facades and landscaping.

**The proposed use will not cause undue traffic congestion or create a traffic hazard:**
Yes

**Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use:**
Yes

**The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas:**
The site will have evergreen screening on the western and northern property lines that divides the multi family.

**The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property:**
Yes

**The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare:**
Yes

**The application will not substantially injure the value of adjoining or abutting property:**
Yes

**The proposed use is consistent with the officially adopted plans and policies of the town:**
Yes

## Supplemental Standards

Section 3 of the **Unified Development Ordinance** includes Supplemental Use Standards for specific uses.

**Does the UDO include Supplemental Use Standards for your proposed use?:** Yes

**Please confirm how your project intends to comply with these standards:**

- Drive-thru is located within the third layer.
- Vehicle circulation is outside of ROWs. Also pedestrian configuration is designed to go around drive-thru traffic.
- Drive-thru will be screened by evergreen shrubs.

# 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: 489 Dr. Calvin Jones Hwy., 1830767787

**Landowner's name***: G98 Commercial Ph. I, LLC

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

**Person authorized to submit application(s)** as landowner's agent *(must be the same person listed as the applicant on the application form)*: Alan Moseley

Landowner's Signature: _____

Date: 08/05/24

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

Name: Justin Siemens

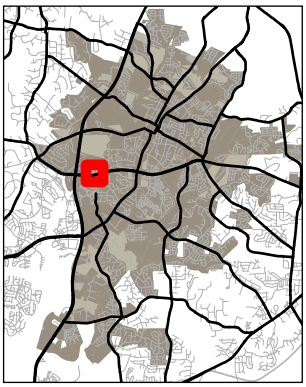
Address: 300 West Summit Ave., Suite 330 Charlotte, NC 28203

Telephone number: (980) 292-1004

Email address: justin.siemens@stiles.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)*: Vice President

**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

**SUP-24-01**

**Whataburger Special Use Permit**

**Wake County PIN: 1830767787**

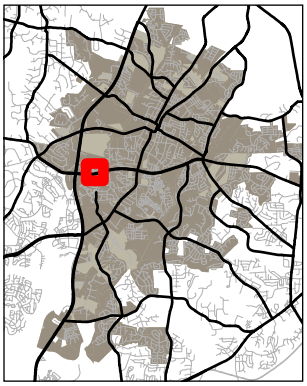
8/9/2024




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.

0 500 Feet

N W E



# Zoning

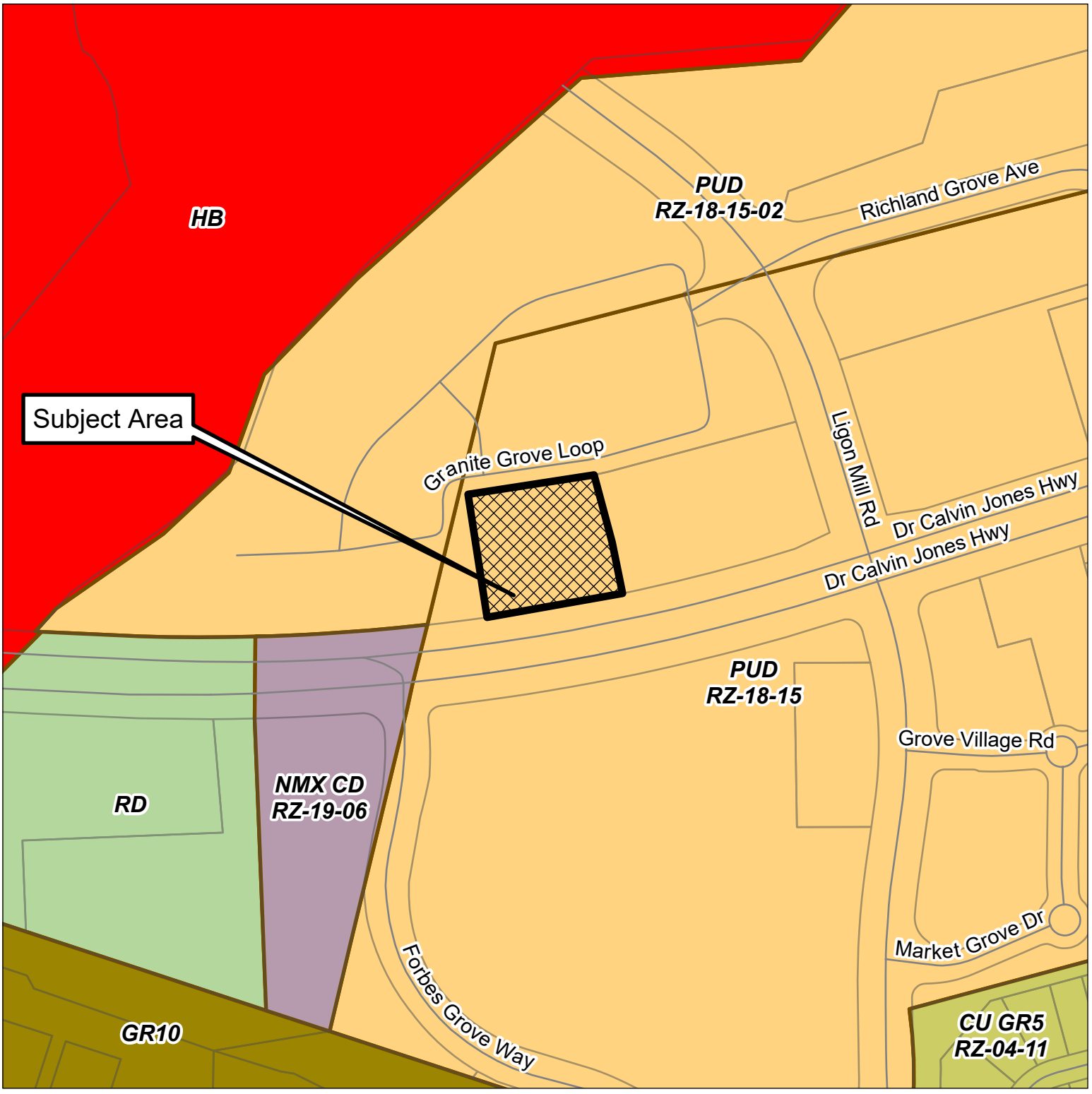
TOWN of WAKE FOREST

**SUP-24-01**

**Whataburger Special Use Permit**

**Wake County PIN: 1830767787**

8/9/2024




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.

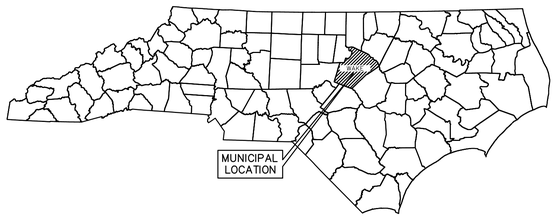
0 500 Feet

N W


Approximate parcel boundary
Nearmap
Imagery © 2024 Nearmap, HERE
20 ft
Oblique
Thu Feb 1 2024
N
154

# LAND DEVELOPMENT PLANS FOR WHATABURGER-WAKE FOREST ISSUED FOR SPECIAL USE PERMIT

## WHATABURGER-WAKE FOREST
## 489 DR. CALVIN JONES HIGHWAY
## WAKE FOREST, NC 27587




STATE OF NORTH CAROLINA

LOCATION MAP

N.T.S.




VICINITY MAP

SCALE: 1"=1000'

| LOCATION: TOWN OF WAKE FOREST, NORTH CAROLINA PIN: 1830767787 | | | | |
|---|---|---|---|---|
| ZONE: PUD RZ-18-15-02; OVERLAY DISTRICT: DR. CALVIN JONES HIGHWAY DISTRICT (SH2-O), RICHLAND CREEK WATERSHED MANAGEMENT DISTRICT (RC-WMA) | | | | |
| USE: RESTAURANT WITH DRIVE-THRU (ALLOWED UNDER SPECIAL USE PERMIT) | | | | |
| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
| 1 | MINIMUM LOT AREA | N/A | 56,628 S.F. (1.30 AC.) | NO |
| 2 | MINIMUM LOT WIDTH | N/A | 254 FEET | NO |
| 3 | MINIMUM LOT FRONTAGE | N/A | 254 FEET | NO |
| 4 | MINIMUM FRONT SETBACK | 10 FEET | 10 FEET | NO |
| 5 | MINIMUM SIDE SETBACK | 5 FEET | 31 FEET | NO |
| 6 | MINIMUM REAR SETBACK | 20 FEET | 85 FEET | NO |
| 7 | MAXIMUM BUILDING HEIGHT | 60 FEET | 57 FEET | NO |
| 8 | MAXIMUM IMPERVIOUS AREA FOR PUD | 70 PERCENT | 65.5 PERCENT | NO |

## NOTES

- THE SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED PROTECTION OVERLAY DISTRICT.
- THE SITE DOES NOT CONTAIN ANY SPECIAL FLOOD HAZARD AREAS.

## CONTENTS


| | |
|---|---|
| | COVER SHEET |
| C1.00 | OVERALL SITE PLAN |
| C2.00 | OVERALL GRADING PLAN |
| C5.00 | OVERALL LANDSCAPING PLAN |


PREPARED FOR:

WHATABURGER RESTAURANTS, LLC
P.O. BOX 791990
SAN ANTONIO, TX 78279

PREPARED BY:


BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

3420 TORINGDON WAY, SUITE 210
CHARLOTTE, NORTH CAROLINA 28277
(704) 565-7070
(704) 565-7071 Fax
LIC. #: C-4082


FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DEVELOPER:

WHATABURGER RESTAURANTS, LLC
P.O. BOX 791990
SAN ANTONIO, TX 78279

OWNER:

G98
201 E LA OLAS BLVD, SUITE 1200
FORT LAUDERDALE, FL 33301

SUBCONSULTANTS:

DATES

ISSUE DATE: 07/08/2024
REVISION:

CAD FILE: G230794-00

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## ZONING INFORMATION

| | | | | |
|---|---|---|---|---|
| LOCATION: TOWN OF WAKE FOREST, NORTH CAROLINA PIN: 1830767787 | | | | |
| ZONE: PUD RZ-18-15-02; OVERLAY DISTRICT: DR. CALVIN JONES HIGHWAY DISTRICT (SH2-O), RICHLAND CREEK WATERSHED MANAGEMENT DISTRICT (RC-WMA) | | | | |
| USE: RESTAURANT WITH DRIVE-THRU (ALLOWED UNDER SPECIAL USE PERMIT) | | | | |
| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
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| 2 | MINIMUM LOT WIDTH | N/A | 254 FEET | NO |
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| 7 | MAXIMUM BUILDING HEIGHT | 60 FEET | 57 FEET | NO |
| 8 | MAXIMUM IMPERVIOUS AREA FOR PUD | 70 PERCENT | 65.5 PERCENT | NO |

## PARKING INFORMATION

| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|---|
| 1 | BUILDING SIZE | NONE REQUIRED | 3,305 S.F. | NO |
| 2 | PARKING REQUIRED | RETAIL: 1 SPACE PER EVERY 200 S.F. OF FLOOR AREA (3,305 S.F.) TOTAL REQUIRED = 17 SPACES | 31 SPACES | NO |
| 3 | MINIMUM HANDICAPPED PARKING SPACES REQUIRED | 2 SPACES | 2 SPACES | NO |
| 4 | BICYCLE PARKING REQUIRED | 2 PER 50 PARKING SPACES (31 SPACES PROPOSED) = 2 SPACES (MINIMUM REQUIRED) | 2 SPACES | NO |
| 5 | MINIMUM PARKING DIMENSIONS | 9 FEET X 18 FEET | 9 FEET X 18 FEET | NO |
| 6 | MINIMUM AISLE WIDTH | 24 FEET - 2-WAY<br>14 FEET - 1-WAY | 30 FEET - 2-WAY | NO |
| 7 | MINIMUM FRONT BUFFER | 30 FEET | 30 FEET | NO |
| 8 | MINIMUM SIDE BUFFER | N/A | N/A | NO |
| 9 | MINIMUM REAR BUFFER | N/A | N/A | NO |

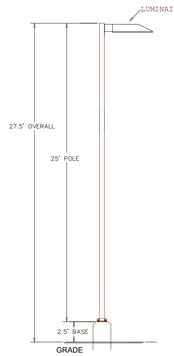
## IMPERVIOUS AREAS

| ITEM # | ITEM | SQUARE FEET | ACRES | PERCENTAGE |
|---|---|---|---|---|
| 1 | BUILDING | 3,305 | 0.08 | 6.20 |
| 2 | ASPHALT PAVEMENT | 30,171 | 0.69 | 53.10 |
| 3 | CONCRETE SIDEWALK | 2,283 | 0.08 | 6.20 |
| 4 | | | PERCENT IMPERVIOUS | 65.50 |

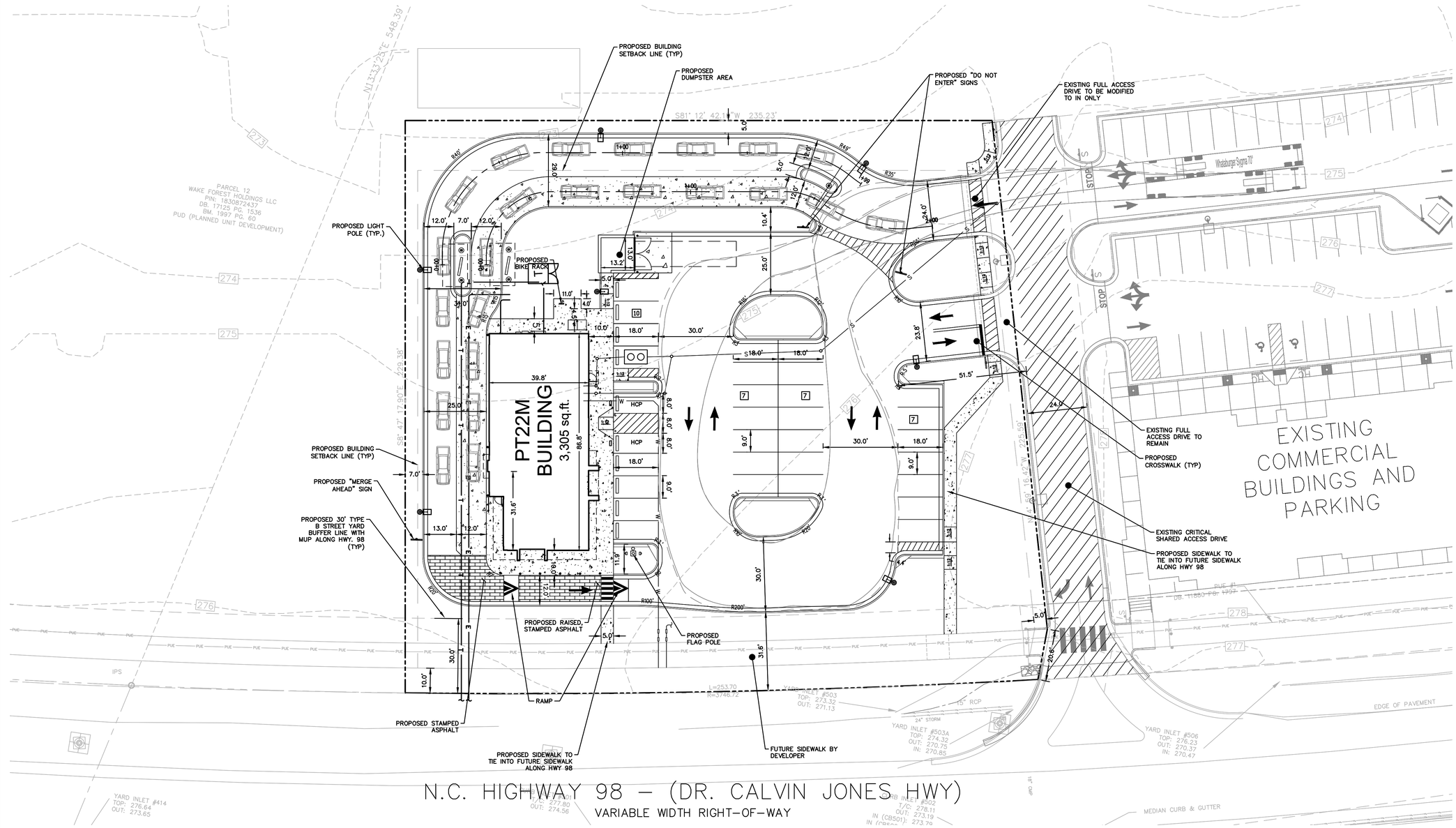
## OWNER/DEVELOPER

| ITEM # | ITEM |
|---|---|
| OWNER | G98 MF LLC<br>201 E LA OLAS BLVD, SUITE 1200<br>FORT LAUDERDALE, FL 33301 |
| DEVELOPER | WHATABURGER RESTAURANTS, LLC<br>P.O. BOX 791990<br>SAN ANTONIO, TX 78279 |

TOTAL DISTURBED ACREAGE= +/- 1.08 A.C.




POLE DETAIL




N.C. HIGHWAY 98 - (DR. CALVIN JONES HWY)

VARIABLE WIDTH RIGHT-OF-WAY

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3420 Toringdon Way
Suite 210
Charlotte, NC 28277
(704) 565-7070
LIC. #: C-4092

**WHATABURGER - WAKE FOREST**
489 DR. CALVIN JONES HIGHWAY
WAKE FOREST, NC

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | D.M.R. |
| Drawn | D.M.R. |
| Reviewed | A.W.M. |
| Scale | 1"=20' |
| Project No. | 2301794 |
| Date | 07/08/2024 |
| CAD File: C2301794-10 | |

Title
**OVERALL SITE PLAN**

Sheet No.
**C1.00**

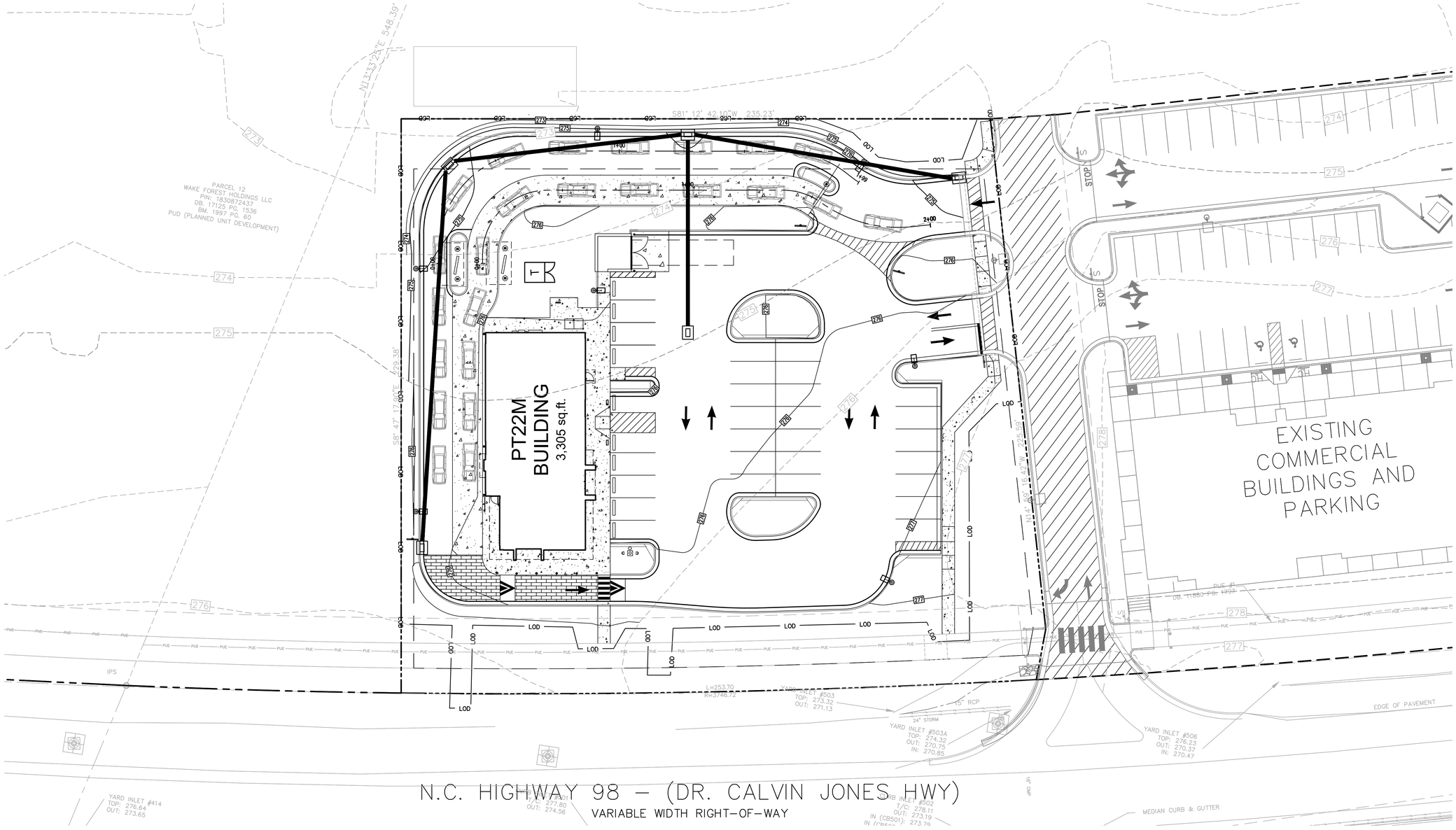
Xref (s) : B2023179400 ; X2023079401 ; XC2301794-10 ; XC2301794-30

7/8/2024, AWOSLEY, G:\CIB\2023\13\A\2301794\DWG\C2301794-10.DWG,C1.00 24X36 (1):1

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## GRADING AND DRAINAGE PLAN LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| LOD LOD | LIMIT OF DISTURBANCE |
| | PROPOSED STORM CONVEYANCE LINE |
| | PROPOSED CATCH BASIN |
| 100 | PROPOSED MAJOR CONTOUR |
| 101 | PROPOSED MINOR CONTOUR |
| 100 | EXISTING MAJOR CONTOUR |
| 101 | EXISTING MINOR CONTOUR |
| ×100.00 | PROPOSED SPOT ELEVATION |
| ×TC 100.50<br>BC 100.00 | ABBREVIATIONS<br>TC = TOP OF CURB<br>BC = BOTTOM OF CURB<br>TW = TOP OF WALL<br>BW = BOTTOM OF WALL |
| ×TW 105.00<br>BW 100.00 | |
| 2.00% | PROPOSED SURFACE SLOPE |




FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3420 Toringdon Way
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Charlotte, NC 28277
(704) 565-7070
LIC. #: C-4082

**WHATABURGER - WAKE FOREST**
489 DR. CALVIN JONES HIGHWAY
WAKE FOREST, NC

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | D.M.R. |
| Drawn | D.M.R. |
| Reviewed | A.W.M. |
| Scale | 1"=20' |
| Project No. | 2301794 |
| Date | 07/08/2024 |
| CAD File: C2301794-20 | |

Title
**OVERALL GRADING PLAN**

Sheet No.
**C2.00**

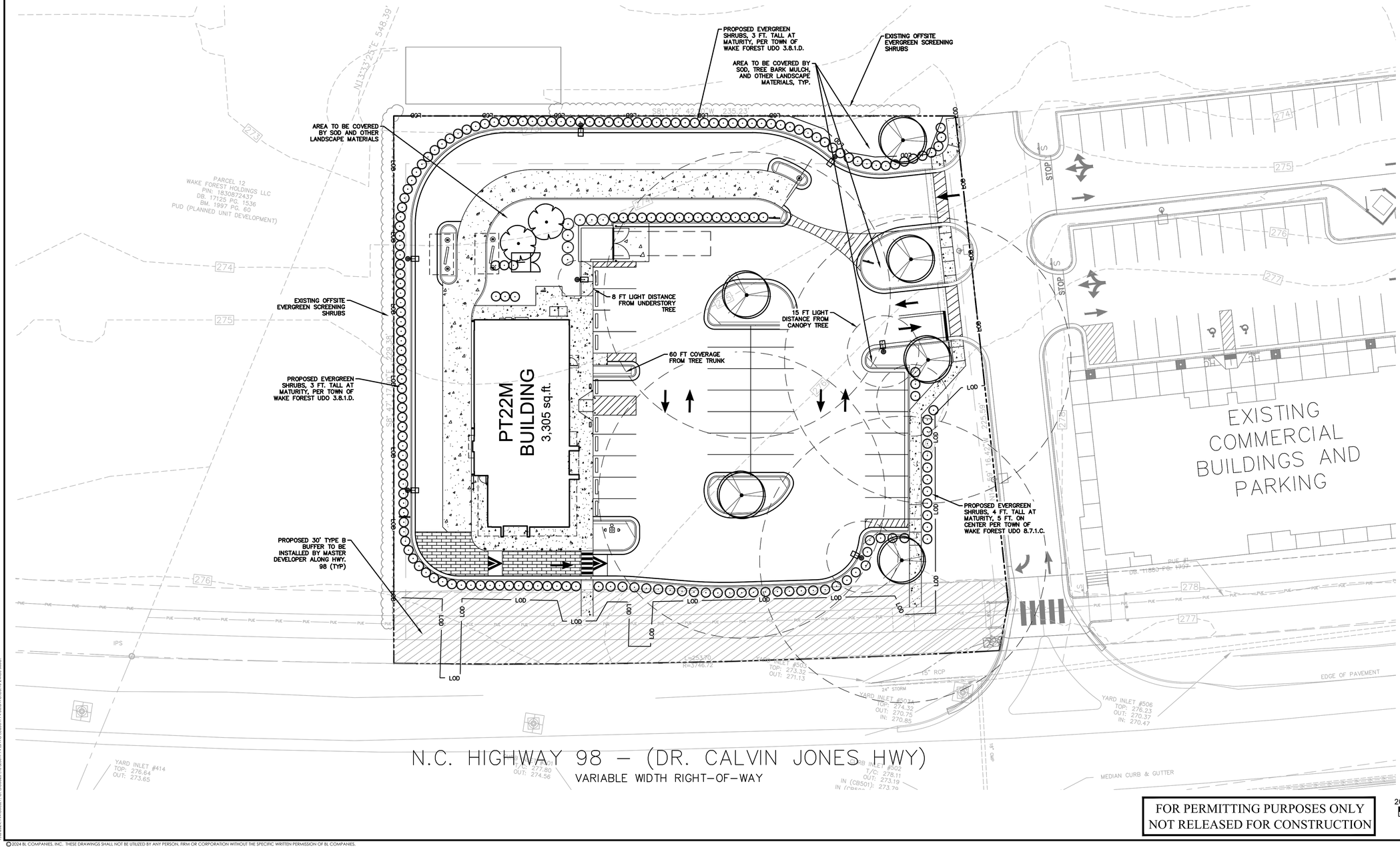
Xref (s) : XD2301794-01 ; XC2301794-20 ; BD2301794-00

7/8/2024, AMOSELEY, G:\CAD\2023\13\2301794\DWG\C2301794-20.DWG,C2.00,24X36 ARCH

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| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| CANOPY TREES | | | | | |
| | ZS | 6 | ZELKOVA SERRATA | JAPANESE ZELKOVA | 2" CAL. |
| EVERGREEN SCREEN | | | | | |
| | TS | 7 | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN ARBORVITAE | --- |
| UNDERSTORY TREES | | | | | |
| | CC | 2 | CERCIS CANADENSIS | EASTERN REDBUD | --- |
| SHRUBS | | | | | |
| | II | 181 | ILEX GLABRA 'COMPACTA' | COMPACT INKBERRY | --- |

NOTE: LANDSCAPE PLAN IS PRELIMINARY. A FULL LANDSCAPE PLAN WILL BE SUBMITTED FOR THE SITE PLAN REVIEW THAT WILL COMPLY WITH THE TOWN OF WAKE FOREST'S UDO SECTIONS 8.7.1.C. AND 3.8.1.D. FOR VEHICULAR AREA SCREENING AND PERIMITER DRIVE-THRU SCREENING.




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GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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**WHATABURGER - WAKE FOREST**
489 DR. CALVIN JONES HIGHWAY
WAKE FOREST, NC

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | A.W.M. |
| Scale | 1"=20' |
| Project No. | 23O1794 |
| Date | 07/08/2024 |
| CAD File: C2301794-50 | |

Title
**OVERALL LANDSCAPING PLAN**

Sheet No.
**C5.00**

Xref list: ; XC2301794-10 ; B02301794-00 ; XD2301794-00 ; XL2301794-00 ; XC2301794-20

7/8/2024, AMOSELEY, G:\JOBS\21-0\23O1794\DWG\C2301794-50.DWG,C5.10,24X36 ISSC

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Kimley»Horn

# TECHNICAL MEMORANDUM

To: Whataburger – 300 Concord Plaza Dr, San Antonio, TX, 78216

From: Amy E. Avery, P.E., PTOE | Chris Lira, E.I.T.

Kimley-Horn and Associates, Inc.

Date: January 2024

Subject: Whataburger Drive-Through Queue Evaluation

## INTRODUCTION

Kimley-Horn was retained by Whataburger to perform a queue, delay, and service time study at restaurant locations around the country to understand on average how Whataburger restaurants function during key peak times of the day. The goal of this technical memorandum is to provide data on typical Whataburger peak queues and average customer service times.

## STUDY LOCATIONS

Whataburger provided Kimley-Horn with twelve (12) restaurant locations around the country to act as an average sample size of all Whataburger's. These restaurants were of varying age and locations within the United States. **Table 1** provides a list of the restaurants and their location. Some of the locations had two order boards and drive-through lanes while others only had a single lane. For those locations with a single lane, most locations utilize the bypass lane for vehicle storage at peak times – typically based on the food ordered and anticipated time to complete the order. This is a manual determination made by staff taking orders.

**Table 1 – Study Locations**

| Address | City | State | Age (years) | Size (KSF) | Number of Drive-Through Lanes |
|---|---|---|---|---|---|
| 2859 N Germantown Pkwy | Memphis | TN | 0.6 | 4.21 | 2 |
| 1211 US Highway 380 | Bridgeport | TX | 0.8 | * | 2 |
| 11400 Gateway Blvd N | El Paso | TX | 0.9 | 3.43 | 2 |
| 1835 Old Fort Pkwy | Murfreesboro | TN | 1 | 3.27 | 2 |
| 702 N Tyndall Pkwy | Callaway | FL | 1.1 | 2.81 | 1 |
| 2590 S Market St | Gilbert | AZ | 1.2 | 3.46 | 2 |
| 8239 Old Middleburg Rd S | Jacksonville | FL | 1.2 | 2.87 | 1 |
| 905 Hwy 7 | Blue Springs | MO | 1.3 | 2.74 | 1 |
| 306 Stribling Ln | Brandon | MS | 1.7 | 3.25 | 2 |
| 13880 US Hwy 19 S | Thomasville | GA | 19.2 | 3.24 | 1 |
| 421 S Broadway | Edmond | OK | 47.5 | 3.85 | 1 |
| 1313 N New Warrington Rd | Pensacola | FL | 62.1 | 2.96 | 1 |

** Aerial imagery not recent enough to determine building size*

## STUDY METHODOLOGY

Data was collected at each of the twelve (12) locations on a non-holiday midweek day (Tuesday, Wednesday, or Thursday) while school was in session for the local jurisdiction.

Whataburger provided information on the typical peak times for each study location based on Point of Sale (POS) transaction data. These hours are provided in **Table 2** for both the primary peak hour and secondary peak hour. As anticipated, a majority of the restaurants had peak service times during the lunch hour of 12:00 Noon to 1:00 PM.

**Table 2 – Peak Demand Times**

| Peak Hour | Primary Peak Restaurant Locations | Secondary Peak Restaurant Locations |
|---|---|---|
| 9:00 AM – 10:00 AM | Pensacola | |
| 10:00 AM – 11:00 AM | | Pensacola |
| 11:00 AM – 12:00 PM | | Callaway<br>Bridgeport<br>Blue Springs<br>Brandon<br>Edmond |
| 12:00 PM – 1:00 PM | Murfreesboro<br>Gilbert<br>Callaway<br>Bridgeport<br>Blue Springs<br>Brandon<br>Jacksonville<br>Edmond<br>Thomasville | Memphis |
| 1:00 PM – 2:00 PM | Memphis | Murfreesboro<br>Jacksonville<br>Thomasville |
| 2:00 PM – 3:00 PM | | |
| 3:00 PM - 4:00 PM | | |
| 4:00 PM – 5:00 PM | | |
| 5:00 PM – 6:00 PM | El Paso | |
| 6:00 PM – 7:00 PM | | El Paso<br>Gilbert |
| 7:00 PM - 8:00 PM | | |

Observations were made during the peak service times at each location and the following three key data points were recorded in an effort to understand the queue space required to accommodate patrons during the peak times. For the purposes of this queue study, the average space per vehicle was allocated as 25 feet. This was based on a passenger car average length of 22 ft plus 3 feet from rear bumper of leading car to front bumper of trailing car.

### *Average Queue*

The Average Queue was determined by taking a “snapshot” or a onetime observation every five (5) minutes during the location’s peak hours of service. The total number of vehicles in the queue per drive-through lane at that time were recorded. At locations that had more than one drive-through lane, the lanes were not always utilized evenly so the values presented in the summaries are an average of the two lanes.

### *Maximum Queue*

The Maximum Queue was documented by the observer as the longest the queue ever became during the observation period independent of the five (5) minute intervals utilized for the documenting the average queue.

### *Average Service Time*

Average Service time was determined by selecting a vehicle at random as they entered the queue. For purposes of this study, entering the queue was separated into low volume and high volume periods.

During low volume periods, entering the queue meant when the guest was able to place their order either with a live representative or at the order window / call box. In periods of high demand the beginning of the service time was recorded as when the guests entered the queue and began waiting to place their order to better capture the compounding delay periods of high demand can cause for drive through operations.

The end of the service time was the same in both low and high demand scenarios as the time when they received their order from the food delivery window. Once that vehicle received their order and the completed time was recorded, a new vehicle was chosen at random from the beginning of the queue. This procedure was executed continuously for the length of the study period.

## STUDY RESULTS

The results of the nationwide data collection effort are summarized in **Table 3**.

**Table 3 – Summary Table**

| Location | | | Site Visit Data | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| City | State | Number of Lanes | Average Queue per lane | | Average Queue Per Site | Maximum Queue | | Maximum Queue Per Site | Average Service Time (min) |
| | | | Cars | ft | | Cars | ft | | |
| Blue Springs | MO | 1 | 2 | 50 | 50 | 7 | 175 | 175 | 8 |
| Brandon | MS | 2 | 4 | 100 | 200 | 8 | 200 | 400 | 10 |
| Bridgeport | TX | 2 | 3 | 75 | 150 | 6 | 150 | 300 | 10 |
| Callaway | FL | 1 | 4 | 100 | 100 | 8 | 200 | 200 | 15 |
| Edmond | OK | 1 | 2 | 50 | 50 | 6 | 150 | 150 | 2 |
| El Paso | TX | 2 | 3 | 75 | 150 | 6 | 150 | 300 | 5 |
| Gilbert | AZ | 2 | 2 | 50 | 100 | 5 | 125 | 250 | 6 |
| Jacksonville | FL | 1 | 1 | 25 | 25 | 2 | 50 | 50 | 3 |
| Memphis | TN | 2 | 4 | 100 | 200 | 8 | 200 | 400 | 6 |
| Murfreesboro | TN | 2 | 6 | 150 | 300 | 12 | 300 | 600 | 21 |
| Pensacola | FL | 1 | 6 | 150 | 150 | 11 | 275 | 275 | 10 |
| Thomasville | GA | 1 | 3 | 75 | 75 | 7 | 175 | 175 | 3 |
| | | **Total:** | **4** | **100** | **130** | **8** | **200** | **273** | **8** |

**Figure 1, Figure 2,** and **Figure 3** show the average queue in feet, the maximum queue in feet, and the average service time in minutes for all study locations respectively.

**Figure 1 – Average Queue Per Site (ft)**

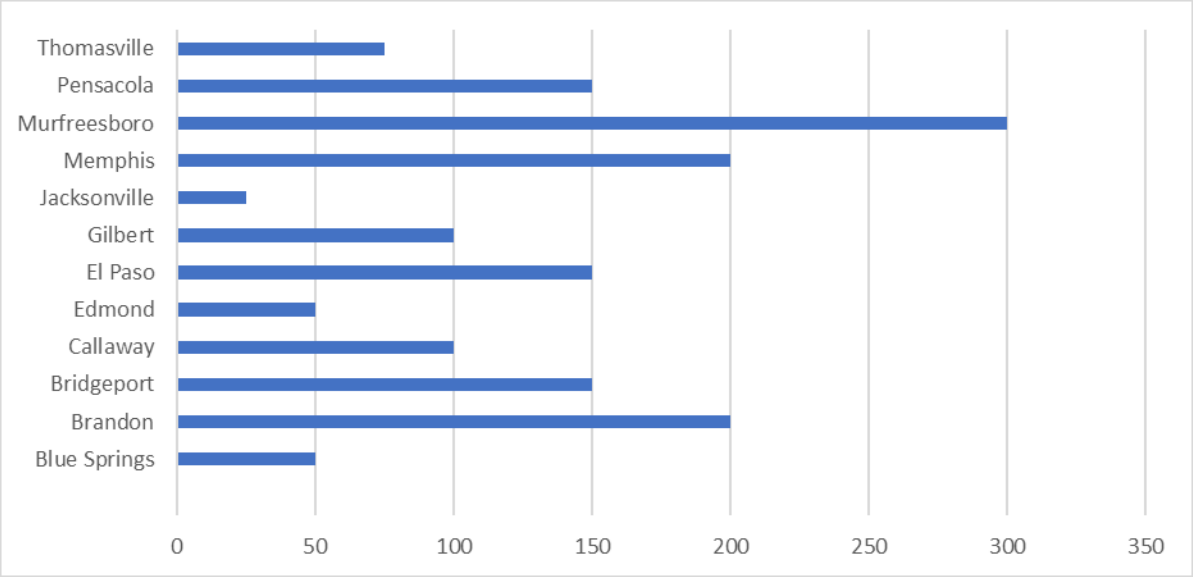
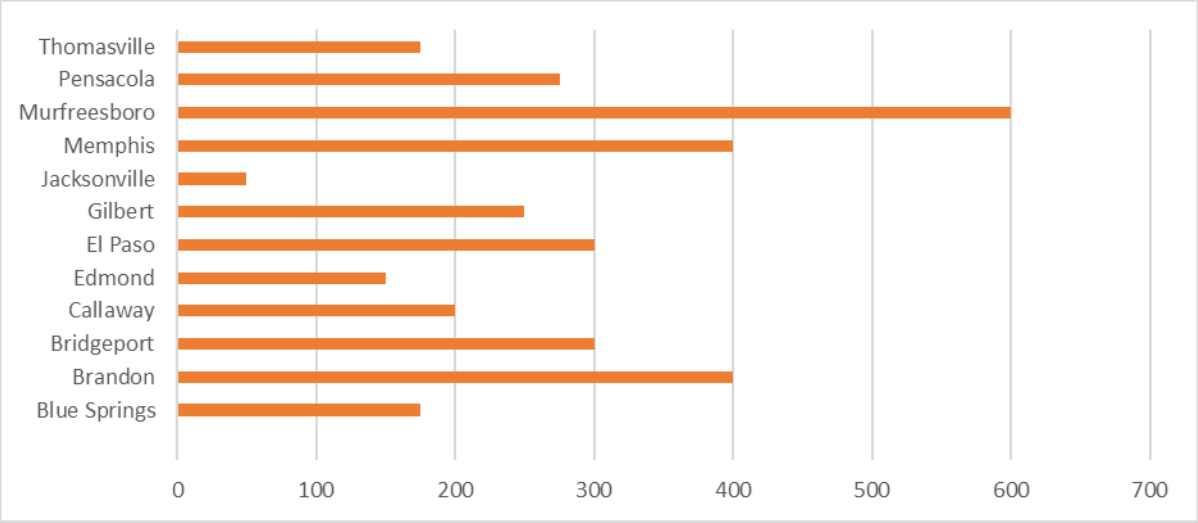
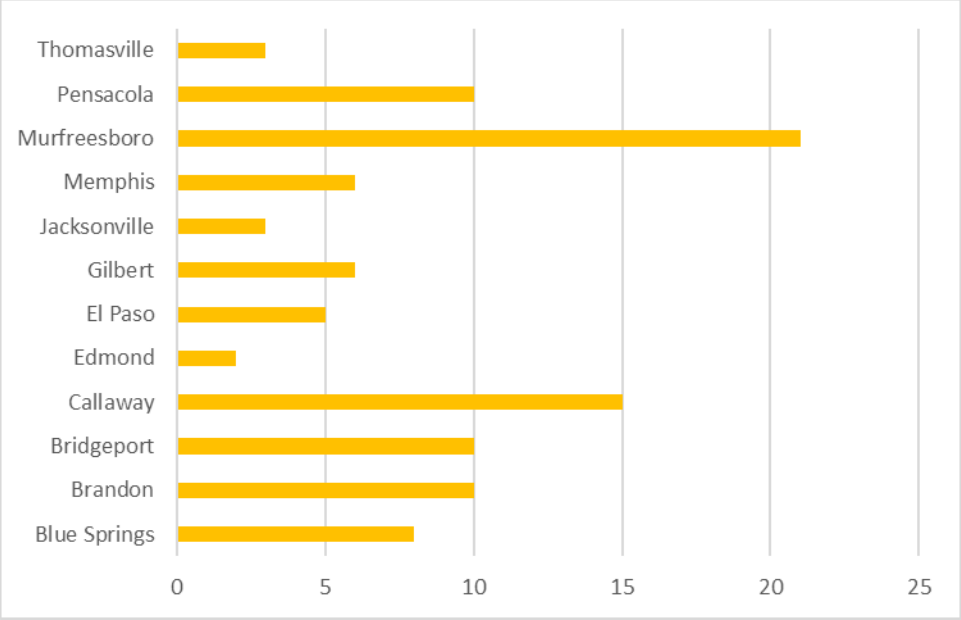


**Figure 2 – Average Maximum Queue Per Site (ft)**



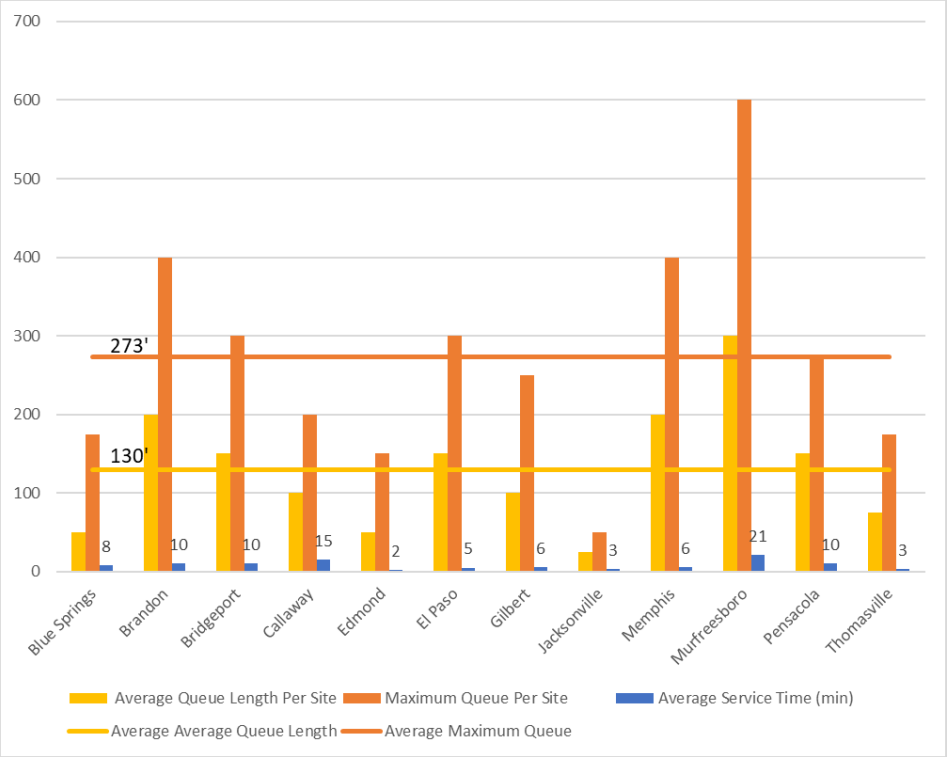

** At sites with two drive through lanes, the average maximum queue is taken from the sum of the two drive through lanes*

**Figure 3 – Average Service Time (Minutes)**



The total average queue across all twelve (12) sites was 130 feet. The average maximum queue was 273 feet, and the average service time was 8 minutes per vehicle from order placement to reception of order at the window. **Figure 4** presents a comparison of each store to the overall average.

**Figure 4 – Queue Length (ft) Comparison**




As shown in Figure 4, three of the five locations where the maximum queue was observed to exceed the average among all locations were restaurants where the average service time observed exceeded the average of all restaurants. Whether this was an isolated occurrence or frequent trend, there is likely an operational improvement that could reduce service times and associated queue lengths.

## SUMMARY

Based on the data collected on site, the following conclusions are offered regarding Whataburger Restaurants and anticipated vehicle queues.

- While operations vary from site to site, the following storage lengths are recommended:
  - 6 vehicles prior to the order board within the desired designated drive through area to accommodate average high demand queue lengths
  - 11 vehicles of storage space measured from the pickup window to the first interaction with cross traffic in the parking lot to accommodate peak demand queue lengths
- The storage lengths above can be accommodated in a single or multiple lane configuration. Omitting the Murfreesboro average service time observations from the averaging process, the one and two lane order board configurations operate with comparable service times. This is likely because many locations carefully manage use of the bypass lane for orders expected to take additional preparation time.

space or a park on a plat shall be considered to be offered for dedication, but not accepted until the Board of Commissioners has by expressed action done so.

I. **Phasing:** Final plats for phased subdivisions shall be recorded in accordance with the schedule presented by the applicant during the Subdivision Construction Plan approval.

J. **Permit Validity:** Final plats that have been granted approval must be recorded within 30 days following approval or the approval becomes invalid. No lots in a subdivision shall be sold prior to approval by the town and recording of the Final Plat for the subdivision.

K. **Permit Extension:** None.

## 15.10. Special Use Permits (Sup)

Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district. Applications requiring a Special Use Permit are noted in Section 2.3 & Chapter 3.

### 15.10.1. Application Procedures

A. **Process Type:** Quasi-Judicial (See also 15.5)

B. **Pre-Application Meeting:** Every applicant for a Special Use Permit is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.

C. **Required Application Information:** An application for a Special Use Permit may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Each application for a Special Use Permit shall contain, at a minimum, an Existing Conditions Map (15.4.1) (may be waived by Administrator as appropriate) and Master Plan (15.4.3). Other information necessary to show that the use or structure complies with the standards set forth in this ordinance shall also be provided.

D. **Determination of Compliance:** The Administrator shall review the application to ensure that it is complete, prepare a report and recommendation on the application, and schedule the matter for an evidentiary public hearing before the Board of Commissioners.

E. **Public Notification:** Level 1, 2, 4 & 5 required.

### 15.10.2. Consideration By Board of Commissioners

A. **Public Hearing and Consideration by the Board of Commissioners:** The Board of Commissioners shall conduct an evidentiary public hearing on the matter. Upon reviewing all pertinent information, the Board of Commissioners may approve, deny, or approve with conditions the Special Use Permit.

B. **Review Period:** The Board of Commissioners shall take action (approve, deny, or approve with conditions) within 65 days of the evidentiary public hearing on the matter. Should the Board of Commissioners fail to act on the Special Use Permit application within the prescribed period, the application shall be considered approved.

C. **Findings of Fact:** In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted) the Board of

Commissioners must find the following in order to grant approval of a Special Use Permit:

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.
2. The proposed use will not cause undue traffic congestion or create a traffic hazard.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property.
6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
7. The proposed use will not substantially injure the value of adjoining or abutting property.
8. The proposed use is consistent with the officially adopted plans and policies of the town.

D. **Additional Standards for Special Uses in Floodplain Hazard Areas**: Applications for Special Use Permits in the Special Flood Hazard Areas and Future Conditions Flood Hazard Areas shall be subject to the following additional standards of review:

1. The Board of Commissioners shall determine the specific flood or erosion hazard of the site and shall evaluate the suitability of the proposed use in relation to the flood hazard.
2. In passing upon such applications, the Board of Commissioners shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance and:
    a. The danger that material may be swept onto other lands to the injury of others.
    b. The danger to life and property due to flooding or erosion damage.
    c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions
    d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
    e. The importance of the services provided by the proposed facility to the community.
    f. The necessity to the facility of a waterfront location, where applicable.
    g. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
    h. The compatibility for the proposed use with existing development anticipated in the foreseeable future.
    i. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.
    j. The safety of access to the property in times of flood for ordinary and emergency vehicles.

k. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

l. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

E. **Additional Conditions:** The Board of Commissioners may place conditions on the use as part of the approval to assure that mitigation measures are associated with the use if written consent to the conditions is obtained by the applicant or the landowner. The conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.

### 15.10.3. Effect of Decisions

A. **Appeals:** An appeal from the decision of the Board of Commissioners regarding a Special Use Permit application may be made by an aggrieved party and shall be made to the Superior Court of Wake County in the nature of certiorari. Any such petition shall be filed with the clerk of the superior court within 30 days after the decision of the Board is filed with the Town Clerk, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chair of the Board at the time of its hearing of the case, whichever is later. The decision of the Board may be delivered to the aggrieved party either by personal service or by registered mail or certified mail return receipt requested.

B. **Permit Validity:** Special Uses that have been granted approval must begin site development within 2 years following approval or the approval becomes invalid.

C. **Permit Extension:** The Board of Commissioners may grant 1 extension of this time period of up to one year upon submittal by the applicant of sufficient justification for the extension. Sufficient justification may include, but is not limited to, delays in other outside agency permits, financing institution delays, or other similar reasons beyond the control of the applicant.

D. **Substantial Changes:** Any substantial change to a Special Use Permit as noted below shall be reviewed by the Board of Commissioners and approved or denied by the Board of Commissioners as an amended Special Use Permit. The following changes to a Special Use Permit shall require approval by the Board of Commissioners:

1. Modification of special performance criteria, design standards, or other requirements specified by the Special Use Permit.
2. A change in land use or development type beyond that permitted by the approved Special Use Permit.
3. When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
4. When there is an increase in the total number of residential dwelling units originally authorized by the approved Special Use Permit.
5. When the total floor area of a commercial or industrial classification is increased more than 10% beyond the total floor area last approved by Board of Commissioners. Changes of less than 10% may be approved by the Administrator.
6. Any change which alters the basic development concept of the Special Use Permit.

### 3.7.2. Child/Adult Day Care Center (More Than 8 Persons) (RD, NB, HB, ICD, RMX, RA-HC, NMX, UMX, PUD)

A. **Child Day Care Centers:** Outdoor play space shall be provided in accordance with the regulations of North Caroline Department of Health and Human Services.

B. **Adult Day Care Centers:** Adult Day Care Centers shall meet the requirements of the North Carolina Department of Health and Human Service's "Adult Day Care and Day Health Services Standards for Certification."

### 3.7.3. Community Support Facility (RD, NB, UR, RMX, RA-HC, NMX, PUD)

A. **Location:** No such use may be located within a quarter mile (1320 feet) of another such use measured as a straight line on a map unless as part of an accessory use to an existing religious institution.

B. **Special Use Permit:** A Special Use Permit is required for this use and shall meet the criterial and follow the processes outlined in Chapter 15.

### 3.7.4. Correctional Institution (LI, HI)

A. **Buffering:** Correctional institutions shall be buffered from adjacent residentially zoned property or adjacent residential use with a Type A buffer as set forth in Section 8.5.3.

B. **Special Use Permit:** A Special Use Permit is required for this use and shall meet the criterial and follow the processes outlined in Chapter 15.

### 3.7.5. Halfway House (NB, RMX, NMX)

A. **Location:** No such use may be located within a half mile (2640 feet) of another such use measured as a straight line on a map.

### 3.7.6. School – Elementary & Secondary (HB)

A. Athletic fields and parking areas must be buffered from adjacent residentially zoned property or adjacent residential uses with a Type B buffer as set forth in Section 8.5.3.

B. Connectivity (vehicular and pedestrian) to surrounding residential areas is required. Where a full vehicular connection is not practical, a multi-use trail connection shall be provided.

C. Student pick-up/drop-off areas shall adhere to NCDOT standards for vehicular circulation and stacking.

D. Schools shall have access from a street with a minimum classification as collector.

E. No elementary school may be located closer than ½ mile from another elementary school. No secondary school may be located closer than ½ mile from another secondary school. This requirement is not applicable for adaptive reuse of existing buildings.

F. Schools over 50,000 square feet in size shall have at least two points of ingress that are compliant with the driveway provisions in Section 9.8. This requirement is not applicable for adaptive reuse of existing buildings.

## 3.8. Supplemental Use Standards – Automotive

### 3.8.1. Drive-Thru/Drive-In Facility (NB, HB, RA-HC, NMX, UMX)

A. **Location:** Such facilities shall be located and accessed only in the third layer as noted Section 9.3.

B. **Circulation:** Vehicle storage/stacking areas for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street and shall not cause interruption of any public sidewalk or bicycle facility. Furthermore, the drive-thru use shall be designed to avoid obstructions to pedestrian movement along site sidewalks, through public use areas, or between parking spaces and building entrances.

C. **Special Use Permit:** In the RA-HC, NMX, and UMX Districts, a Special Use Permit is required for this use and shall meet the criterial and follow the processes outlined in Chapter 15

D. **Screening:** Evergreen shrubs with the ability to reach a minimum of 3' in height at maturity, shall be planted along the perimeter of the drive-thru so as to screen it from view adjacent parcels or streets.

### 3.8.2. Gas/Fueling Station (NB, HB, NMX, UMX)

**A. Canopies/Pumps:**

1. Must be located to the side or rear of a principal building.
2. Pump canopies must be located at least 50 feet from any interior side or rear property line that adjoins residentially developed property.
3. The maximum number of pumps permitted at a single gas/fueling station shall be 12.
4. The support columns of canopies shall have a masonry base consistent with the principal building materials at least one-third the height of the columns.
5. Plastic or other similar roofing materials are prohibited for canopies.

B. **Principal Buildings:** A conforming principal building is required and shall be a minimum of 1,600 square feet when it is on a stand-alone parcel. In a shopping center, no principal building is required as long as all other standards of this Section are met.

C. **Lighting:** All lighting must be shielded to direct light and glare only onto the lot or parcel where the gas/fueling station is located and shall be in accordance with Section 10.3.8.C.

D. **Special Use Permit:** In the NMX, and UMX Districts, a Special Use Permit is required for this use and shall meet the criterial and follow the processes outlined in Chapter 15.

### 3.8.3. Parking Lots/Structure-Principal Use (NB, HB, RMX, RA-HC, NMX, UMX, PUD)

A. **Screening:** For parking structures, vehicles shall be screened from view from the street and adjacent properties with walls or decorative screens (architectural or vegetative). Sloped ramps cannot be discernible along the perimeter of a parking structure.

B. **Materials:** For parking structures, masonry materials identified in Section 5.6.2 shall be used on the majority of the first level of the structure's exterior façade.

C. **Blank Walls:** For parking structures, when adjacent to a street, residentially developed parcel, or residentially zoned parcel, blank wall void or features of visual interest may not exceed 40' in length or height. Visual interest features include façade articulation, change in material patter, vegetation walls, murals, canopies, and glazing.

D. **Stairwells:** For parking structures, stairwells shall be open or enclosed with glass and be visible to the street for security reasons.

E. For parking structures, compliance with Section 9.5.4 is required.

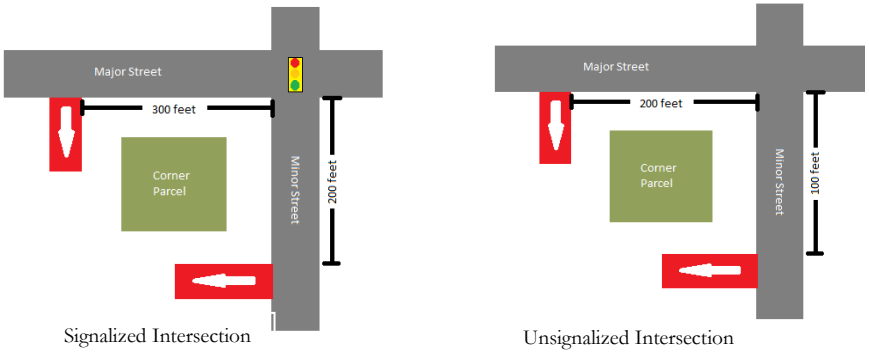
F. **Electric Vehicle Charging:** For parking lots and parking structures as principal uses with 50 or more parking spaces, at least 5% of parking spaces shall include electric vehicle charging stations.

### 3.8.4. Vehicle Services – Minor Maintenance/Repair (NB, NMX, UMX)

**A. Screening:** All outdoor storage areas shall be screened by a Type A buffer in accordance with Section 8.5.3.

**B. Vehicle Bays:** Vehicle bays shall be set perpendicular to the street or otherwise screened from direct view by landscaping.

8. At unsignalized street intersections, no driveway/curb cut shall be located within 200 feet of the intersection on Major Roadways and 100 feet on Minor/Local Streets.




Signalized Intersection — Unsignalized Intersection

D. **Driveway Channelization**: Adequate driveway channelization is required in order accommodate the operations needs of the development while protecting the functionality of the intersection. Protected driveway channelization assists with traffic organization of entering and exiting traffic while preventing excessive maneuverability and cross-traffic close to the intersection. All developments are required to provide a minimum of fifty feet (50') of minimum channelization (from the edge of pavement on the intersecting roadway) prior to any internal driveways, cross access or direct parking areas. For larger commercial developments and high-density mixed-use developments, a minimum of one-hundred feet (100') will be required. Driveways that are served by a signalized intersection, a minimum of two-hundred feet (200') of protected channelization is required or beyond the limits of storage required by the signal, whichever is larger.

E. **Driveway Vehicle Storage Space**: Adequate internal storage space shall be provided for all driveways for all services that required drivers to remain in their vehicles. This may include, but is not limited to, school drop-off and pick-up, banks, ATMs, and drive-thru's. Specific storage requirements will be made on a case-by-case basis based on the development and services to be provided.

At a minimum the following vehicle storage shall be provided. A storage space of twenty-five feet (25') per vehicle shall be used for passenger vehicles.

| Type of Service | Minimum Storage Capacity |
|---|---|
| Single-Lane Bank/ATM | 6 vehicles |
| Multi-Lane Bank/ATM | 4 vehicles per lane |
| Full Service Car Wash | 12 vehicles |
| Automatic/Multi-Service Car Wash | 4 vehicles per lane |
| Food/Drink Services | 8 vehicles per lane (measured from the menu/ordering board) |
| Fuel/Gas Pumps | A minimum of 30 feet of storage measured from the island for all pumps |

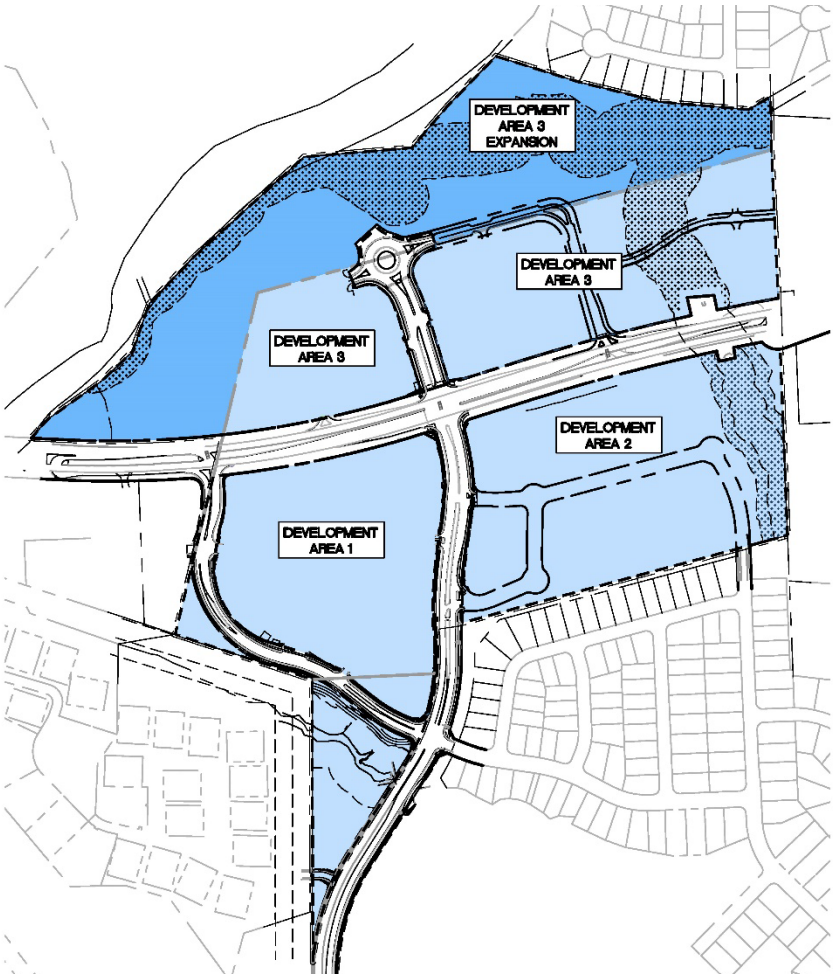
**F. Driveway Width:** Driveway width measurements pertain to the measurement of the driveway at the sidewalk. At other points in the driveway the width may vary.

1. Single Family Detached Residential Driveways: Driveways on detached single family residential properties shall have a minimum width of 12 feet and shall not exceed a maximum width of 20 feet.

# GROVE 98 PLANNED UNIT DEVELOPMENT (PUD) RZ-18-15

**TOWN OF WAKE FOREST, NORTH CAROLINA**

INITIAL SUBMITTAL DATE: SEPTEMBER 4TH, 2018
PUD APPROVAL DATE: MARCH 19TH, 2019
PUD AMENDMENT APPROVALS #1/#2: NOVEMBER 3RD, 2020 / MARCH 30TH, 2021 **CURRENT SUBMITTAL - PUD AMENDMENT #3 (1st SUBMITTAL): MAY 10th, 2023***
*Only amended section located in *Master Sign Criteria, Section III.b., page 5 (PDF pg 29)*




**Applicant/Developer:**
**Stiles Corporation**
300 West Summit Ave, Ste. 230
Charlotte, NC 28203

**Developer:**
**Wegmans Food Markets, Inc**
1500 Brooks Ave
Rochester, NY 14624

**Prepared By:**
**ColeJenest & Stone, PA**
131 ½ S. Wilmington St, Ste 200
Raleigh, NC 27601

Courtney Tanner
5/10/2023 Amendment
Approved on 7/17/2023

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**Section 1: Table of Contents**
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**Section 7: Appendix** *(all maps are scaled-to-fit report, see full-size set)*
- Architectural Design Guidelines
- Wegmans Elevations (scaled-to-fit, see full-size drawing)
- Signage Design Guidelines / Key Map
- RZ-1.0 – Land Use Plan (scaled-to-fit, see full-size drawing)
- RZ-2.0 – PUD Connectivity and Utilities Plan (scaled-to-fit, see full-size drawing)
- RZ-3.0 – Buffers and Open Space Plan (scaled-to-fit, see full-size drawing)
- Proposed Multi-Use Path Split 30' Buffer (reference PUD Section 6.5)

*Note: PDFs of Materials Board, Schematic Floor Plan, TIA Comments, TOWF-approved Master Plan (2/15/19), and applicable full-size drawings referenced in the appendix are attached to re-submittal package in IDT.*

# **Section 2:** Vicinity Map

## 2.1 – General Location

The Grove 98 Planned Unit Development (previously noted as the "Forbes PUD") is located east of the interchange of US Highway 1 (Capital Boulevard) and NC Highway 98 (Dr. Calvin Jones Highway), and is situated approximately two miles southwest of Historic Downtown Wake Forest. The total project area includes 64.33 current acres, an additional 25.45 proposed acres, for a total of 89.78 net acres (see RZ-1.0 and Table 5.2). The property is situated both on the north and south sides of Highway 98, and will be bisected by Ligon Mill Road, a future north-south corridor extension. The site is within proximity to Richland Creek to the northwest and three residential neighborhoods – Siena to the northeast, Reynolds Mill to the southeast, and Villas of Wake Forest to the southwest. Construction of a 100K SF Wegmans Food Market is currently under way in the southwest quadrant (Development Area #1, see Section 5), and the remaining land is currently undeveloped and has previously been used as a borrow site for the construction of Highway 98.

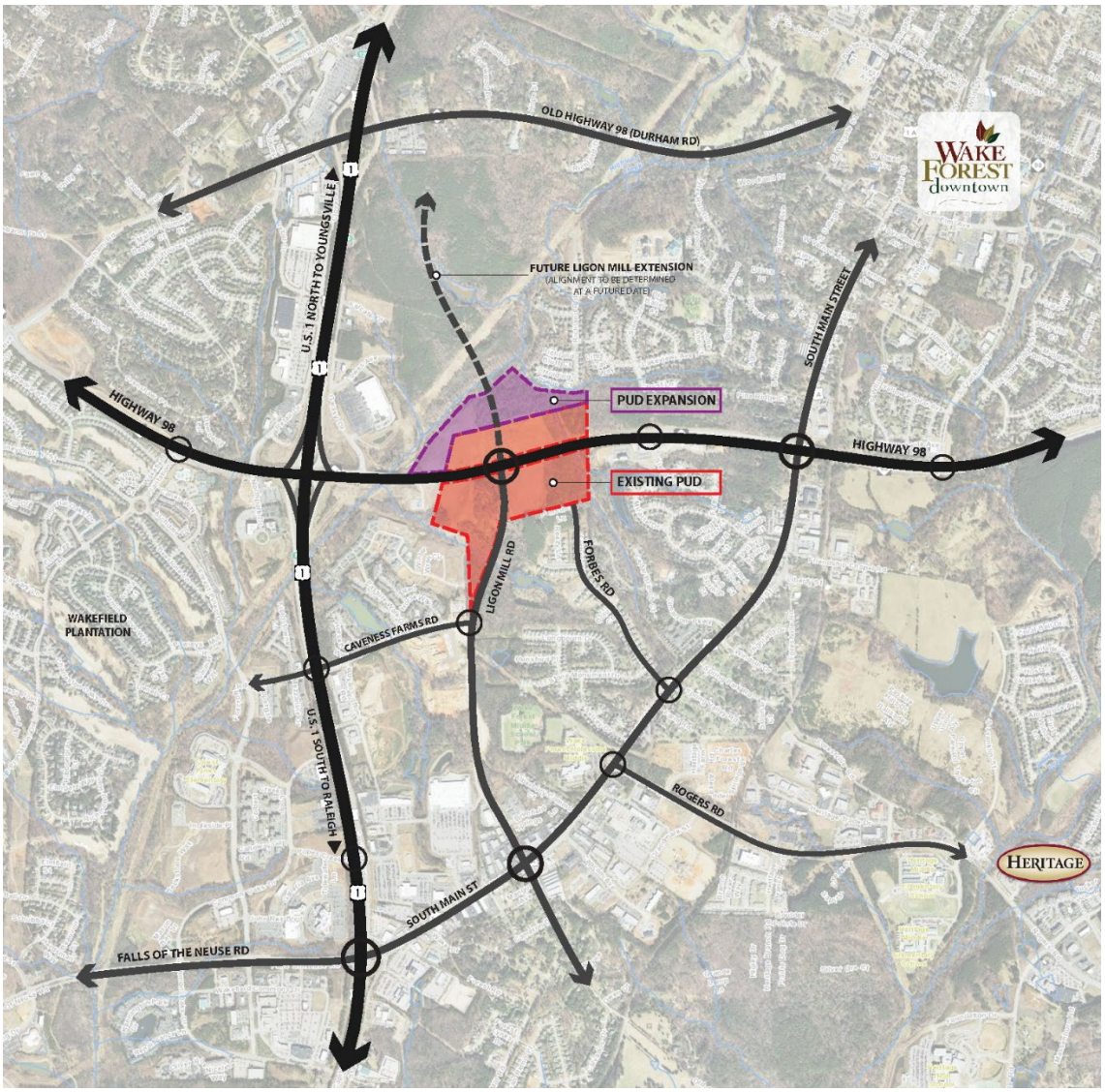



*Figure 2.1 – Vicinity Map*

## **Section 3:** Project Data

| | |
|---|---|
| **Project Name:** | Grove 98 PUD |
| **Project Location:** | Highway 98 and Ligon Mill Road, Wake Forest NC |
| **Applicant/Developer:** | Stiles Corporation<br>2201 South Boulevard, Ste 410<br>Charlotte, NC 28203 |
| **Developer:** | Wegmans Food Markets, Inc.<br>1500 Brooks Ave, PO Box 30844<br>Rochester, NY 14603-0844 |
| **Prepared By:** | ColeJenest & Stone, PA<br>131 ½ S. Wilmington St, Ste 200<br>Raleigh, NC 27601 |
| **Current Zoning Designation:** | Planned Unit Development (PUD RZ-18-15) and Neighborhood Mixed-Use (NMX CD RZ-19-06) |
| **Overlay Districts:** | Dr. Calvin Hones Highway Special Highway Overlay District (SH2-O)<br>Richland Creek Watershed Protection Overlay District (RC-WMA) |
| **Current Property Ownership and PINs:** | PINs: 1830865681 and 1830850298<br>Wegmans Food Markets, Inc.<br>PO Box 30844<br>Rochester, NY 14603-0844<br>PIN: 1830872437<br>Wake Forest Holdings, LLC<br>12229 Dunard Street<br>Raleigh, NC 27614-6930 |
| **Project Gross Area[1]:** | 4,192,650 SF / 96.25 Acres |
| **Net Area following R/W Dedication:** | 3,910,817 SF / 89.78 Acres |
| **Minimum Open Space:** | ~~586,753~~ 628,897.5 SF / ~~13.47~~ 14.44 Acres (15% of ~~net~~ gross acreage) |
| **Minimum Park Space:** | ~~78,408~~ 83,853 SF / ~~1.80~~ 1.93 Acres (2% of ~~net~~ gross acreage) |
| **Maximum Impervious Coverage:** | 2,149,306 SF / 49.34 Acres (70% of net project area) |

[1]*Including Ligon Mill Road current and future right-of-way dedication areas*

## **Section 4:** PUD Intent & Compatibility Statement

**Overall Purpose:**

The Grove 98 Planned Unit Development Concept intends to provide a compatible mix of uses to create an integrated and sustainable development consistent with the Town of Wake Forest's unique character. Consisting of both residential housing opportunities and non-residential uses (commercial, retail, office), the district shall encourage design flexibility, connectivity between uses, sensitivity to natural resources, and facilitate the efficient provisions of infrastructure, utilities, and adequate public amenities.

**Compatibility with Current Town of Wake Forest Plans:**

The design criteria set by the Grove 98 PUD ensures compatibility with a number of existing Town of Wake Forest documents and plans aimed at ensuring future sustainable growth and community-oriented development. Adherence to the well-established parameters and design guidelines set in the Wake Forest Unified Development Ordinance (UDO) is of critical importance and will remain consistent with the PUD guidelines set in Section 2 of the Ordinance (District Provisions). In the specific cases in which the PUD is seeking flexibility from other districts described in the UDO, the overall design intent of the criteria will be maintained – these variations are outlined in more detail in PUD Section 6.

There are several common themes reinforced in existing plans such as the Wake Forest Community Plan (2009), Transportation Plan (2010), Open Space and Greenways Plan (2009), US-1 Corridor Plan (1999) and NC 98 Bypass Corridor Plan (2003) in which the PUD will remain consistent with. These themes include:

- Promote a compact, walkable community
- Use streets no wider than necessary to serve their intended purpose
- Implement higher-density housing in close proximity of opportunities for working, shopping, and playing
- Encourage conservation of remaining open spaces through higher-density development
- Establish strong pedestrian and bicyclist connectivity to adjacent uses
- Maintain the regional traffic flow along US-1 (Capital Blvd) and enhance the regional flow, connectivity, and development pattern along Highway 98.
- Preserve and enhance the visual quality of the main traffic corridors

# **Section 5:** Land Use Plan

## 5.1 – Overall Land Use Map

The plan illustrated below indicates the general location and proposed land uses of three (3) Development Areas (DA). The current PUD Amendment requests the incorporation of 25.45 acres currently zoned as Neighborhood Mixed-Use (NMX CD 19-06, owned by Wake Forest Holdings, LLC, PIN: 1830872437) to be rezoned as the PUD zoning classification and incorporated as a continuous tract of the Grove 98 PUD.

This expanded and rezoned parcel is labeled in the diagram below (represented by the dark blue color). Reference Table 5.2 and the associated full-scale drawings (Sheets RZ-1.0, RZ-2.0, and RZ-3.0) for additional details regarding site/quadrant acreage, proposed circulation, utility connections, open space, buffers, parks, etc. The following Table 5.2 indicates the maximum areas/densities by land use and other primary development standards that will apply to the PUD.

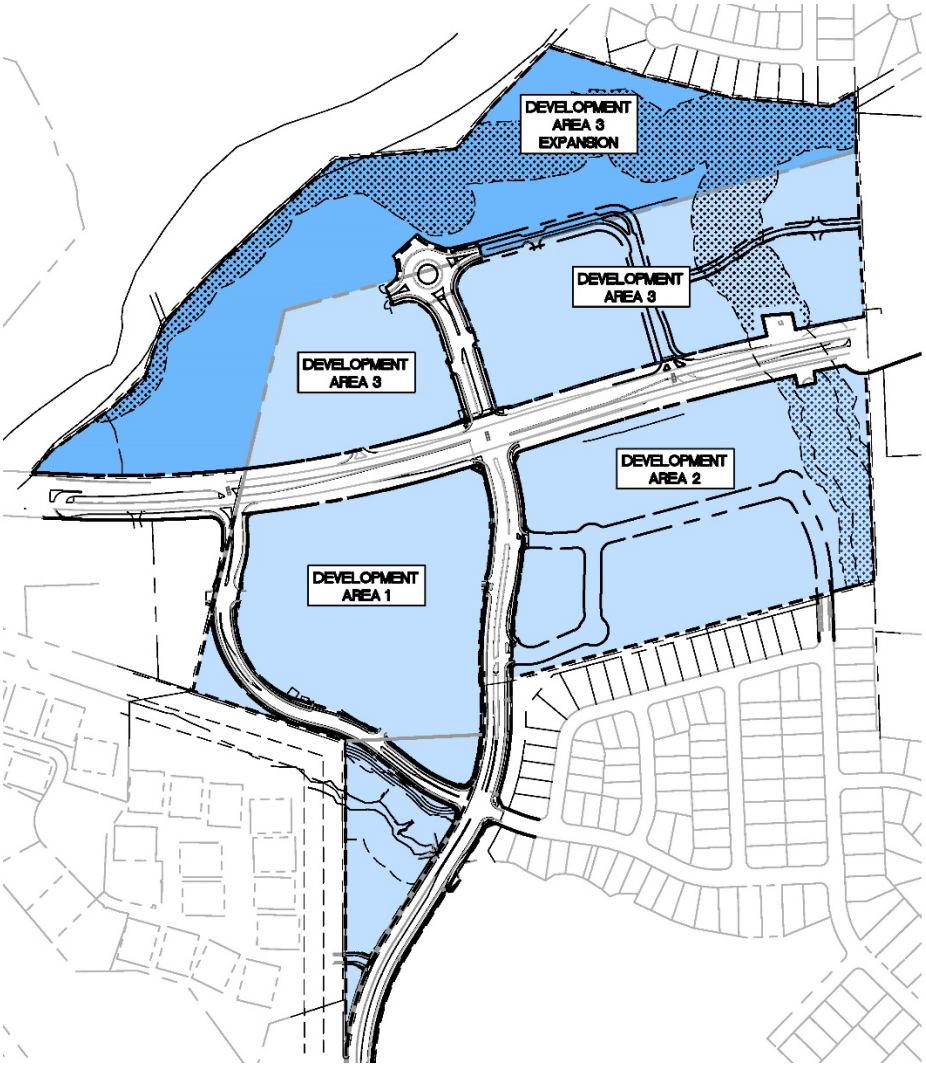



*Figure 5.1 – Overall Land Use Map (see Sheet RZ-1.0 and matrix on following page for additional detail)*

## 5.2 – Primary Development Standards Matrix

The following chart indicates the principal Development Standards for each of the development areas as indicated in Section 5.1. Additional design criteria are described in Section 6.

| DEVELOPMENT AREA | 1 | 2 | 3 | ~~4~~ | |
|---|---|---|---|---|---|
| | Southwest Quadrant | Southeast Quadrant | North Area | ~~Northwest Quadrant~~ | **TOTALS** |
| **SITE AREA (CURRENT AC)[1]** | 20.51 | 20.85 | 22.97 | ~~7.40~~ | **64.33** |
| **ADDITIONAL ACRES(PROPOSED AC)[1]** | N/A | N/A | 25.45 | - | **25.45** |
| **NET SITE AREA (PROPOSED AC)[1]** | 20.51 | 20.85 | 48.42 | ~~7.40~~ | **89.78** |
| **LAND USE** | MIXED-USE | | | | |
| **MIXED-USE SF[2]** | 225,000 SF[4] MAX. | 180,000 SF MIN. – ~~450,000 SF~~ 250,000 SF MAX. | | | **180K SF MIN. – 475K SF MAX.** |
| **RESIDENTIAL UNITS** | 50 UNITS[5] MAX. | 150 UNITS MIN. – ~~675~~ 630 UNITS MAX. | | | **150 MIN-680 MAX. UNITS** |
| **MAXIMUM M/U BUILDING HEIGHT** | 60'[3] | 60' | 60' | ~~60'~~ | |
| **MAXIMUM RESIDENTIAL BUILDING HEIGHT** | 60' | 60' | 60' | ~~60'~~ | |
| **MAXIMUM IMPERVIOUS RATIO** | 70% (HIGH IMPERVIOUS OPTION) | | | | |
| **OPEN SPACE ACRES (MIN 15%, ~~13.47 AC~~)** | 14.44 AC, SEE RZ-1.0/RZ-3.0 | | | | |
| **PARK SPACE ACRES (MIN 2%, ~~1.80 AC~~)** | 1.93 AC, SEE RZ-1.0/RZ-3.0 | | | | |
| **PRINCIPAL BUILDING SETBACKS[6]** | | | | | |
| **FRONT SETBACK** | 10' MIN | 10' MIN | 10' MIN | ~~10' MIN~~ | |
| **STREET SIDE/SECONDARY FRONT SETBACK** | 5' MIN | 5' MIN | 5' MIN | ~~5' MIN~~ | |
| **SIDE (FROM ADJACENT LOT) SETBACK** | 5' MIN | 5' MIN | 5' MIN | ~~5' MIN~~ | |
| **REAR SETBACK** | 20' MIN | 20' MIN OR 5' MIN WITH ALLEY | 20' MIN OR 5' MIN WITH ALLEY | ~~20' MIN OR 5' MIN WITH ALLEY~~ | |
| **COMMERCIAL AND TOWNHOME/MULTIFAMILY INTERIOR LOT LINES** | 0’ | 0’ | 0’ | | |
| **FRONTAGE BUILDOUT** | N/A | N/A | N/A | ~~N/A~~ | |

[1] Not including Highway 98 and Ligon Mill Road right-of-way dedication area within existing PUD, reference sheet RZ-1.0

[2] "Mixed-Use" includes Retail, Commercial, Hotel, and/or Office Uses

[3] Maximum building height for the Southwest Quadrant does not include height calculation for the proposed Clock Tower, see clarification of UDO Section 6, pg. 13.

[4] Southwest Quadrant is allocated 225,000 SF of the 475,000 SF maximum allowable mixed-use space

[5] Southwest Quadrant is allocated 50 residential units of the 680 maximum allowable residential units

[6] When lots utilize the open space frontage, front setbacks shall be measured from the open space. Lot frontages are permitted either from street or common open space when enhanced with amenities or special features as defined in UDO Chapter 7.

*Table 5.2 – Primary Development Standards Matrix*

## 2.2 – Estimated Phasing Plan and Development Schedule

Approximated Development Schedule of the Phases are indicated below (dates shown are preliminary, subject to change, and may vary based on permitting timelines, construction timelines, land uses, product types/densities, etc.):

- **Phase 1**
  - Design: 2018-~~2019~~ 2021
  - Construction: 1st Quarter 2020-2023
  - Improvements include: Development of southern parcels, Highway 98 Improvements, Ligon Mill Rd (south of Hwy 98), and Forbes Grove Way (previously noted as "Road AA")
- **Phase 2**
  - Design: 2018-2021
  - Construction: 2021-2023
  - Improvements include: Development of northern parcels, Ligon Mill Rd (north of Hwy 98), other public rights-of-way north of Hwy 98

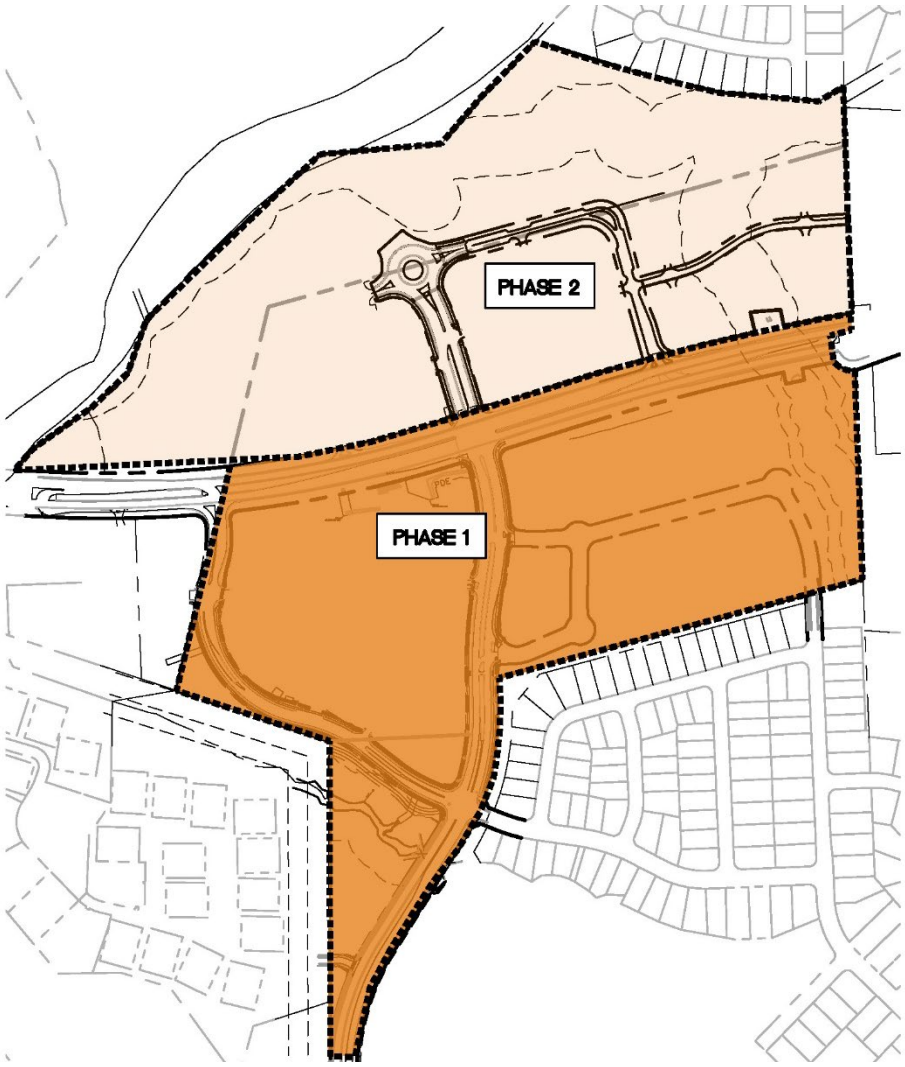



*Figure 5.3 – Phasing Plan*

## 2.3 – Permitted Use Matrix

The following chart indicates permitted land uses within the PUD, consistent with the minimum standards and restrictions of Section 2.3.3 of the Town of Wake Forest UDO, as indicated in *Chart 5.4* below. The chart includes uses that are permitted (P), permitted with additional supplemental standards (PS), or require a special use permit (SUP), or uses that are not permitted (-). See UDO Section 2.3.2 for additional clarification of the interpretation of the use matrix.

| DEVELOPMENT AREA | 1<br>Southwest Quadrant | 2<br>Southeast Quadrant | 3<br>North Area | 4<br>~~Northwest Quadrant~~ |
|---|---|---|---|---|
| **A. RESIDENTIAL** | | | | |
| Dwelling - Townhome | P | P | P | ~~P~~ |
| Dwelling - Multifamily | P | P | P | ~~P~~ |
| Dwelling - Accessory | P | PS | PS | ~~PS~~ |
| Family Care Home (6 or fewer residents) | P | PS | PS | ~~PS~~ |
| Live-Work Units | P | P | P | ~~P~~ |
| Residential Care Facilities (More than 6 residents) | PS | PS | PS | ~~PS~~ |
| **B. LODGING** | | | | |
| Hotel/Inn (Less than 20 rooms) | P | P | P | ~~P~~ |
| Hotel/Inn (No room limit) | P | P | P | ~~P~~ |
| **C. OFFICE/SERVICE** | | | | |
| ATM | P | P | P | ~~P~~ |
| Banks, Credit Unions, Financial Services | P | P | P | ~~P~~ |
| Business Support Services | P | P | P | ~~P~~ |
| Dry Cleaning & Laundry Services | P | P | P | ~~P~~ |
| Home Occupation | P | P | P | ~~P~~ |
| Medical Clinic | P | P | P | ~~P~~ |
| Personal Services | P | P | P | ~~P~~ |
| Post Office | P | P | P | ~~P~~ |
| Professional Services | P | P | P | ~~P~~ |
| Veterinary Services | PS | PS | PS | ~~PS~~ |
| **D. COMMERCIAL/ENTERTAINMENT** | | | | |
| Alcoholic Beverage Sales Store | P | P | P | ~~P~~ |
| Amusements, Indoor | P | P | P | ~~P~~ |
| Bar/Tavern | P | P | P | ~~P~~ |
| General Commercial | P | P | P | ~~P~~ |
| General Commercial - Use Greater than 100,000 sf | P | P | P | ~~P~~ |
| Night Club | P | P | P | ~~P~~ |
| Open Air Retail | P | P | P | ~~P~~ |
| Outside or Display Sales | P | PS | PS | ~~PS~~ |
| Restaurant | P | P | P | ~~P~~ |

| | | | | |
|---|---|---|---|---|
| Theater, Indoor Movie or Live Performance | P | P | P | ~~P~~ |
| Theater, Outdoor | PS | PS | PS | ~~PS~~ |
| **E. CIVIC** | | | | |
| Civic Meeting Facilities | P | P | P | ~~P~~ |
| Community or Cultural Facility | P | P | P | ~~P~~ |
| Conference/Convention Center | P | P | P | ~~P~~ |
| Public Safety Station | P | P | P | ~~P~~ |
| Recreation Facilities, Indoor | P | P | P | ~~P~~ |
| Recreation Facilities, Outdoor | P | P | P | ~~P~~ |
| Religious Institution | PS | PS | PS | ~~PS~~ |
| Sports Arena/Stadium | SUP | SUP | SUP | ~~SUP~~ |
| **F. EDUCATIONAL/INSTITUTIONAL** | | | | |
| Child/Adult Day Care Home (8 or less persons) | P | P | P | ~~P~~ |
| Child/Adult Day Care Home (more than 8 persons) | PS | PS | PS | ~~PS~~ |
| College/University | SUP | SUP | SUP | ~~SUP~~ |
| Community Support Facility | SUP | SUP | SUP | ~~SUP~~ |
| Hospital | P | P | P | ~~P~~ |
| Schools - Elementary & Secondary | P | PS | PS | ~~PS~~ |
| Schools - Vocational/Technical | P | P | P | ~~P~~ |
| Studio - Art, Dance, Martial Arts, Music | P | P | P | ~~P~~ |
| **G. AUTOMOTIVE** | | | | |
| Drive-Thru/Drive-In Facility | SUP | SUP | SUP | ~~SUP~~ |
| Gas/Fueling Station | PS | PS | PS | ~~PS~~ |
| Parking Lot/Structure - Principal Use | P | P | P | ~~P~~ |
| Vehicle Services - Minor Maintenance/Repair | PS | PS | PS | ~~PS~~ |
| **H. INDUSTRY/WHOLESALE/STORAGE** | | | | |
| Light Manufacturing Workshops | P | P | P | ~~P~~ |
| **I. AGRICULTURE** | | | | |
| Gardens (Community and Private) | P | P | P | ~~P~~ |
| Produce Stands | PS | PS | PS | ~~PS~~ |
| **J. INFRASTRUCTURE** | | | | |
| Wireless Telecommunications Tower | SUP | SUP | SUP | ~~SUP~~ |
| Wireless Telecommunications Facility (Non-Tower) | PS | PS | PS | ~~PS~~ |
| Utilities - Class 1 | P | P | P | ~~P~~ |
| Utilities - Class 2 | P | P | P | ~~P~~ |

*Table 5.4 – Permitted Use Matrix*

# **Section 6:** PUD Design Criteria

## 6.1 – District Provisions

The Grove 98 PUD will adhere to all sections of Chapter 2 (District Provisions) of the UDO relating to the PUD-related sections per the recently-adopted Text Amendment. All design criteria will adhere to the PUD standards as outlined in UDO Section 2.7, with specific development standards and associated metrics described in the following categories corresponding to the UDO. The proposed Permitted Use Matrix can be found in this document, PUD Section 5.4. As noted in UDO Sec. 4.1, the PUD District is intended to "create its own lot, use, and dimensional design standards, as long as they are of equal or greater quality to the standards set forth."

## 6.2 – Transportation and Access

The final build-out of the Grove 98 PUD will include a variety of internal street classifications, as defined in UDO Section 6.7 which may range from a Commercial Street, Urban Boulevard, Large Residential Street, Residential Yield Street, Lane, or Alley. However, the current PUD framework only indicates the major thoroughfares and proposed public rights-of-way at this time (see drawing sheet RZ-2.0 for reference, roadway alignments and control of access break locations/quantities are conceptual and subject to change). Final cross-sections to be determined at time of Major Subdivision Master Plan submittal. The two known categories of streets within Development Area 1 include:

- Ligon Mill Road **(South of Highway 98)** – There are three (3) typical cross-sections of Ligon Mill Road as follows:
    - 1) Ligon Mill Road from Highway 98 to Multi-Use Path Connection – 100'-width right-of-way (variable in some locations, see approved plans), consistent with both the cross-section indicated in the current Town of Wake Forest Transportation Plan (2010) and the "Urban Boulevard" in UDO Section 6.7.2.B with 4 lanes of traffic, a central median, sidewalk, planting strip, and bike lane on both sides of the road (see sheet C-205 of Master Plan for section).
    - 2) Ligon Mill Road at Multi-Use Path – 100'-width right-of-way (variable in some locations, see approved plans), same cross section as described above, but with a reduced planting strip of a 2.5'-width to accommodate for the 10'-width Multi-Use Path on the east side of the road. TOWF has confirmed that street trees will not be required within this zone road (see sheet C-205 of Master Plan for section).
    - 3) Ligon Mill Road south of Reynolds Mill Road – 100'-width right-of-way (variable in some locations, see approved plans), with 4 lanes of traffic, a central median, sidewalk, planting strip, and bike lane on both sides of the road, but with slightly revised planting strip/lane widths to accommodate for the current location of the R/W and existing curb road (see sheet C-205 of Master Plan for section).
    - 4) The planned Ligon Mill Road extension **(North of Highway 98)** will include construction of 110' right of way on the property PIN: 1830786176. Prior to approval of site construction plans for development on parcel PIN: 1830872437, the developer agrees to the parameters set forth in the *Grove 98 PUD RZ-18-15-2 Text Amendment #2 Conditions Letter* dated March 29, 2021 (see attached to Appendix)
- Other public rights-of-way internal to the PUD (~~Road AA~~ Forbes Grove Way) – a variable-width right-of-way with a minimum 66' width to include 2 lanes of traffic, a median, sidewalk on both sides of the road, and landscape strip, increasing to an 80' right-of-way approaching the control of access break at

Highway 98 (reference approved plans). These will be generally consistent with elements of the "Avenue" (6.7.2.C) and/or "Commercial Street" (6.7.2.D), however the applicant requests exceptions to these exact design parameters in cases which the public right-of-way serves as a general collector road and not a significant means of access to neighborhoods and commercial areas.

- A multi-use path, to be designed to the Town of Wake Forest required cross-section, is proposed to be created from the existing termination of the multi-use path at the Corporate Chaplain property to the east of the site, across the stream buffer, and through Development Area 2 (SE Quadrant) and Development Area 1 (SW Quadrant), with an *approximate* alignment as indicated in sheet RZ-2.0 (final alignment and location is subject to change). This path is proposed to be in lieu of a multi-use path on the south side of Highway 98 (as indicated in the Highway 98 Bypass Corridor Plan, 2003) as an alternative that provides a safer and more dynamic pedestrian experience and provides additional opportunities for on-site and off-site connectivity. Furthermore, this alignment near the rear setback is consistent with built properties to the east of the site between Ligon Mill Rd. and S. Main Street. The multi-use path is proposed to continue south on Ligon Mill and into the outer 50' riparian zone of the stream buffer to continue to the terminus of the property boundary to connect to a proposed future greenway connection (see RZ-2.0 for potential location, subject to change and final approval of alignment from TOWF).
- A multi-use path is also planned for the PUD areas north of Highway 98 (Development Areas 3 and 4). Reference multi-use path parameters set forth in the *Grove 98 PUD RZ-18-15-2 Text Amendment #2 Conditions Letter* dated March 29, 2021 (see attached to Appendix). As with the southern MUP, the location of this pathway is subject to change and may run partially along the edge of Highway 98 and/or within the development quadrants (see RZ-2.0 and for potential location, subject to change and final approval of alignment from TOWF).
- UDO Section 6.5.1.C defines minimum and maximum block lengths for both Rural/Suburban Districts (min. 250', max. 800') and Urban Districts (min. 250', max 800'). While the PUD is classified as an Urban District, it will contain street networks and parcels that are not consistent with a conventional "block" layout. Accordingly, the applicant requests an exemption from adhering to the required block length requirements in UDO Section 6.5.1.C.
- A road connection is proposed from the existing stub of Forbes Road (public R/W) at the southeast corner of the site near the Reynolds Mill Subdivision to extend to Ligon Mill Road. Because the development patterns of Development Area 2 (SE Quadrant) have not been established, the alignment and final location of this connection, any associated driveway cut locations, and the associated street typology has yet to be determined.
- NCDOT and TOWF/WSP have commented on the current TIA, these responses have been attached to the most recent resubmittal package (2/15/19), along with a traffic circulation diagram representing the recommended revisions (additional right-turn-only lanes, additional stacking, etc.). These pending revisions are not final and have not yet been reflected in the PUD/MP drawings (confirmed with Planning Staff that this is acceptable).
- Regarding the connection to Richland Ridge Drive, Prior to approval of site construction plans for development on parcel PIN: 1830872437, the developer agrees to the parameters set forth in the *Grove 98 PUD RZ-18-15-2 Text Amendment #2 Conditions Letter* dated March 29, 2021 (see attached to Appendix)

## 6.3 – Architectural Standards

The Grove 98 PUD will be subject to, and will meet or exceed all requirements of UDO Chapter 5 – Building Design Standards, with the design criteria and minimal variations as described below and in Section 7: Appendix.

- **See Architectural Guidelines in Section 7: Appendix. Elevations, Materials Board, and Schematic Floor Plan attached to resubmittal package.**
- Applicant requests a deviation from UDO Section 5.2.1 (Application of Building Type Requirements) and UDO Section 15.8.5 (Architectural Design Review – Major) and the associated Design Review Board approval process.
- UDO Section 5.3 defines the multiple classifications of Private Frontage for the Urban Districts, with the PUD District undefined in UDO Table 2.2.3. To allow for the greatest design flexibility within the higher-density areas of the Grove 98 PUD, the applicant requests that all Private Frontage categories are permitted (Common Lawn, Porch & Fence, Terrace or Light Court, Forecourt, Stoop, Shopfront/Awning, Gallery, and Arcade).
- Note: Per recommendations and coordination with TOWF Staff, the clock tower has been reduced from 84'9" to 74'0" above finish floor, see Architectural Elevations for details.

## 6.4 – Environmental Conditions and Stormwater

The Grove 98 PUD will be subject to, and will meet or exceed all requirements of Chapter 12 of the TOWF UDO, including:

- Compliance with the current regulatory standards of the UDO related to natural resource and environmental protection (Sec 12.3 Erosion and Sedimentation Control Regulations, 12.4 Flood Damage Prevention, 12.5 Stormwater Management, 12.6 Watershed Protection Regulations, and 12.7 Watercourse (Riparian Buffer Areas) and the Wake Forest Manual of Specifications, Standards & Design.
- By utilizing various stormwater control measures (wet ponds, dry ponds, sand filters, constructed wetlands, and/or underground detention, etc.), the post-development rate of on-site stormwater discharge from the entire site shall not exceed pre-development levels in accordance with Section 12.5.3 of the UDO (this cannot be demonstrated with specific calculations at this time until the PUD Master Plan has been completed)
- The site falls within the Richland Creek Watershed Management Area (RC-WMA), as defined in UDO Section 12.6. In compliance with the associated restrictions, the PUD will not exceed 70% impervious coverage (High Impervious Option). Furthermore, the watercourse buffer of the two perennial streams on site (within Development Areas 1, 2, and 3) will be subject to a 100'-width Zone 1 buffer from the top of bank. These streams were confirmed to have a perennial classification in the Environmental Assessment completed in December of 2017.

## 6.5 – Buffers, Landscape, and Screening

The Grove 98 PUD will be subject to, and will meet or exceed the majority of the requirements of UDO Chapter 8 – Tree Protection, Buffers, and Landscaping, and Screening, with minor exceptions as noted below (also see drawing sheet RZ-3.0 for additional details):

- **Highway 98 Corridor Plans**
  - The Highway 98 Bypass Corridor Plan (2003) outlines restrictions regarding screening/landscape requirements of buffers and screening, many of which are more restrictive in nature than the

design parameters outlined in the current UDO. These include guidelines outlined in the "Street Edge Oaks" area (which includes NC 98) which include:

- 25'-width street yards with double-rows of deciduous trees with evergreen hedges at parking areas
- 6 SF of landscape area per linear foot of building façade and other landscape area requirements
- For loading/service areas, solid walls or evergreen plantings sufficient to hide the total vertical extent of the element to be screened and a 15'-width landscape area in addition to the 25' street yard in service and loading areas.

- All attempts will be made to meet the screening/landscape requirements of the Highway 98 Bypass Corridor where possible, but the applicant requests flexibility from adhering to all Highway 98 Corridor Plan standards due to their highly-restrictive nature (also see PUD Section 6.6 for Highway 98 Corridor Plan reference relating to Parking).

- **Unimproved Open Space and Park Space:**
  - All minimum requirements for Unimproved Open Space and Park Space will be met
  - A minimum of 15% (~~13.47~~ 14.44 ac) of Unimproved Open Space will be provided. This will consist of conserved riparian buffers (100' buffer from top of bank on two perennial streams), street yard and perimeter buffers, tree save areas, and utility easements, as indicated in UDO Section 7.4.2. See Drawing sheet RZ-3.0 for preliminary locations (final locations to be determined).
  - A minimum of 2% (~~1.80~~ 1.93 ac) of Neighborhood Park Space will be provided, as defined in UDO Section 7.5. The final location of these area(s) is yet to be determined, but may consist of additional greenway corridor(s) along the stream buffers and/or public pocket park(s) ("Green" or "Square" category per UDO Sec 7.5.1) adjacent to the residential development areas. Potential general locations are noted on drawing sheet RZ-3.0 in areas that will be adjacent to residential uses. A neighborhood park space will be provided in each residential area within the PUD boundaries. Final conceptual design to be indicated at the time of Major Subdivision/Site Master Plan submittal.

- **Tree Canopy Coverage**
  - A minimum canopy coverage of 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, as defined in UDO Section 8.3.1, Rural and Suburban Districts within Development Area 1 (SW Quadrant).
  - A minimum canopy coverage of 1 canopy per 10,000 SF of parcel area for Development Areas 2, 3, and 4.
  - Existing vegetation will be retained in all areas possible, with specific attention paid to significant vegetation (8" caliper trees and above) that currently lies within proposed areas for street yard and/or perimeter buffers as credit for Tree Preservation, per UDO Section 8.4.
  - Street trees will meet all requirements of UDO Section 8.6 (1 canopy tree per 50 linear feet of planting area, minimum 30' canopy tree spacing, etc.)

- **Street Yard and Perimeter Buffers**
  - While the Grove 98 PUD is defined as an "Urban District," it will consist of Buffer Yards that exceed the requirements of other Urban Districts (UR, RMX, NMX, UMX, etc.) of a Type C Buffer or no buffer, per UDO Section 8.5.2. Perimeter yard buffers (other than those along Highway 98,

described below) will instead consist of a minimum 20'-width Type B landscape buffer that meets the requirements of UDO Section 8.5.3 – Buffer Yard Composition.

- Grading and disturbance within the perimeter Buffer Yard locations that results in the removal of existing vegetation will be re-established per the requirements of UDO Section 8.5.3 – Buffer Yard Composition.
- The Grove 98 PUD lies within the Special Highway Overlay District (SH2-O), as defined in UDO Sec. 2.4.3. This overlay requires a 50' average Street Yard width to help preserve natural vegetation. This specific site where the PUD lies, however, contains very limited vegetation with minimal conservation value along the Highway 98 Corridor. Acceptable alternative standards to landscape and buffering are allowed for PUD districts within the SH2-O District per UDO Sec. 2.4.3.B. The applicant requests approval for the following alternative:
  - Along the north and south edges of Highway 98, the PUD will consist of a minimum 30'-width Type B landscape buffer that meets the intent of UDO Section 8.5 – Buffers and Screening.
  - If any portions of the planned multi-use path (MUP) in Development Areas 2 and 3, ~~and 4~~ (as described in PUD Section 6.2) are to run adjacent to Highway 98, the applicant requests approval to incorporate the 10' MUP *within* the 30' buffer, as illustrated in the conceptual detail located in the attached Appendix section (final species selection and location/spacing of planting shown in conceptual detail is subject to change). The buffer will meet or exceed the minimum TOWF planting requirements per UDO Section 8.5.

- **Vehicular Use Area and Utility Screening**
  - All Parking Lot landscape requirements will be met, as defined in UDO Section 8.7.2.
  - All off-street parking, loading, service areas, and dumpster/utilities visible from a public right-of-way will be screened to be consistent with at least the minimum parameters contained in UDO Section 8.7.1. and 8.8,
    - It is anticipated that dumpsters, outdoor storage areas, and utility structures within the service area of Development Area 1 will not have structured enclosures, but will instead exceed the minimum requirements outlined in Section 8 by the use of supplemental evergreen plant material beyond the base requirements. Within the PUD, the intent of screening of parking, loading, service areas, and utilities is to diminish the visual impact from the view of the public right-of-way, with consideration of the distance building(s) from public rights-of-way and site conditions (e.g. significant elevation changes in site and roadway grades and associated viewsheds).

## 6.6 – Parking and Loading

The Grove 98 PUD will be subject to, and will meet or exceed all requirements of UDO Chapter 9 – Parking, with the exception of the following items:

- Permitted Parking Configurations are currently undefined for PUD Districts, per UDO Section 9.3 – Permitted Parking Locations. The applicant requests the Unrestricted (U) parking configuration for all Development Areas and uses to allow for design flexibility in key locations. However, the design intent of the majority of parking locations will avoid the use of Unrestricted configurations where possible. 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.

- All buildings will be set back a minimum of ten feet (10') from parking locations to adhere to UDO Section 9.5.1.C (Parking Area General Design Standards) which states that *"Parking stalls shall be located a minimum of 10' from public rights-of-way and buildings to allow sufficient separation for sidewalks, landscaping and other site features."*
- The applicant requests a minor deviation from the requirement that all attached townhomes are alley-loaded (per UDO Chapter 9): The applicant requests that a maximum of 20% of attached townhomes can be front-loaded, with a minimum of 80% of attached townhomes to be alley-loaded. The overall design intent will still be maintained as the vast majority of townhomes will be alley-loaded, but this allows for greater flexibility in the street layout and product type, if necessary.
- The applicant requests a deviation from the off-street parking requirements as outlined in UDO Sec. 9.4, Schedule "A". In place of the 1.8 spaces/unit requirement for "Dwelling – Townhome & Multifamily", the applicant requests a requirement of 1.6 spaces/unit. This request only pertains to off-street parking within Multi-Family (Traditional Apartment) areas and does not pertain to any potentially-planned 2-over-2 condominium or townhome areas. Justification for this request is as follows:
    - A reduction in parking/impervious area will allow for increased density while preserving additional open space/pervious area, and will enable a more compact, walkable development pattern.
    - The network of pedestrian connectivity and access proposed, including multi-use paths, sidewalks on both sides of the street, and close proximity to a mix of land uses, amenities, and open spaces encourages walkability and reduces the reliance of vehicular uses.
    - These goals of connectivity and walkability align with the purpose and intent of the PUD and are compatible with the Town of Wake Forest development plans as outlined on Page 5.
    - The current requirement of 1.8 spaces per unit does not accommodate for the variation of unit size (bedroom count) distribution within multi-family developments:
        - The final unit size distribution of the Grove 98 multi-family sections has not been determined, however there will be a significantly-higher proportion of 1 and 2-bedroom units than 3-bedroom units. The weighted distribution of smaller-sized units results in a reduced parking demand in comparison to a distribution of larger-sized units.
        - As an example, if the unit distribution were 40% 1-BR with a proposed 1.25 spaces/unit ratio, 50% 2-BR with a proposed 1.75 spaces/unit ratio, and 10% 3-BR with a proposed 2.25 spaces/unit ratio, the resulting average ratio would be 1.6 spaces per unit.*

    **Note: Parking generation studies using local examples have also been provided to the Planning Department which indicate a demand of ±1.3 parking spaces (or less) per dwelling unit, see case file for additional information.*

- UDO Section 9.4.2.A outlines that if a parking lot exceeds 150 spaces and more than twice the minimum number of spaces, those above this amount will require the installation of pervious paving. Applicant requests a deviation from this requirement and requests that pervious paving will not be required when this metric is exceeded. All stormwater measures to maximize pervious surface elsewhere on site and minimize runoff and peak flow will be met or exceeded, per UDO Section 12.

- **Highway 98 Bypass Corridor Plan**
    - The Highway 98 Bypass Corridor Plan (2003) also outlines additional parking restriction requirements of parking lot design/dimensions, which are more restrictive in nature than the

design parameters outlined in the current UDO. This include guidelines outlined in the "Street Edge Oaks" area (which includes NC 98) which include:

- No more than one bay of parking between building façade and street yard (or 20' planting islands in cases of more than 1 bay of parking)

- All attempts will be made to meet the parking requirements of the Highway 98 Bypass Corridor, but the applicant requests flexibility from adhering to all Highway 98 Corridor Plan standards due to their highly-restrictive nature.

## 6.7 – Lighting

The Grove 98 PUD will be subject to, and will meet or exceed requirements of UDO Chapter 10 – Lighting, with a minimal exception as described below:

- UDO Section 10.3.2. outlines the District Lighting Standards and maximum lighting levels by area. The maximum footcandles (FC) for parking areas are undefined for PUD Districts, but the Urban Districts (NMX, RA-HC, UMX, etc.) set the limitation at 6 FC for parking areas.
  - Within Development Area 1 only, the applicant requests an increase in the maximum lighting levels within parking areas, internal driveways, and loading dock areas to be eight (8) footcandles.
- Any minimum FC requirements at property lines imposed by UDO Chapter 10 shall not apply to internal property lines within the PUD boundaries.

## 6.8 – Signage

The Grove 98 PUD will be subject to, and will meet or exceed requirements of UDO Chapter 11 – Signage, with exceptions as described below and in Section 7: Appendix:

- **See Signage Design Guidelines in Section 7: Appendix**
- The Grove 98 PUD lies within the Special Highway Overlay District (SH2-O), which incorporates specific criteria (in UDO Sec 11.9.1) beyond the other guidelines outlined in UDO Chapter 11 relating to sign area, sign placement, and signage design. While the specific design and placement of the street frontage signage has not yet been established for the PUD, this will be established in a future Master Signage Plan, and the applicant requests future flexibility to bypass the restrictions of the SH2-O requirements outlined in Sec. 11.9.1 if necessary.

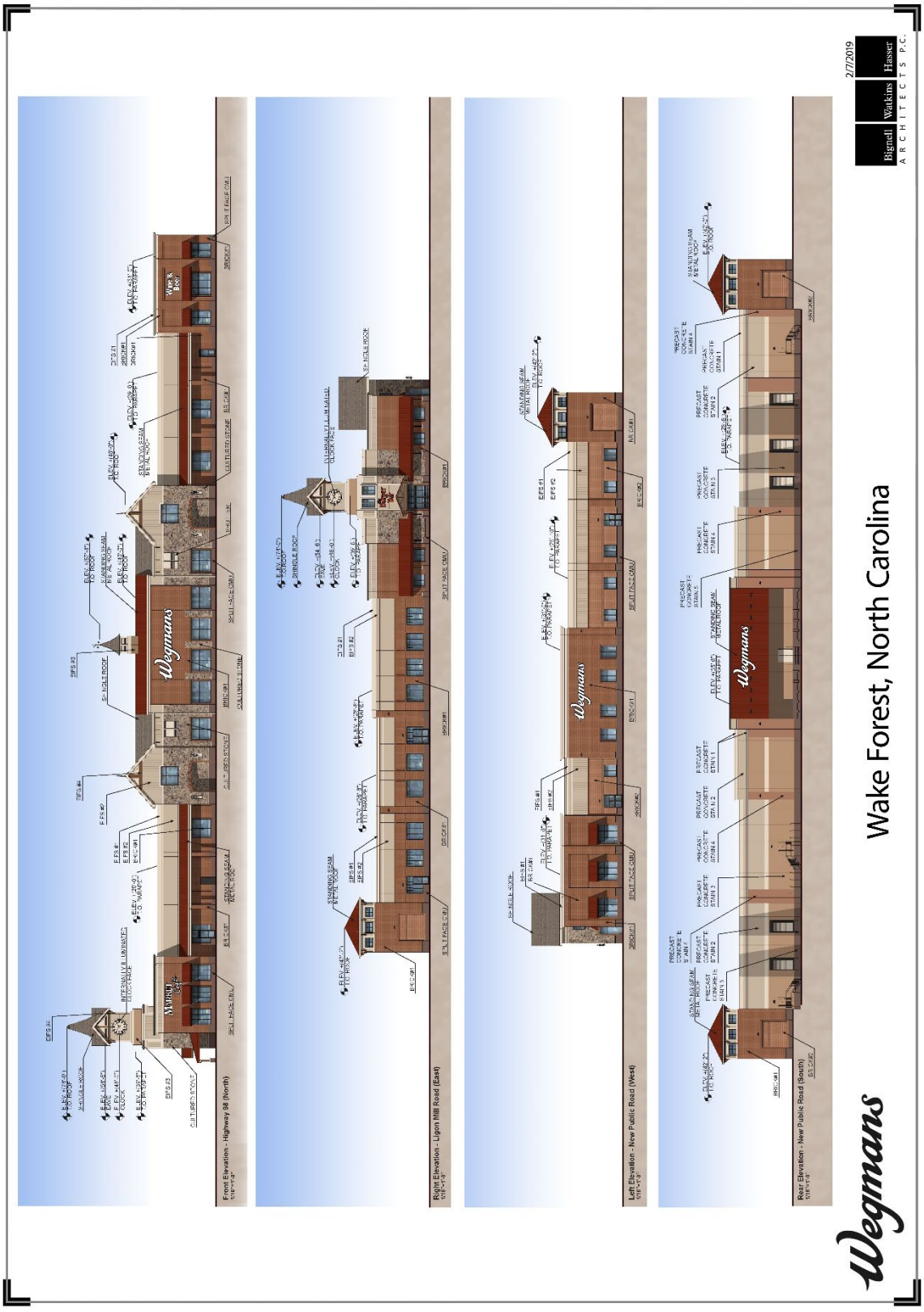
## **Section 7:** Appendix

Appendix includes the following:

- Grove 98 PUD RZ-18-15-2 Text Amendment #2 Conditions (dated 3/29/2021)
- Architectural Design Guidelines
- Wegmans Elevations (scaled-to-fit, see full-size drawing)
- Signage Design Guidelines / Key Map
- RZ-1.0 – Land Use Plan (scaled-to-fit, see full-size drawing)
- RZ-2.0 – PUD Connectivity and Utilities Plan (scaled-to-fit, see full-size drawing)
- RZ-3.0 – Buffers and Open Space Plan (scaled-to-fit, see full-size drawing)
- Proposed Multi-Use Path Split 30' Buffer (reference PUD Section 6.5)

*Note: PDFs of Materials Board, Schematic Floor Plan, TIA Comments, TOWF-approved Master Plan (2/15/19), and applicable full-size RZ drawings referenced in the appendix are attached to re-submittal package in IDT.*

*See Full-Size Drawings attached to TOWF PUD Electronic Submittal



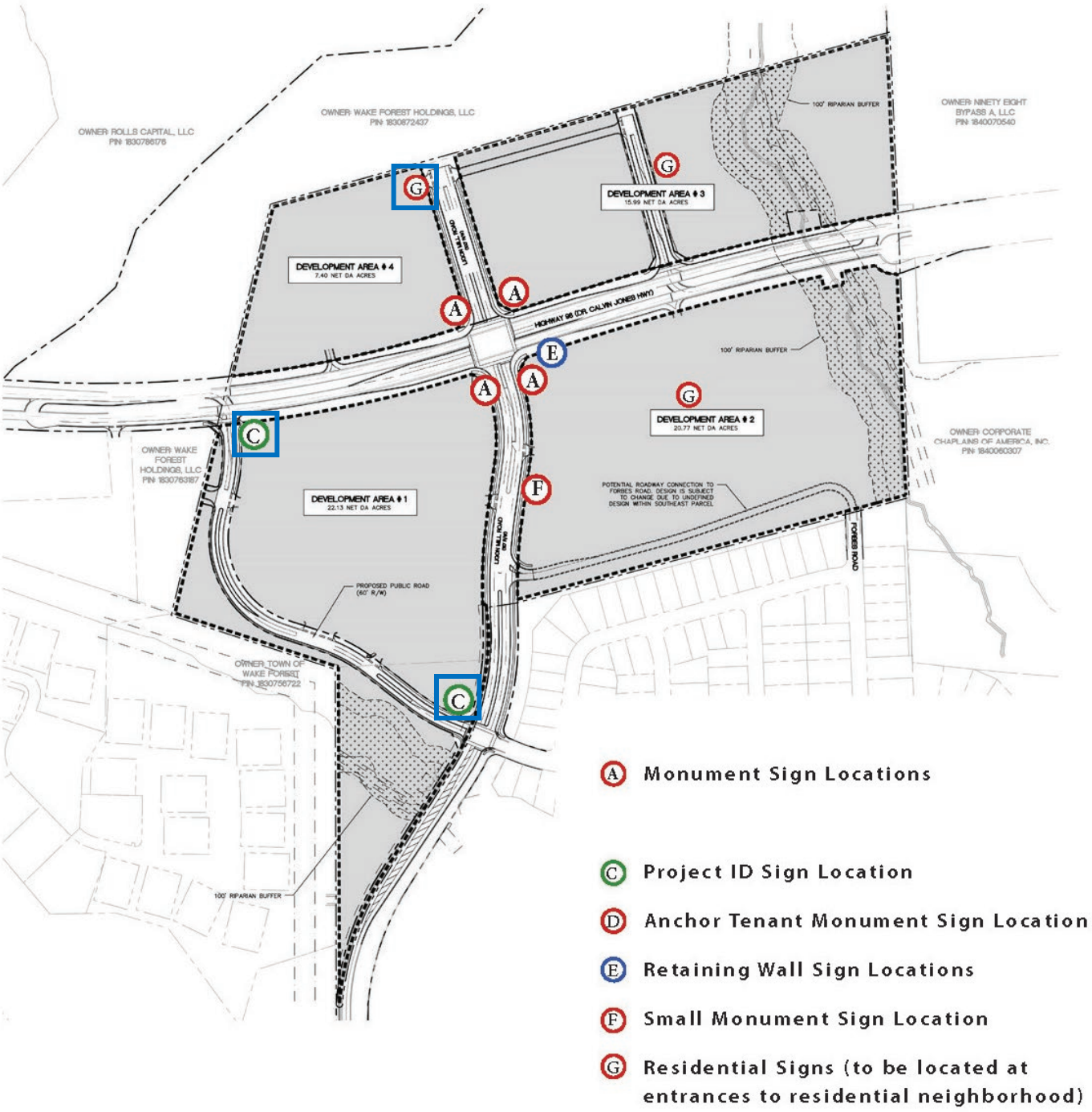



*Figure 7.2 – Signage Key Map*




*Figure 7.3 – PUD Land Use Plan (Revised 3/01/21, see full-size drawings attached to submittal). *Note: Roadway alignments and quantity/locations of control of access breaks/driveways shown are illustrative only and subject to change*

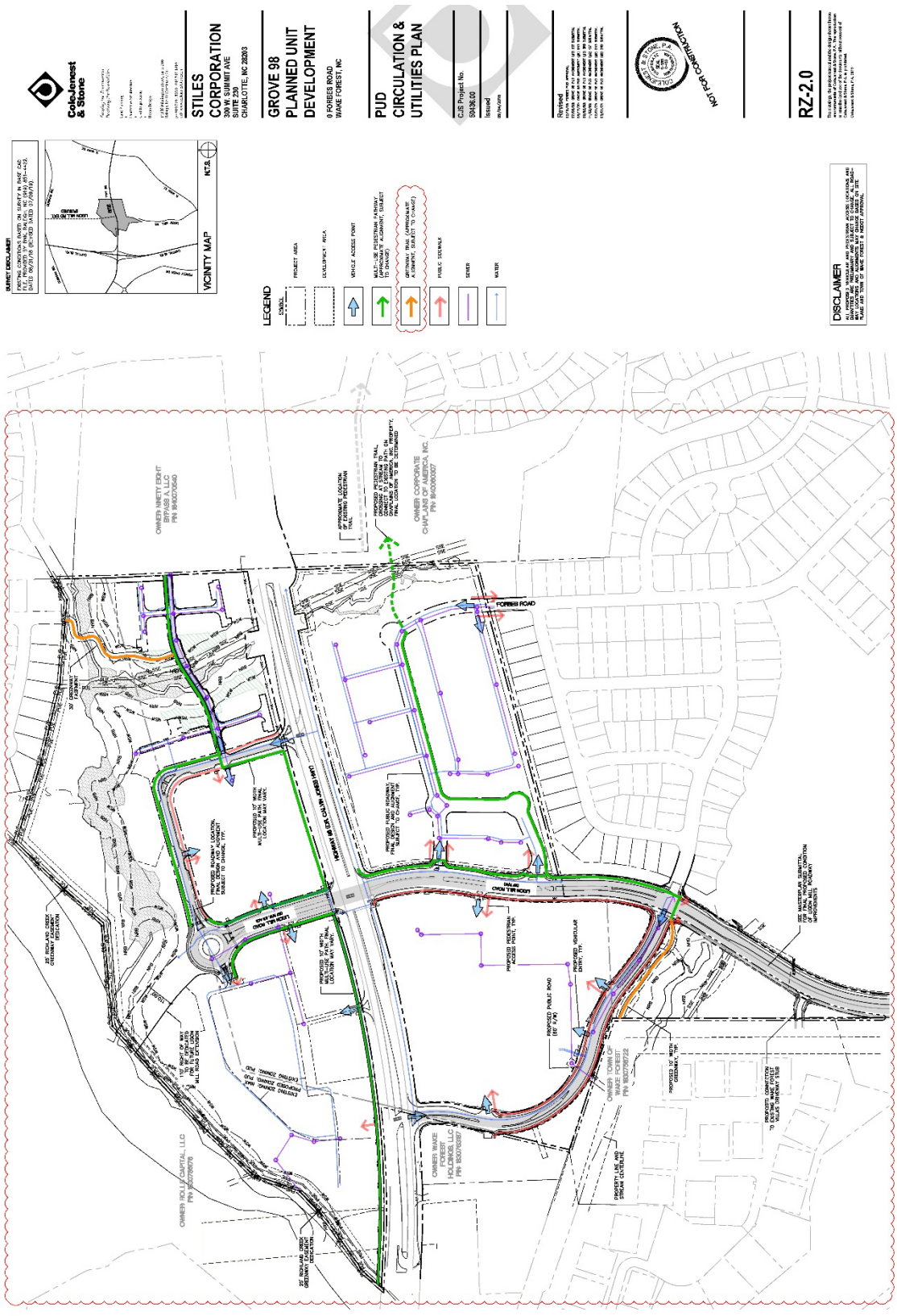



*Figure 7.4 – PUD Circulation & Utilities Plan (Revised 3/30/21, see full-size drawings attached to submittal). *Note: Roadway alignments and quantity/locations of control of access breaks/driveways shown are illustrative only and subject to change*

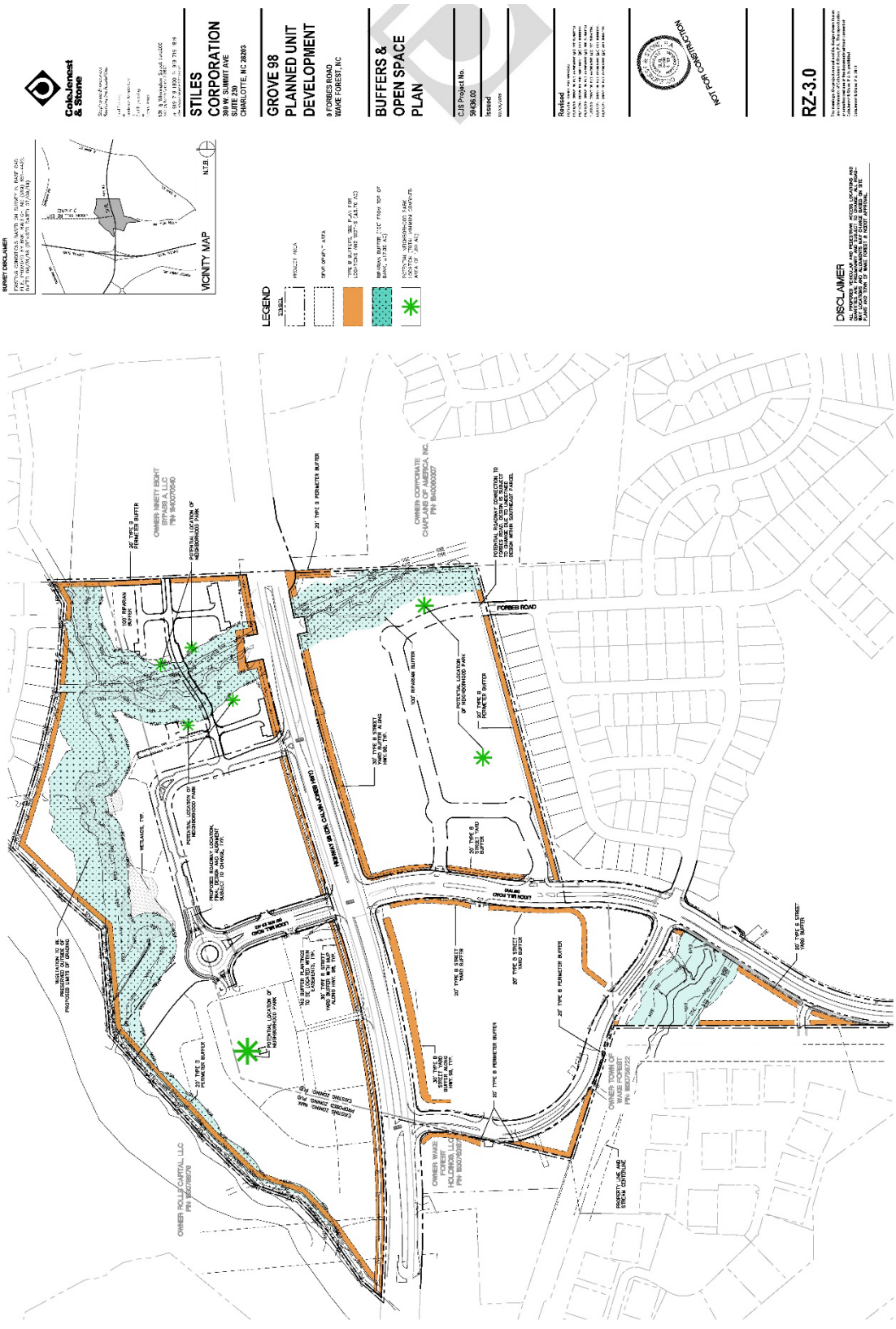
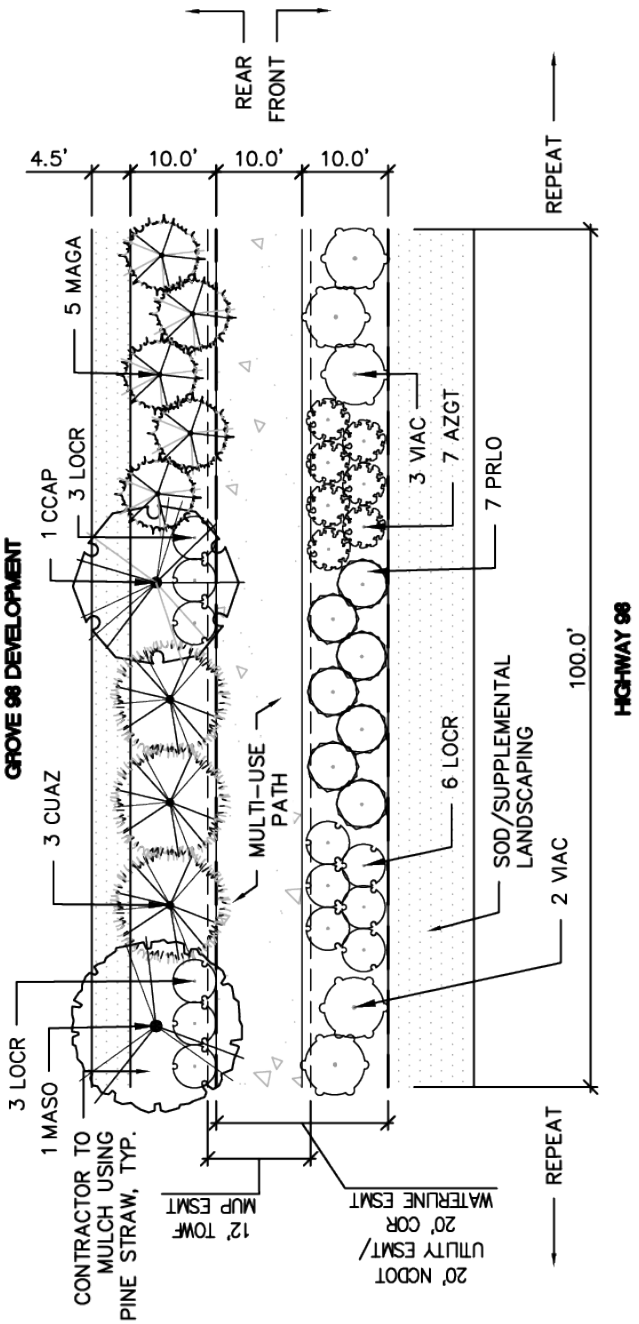



*Figure 7.5 – PUD Buffers & Open Space Plan (Revised 3/01/21, see full-size drawings attached to submittal). *Note: Roadway alignments and quantity/locations of control of access breaks/driveways shown are illustrative only and subject to change*

Buffer/Multi-Use Path at North Edge of Highway 98 (Ref. PUD Section 6.5)

**(Revised 2/1/21; final species selection and location/spacing of planting shown in conceptual detail is subject to change).**




**30'-WIDTH TYPE B STREETYARD BUFFER WITH MUP (QUANTITIES BASED ON 100 LINEAR FEET)**

| TREES | CODE | QTY. | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPAC | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | CCAP | 1 | CERCIS CANADENSIS 'APPALACHIAN RED' | EASTERN REDBUD | B&B | 2" CAL. MIN. | A.I. | | |
| | CUAZ | 3 | CUPRESSUS ARIZONICA 'BLUE PYRAMID' | BLUE PYRAMID CYPRESS | B&B | 8'-10' HT | A.I. | | FULL TO GROUND |
| | MAGA | 5 | MAGNOLIA GRANDIFLORA 'TMGH' TM | ALTA SOUTHERN MAGNOLIA | B&B | 8'-10' HT. | A.I. | | FULL TO GROUND |
| | MASO | 1 | MAGNOLIA X SOULANGEANA | SAUCER MAGNOLIA | B&B | 8'-10' HT | A.I. | | MULTI-STEM |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPAC | | REMARKS |
| | AZGT | 7 | AZALEA INDICA 'MRS. G.G. GERBING' | MRS. G.G. GERBING AZALEA | CONT. | 24"-36" HT./SPR. | 5' O.C. | | |
| | LOCR | 12 | LOROPETALUM CHINENSE RUBRUM | CHINESE FRINGE FLOWER | CONT. | 24"-36" HT./SPR. | 5' O.C. | | |
| | PRLO | 7 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN ENGLISH LAUREL | CONT. | 18"-24" SPR. | 6' O.C. | | |
| | VIAC | 5 | VIBURNUM AWABUKI 'CHINDO' | CHINDO VIBURNUM | CONT. | 3'-4' HT. | 6' O.C. | | |

NOTES:

1. MODIFIED BUFFER AT UTILITY EASEMENT TO BE GENERATED WITH REVISED SPECIES NOT EXCEEDING 15-FT IN MATURE HEIGHT, SEE SHEET C-600 OF SITE/SUBDIVISION MASTER PLAN FOR LOCATION
2. ANY ADJUSTMENTS TO SPECIES TO BE APPROVED BY TOWN OF WAKE FOREST AND ADHERE TO MINIMUM 20' TYPE B BUFFER REQUIREMENTS AS OUTLINED IN UDO SEC. 8.5.3 (MIN. 2 EVERGREEN TREES, 1 CANOPY TREE, 2 UNDERSTORY TREES, 12 SHRUBS).

# PROJECT SIGNAGE

## I. MONUMENT SIGN (Location A on Map Key)

a. The area of the monument signs will not exceed 105 SF individually.
b. The area of the sign includes the sign face only, not surrounding supports.
c. Height shall not exceed 15' and is measure from the ground level to the top of the sign.
d. Sign shall be internally or externally lit.
e. One sign allowed for project on each side of Ligon Mill Road and Highway 98 Intersection (reference Signage Key Map in Appendix)
f. Sign will be constructed with materials consistent with building materials used throughout the development.
g. Pole Signs are not permitted
h. Sign will have a masonry/stone base or support. Base and/or support will be constructed with materials consistent with building materials used throughout the development. (i.e. Stone, Brick)
i. All signs will be consistent in materials and design.

## II. PROJECT ID SIGN (Location C)

a. The area of the monument sign will not exceed 50 SF.
b. Small monument sign identifying the Development Name and possibly Anchor Tenant.
c. Height shall not exceed 7'
d. Sign may be internally or externally lit.
e. Sign will be constructed with materials consistent with building materials used throughout the development (i.e. EIFS, Stone, Brick)

## III. ANCHOR TENANT MONUMENT SIGN 100,000 sf OR GREATER TENANT (Location D)

a. Height shall not exceed 5'
b. Sign shall not exceed 20 sf.
c. Sign will only identify anchor tenant.
d. No pole sign is allowed.
e. Sign will be constructed with materials consistent with building materials used throughout the development (i.e. EIFS, Stone, Brick)

## IV. RETAINING WALL SIGNS (Location E)

a. Letters will attach or be placed on top of retaining wall.
b. Letters will not exceed 3' in height.
c. Sign may be externally illuminated.
d. Location and design to be approved by Town of Wake Forest

## V. SMALL MONUMENT SIGN (Location F)

a. Sign to identify tenants and/or residential neighborhoods located in Development Area #2
b. Sign shall not exceed 5' in height
c. Sign shall not exceed 20 sf.
d. No pole sign allowed
e. Sign materials to be consistent with building materials in the development.
f. Sign will be constructed with materials consistent with building materials used throughout the development (i.e. EIFS, Stone, Brick)

## VI. RESIDENTIAL SIGN (Location G)

a. one monument sign is allowed per residential neighborhood
b. Sign cannot exceed 12 SF
c. Sign cannot exceed 4' in height
d. Sign may be internally lit with punch thru letters or externally lit.
e. Sign will be located at entrance to the residential neighborhood.
f. Sign material shall be consistent with materials utilized in the development
g. As an alternate to a monument sign, the sign may be incorporated into the building design as a wall sign or projection sign.
h. No box signs allowed.

## VII. DIRECTIONAL SIGNAGE

a. Directional signage will be incorporated into the project and will be placed throughout the project to guide users to tenant and/or residential locations (Locations to be determined and approved by Town at a later date)
b. Maximum 4' square sign
c. Sign to be placed outside of right of way and sight distance triangles
d. Sign can be pole mounted or have a solid base. Height not to exceed 6'.
e. Signs may be internally or externally lit.

## VII. OTHER PROJECT SIGNAGE REQUIRING PERMIT

A. Drive Thru Menu Boards
    a. Surface Area shall not exceed 32 sf
    b. Height shall not exceed 5 feet maximum
    c. Drive Thru Menu Board cannot be located in front of the building facing a primary road
B. Construction Project Signs
    a. Surface Areas shall not exceed 32 sf
    b. Sign shall be removed at completion of construction

# Signage Criteria for Retail Tenant Signage

The intent of developing this Sign Criteria for the Grove 98 Planned Unit Development (PUD) is to achieve unity of development within a shopping center with a variety of tenants.
This manual includes sign specifications for building signs and may be revised as required to reflect any future changes in tenant mix and/or for clarity.

## I. PERMITS

Permits are required by the municipal authorities prior to the erection of any temporary or permanent sign. Developer's approval shall be obtained prior to submitting for permit.

## II. APPROVAL

All signage shall be reviewed by the Developer prior to fabrication and installation. Drawings shall be submitted to the Developer for approval for compliance with the Sign Criteria. Drawings shall include the following:

i. Sign appearance and spacing of letters
ii. Type and color of materials for letters
iii. Installation methods
iv. Elevation of complete building façade with sign location(s) dimensioned and square footage calculated

## III. TENANT SIGNAGE TYPES

A. Anchor Tenant
B. Junior Anchor/Office
C. ~~Village~~ Small Shop Tenant
D. Out Parcel /Freestanding Tenant
E. Tenant Identity Blade

## IV. SUGGESTED SIGN TYPES

- Internally illuminated channel letters
- Reverse channel
- Dimensional letters of solid material (i.e. metal, stone, wood) backlit or with exterior light
- Edge-lit sandblasted glass letters using an exposed light source

## V. UNACCEPTABLE SIGN TYPES

- Box or cabinet type construction
- Vacuum formed luminous letters
- Letters with exposed fastenings and unfinished edges
- Paper, cardboard, foam, cloth and similar stickers or decals
- Neon set in front of reflective surface
- Raceways are not allowed

**VI. TEMPORARY SIGNS**

Temporary promotional signs where permissible by the Town of Wake Forest are subject to approval by the Developer.

## I. ANCHOR TENANT SIGNAGE GUIDELINES

### Tenants 100,000 SF and greater

a. The number and location of signs will be shown on the elevations. Signs to be on front and side elevations.
b. The overall area of all signs will not exceed 1400 sf.
c. The area of all wall signs shall be no greater than 1.5 sq. ft per linear ft of building wall.
d. The cost of fabrication, installation and maintenance of all sign letters is the sole responsibility of the Tenant.
e. The Anchor Tenant may display nationally recognized logo-type, signs and trademarks. These signs will be fabricated in the same manner as the individual letters and must be submitted to the Developer for approval.
f. Other sign types allowed by the Town of Wake Forest may be approved at Landlord's discretion.

## II. JUNIOR ANCHOR AND OFFICE TENANT SIGNAGE GUIDELINES

### Tenants 10,000 sf -100,000 sf

a. Each Junior Anchor Tenant will be limited to one (1) wall sign per façade, mounted against the building. ~~A second sign may be permitted if approved by the Developer.~~
b. The area of all wall signs shall be no greater than 1.5 sq. ft per linear ft of building storefront wall (centerline of demising wall to centerline of demising wall).
c. Letter height to be 24" and 60" maximum. Height may be greater if upper and lower case letters are used.
d. The cost of fabrication, installation and maintenance of all sign letters is the sole responsibility of the Tenant.
e. The Junior Anchor Tenants may display nationally recognized logo-type signs and trademarks. These signs will be fabricated in the same manner as the individual letters and must be submitted to the Developer for approval. Other sign types allowed by the Town of Wake Forest may be approved at Landlord's discretion.

## III. SMALL SHOP TENANT SIGNAGE GUIDELINES

### Tenants less than 10,000 sf

a. Each Village Tenant will be limited to one (1) wall sign per facade, mounted against the building. ~~A second sign may be permitted if approved by the Developer.~~
b. Letter height and logo height shall be ~~18" 22"~~ 30"maximum in height ~~for a single line of text. Two lines of text are allowed with a letter height of 10" maximum. Maximum overall height of signage, including two lines of text and logo shall be 30" allowing 4" between the 2 lines of text~~.
c. The area of wall signs varies based upon location to a maximum of 1.5 sq. ft per linear foot of store frontage of the tenant space.
d. ~~Permitted Signage Colors:~~
   ~~I. White~~
   ~~II. Bronze~~
e. ~~Federal and State registered trademarks or service marks may employ additional colors; provided they do not exceed twelve and one-quarter (12 ¼) square feet and three and one-half (3 ½) feet in any dimension, but in no case a height greater than the tallest lettering.~~
f. The cost of fabrication, installation and maintenance of all sign letters is the sole responsibility of the Tenant.
g. Tenant may elect to have window signage no higher than 30" above the bottom of the window, subject to Developer approval. Window signs may not be illuminated, may have a maximum of 2" high letters and a maximum of 20% of window area. Suggested window signs are:
   White vinyl letters on interior surface of glass
h. Other sign types allowed by the Town of Wake Forest may be approved at Landlord's discretion.

## VII. OUTPARCEL/FREESTANDING TENANT SIGNAGE GUIDELINES

a. Each Out Parcel/Freestanding Tenant will be limited to ~~two(2)~~ one (1) wall sign per facade, mounted against the building. ~~A third wall sign may be permitted if approved by the Developer.~~
b. Letter height shall be 24" maximum. Height may be greater if upper and lower case letters are used.
c. The area of wall signs is to be no greater than 1.5 square feet per linear foot of building wall.
d. No separate monument sign is allowed. Tenant name may be allowed on Development Monument sign.
e. The cost of fabrication, installation and maintenance of all sign letters is the sole responsibility of the Tenant.

f. The Out Parcel/Freestanding Tenants may display nationally recognized logo-type signs and trademarks that exceed specified sign height limits. These signs shall be fabricated in the same manner as the individual letters and must be submitted to the Developer for approval.

## VIII. TENANT IDENTITY BLADE SIGN

a. Maximum 4' square sign installed by the storefront, perpendicular to building.
b. One per tenant facade.
c. Sign to be non-illuminated made with materials of metal, wood, or similar material
d. Sign to be 9' above sidewalk.
e. Must be approved by Landlord

**RESTRICTIONS**

a. Signs prohibited by Town are prohibited in the project.
b. Wall signs cannot extend above roofline.
c. All Tenant signs will consist of the name of the store only. No listing of merchandise or service is permitted unless it is part of the store name.
d. All signage shall comply with the Town regulations. Developer specifically states that Developer is not responsible for confirming Tenant's signage compliance to Town requirements.
e. The fabrication, installation and operation of all signs are subject to the following restrictions:

    I. No flashing, moving or blinking illumination shall be permitted.
    II. No animation shall be permitted.
    III. The name and/or stamp of the sign company shall not be exposed to view.

f. Signage font will be chosen by the Tenant, but shall be approved by the Developer.
g. No neon lighting nor neon signage is allowed on the building.
h. The following types of signs are prohibited:
    IV. Outrigger signs, except by special permission in unique circumstances
    V. Moving signs
    VI. Rooftop signs
    VII. Iridescent signs
    VIII. Painted signs
    IX. Box signs

**~~CONSTRUCTION REQUIREMENTS~~**

- ~~All metal and plastic letters must be fabricated using fully welded construction to prevent light leaks.~~

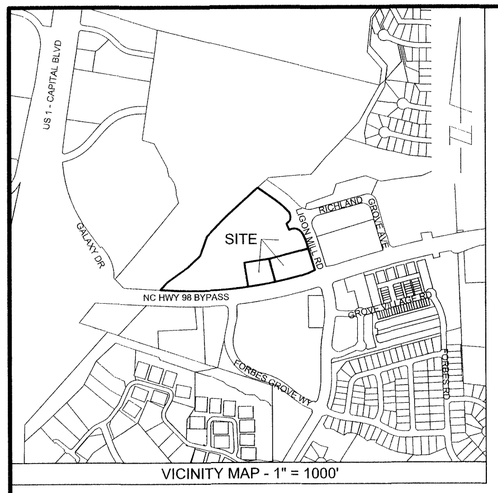
- ~~Tenant is fully responsible for all operations of Tenant's sign contractors and for obtaining all permits for signs and their installations.~~
- ~~Sign contractor must repair any damage to any work caused by his work.~~
- ~~All manufacturer's names, stamps, decals, or U.L. labels must not be visible.~~
- ~~Channel letters shall be fabricated of welded aluminum, .090 for rear, 0.63 for sides, with 313 Dark Bronze finish.~~
- ~~Letters with internal illumination and plexiglass face shall use Rohm & Haas 3/16" #7328 white if on dark wall surface, with 1" Dark Bronze retainer ring. Illumination shall be white neon.~~
- ~~Letters with internal illumination and plexiglas face on light wall surfaces may, with Developer's approval, be "Day/Night" letters constructed.~~

**~~ELECTRICAL~~**

- ~~All illuminated signs must be fabricated and installed with national and local building and electrical codes and must bear the U.L. label.~~
- ~~No exposed wiring, conduits, tubing, crossovers, or raceways will be permitted.~~
- ~~All conductors, transformers, cabinets, housings, and other equipment must be concealed.~~
- ~~Electrical services to all signs will be on a time clock, on a separate circuit, and wired to Tenant's meter.~~
- ~~Provide disconnect switch at sign transformer or near electrical junction box.~~

**~~MATERIALS~~**

- ~~All fastenings must be a hot-dipped iron, stainless steel, aluminum, brass, bronze or black iron material.~~
- ~~All "pegged out" letters must use threaded rods or anchor bolts sleeved to conceal fastening.~~
- ~~No clips are permitted.~~




VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
5. A PORTION OF THE PROPERTIES LIE IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720183000K DATED JULY 19, 2022. PROPERTIES LIES IN ZONE "X", ZONE "AE" & FLOODWAY AS SHOWN.
6. PROPERTIES ARE ZONED PUD RZ-18-15 & PUD RZ-18-15-02.
7. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
9. PROPERTIES LOCATED WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT (RICHLAND CREEK WATERSHED MANAGEMENT AREA). LOCATE IN THE RICHLAND CREEK WATER SUPPLY WATERSHED. IMPERVIOUS LIMITS APPLY.
10. O&M MANUAL FOR SCM RECORDED IN DB. 18609, PAGES 950 OF WAKE COUNTY REGISTER OF DEEDS.
11. PRIVATE ACCESS EASEMENTS WILL BE MAINTAINED BY THE ASSOCIATION (HOMEOWNERS', PROPERTY OWNERS' OR SIMILAR ENTITY ETC.), AND PUBLIC ACCESS IS GRANTED.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

SITE DATA TABLE

| | |
|---|---|
| OWNER(S): | G98 MF, LLC<br>G98 COMMERCIAL PH I, LLC |
| PIN(S): | 1830776003, 1830767787, 1830860894 |
| DEED(S): | DB. 19074 PG. 1212, DB. 19168 PG. 380 |
| PLAT(S): | BM. 2022 PGS. 1117-1120 |
| ZONING: | PUD RZ-18-15, PUD RZ-18-15-02 |

BUILDING SETBACKS

| | |
|---|---|
| FRONT: | 10' MIN. |
| STREET SIDE/SECONDARY FRONT: | 5' MIN. |
| SIDE(FROM ADJACENT LOT): | 5' MIN. |
| REAR: | 20' MIN. |
| INTERIOR LOT LINE: | 0' |

OVERLAY DISTRICTS: SPECIAL HIGHWAY OVERLAY DISTRICT 2(SH2-O); RICHLAND CREEK WATERSHED MANAGEMENT AREA(RC-WMA)

MAX. IMPERVIOUS AREA (POA-1 SCM-1)

| | |
|---|---|
| LOT 1: | 7.28 AC |
| LOT 2: | 1.16 AC |
| LOT 3: | 1.54 AC |

NC GRID (NAD '83/2011)

REFERENCES:
DB. 19074 PG. 1212
DB. 19168 PG. 380
BM. 2022 PGS. 1117-1120
BM. 2023 PG. 1911

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK_SEE_, PAGE_REFERENCES_; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_SEE_, PAGE_REFERENCES_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

5 DAY OF JANUARY, 2024.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

STATE OF NORTH CAROLINA – COUNTY OF WAKE

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST.

I, KARI GRACE, REVIEW OFFICER OF THE TOWN OF WAKE FOREST, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1.12.24 DATE — Kari Grace REVIEW OFFICER

1.24.24 DATE — ADMINISTRATOR

WAKE COUNTY, NC 59
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/26/2024 13:26:20
BOOK:BM2024 PAGE:00272

LEGEND
- EIP = EXISTING IRON PIPE
- CP = CALCULATED POINT
- IPS = IRON PIPE SET
- R/W = RIGHT-OF-WAY
- XXXX DENOTES ADDRESS

OWNERS:
G98 MF, LLC
201 E. LA OLAS BLVD., SUITE 1200
FORT LAUDERDALE, FL 33301

G98 COMMERCIAL PH I, LLC
201 E. LA OLAS BLVD., SUITE 1200
FORT LAUDERDALE, FL 33301

SEE SHEET 2 FOR OWNER CERTIFICATIONS
SEE SHEET 2 FOR LINE & CURVE TABLE DATA

RECORDED IN
BOOK OF MAPS____PAGE____

SCALE: 1" = 100'
0 50 100 200 300 400

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 1-4-24 | REVISED PER COMMENTS #1 | CWC |

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

| | |
|---|---|
| SURVEYED BY | BNK |
| DRAWN BY | CWC |
| CHECKED BY | DG |
| DATE | 12-13-23 |

*EASEMENT & BUFFER PLAT*
PROPERTY OF
G98 MF, LLC &
G98 COMMERCIAL PH I, LLC
WAKE FOREST WAKE COUNTY NORTH CAROLINA

SHEET 1 OF 2

# Traffic Impact Analysis
# Forbes Property Development
# Wake Forest, NC




RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

# TRAFFIC IMPACT ANALYSIS

**FOR**

# FORBES PROPERTY

**LOCATED**

**IN**

## WAKE FOREST, NC

Prepared For:
Wegmans Enterprises, Inc.
1500 Brooks Avenue
Rochester, New York

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

December 2018




12/7/18

RKA Project No. 18163

Prepared By: SH

Reviewed By: RS

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**TRAFFIC IMPACT ANALYSIS**
**FORBES PROPERTY DEVELOPMENT**
**WAKE FOREST, NORTH CAROLINA**

## 1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Forbes Property development to be located along NC 98 Bypass, east of US 1 in Wake Forest, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2022, is assumed to consist of the following uses:

- 248 multi-family units
- 107,800 s.f. of retail
- 100,000 s.f. supermarket
- 4,000 s.f. drive-in bank
- (2) 4,000 s.f. fast-food restaurant with drive-thru window

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

- Existing (2018) Traffic Conditions
- Background (2022) Traffic Conditions – US 1 as a Freeway
- Combined (2022) Traffic Conditions – US 1 as a Freeway

The scope of work for this study was developed based on coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Wake Forest (Town). Refer to Appendix A for scoping information.

### 1.1. Site Location and Study Area

The development is proposed to be located along NC 98 Bypass, east of US 1 in Wake Forest, North Carolina. Refer to Figure 1 for the site location map. The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Wake Forest (Town) and consists of the following existing intersections:

- NC 98 Bypass and Retail Drive / Northpark Drive
- NC 98 Bypass and US 1 Interchange
- NC 98 Bypass and Galaxy Drive
- NC 98 Bypass and Western U-Turn Location for Sienna Drive
- NC 98 Bypass and Main Street
- Ligon Mill Road and Reynolds Mill Road
- Ligon Mill Road and Caveness Farms Avenue
- Ligon Mill Road and Main Street

### 1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2022, is assumed to consist of the following uses:

- 248 multi-family units
- 107,800 s.f. of retail
- 100,000 s.f. supermarket
- 4,000 s.f. drive-in bank
- (2) 4,000 s.f. fast-food restaurant with drive-thru window

It should be noted these uses are assumed at this time; however, the land uses above should provide a conservative study approach. Site access is proposed via intersections along NC 98 Bypass and Ligon Mill Road. Site access on Ligon Mill Road will be provided via one full-movement intersection, one left-in intersection, one right-in / right-out intersection, and one left-out intersection. Two full-movement intersections will provide access to the site along the proposed (new) Town Road. The site plan allows for additional connections to the existing

Forbes Road as well as the future extension of Ligon Mill Road to the north. Refer to Figure 2 for a copy of the preliminary site plan.

### 1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of commercial and residential developments.

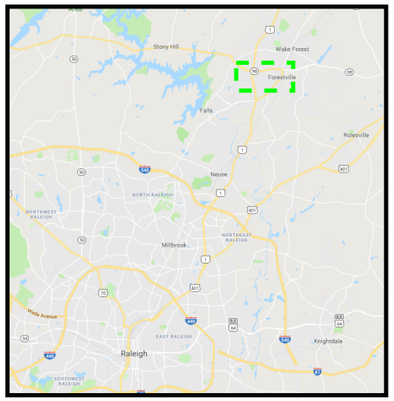
### 1.4. Existing Roadways

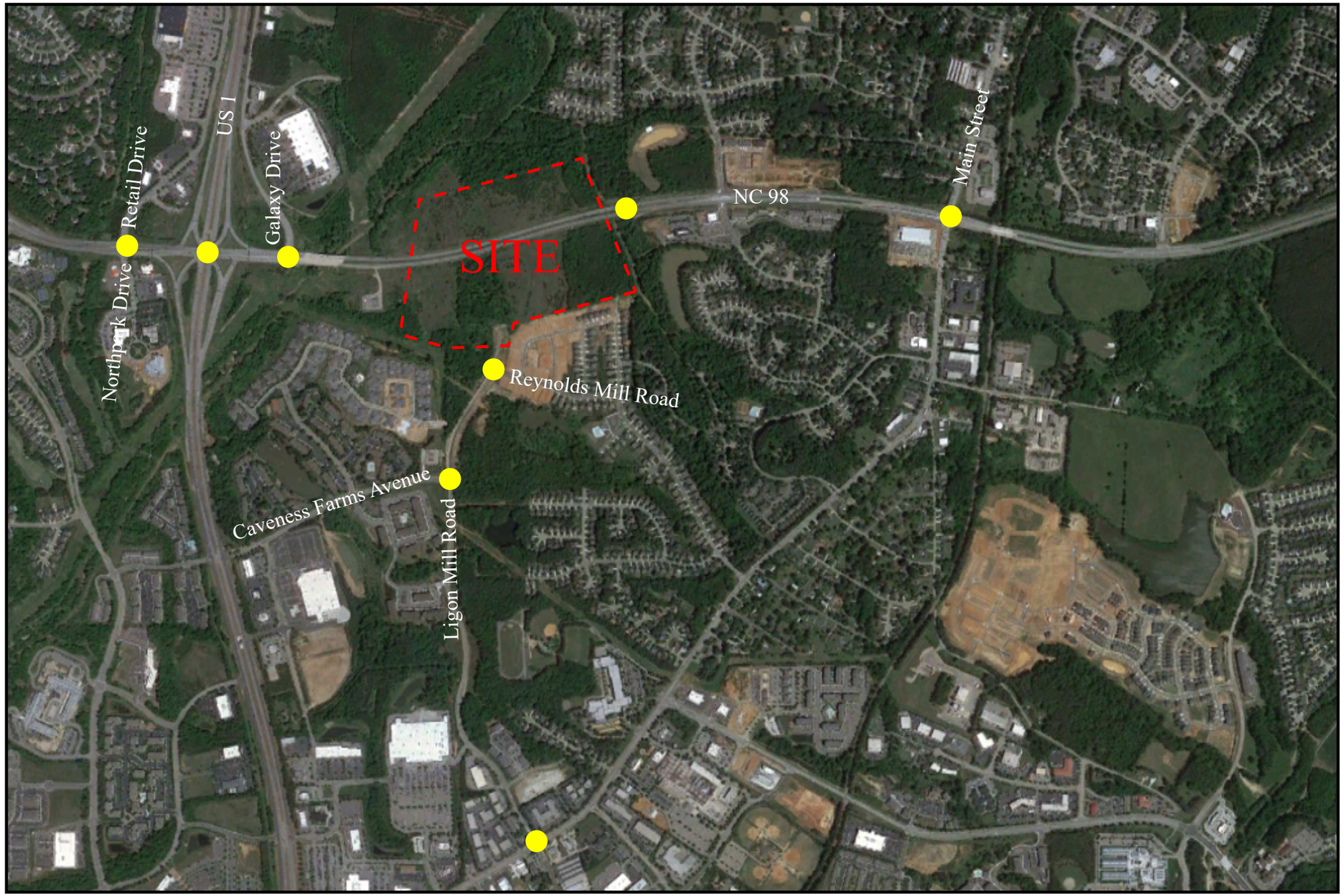
Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Table 1 provides a summary of the field data collected. Refer to Figure 3 for an illustration of the existing lane configurations within the study area.

**Table 1: Existing Roadway Inventory**

| Road Name | Route Number | Speed Limit | Maintained By | AADT (vpd) |
|---|---|---|---|---|
| Doctor Calvin Jones Highway | NC 98 | 55 mph | NCDOT | 31,000 |
| Retail Drive | N/A | 25 mph | Local | 10,100* |
| Northpark Drive | N/A | 25 mph (assumed) | Local | 4,200* |
| US 1 | US 1 | 55 mph | NCDOT | 47,000 |
| Galaxy Drive | SR 4534 | 35 mph | NCDOT | 4,600* |
| Main Street | US 1 A | 35 mph | NCDOT | 28,000 |
| Ligon Mill Road | SR 2044 | 35 mph | NCDOT | 8,400 |
| Reynolds Mill Road | N/A | 25 mph | Local | 1,000* |
| Caveness Farms Avenue | N/A | 25 mph | Local | 5,100* |

* ADT based on the traffic counts from 2018 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.




LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

N

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Forbes Property
Wake Forest, NC

Site Location Map

Scale: Not to Scale | Figure 1

LEGEND

OFFICIAL REQUEST

CONCEPT ONLY

*NOTES

1) CONCEPTUAL ONLY AND SUBJECT TO CHANGE

2) NCDOT PREFERS THIS INTERSECTION BE LOCATED FURTHER NORTH

3) DEVELOPER DOES NOT OWN PROPERTY TO NORTH

PUBLIC STREET

LIGON MILL ROAD

NC 98

NC 98

PROPOSED BLDG 5,000 SF

PROPOSED SIDEWALK, TYP.

C-202

RETAIL ANCHOR 100,000 SF

LIGON MILL ROAD

# WEG / TOWN ALTERNATIVE

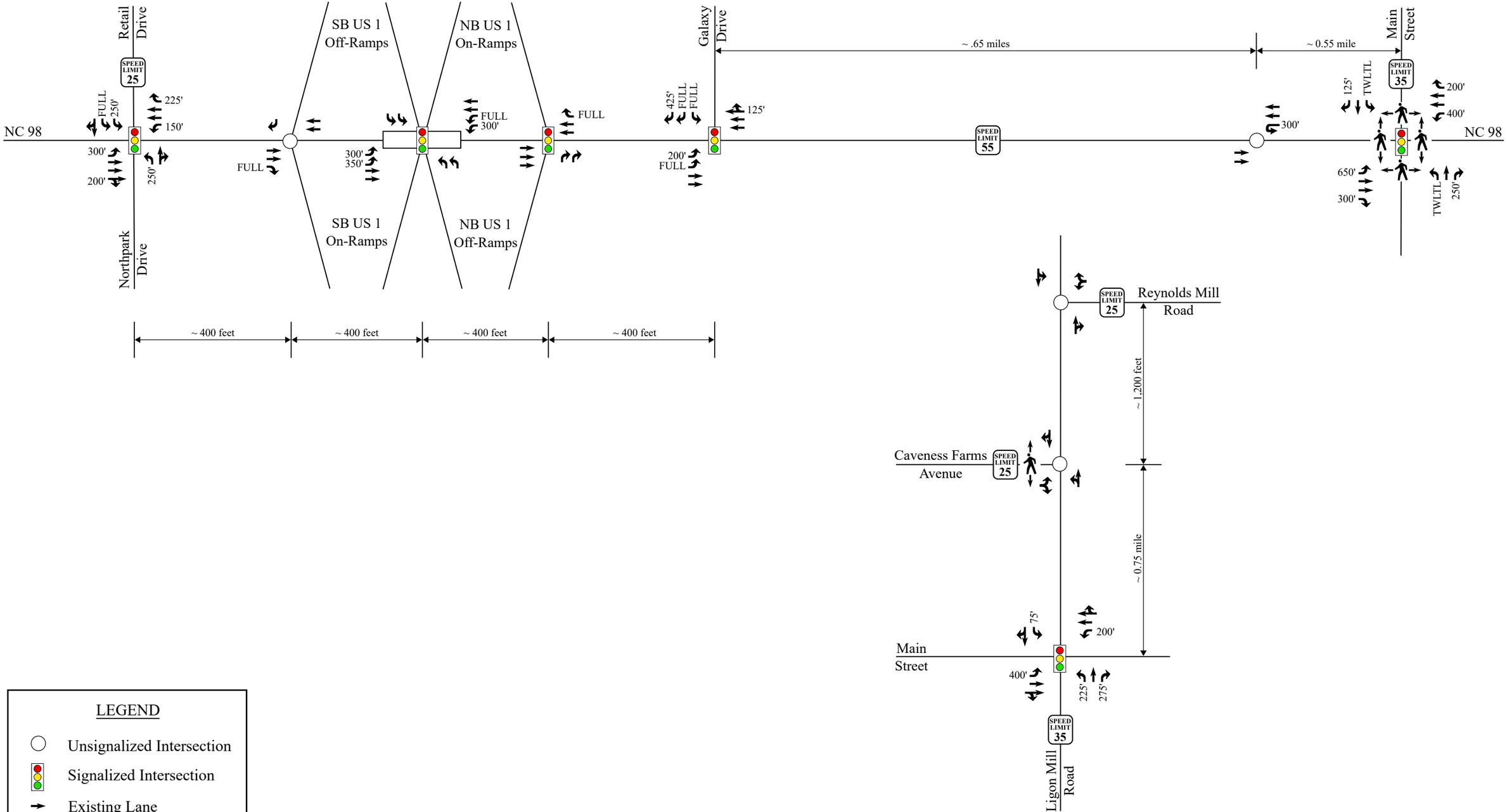
RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS

5808 Faringdon Place
Suite 100
Raleigh, NC 27609
P: 919.872.5115
F: 919.878.5416
www.rameykemp.com

Forbes Property
Access Concept Drawing
Wake Forest, North Carolina

SCALE 0' 120' 360'

DATE: 11-14-18




LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- Pedestrian Crosswalk
- X' Storage (In Feet)
- SPEED LIMIT XX Posted Speed Limit

N

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Forbes Property
Wake Forest, NC

Existing Lane Configurations

Scale: Not to Scale | Figure 3

# 2. EXISTING (2018) PEAK HOUR CONDITIONS

## 2.1. Existing (2018) Peak Hour Traffic

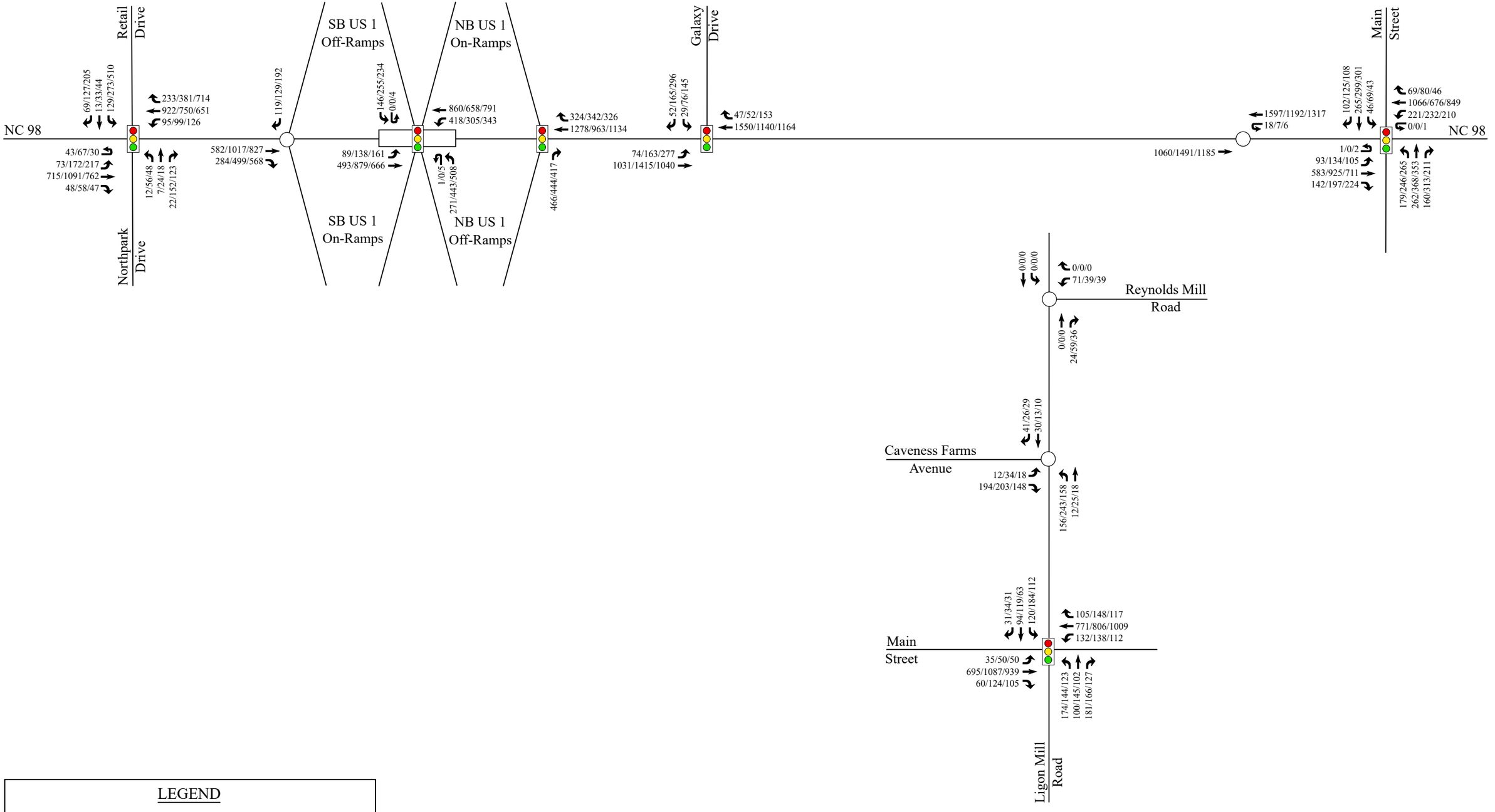
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in November of 2017 and March of 2018 by RKA during typical weekday AM (6:30 AM – 9:00 AM), PM (4:00 PM – 6:30 PM), and Saturday Midday (11:00 AM – 2:00 PM) peak periods:

- NC 98 Bypass and Retail Drive / Northpark Drive
- NC 98 Bypass and US 1 Interchange
- NC 98 Bypass and Galaxy Drive
- NC 98 Bypass and Western U-Turn Location for Sienna Drive
- NC 98 Bypass and Main Street
- Ligon Mill Road and Reynolds Mill Road
- Ligon Mill Road and Caveness Farms Avenue
- Ligon Mill Road and Main Street

Traffic volumes utilized from the year 2017 were grown at an annual rate of 3% to generate projected (2018) weekday AM, PM, and Saturday Midday peak hour traffic volumes. Additionally, traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for existing (2018) weekday AM, PM, and Saturday Midday peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

## 2.2. Analysis of Existing (2018) Peak Hour Traffic

The existing (2018) weekday AM, PM and Saturday Midday peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The signal plans obtained from NCDOT and signal timings obtained by RKA can be found in Appendix C. The results of the analysis are presented in Section 7 of this report.




LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Traffic

N

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Existing (2018)
Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 4

## 3. BACKGROUND (2022) PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

### 3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate projected (2022) weekday AM, PM and Saturday Midday peak hour traffic volumes. Refer to Figure 5 for projected (2022) peak hour traffic.

### 3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, it was determined there were no adjacent developments to consider with this study.

### 3.3. Future Roadway Improvements

Based on discussions with NCDOT and the Capital Area Metropolitan Planning Organization (CAMPO), US 1 is planned to be upgraded to a controlled access facility between I-540 and north of NC 98 Bypass in the future as part of the TIP project U-5307. The project is currently scheduled for right-of-way acquisition in 2021 and construction beginning in 2023. US 1 is planned to be an eight-lane divided facility with a Diverging Diamond Interchange (DDI) at US 1 and New Falls of Neuse Road / South Main Street. At the time of this study, design plans were not available. For purposes of this study, it was assumed that the US 1 Service Road would connect to NC 98 Bypass and align with Galaxy Drive upon full build-out of the project. Additionally it was assumed that Ligon Mill Road will not extend north of NC 98 Bypass. Refer to Appendix D for more information related to this project.

Based on discussions with the Town, Ligon Mill Road is anticipated to be upgraded to a four-lane divided roadway from Main Street to the Wal-Mart Driveway in the future as part of the

TIP project U-5518BA. This project will also construct an exclusive southbound right-turn lane at the intersection of Ligon Mill Road and Main Street, as well as modify the existing signal plans. The project is currently scheduled for construction beginning in 2020. Preliminary design plans were provided by the Town and the future signal plans for Ligon Mill Road and Main Street were provided by NCDOT. Refer to Appendix E for more information related to this project.

### 3.4. Background (2022) Peak Hour Traffic Volumes

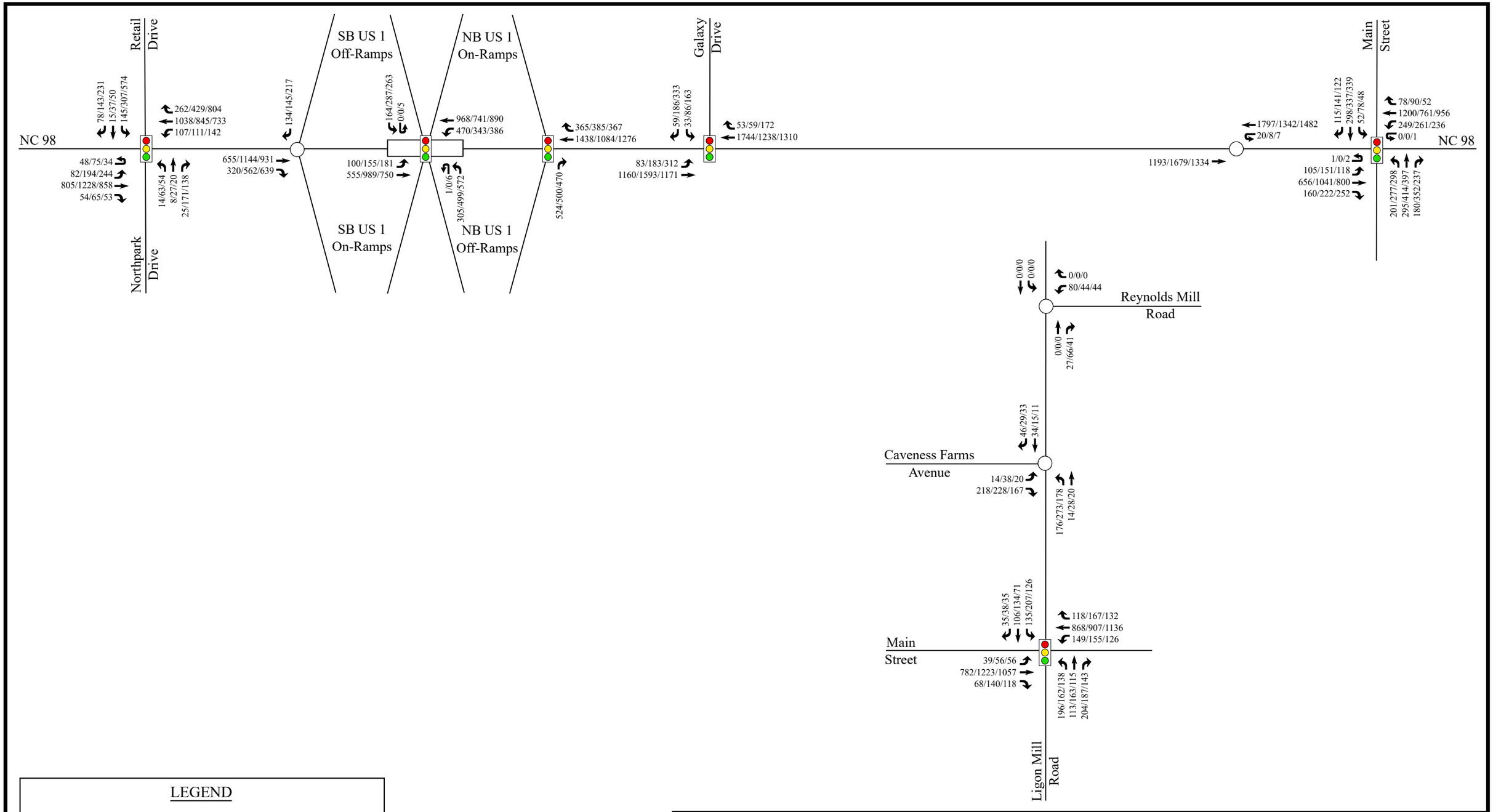
Existing (2018) peak hour traffic volumes were grown to the future year of 2022 to develop the projected (2022) peak hour traffic volumes. Refer to Figure 5 for the projected (2022) peak hour traffic volumes.

Upon completion of U-5307, traffic from existing development on US 1 will be diverted from the existing access points along US 1 to the proposed US 1 Service Road and the proposed extension of Ligon Mill Road to NC 98 Bypass. To account for this impact, the projected (2022) traffic from existing development was removed from the existing roadway network configuration and assigned to the future roadway network based on the new routes drivers are anticipated to utilize. Refer to Figure 6 for the removal of existing development traffic from the network and Figure 7 for the reassignment of existing development site trips to the future roadway network. Refer to Appendix F for information regarding the existing adjacent developments.

The background (2022) traffic volumes were determined by projecting the existing (2018) peak hour traffic to the year 2022, removing the existing US 1 development traffic, and assigning these trips to the future year roadway network. Refer to Figure 8 for an illustration of the background (2022) peak hour traffic volumes at the study intersections.

### 3.5. Analysis of Background (2022) Peak Hour Traffic Conditions

The background (2022) AM, PM, and Saturday Midday peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.




LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Traffic

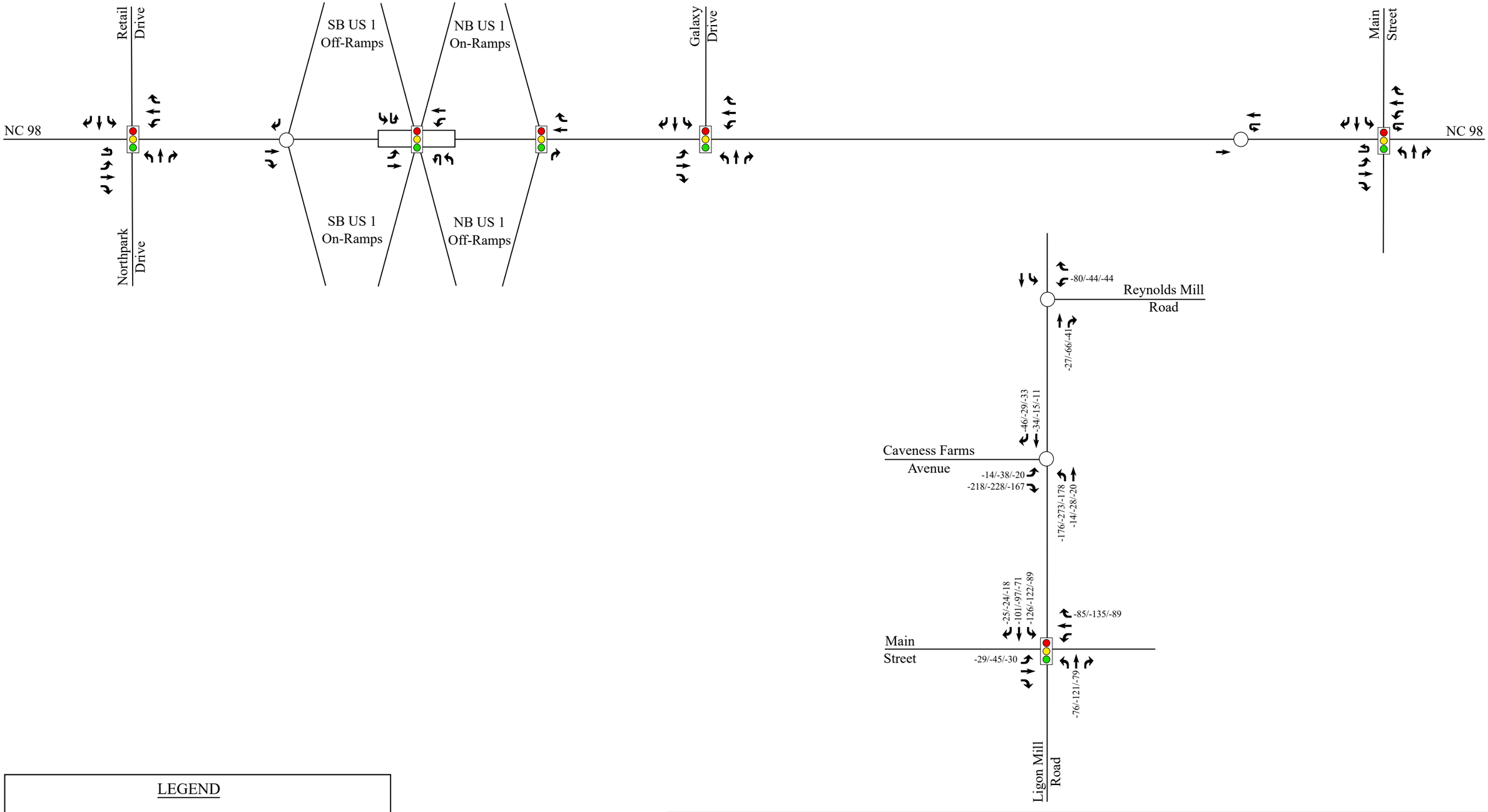
N

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Forbes Property
Wake Forest, NC

Projected (2022)
Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 5




LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Adjacent Development Site Traffic

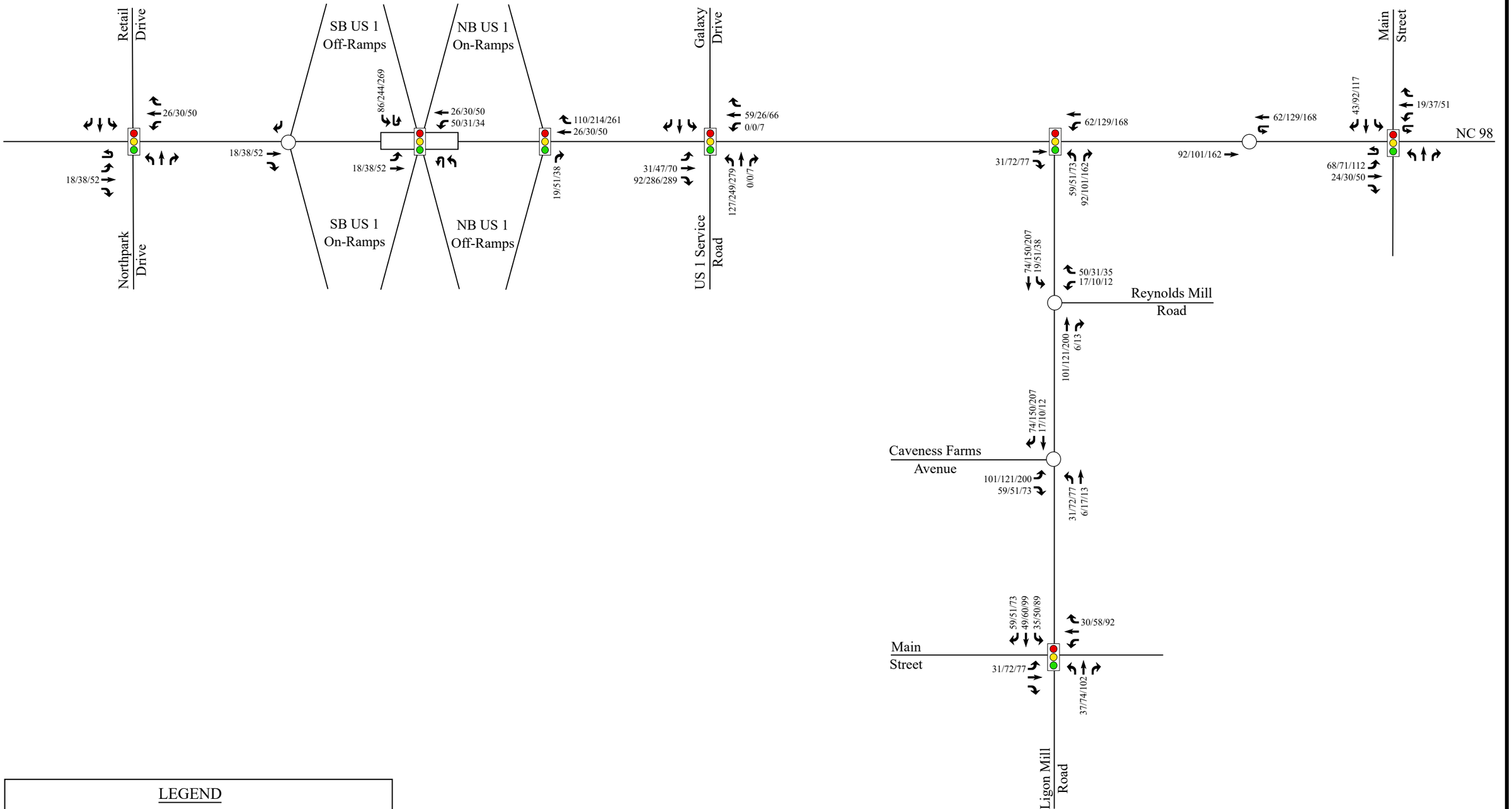
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Wake Forest, NC

Removal of Existing Development Traffic

Scale: Not to Scale | Figure 6




LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Adjacent Development Site Trips

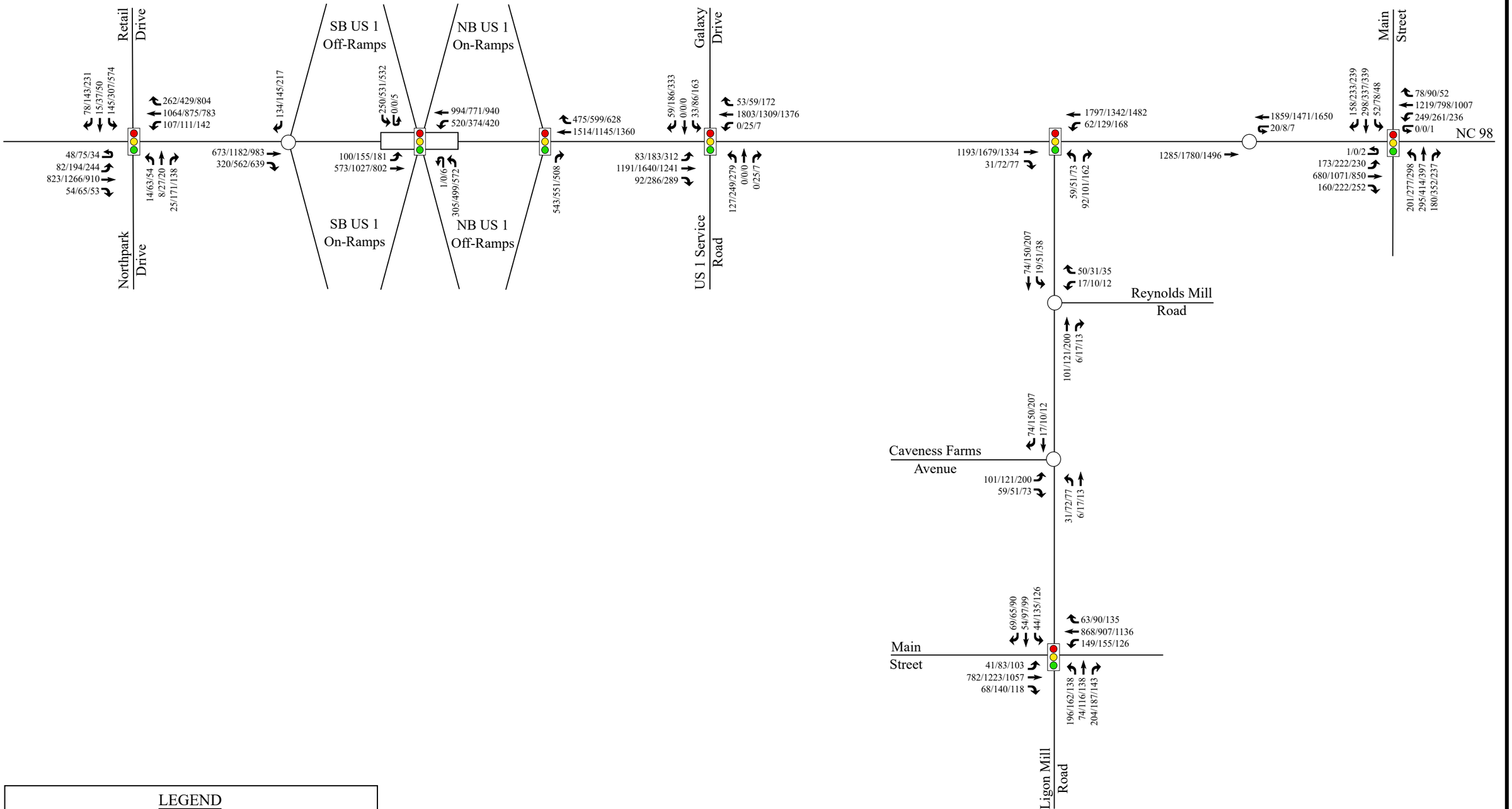
N

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Wake Forest, NC

Reassignment of Existing Development Total Site Trips

Scale: Not to Scale | Figure 7




LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Traffic

N

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Wake Forest, NC

Background (2022)
Peak Hour Traffic Volumes

Scale: Not to Scale | Figure 8

# 4. SITE TRIP GENERATION AND DISTRIBUTION

## 4.1. Trip Generation

The proposed development is assumed to consist of approximately 248 multi-family units, 107,800 s.f. of retail, a 100,000 s.f. supermarket, a 4,000 s.f. drive-in bank, and two (2) 4,000 s.f. fast-food restaurant with drive-thru window. Average weekday daily, AM peak hour, PM peak hour, and Saturday Midday peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

**Table 2: Trip Generation Summary**

| Land Use (ITE Code) | Intensity | Weekday Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | | SAT Midday Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit | Enter | Exit |
| Multifamily Housing (Low-Rise) (220) | 248 units | 1,900 | 26 | 87 | 84 | 49 | 118 | 117 |
| Shopping Center (820) | 107,800 s.f. | 6,400 | 128 | 78 | 276 | 298 | 342 | 315 |
| Supermarket (850) | 100,000 s.f. | 10,700 | 229 | 153 | 471 | 453 | 527 | 507 |
| Drive-In Bank (912) | 4,000 s.f. | 500 | 22 | 16 | 41 | 41 | 53 | 52 |
| Fast-Food Restaurant with Drive-Thru Window (934) | 8,000 s.f. | 3,800 | 164 | 158 | 136 | 125 | 224 | 215 |
| **Total Trips** | | **23,300** | **569** | **492** | **1,008** | **966** | **1,264** | **1,206** |
| *Total Internal Capture (14% AM, 15% PM, 19% SAT)** | | | *-81* | *-81* | *-158* | *-158* | *-256* | *-256* |
| **Total External Trips** | | | **488** | **411** | **850** | **808** | **1,008** | **950** |
| *Pass-By Trips: Shopping Center (34% PM, 26% SAT)* | | | -- | -- | *-89* | *-89* | *-74* | *-74* |
| *Pass-By Trips: Supermarket (36% PM)* | | | -- | -- | *-151* | *-151* | -- | -- |
| *Pass-By Trips: Drive-In Bank (29% AM, 35% PM, 38% SAT)* | | | *-5* | *-5* | *-13* | *-13* | *-17* | *-17* |
| *Pass-By Trips: Fast-Food Restaurant with Drive-Thru (49% AM, 50% PM)* | | | *-60* | *-60* | *-36* | *-36* | -- | -- |
| **Total Primary Trips** | | | **423** | **346** | **561** | **519** | **917** | **859** |

*Utilizing methodology contained in the NCHRP Report 684.

It is estimated that the proposed development will generate approximately 23,300 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 1,061 trips (569 entering and 492 exiting) will occur during the AM peak hour, 1,974 (1,008 entering and 966 exiting) will occur during the PM peak hour, and 2,407 (1,264 entering and 1,206 exiting) will occur during the PM peak hour.

Internal capture of trips between the office, residential, and retail uses was considered in this study. Internal capture is the consideration for trips that will be made within the site between different land uses, so the vehicle technically never leaves the internal site but can still be considered as a trip to that specific land use. Internal capture typically only considers trips between residential, office, and retail/restaurant land uses. An AM peak hour internal capture rate of 14%, a PM peak hour internal capture rate of 15%, and a Saturday Midday peak hour internal capture rate of 19% was applied to the total trips. The internal capture reductions are expected to account for approximately 162 (81 entering and 81 exiting) trips during the AM peak hour, 316 (158 entering and 158 exiting) trips during the PM peak hour, and 512 (256 entering and 256 exiting) trips during the Saturday Midday peak hour.

Internal capture was determined based on the entire development and some internal capture trips will utilize NC 98 Bypass and Ligon Mill Road to cross between the northern and southern portions of the site. These internal capture trips were placed back into the roadway network based on Table 4 of the *NCHRP 84 Internal Trip Capture Estimation Tool*.

Pass-by trips were also taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 130 trips (65 entering and 65 exiting) during the weekday AM peak hour, 578 trips (289 entering and 289 exiting) during the weekday PM peak hour, and 182 trips (91 entering and 91 exiting) during the Saturday Midday peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to be approximately 769 trips (423 entering and 346 exiting) will occur during the AM peak hour, 1,080 trips (561 entering and 519 exiting) will occur during the PM peak hour, and 1,776 (917 entering and 859 exiting).

### 4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that trips will be distributed as follows:

Residential:

- 25% to/from the south via US 1
- 20% to/from the north via US 1
- 25% to/from the north via Main Street
- 10% to/from the south via Ligon Mill Road
- 5% to/from the west via Main Street
- 5% to/from the east via Main Street
- 5% to/from the west via NC 98 Bypass
- 5% to/from the east via NC 98 Bypass

Commercial:

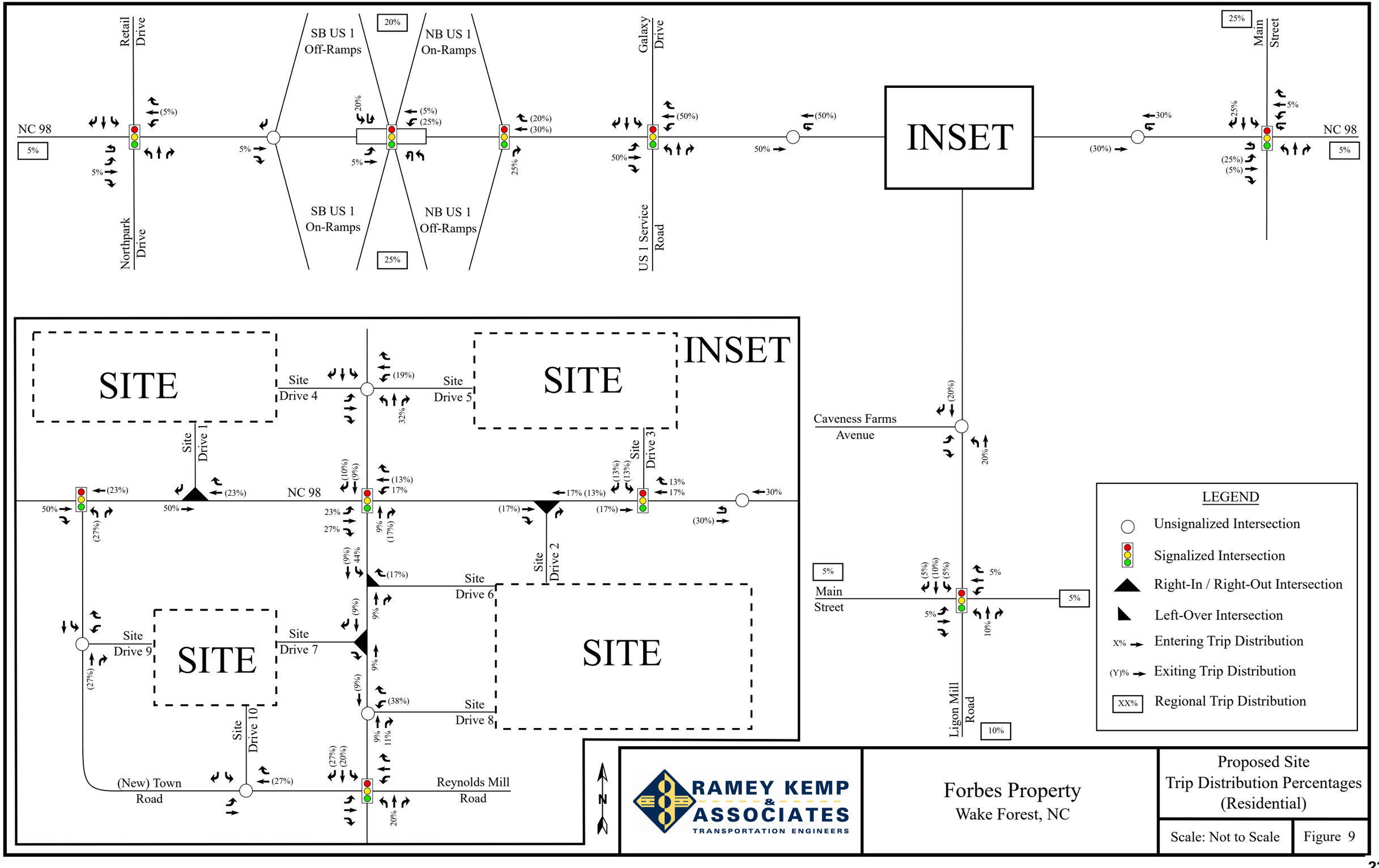
- 30% to/from the south via US 1
- 20% to/from the north via US 1
- 15% to/from the north via Main Street
- 10% to/from the south via Ligon Mill Road
- 10% to/from the west via Main Street
- 5% to/from the east via Main Street
- 5% to/from the west via NC 98 Bypass
- 5% to/from the east via NC 98 Bypass

The residential and commercial site trip distributions are shown in Figure 9 and Figure 10, respectively. Refer to Figure 11 for the residential site trip assignment and Figure 12 for the primary commercial site trip assignment.

The internal capture site trips were distributed based on land use location. Refer to Figure 13 for the internal capture site trips.

The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 14 for the pass-by site trip distribution. Pass-by site trips are shown in Figure 15.

The total site trips were determined by adding the primary site trips, the internal capture site trips, and the pass-by site trips. Refer to Figure 16 for the total peak hour site trips at the study intersections.

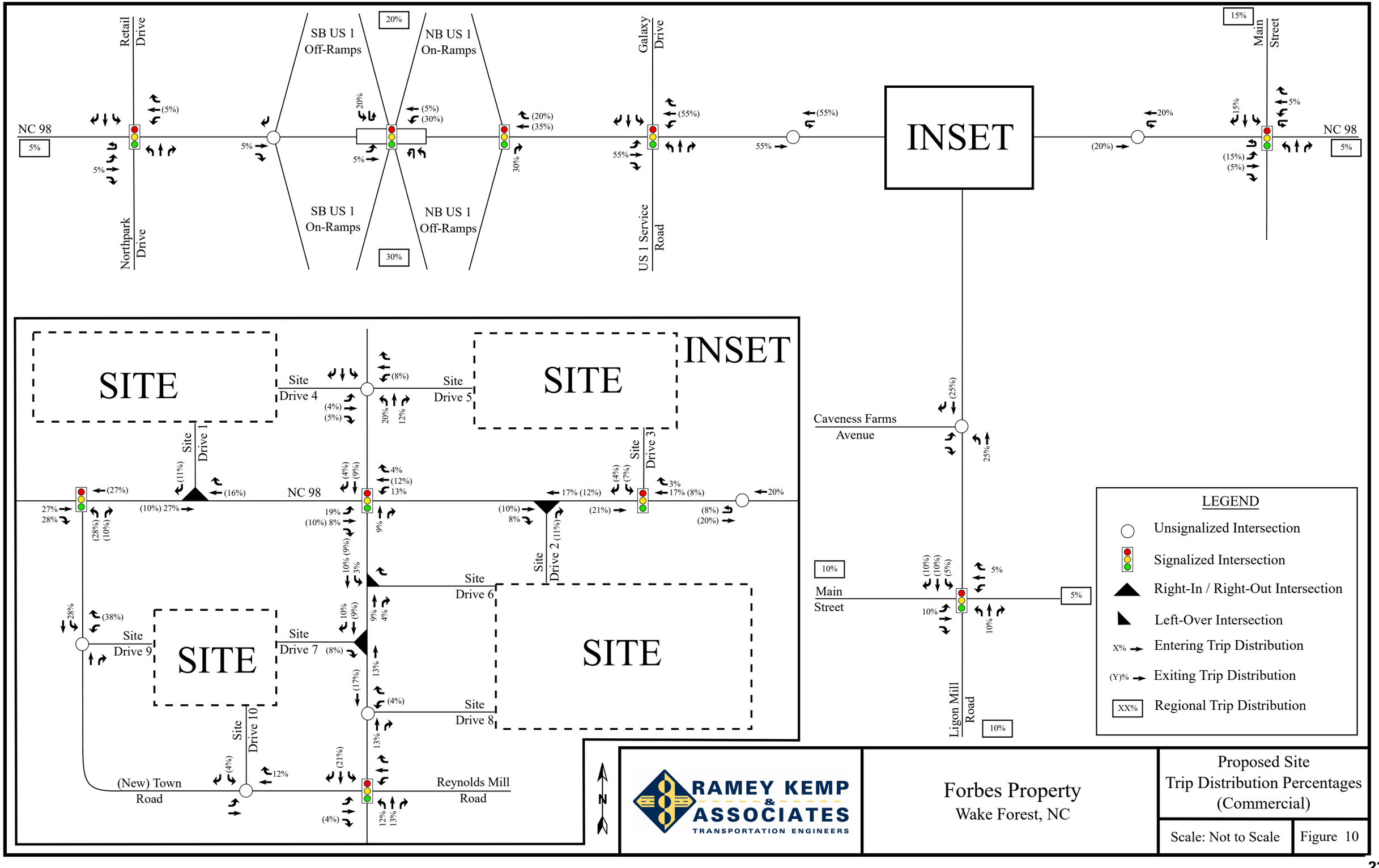



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Forbes Property
Wake Forest, NC

Proposed Site
Trip Distribution Percentages
(Residential)

Scale: Not to Scale | Figure 9

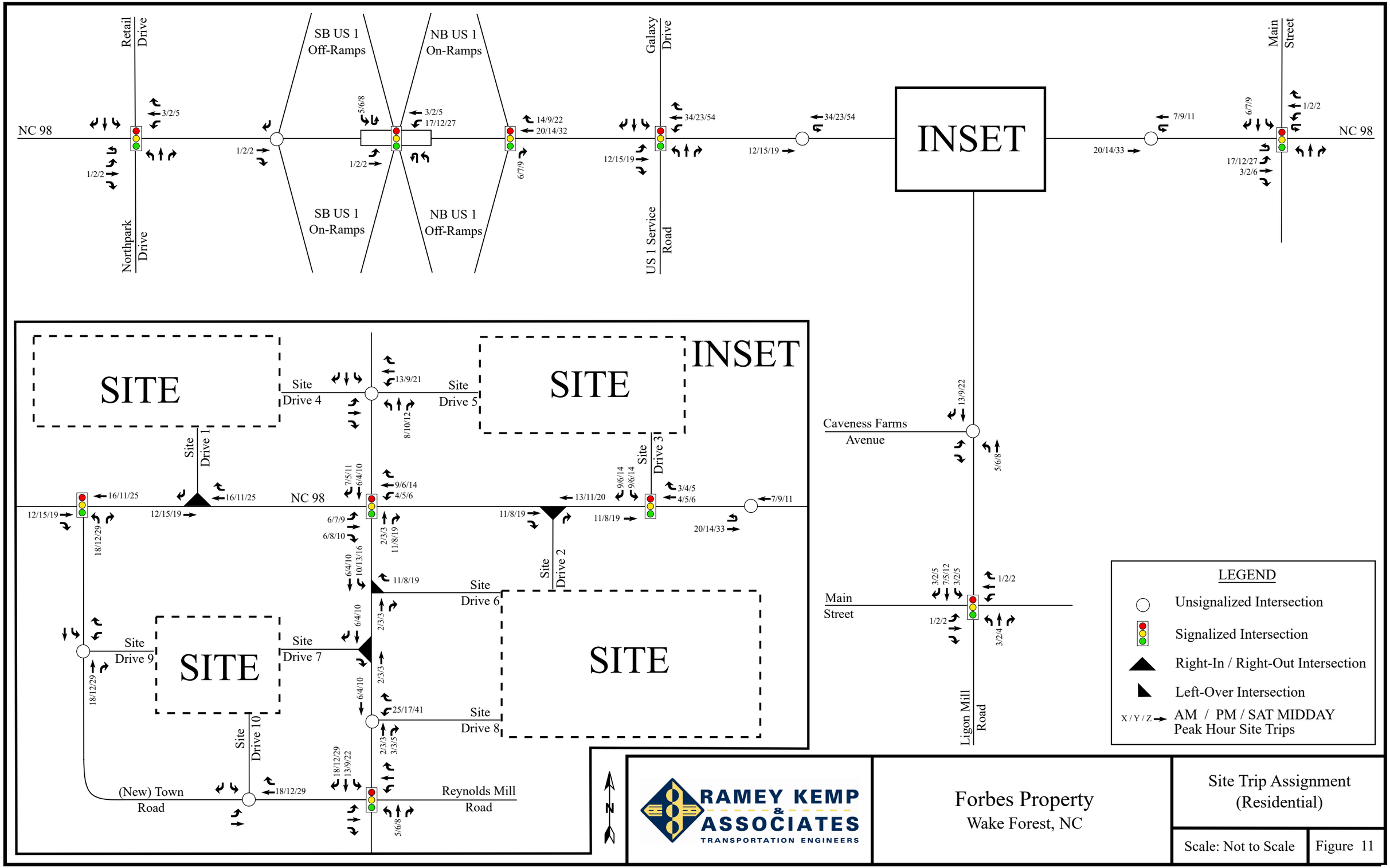


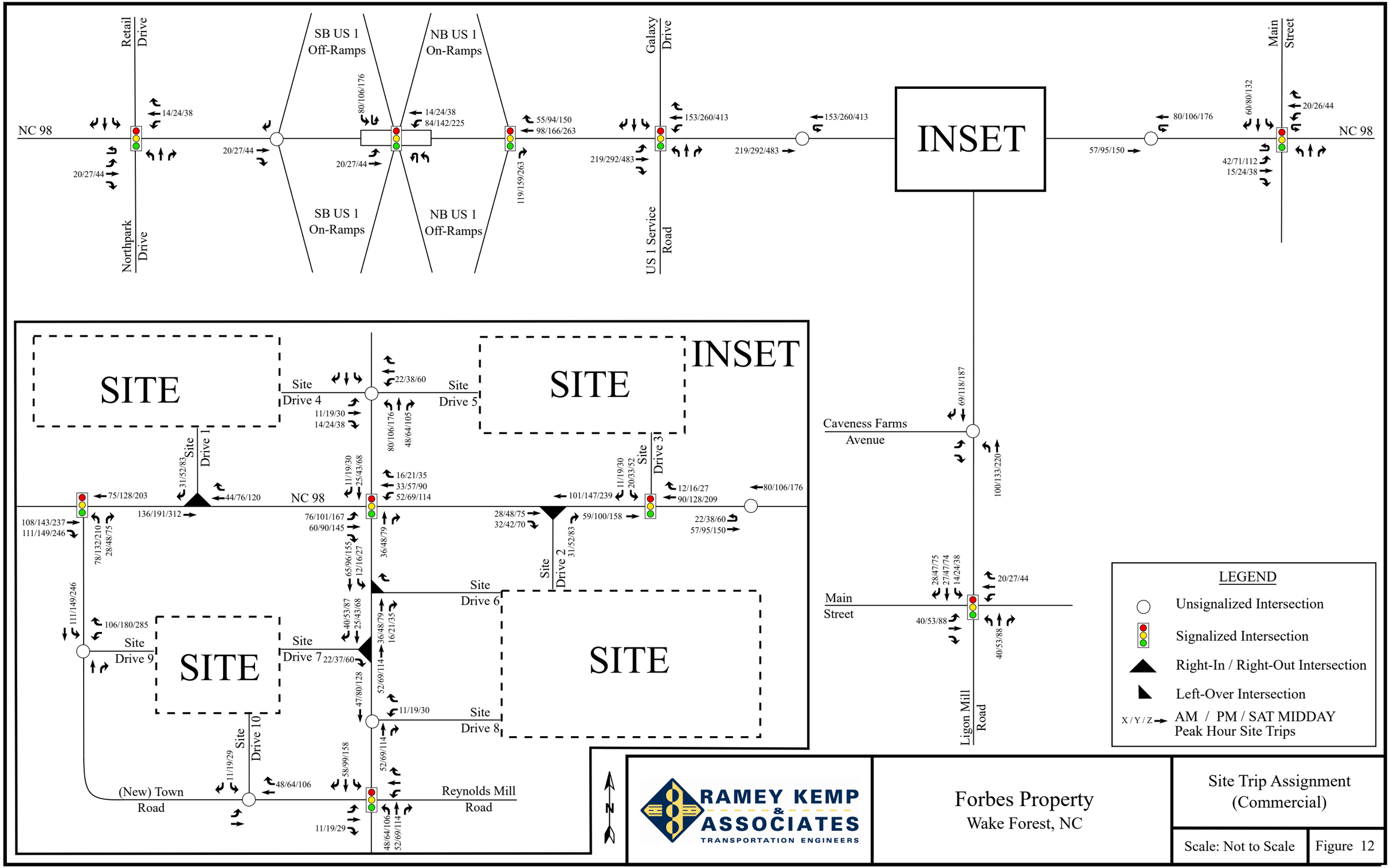

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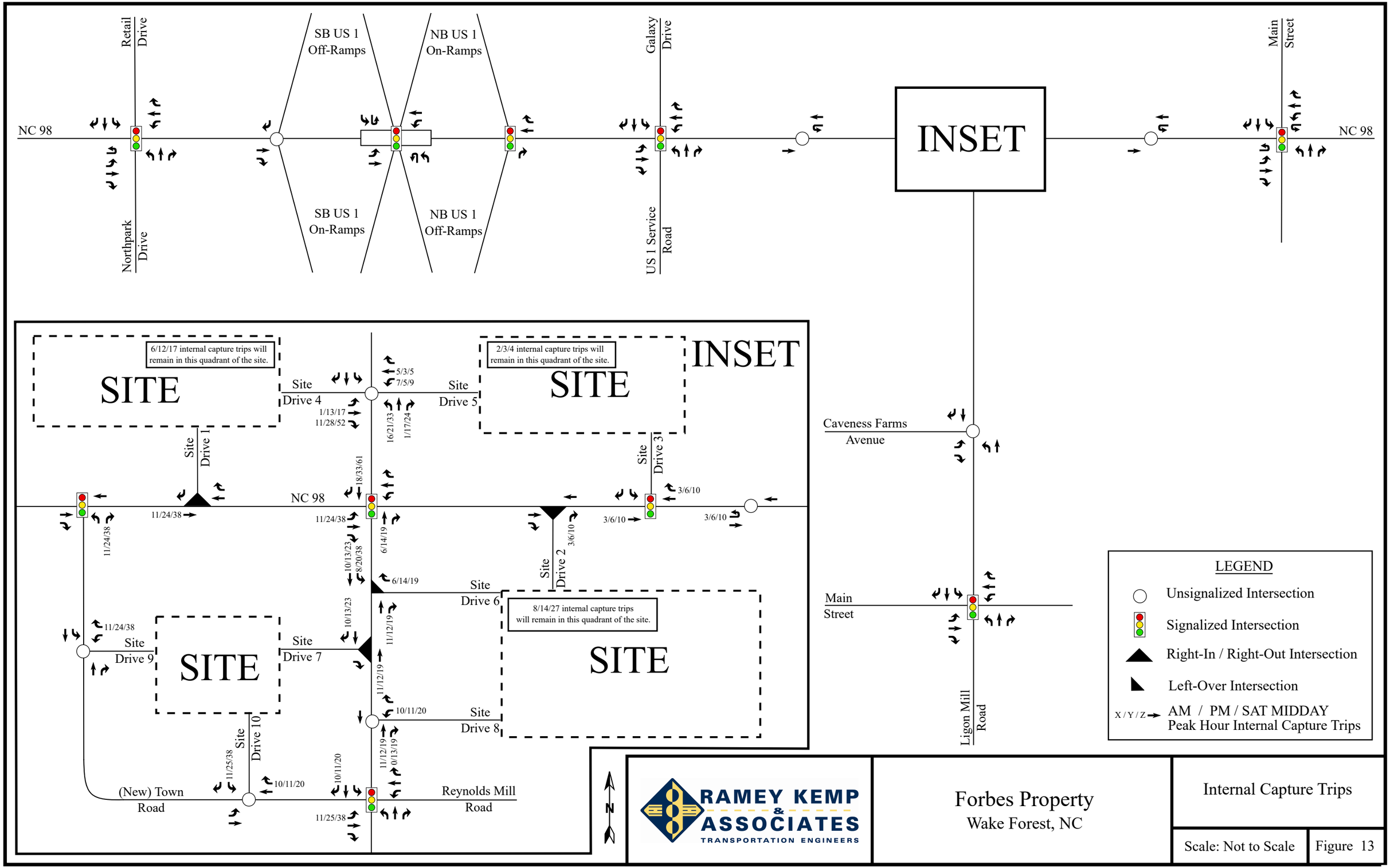
Forbes Property
Wake Forest, NC

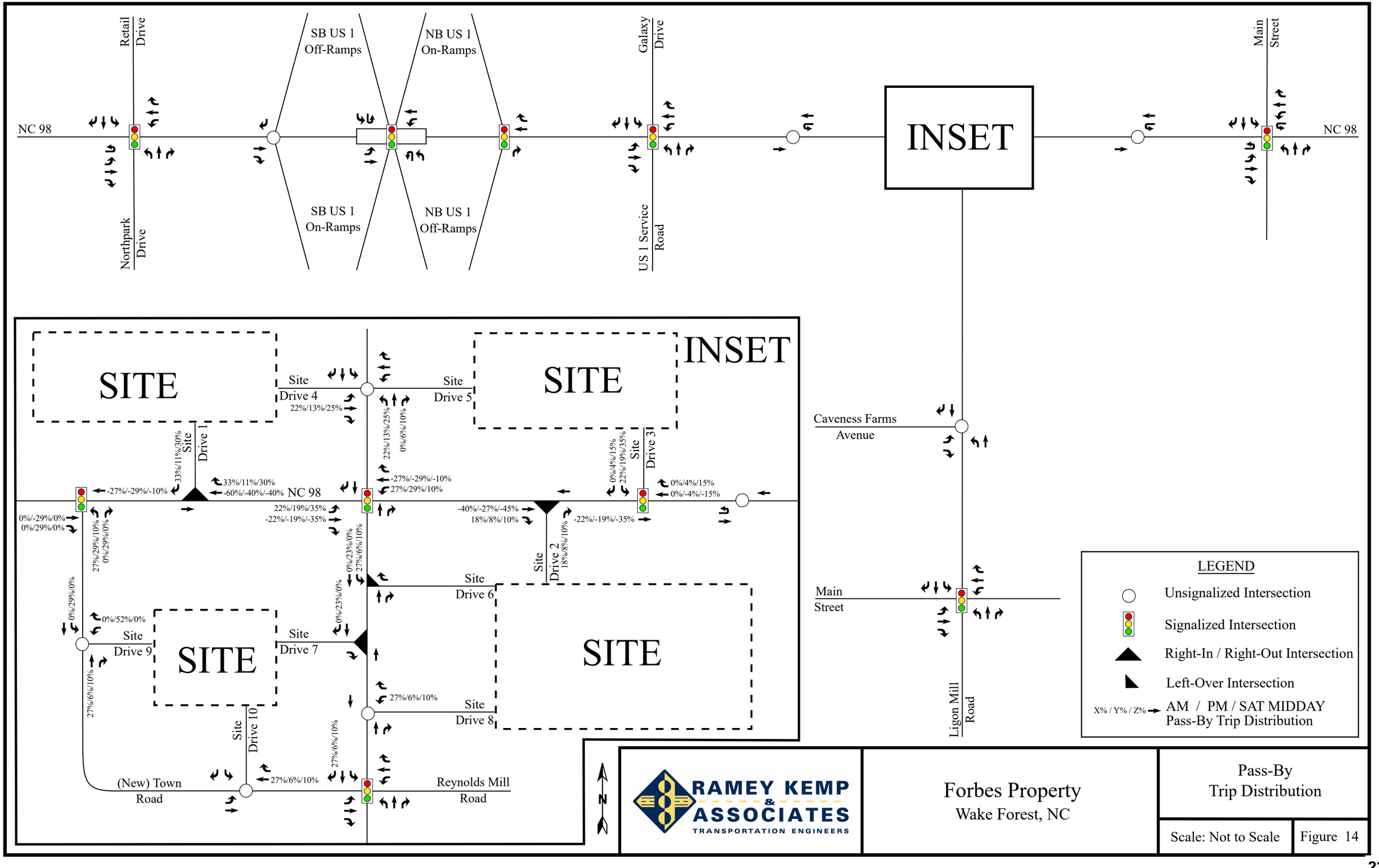
Proposed Site
Trip Distribution Percentages
(Commercial)

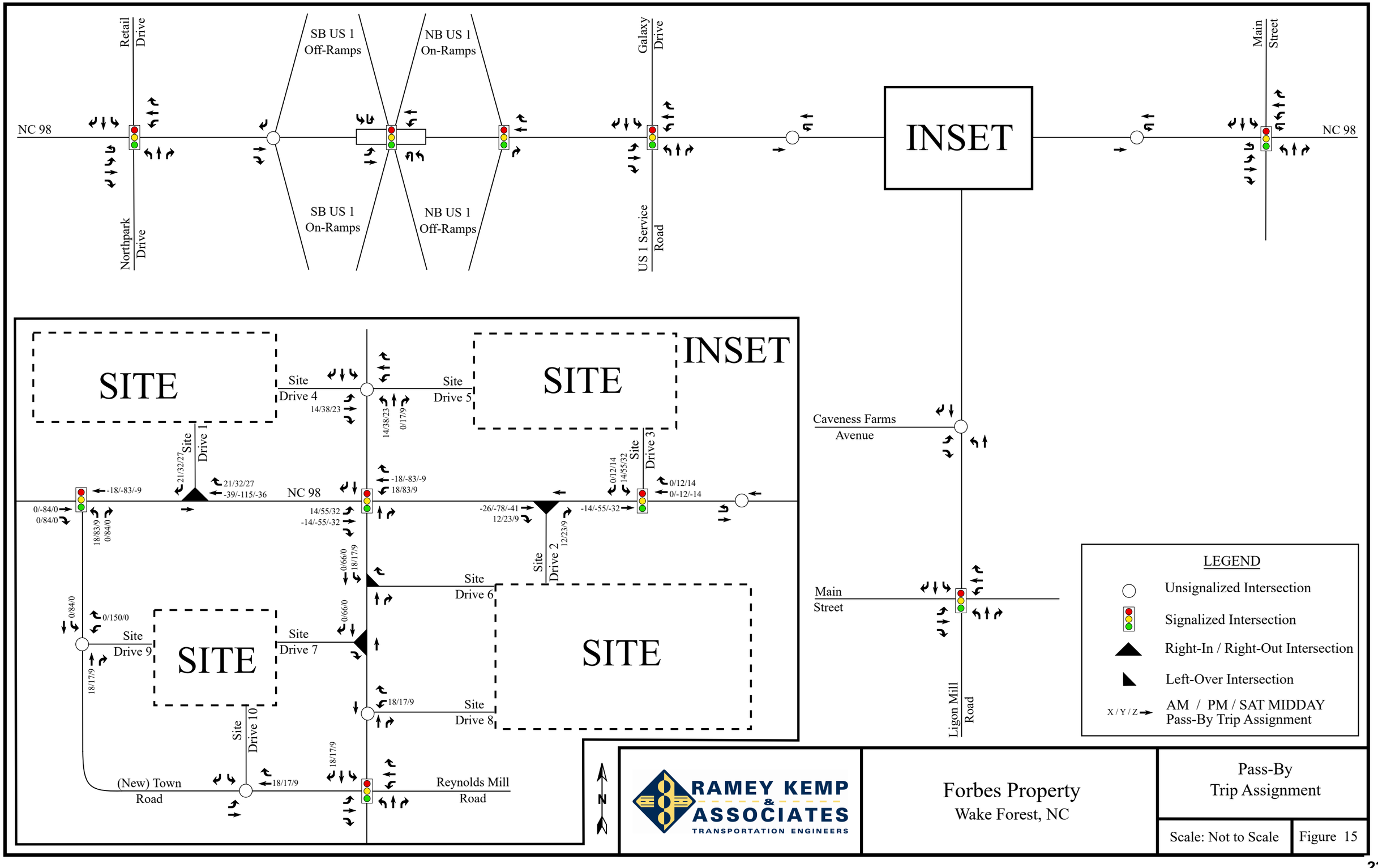
Scale: Not to Scale | Figure 10


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
INSET
Main Street
NC 98
Caveness Farms Avenue
Main Street
Ligon Mill Road
SITE
SITE
SITE
SITE
Site Drive 1
Site Drive 2
Site Drive 3
Site Drive 4
Site Drive 5
Site Drive 6
Site Drive 7
Site Drive 8
Site Drive 9
Site Drive 10
(New) Town Road
Reynolds Mill Road
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Site Trips
N
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TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Site Trip Assignment (Residential)
Scale: Not to Scale
Figure 11


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
Main Street
INSET
SITE
SITE
SITE
SITE
Site Drive 1
Site Drive 2
Site Drive 3
Site Drive 4
Site Drive 5
Site Drive 6
Site Drive 7
Site Drive 8
Site Drive 9
Site Drive 10
(New) Town Road
Reynolds Mill Road
Caveness Farms Avenue
Ligon Mill Road
14/24/38
20/27/44
80/106/176
20/27/44
14/24/38
84/142/225
55/94/150
98/166/263
119/159/263
153/260/413
219/292/483
153/260/413
219/292/483
80/106/176
57/95/150
60/80/132
20/26/44
42/71/112
15/24/38
69/118/187
100/133/220
20/27/44
28/47/75
27/47/74
14/24/38
40/53/88
40/53/88
22/38/60
11/19/30
14/24/38
80/106/176
48/64/105
31/52/83
44/76/120
11/19/30
25/43/68
16/21/35
33/57/90
52/69/114
75/128/203
136/191/312
76/101/167
60/90/145
36/48/79
65/96/155
12/16/27
101/147/239
11/19/30
20/33/52
12/16/27
90/128/209
80/106/176
22/38/60
57/95/150
28/48/75
32/42/70
59/100/158
31/52/83
108/143/237
111/149/246
78/132/210
28/48/75
111/149/246
106/180/285
40/53/87
25/43/68
36/48/79
16/21/35
22/37/60
52/69/114
47/80/128
11/19/30
52/69/114
11/19/29
48/64/106
58/99/158
11/19/29
48/64/106
52/69/114
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Site Trips
N
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Site Trip Assignment (Commercial)
Scale: Not to Scale
Figure 12


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
Main Street
NC 98
INSET
Caveness Farms Avenue
Main Street
Ligon Mill Road
SITE
6/12/17 internal capture trips will remain in this quadrant of the site.
Site Drive 4
Site Drive 5
2/3/4 internal capture trips will remain in this quadrant of the site.
Site Drive 1
Site Drive 3
Site Drive 2
Site Drive 6
8/14/27 internal capture trips will remain in this quadrant of the site.
Site Drive 7
Site Drive 9
Site Drive 8
Site Drive 10
(New) Town Road
Reynolds Mill Road
5/3/5
7/5/9
1/13/17
11/28/52
16/21/33
1/17/24
18/33/61
11/24/38
6/14/19
3/6/10
10/13/23
8/20/38
11/12/19
10/11/20
11/25/38
0/13/19
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Internal Capture Trips
N
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Forbes Property
Wake Forest, NC
Internal Capture Trips
Scale: Not to Scale
Figure 13


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
INSET
Main Street
NC 98
SITE
Site Drive 4
22%/13%/25%
Site Drive 5
SITE
INSET
Site Drive 1
33%/11%/30%
-27%/-29%/-10%
33%/11%/30%
-60%/-40%/-40%
NC 98
22%/13%/25%
0%/6%/10%
-27%/-29%/-10%
27%/29%/10%
Site Drive 3
0%/4%/15%
22%/19%/35%
0%/4%/15%
0%/-4%/-15%
22%/19%/35%
-22%/-19%/-35%
-40%/-27%/-45%
18%/8%/10%
Site Drive 2
18%/8%/10%
0%/-29%/0%
0%/29%/0%
27%/29%/10%
0%/29%/0%
0%/23%/0%
27%/6%/10%
Site Drive 6
0%/29%/0%
0%/52%/0%
Site Drive 9
SITE
Site Drive 7
SITE
27%/6%/10%
Site Drive 8
Site Drive 10
27%/6%/10%
27%/6%/10%
(New) Town Road
Reynolds Mill Road
Caveness Farms Avenue
Main Street
Ligon Mill Road
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X% / Y% / Z%
AM / PM / SAT MIDDAY Pass-By Trip Distribution
N
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TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Pass-By Trip Distribution
Scale: Not to Scale
Figure 14

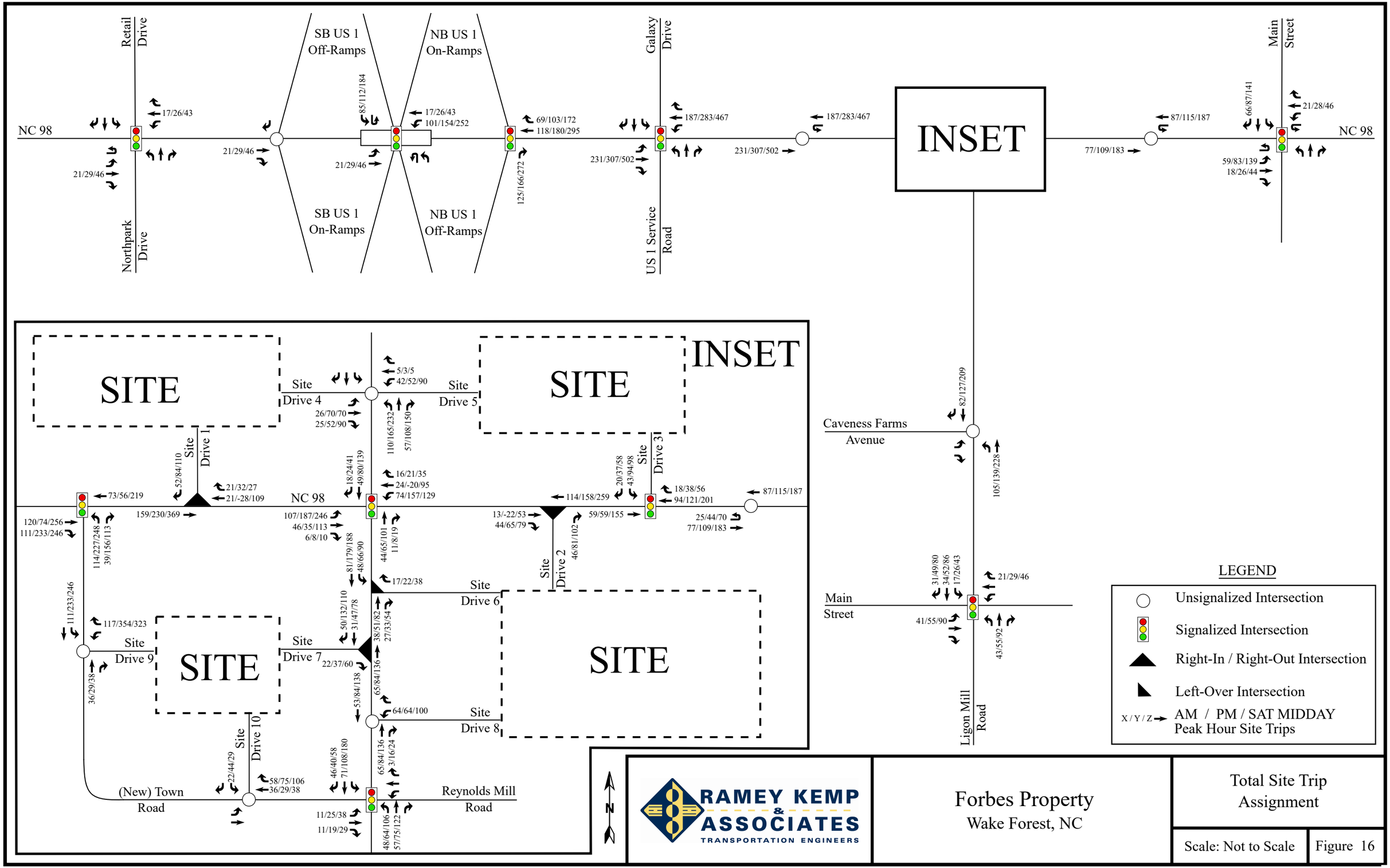



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TRANSPORTATION ENGINEERS

Forbes Property
Wake Forest, NC

Pass-By
Trip Assignment

Scale: Not to Scale | Figure 15


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
Main Street
INSET
17/26/43
21/29/46
85/112/184
69/103/172
118/180/295
125/166/272
187/283/467
231/307/502
87/115/187
77/109/183
66/87/141
21/28/46
59/83/139
18/26/44
SITE
Site Drive 1
Site Drive 2
Site Drive 3
Site Drive 4
Site Drive 5
Site Drive 6
Site Drive 7
Site Drive 8
Site Drive 9
Site Drive 10
5/3/5
42/52/90
26/70/70
25/52/90
52/84/110
21/32/27
21/-28/109
18/24/41
49/80/139
16/21/35
24/-20/95
74/157/129
73/56/219
159/230/369
107/187/246
46/35/113
6/8/10
44/65/101
11/8/19
114/158/259
13/-22/53
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46/81/102
59/59/155
20/37/58
43/94/98
18/38/56
94/121/201
25/44/70
77/109/183
87/115/187
120/74/256
111/233/246
114/227/248
39/156/113
81/179/188
48/66/90
17/22/38
111/233/246
117/354/323
36/29/38
50/132/110
31/47/78
38/51/82
27/33/54
65/84/136
22/37/60
53/84/138
64/64/100
65/84/136
3/16/24
22/44/29
58/75/106
36/29/38
46/40/58
71/108/180
11/25/38
11/19/29
48/64/106
57/75/122
110/165/232
57/108/150
NC 98
(New) Town Road
Reynolds Mill Road
Caveness Farms Avenue
Main Street
Ligon Mill Road
82/127/209
105/139/228
31/49/80
34/52/86
17/26/43
21/29/46
41/55/90
43/55/92
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Site Trips
N
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Total Site Trip Assignment
Scale: Not to Scale
Figure 16

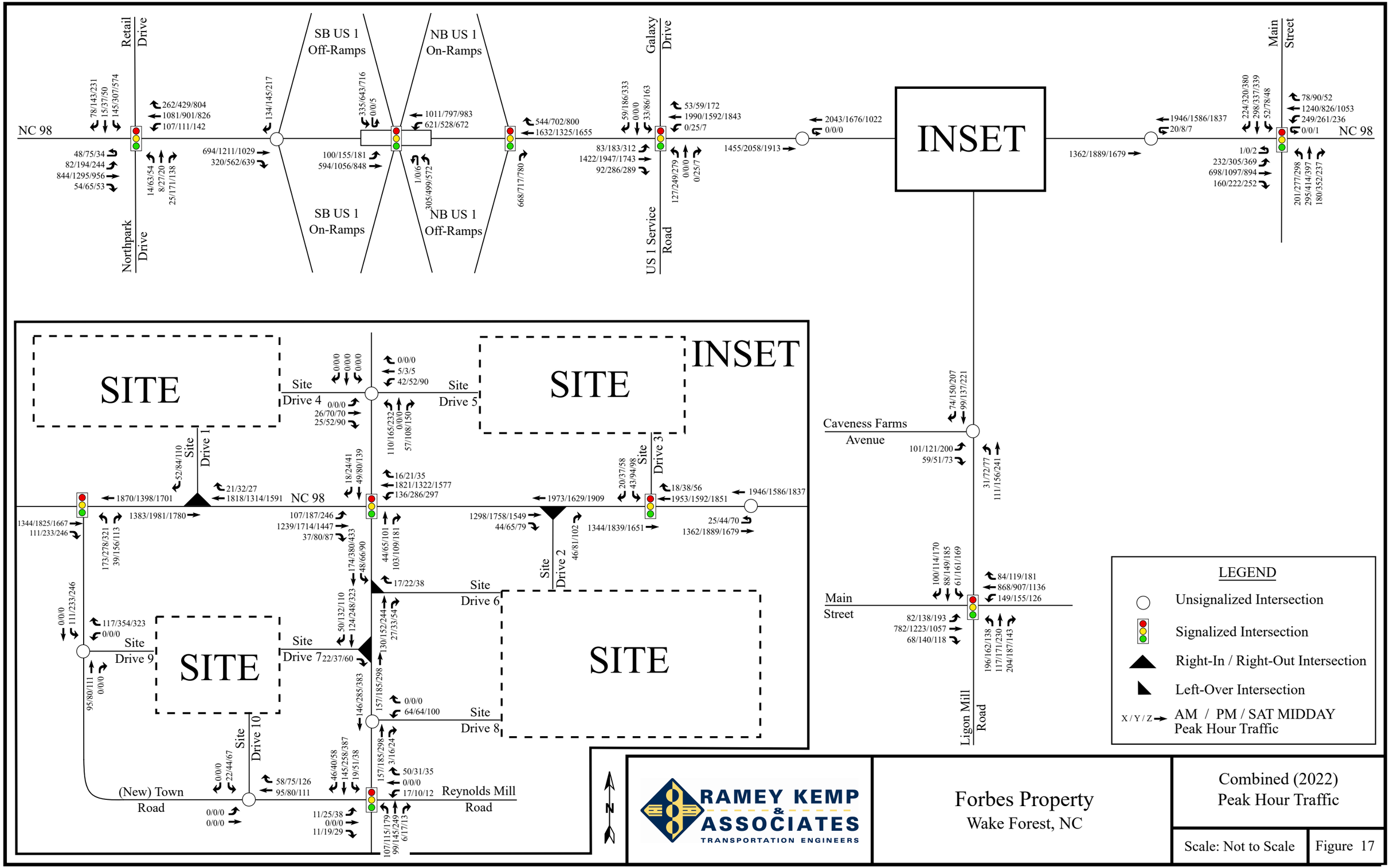
# 5. COMBINED (2022) TRAFFIC CONDITIONS

## 5.1. Combined (2022) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2022) traffic volumes to determine the combined (2022) traffic volumes. Upon full build-out of the development, the northbound left-turn movement at the intersection of NC 98 Bypass and Ligon Mill Road will be removed. The northbound left-turn traffic volumes were diverted from the intersection of NC 98 Bypass and Ligon Mill Road to the intersection of NC 98 Bypass and the (New) Town Road. This minimizes the phases required at this signal and will improve the through movement operations at this intersection. Refer to Appendix F for an illustration of the diverted traffic volumes. Refer to Figure 17 for an illustration of the combined (2022) peak hour traffic volumes with the proposed site fully developed.

## 5.2. Analysis of Combined (2022) Peak Hour Traffic

Study intersections were analyzed with the combined (2022) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report. The SimTraffic queuing reports for all study intersections can be found in Appendix BB.


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
INSET
Main Street
NC 98
SITE
INSET
SITE
SITE
Site Drive 1
Site Drive 2
Site Drive 3
Site Drive 4
Site Drive 5
Site Drive 6
Site Drive 7
Site Drive 8
Site Drive 9
Site Drive 10
(New) Town Road
Reynolds Mill Road
Caveness Farms Avenue
Main Street
Ligon Mill Road
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
X / Y / Z → AM / PM / SAT MIDDAY Peak Hour Traffic
N
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Combined (2022)
Peak Hour Traffic
Scale: Not to Scale
Figure 17

## 6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *2010 Highway Capacity Manual* (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 9.1), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

**Table 3: Highway Capacity Manual – Levels-of-Service and Delay**

| UNSIGNALIZED INTERSECTION | | SIGNALIZED INTERSECTION | |
|---|---|---|---|
| **LEVEL OF SERVICE** | **AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)** | **LEVEL OF SERVICE** | **AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)** |
| A | 0-10 | A | 0-10 |
| B | 10-15 | B | 10-20 |
| C | 15-25 | C | 20-35 |
| D | 25-35 | D | 35-55 |
| E | 35-50 | E | 55-80 |
| F | >50 | F | >80 |

### 6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's Unified Development Ordinance (UDO) and the NCDOT Congestions Management Guidelines.

# 7. CAPACITY ANALYSIS

## 7.1. NC 98 Bypass and Retail Drive / Northpark Drive

The existing signalized intersection of NC 98 Bypass and Retail Drive / Northpark Drive was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control. Refer to Table 4 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

**Table 4: Analysis Summary of NC 98 Bypass and Retail Drive / Northpark Drive**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 TH-RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH-RT<br>2 LT, 1 TH-RT | C<br>B<br>E<br>E | B (19) | D<br>C<br>E<br>E | D (38) | D<br>D<br>E<br>E | D (45) |
| Background (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 TH-RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH-RT<br>2 LT, 1 TH-RT | C<br>B<br>E<br>E | C (23) | D<br>C<br>E<br>E | D (40) | E<br>D<br>F<br>D | D (48) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 TH-RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH-RT<br>2 LT, 1 TH-RT | C<br>C<br>E<br>E | C (27) | D<br>C<br>E<br>E | D (40) | E<br>D<br>F<br>D | D (52) |
| Combined (2022) Conditions – **Signal Timing Modifications** | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 TH-RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH-RT<br>2 LT, 1 TH-RT | C<br>B<br>E<br>E | C (22) | D<br>C<br>E<br>E | D (42) | D<br>D<br>F<br>D | D (53) |

Capacity analysis of existing (2018), background (2022), and combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and Retail Drive / Northpark Drive is expected to operate at an overall LOS C or better during the weekday AM peak hour and an overall LOS D during both weekday PM and Saturday Midday peak hours.

This intersection is operating with signalized control as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). Timings for this intersection were obtained from the field by RKA and remain the same for existing (2018) traffic conditions. Upon completion

of U-5307, the signal timings for this intersection will be modified to account for the future traffic volumes. For purposes of this analysis, the offset and splits were optimized in Synchro for the background (2022) traffic conditions. These timings remain the same for combined (2022) traffic conditions.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the future traffic volumes and the additional intersections in the coordinated signal system. Under combined (2022) traffic conditions with signal timing modifications, the intersection is expected to operate at an overall LOS C during the AM peak hour and an overall LOS D during both weekday PM and Saturday Midday peak hours.

### 7.2. NC 98 Bypass and US 1 Interchange

The existing signalized intersection of NC 98 Bypass and US 1 Interchange was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control. It should be noted that three (3) intersections were analyzed as part of the US 1 Interchange. Refer to Figure 18, below, for an illustration of the intersections / nodes analyzed in Synchro. Refer to Table 5 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

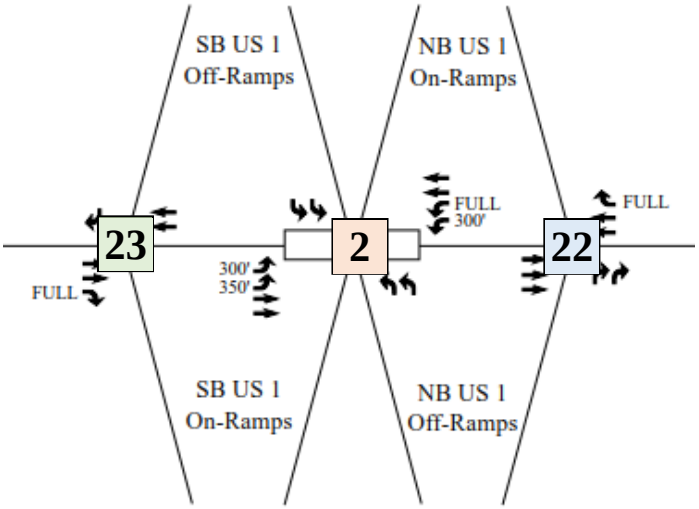



**Figure 18 – NC 98 Bypass and US 1 Interchange LOS Reporting**

**Table 5: Analysis Summary of NC 98 Bypass and US 1 Interchange**

| ANALYSIS SCENARIO | NODE | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | 2 | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH<br>2 LT, 2 TH<br>2 LT<br>2 LT | C<br>C<br>D<br>D | C (30) | C<br>C<br>D<br>D | C (32) | C<br>C<br>D<br>D | C (35) |
| | 22 | EB<br>WB<br>NB | 3 TH<br>4 TH<br>2 RT | A<br>A<br>D | A (9) | A<br>A<br>E | B (11) | A<br>A<br>E | B (10) |
| | 23 | EB<br>WB<br>SB | 4 TH<br>2 TH<br>1 RT | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A |

1. Level of service for minor-street approach.
* HCM 2000 was utilized to report the unsignalized levels of service.

**Table 5: Analysis Summary of NC 98 Bypass and US 1 Interchange [cont.]**

| ANALYSIS SCENARIO | NODE | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Background (2022) Conditions | 2 | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH<br>2 LT, 2 TH<br>2 LT<br>2 LT | C<br>B<br>D<br>D | C (25) | C<br>C<br>D<br>D | C (35) | C<br>C<br>D<br>D | C (33) |
| | 22 | EB<br>WB<br>NB | 3 TH<br>4 TH<br>2 RT | A<br>A<br>D | A (8) | A<br>A<br>D | B (11) | A<br>A<br>D | A (9) |
| | 23 | EB<br>WB<br>SB | 4 TH<br>2 TH<br>1 RT | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A |
| Combined (2022) Conditions | 2 | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH<br>2 LT, 2 TH<br>2 LT<br>2 LT | C<br>C<br>D<br>D | C (29) | B<br>C<br>D<br>D | C (33) | C<br>C<br>D<br>E | D (37) |
| | 22 | EB<br>WB<br>NB | 3 TH<br>4 TH<br>2 RT | A<br>A<br>D | B (11) | A<br>A<br>F | C (21) | A<br>A<br>F | C (25) |
| | 23 | EB<br>WB<br>SB | 4 TH<br>2 TH<br>1 RT | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A | --<br>--<br>*B[1] | N/A |
| Combined (2022) Conditions – **Signal Timing Modifications** | 2 | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH<br>2 LT, 2 TH<br>2 LT<br>2 LT | C<br>C<br>D<br>D | C (30) | C<br>C<br>D<br>D | C (35) | C<br>D<br>D<br>D | D (38) |
| | 22 | EB<br>WB<br>NB | 3 TH<br>4 TH<br>2 RT | A<br>A<br>C | A (10) | B<br>A<br>D | B (13) | B<br>A<br>D | B (12) |

1. Level of service for minor-street approach.
* HCM 2000 was utilized to report the unsignalized levels of service.

Capacity analysis of existing (2018), background (2022), and combined (2022) traffic conditions indicates the NC 98 Bypass and US 1 Interchange is expected to operate at acceptable levels of service during the weekday AM, weekday PM, and Saturday Midday peak hours.

This interchange is operating with signalized control as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). Timings for this intersection were obtained from

the field by RKA and remain the same for existing (2018) traffic conditions. Upon completion of U-5307, the signal timings for this intersection will be modified to account for the future traffic volumes. For purposes of this analysis, the offset and splits were optimized in Synchro for the background (2022) traffic conditions. These timings remain the same for combined (2022) traffic conditions.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the future traffic volumes and the additional intersections in the coordinated signal system. Under combined (2022) traffic conditions with signal timing modifications, the intersection is expected to operate at an overall LOS C or better during the AM peak hour and an overall LOS D or better during both weekday PM and Saturday Midday peak hours.

### 7.3. NC 98 Bypass and Galaxy Drive / US 1 Service Road

The existing signalized intersection of NC 98 Bypass and Galaxy Drive was analyzed under existing (2018) traffic conditions with existing lane configurations and traffic control. This intersection is analyzed to be a four leg intersection under future traffic conditions with the full build-out of the TIP project U-5307. The signalized intersection of NC 98 Bypass and Galaxy Drive / US 1 Service Road was analyzed under background (2022) and combined (2022) traffic conditions with the assumed lane configurations and traffic control. Refer to Table 6 for a summary of the analysis results. Refer to Appendix I for the Synchro capacity analysis reports.

**Table 6: Analysis Summary of NC 98 Bypass and Galaxy Drive / US 1 Service Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>WB<br>SB | 2 LT, 2 TH<br>2 TH, 1 TH-RT<br>1 LT, 2 RT | A<br>A<br>D | A (7) | A<br>A<br>D | B (11) | B<br>B<br>D | B (17) |
| Background (2022) Conditions | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 TH-RT<br>2 LT, 1 TH-RT<br>1 LT, 1 TH-RT, 1 RT | B<br>B<br>E<br>D | B (14) | C<br>B<br>E<br>E | C (25) | C<br>C<br>D<br>D | C (31) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 TH-RT<br>2 LT, 1 TH-RT<br>1 LT, 1 TH-RT, 1 RT | B<br>B<br>E<br>D | B (15) | D<br>B<br>E<br>E | C (33) | C<br>D<br>D<br>E | D (44) |
| Combined (2022) Conditions – **Signal Timing Modifications** | EB<br>WB<br>NB<br>SB | 2 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 TH-RT<br>2 LT, 1 TH-RT<br>1 LT, 1 TH-RT, 1 RT | B<br>A<br>E<br>D | B (13) | C<br>B<br>E<br>E | C (29) | C<br>C<br>F<br>E | C (33) |

Assumed improvements by TIP project U-5307 shown in BLUE.

Capacity analysis of existing (2018), background (2022), and combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and Galaxy Drive / US 1 Service Road is expected to operate at acceptable levels of service during the weekday AM, weekday PM, and Saturday Midday peak hours.

This intersection is operating with signalized control as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). Timings for this intersection were obtained from the field by RKA and remain the same for existing (2018) traffic conditions.

The US 1 Service Road was originally planned to connect to the intersection of NC 98 Bypass and Galaxy Drive as part of the US 1 Corridor conversion (TIP project U-5307). Design plans for this project are not available at this time and the proposed lane configuration for this intersection was assumed. Upon completion of U-5307, the signal timings for this intersection will be modified to account for the US 1 Service Road connection, the change in signal phasing, and the future traffic volumes. For purposes of this analysis, the offset and splits were optimized in Synchro for the background (2022) traffic conditions. These timings remain the same for combined (2022) traffic conditions.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the future traffic volumes and the additional intersections in the coordinated signal system. Under combined (2022) traffic conditions with signal timing modifications, the intersection is expected to operate at an overall LOS B during the AM peak hour and an overall LOS C during both weekday PM and Saturday Midday peak hours.

### 7.4. NC 98 Bypass and Western U-Turn Location for Sienna Drive

The existing unsignalized intersection of NC 98 Bypass and Western U-Turn Location for Sienna Drive was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control. Refer to Table 7 for a summary of the analysis results. Refer to Appendix J for the Synchro capacity analysis reports.

**Table 7: Analysis Summary of NC 98 Bypass and Western U-Turn Location for Sienna Drive**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>WB | 2 TH<br>2 TH, 1 UT | --<br>B[1] | N/A | --<br>C[1] | N/A | --<br>B[1] | N/A |
| Background (2022) Conditions | EB<br>WB | 2 TH<br>2 TH, 1 UT | --<br>C[1] | N/A | --<br>C[1] | N/A | --<br>C[1] | N/A |
| Combined (2022) Conditions | EB<br>WB | 2 TH<br>2 TH, 1 UT | --<br>C[1] | N/A | --<br>C[1] | N/A | --<br>C[1] | N/A |

1. Level of service for major-street U-Turn movement.

Capacity analysis of combined (2022) traffic conditions indicates the major-street U-Turn movement is expected to operate at acceptable levels of service during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.5. NC 98 Bypass and Main Street

The existing signalized intersection of NC 98 Bypass and Main Street was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control. Refer to Table 8 for a summary of the analysis results. Refer to Appendix K for the Synchro capacity analysis reports.

**Table 8: Analysis Summary of NC 98 Bypass and Main Street**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | D<br>D<br>D<br>D | D (40) | C<br>E<br>D<br>D | D (50) | D<br>D<br>D<br>D | D (41) |
| Background (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | E<br>D<br>E<br>E | D (52) | D<br>F<br>F<br>E | E (69) | E<br>D<br>F<br>E | E (62) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | F<br>D<br>E<br>E | E (61) | D<br>F<br>F<br>E | E (72) | F<br>D<br>F<br>E | F (94) |
| Combined (2022) Conditions – **Signal Timing Modifications** | EB<br>WB<br>NB<br>SB | 1 LT, 2 TH, 1 RT<br>1 LT, 2 TH, 1 RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | D<br>D<br>E<br>E | D (52) | E<br>E<br>E<br>E | E (61) | E<br>E<br>E<br>E | E (69) |

Capacity analysis of existing (2018) traffic conditions indicates the intersection of NC 98 Bypass and Main Street is expected to operate at an overall LOS D during the weekday AM, weekday PM, and Saturday Midday peak hours. Under background (2022) traffic conditions, the intersection is expected to operate at an overall LOS D during the weekday AM peak hour and an overall LOS E during both weekday PM and Saturday Midday peak hours. Under combined (2022) traffic conditions, the intersection is expected to operate at an overall LOS E during both weekday AM and PM peak hours and an overall LOS F during the Saturday Midday peak hour.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the future traffic volumes. Under combined (2022) traffic conditions with signal timing modifications, the intersection is expected to operate at an overall LOS D during the AM peak hour and an overall LOS E during both weekday PM and Saturday Midday peak hours, with delays similar to background conditions.

Based on the SimTraffic maximum and Synchro 95$^{th}$ queue lengths observed under combined (2022) traffic conditions with signal timing modifications, it is recommended to extend the exclusive southbound right-turn lane storage by 100 feet, for a total storage of 225 feet with appropriate taper. Refer to Appendix BB for a copy of the SimTraffic queuing reports.

### 7.6. Ligon Mill Road and Reynolds Mill Road / (New) Town Road

The existing unsignalized intersection of Ligon Mill Road and Reynolds Mill Road was analyzed under existing (2018) and background (2022) traffic conditions with existing lane configurations and traffic control. This intersection is proposed to be a four leg intersection under future traffic conditions upon full build-out of the site. The proposed signalized intersection of Ligon Mill Road and Reynolds Mill Road / (New) Town Road was analyzed under combined (2022) traffic conditions with the proposed lane configurations and traffic control. Refer to Table 9 for a summary of the analysis results. Refer to Appendix L for the Synchro capacity analysis reports.

**Table 9: Analysis Summary of Ligon Mill Rd. and Reynolds Mill Rd. / (New) Town Rd.**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | A[2]<br>--<br>A[1] | N/A | A[2]<br>--<br>A[1] | N/A | A[2]<br>--<br>A[1] | N/A |
| Background (2022) Conditions | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | A[2]<br>--<br>A[1] | N/A | A[2]<br>--<br>A[1] | N/A | B[2]<br>--<br>A[1] | N/A |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | **1 LT**, **1 TH-RT**<br>1 LT-**TH**-RT<br>**1 LT**, 1 TH, **1 TH-RT**<br>**1 LT**, 1 TH, **1 RT** | C<br>C<br>B<br>C | C (21) | C<br>C<br>C<br>C | C (22) | D<br>D<br>C<br>C | C (27) |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2018) and background (2022) traffic conditions indicates the major-street left-turn movement and minor-street approach are expected to operate at acceptable levels of service during the weekday AM, weekday PM, and Saturday Midday peak hours. Under combined (2022) traffic conditions with a traffic signal, the intersection is expected to operate at an overall LOS C during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.7. Ligon Mill Road and Caveness Farms Avenue

The existing unsignalized intersection of Ligon Mill Road and Caveness Farms Avenue was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control shown in Table 10. Refer to Table 10 for a summary of the analysis results. Refer to Appendix M for the Synchro capacity analysis reports.

**Table 10: Analysis Summary of Ligon Mill Road and Caveness Farms Avenue**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | A[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A | A[2]<br>A[1]<br>-- | N/A |
| Background (2022) Conditions | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A | B[2]<br>A[1]<br>-- | N/A |
| Combined (2022) Conditions | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2]<br>A[1]<br>-- | N/A | C[2]<br>A[1]<br>-- | N/A | E[2]<br>A[1]<br>-- | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2018) and background (2022) traffic conditions indicates the major-street left-turn movement and minor-street approach are expected to operate at LOS B or better during the weekday AM, weekday PM, and Saturday Midday peak hours. Under combined (2022) traffic conditions, the major-street left-turn movement is expected to operate at LOS A during the weekday AM, weekday PM, and Saturday Midday peak hours. The minor-street approach is expected to operate at LOS B during the weekday AM peak hour, LOS C during the weekday PM peak hour, and LOS E during the Saturday Midday peak hour.

The poor level-of-service experienced on the westbound approach at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. Utilizing SimTraffic simulation software, a maximum queue of 227 feet during the weekday

AM, weekday PM, and Saturday Midday peak hours, which is approximately 7 vehicles. No improvements are recommended at this intersection. If Ligon Mill Road will be used as the service road for US 1 in the future, improvements could be needed at this intersection. Refer to Appendix BB for a copy of the SimTraffic queuing reports.

### 7.8. Ligon Mill Road and Main Street

The existing signalized intersection of Ligon Mill Road and Main Street was analyzed under existing (2018), background (2022), and combined (2022) traffic conditions with existing lane configurations and traffic control. Refer to Table 11 for a summary of the analysis results. Refer to Appendix N for the Synchro capacity analysis reports.

**Table 11: Analysis Summary of Ligon Mill Road and Main Street**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2018) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH-RT | C<br>B<br>C<br>C | B (19) | C<br>B<br>D<br>D | C (27) | B<br>B<br>C<br>D | B (19) |
| Background (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | C<br>B<br>C<br>C | B (20) | C<br>B<br>D<br>D | C (25) | B<br>C<br>C<br>D | C (23) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | 1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH, 1 RT | B<br>B<br>C<br>C | C (21) | C<br>C<br>D<br>D | C (29) | C<br>C<br>D<br>D | C (34) |

Proposed improvements by TIP project U-5518BA shown in GREEN.

Capacity analysis of existing (2018), background (2022), and combined (2022) traffic conditions indicates the intersection of Ligon Mill Road and Main Street is expected to operate at an overall LOS C or better during the weekday AM, weekday PM, and Saturday Midday peak hours.

This intersection operates with signalized control as part of a coordinated signal system (Wake Forest US 1A Closed Loop System); however, it was determined the intersection is currently operating under free-run timings. The intersection was analyzed as an actuated-uncoordinated signal. Upon completion of U-5118BA, the signal timings for this intersection will be modified to account for the changes in lane configuration and the future traffic volumes. A future signal

plan was provided by NCDOT. The coordinated signal timings are not finalized and available at this time; therefore, the free-run timings were utilized to analyze background (2022) and combined (2022) traffic conditions at the intersection.

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### 7.9. NC 98 Bypass and Ligon Mill Road

The proposed signalized intersection of NC 98 Bypass and Ligon Mill Road was analyzed under background (2022) and combined (2022) traffic conditions with proposed lane configurations and traffic control. This intersection is proposed to be a four leg intersection under future traffic conditions upon full build-out of the site. Refer to Table 12 for a summary of the analysis results. Refer to Appendix O for the Synchro capacity analysis reports.

**Table 12: Analysis Summary of NC 98 Bypass and Ligon Mill Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Background (2022) Conditions | EB<br>WB<br>NB | 2 TH, 1 RT<br>1 LT, 2 TH<br>1 LT, 1 RT | A<br>A<br>E | B (11) | A<br>B<br>E | A (10) | B<br>B<br>E | B (16) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | **2 LT**, 2 TH, 1 RT<br>**2** LT, 2 TH, **1 RT**<br>**2 TH**, 1 RT<br>**2 TH, 1 RT** | A<br>B<br>D<br>D | B (12) | B<br>C<br>D<br>D | B (19) | B<br>C<br>D<br>D | C (21) |

Developer improvements shown in **BOLD**.

Capacity analysis of background (2022) and combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and Ligon Mill Road is expected to operate at acceptable levels-of-service during the weekday AM, weekday PM, and Saturday Midday peak hours.

It is recommended for this intersection to be signalized as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). For purposes of this analysis, the offset and splits were optimized in Synchro for the background (2022) traffic conditions.

Ths northbound left-turn movement at the intersection of NC 98 Bypass and Ligon Mill Road will be restricted. The northbound left-turn traffic volumes were diverted from the intersection of NC 98 Bypass and Ligon Mill Road to the intersection of NC 98 Bypass and the (New) Town Road. The extension of Ligon Mill Road will serve as a site driveway north of NC 98 Bypass. Southbound left-turns will be shifted east to a left-out intersections on NC 98 Bypass.

This will reduce the number of signal phases needed at the intersection of NC 98 Bypass and Ligon Mill Road and favor the through movements on both roads.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the extension of Ligon Mill Road to the north, change in signal phasing, future traffic volumes, and the additional intersections in the coordinated signal system. For purposes of this analysis, the offset and splits were optimized in Synchro for the combined (2022) traffic conditions.

It should be noted the levels-of-service and delays displayed in Table 12 under combined (2022) traffic conditions were observed in the Combined Improved Synchro files. The difference in levels-of-service and delay observed between the Combined and Combined Improved Synchro files is negligible; however; both reports can be found in Appendix O.

### 7.10. NC 98 Bypass and Western U-Turn Location for the Site

The proposed unsignalized intersection of NC 98 Bypass and Western U-Turn Location for the Site was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 13 for a summary of the analysis results. Refer to Appendix P for the Synchro capacity analysis reports.

**Table 13: Analysis Summary of NC 98 Bypass and Western U-Turn Location for the Site**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB | 2 TH<br>2 TH, **1 UT** | --<br>C[1] | N/A | --<br>C[1] | N/A | --<br>C[1] | N/A |

1. Level of service for major-street U-Turn movement.

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the major-street U-Turn movement is expected to operate at acceptable levels-of service during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.11. NC 98 Bypass and (New) Town Road

The proposed signalized intersection of NC 98 Bypass and (New) Town Road was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 14 for a summary of the analysis results. Refer to Appendix Q for the Synchro capacity analysis reports.

**Table 14: Analysis Summary of NC 98 Bypass and (New) Town Road**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>NB | 2 TH, **1 RT**<br>2 TH<br>**2 LT, 1 RT** | A<br>A<br>D | A<br>(5) | A<br>A<br>D | A<br>(9) | A<br>A<br>D | A<br>(9) |

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and (New) Town Road is expected to operate at an overall LOS A during the weekday AM, weekday PM, and Saturday Midday peak hours.

Upon full build-out of the proposed development, it is recommended for this intersection to be signalized as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). For purposes of this analysis, the offset and splits were optimized in Synchro for the combined (2022) traffic conditions.

Utilizing SimTraffic simulation software, a maximum queue of 249 feet was observed for the northbound approach during the weekday AM, weekday PM, and Saturday Midday peak hours. Refer to Appendix BB for a copy of the SimTraffic queuing reports. The levels-of-service and delays displayed in Table 14 under combined (2022) traffic conditions were observed in the Combined Improved Synchro files. The difference in levels-of-service and delay observed between the Combined and Combined Improved Synchro files is negligible; however; both reports can be found in Appendix Q.

### 7.12. NC 98 Bypass and Site Drive 1

The proposed unsignalized intersection of NC 98 Bypass and Site Drive 1 was analyzed under combined (2022) traffic conditions with proposed lane configurations as a right-in / right-out intersection. Refer to Table 15 for a summary of the analysis results. Refer to Appendix R for the Synchro capacity analysis reports.

**Table 15: Analysis Summary of NC 98 Bypass and Site Drive 1**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>SB | 2 TH<br>2 TH, **1 RT**<br>**1 RT** | --<br>--<br>C[1] | N/A | --<br>--<br>C[1] | N/A | --<br>--<br>D[1] | N/A |

1. Level of service for minor-street approach.
Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the minor-street approach at the intersection of NC 98 Bypass and Site Drive 1 is expected to operate at acceptable levels-of-service during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.13. NC 98 Bypass and Site Drive 2

The proposed signalized intersection of NC 98 Bypass and Site Drive 2 was analyzed under combined (2022) traffic conditions with proposed lane configurations as a right-in / right-out intersection. Refer to Table 16 for a summary of the analysis results. Refer to Appendix S for the Synchro capacity analysis reports.

**Table 16: Analysis Summary of NC 98 Bypass and Site Drive 2**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>NB | 2 TH, **1 RT**<br>2 TH<br>**1 RT** | --<br>--<br>C[1] | N/A | --<br>--<br>D[1] | N/A | --<br>--<br>C[1] | N/A |

1. Level of service for minor-street approach.
Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and Site Drive 2 is expected to operate at acceptable levels-of-service during the weekday AM, weekday PM, and Saturday Midday peak hours.

The levels-of-service and delays displayed in Table 16 under combined (2022) traffic conditions were observed in the Combined Improved Synchro files. The difference in levels-of-service and delay observed between the Combined and Combined Improved Synchro files is negligible; however; both reports can be found in Appendix S.

### 7.14. NC 98 Bypass and Site Drive 3

The proposed signalized intersection of NC 98 Bypass and Site Drive 3 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Site Drive 3 is anticipated to be a public street through the development. The southbound approach of this intersection will serve the left-out movement for the northern portion of the site. Refer to Table 17 for a summary of the analysis results. Refer to Appendix T for the Synchro capacity analysis reports.

**Table 17: Analysis Summary of NC 98 Bypass and Site Drive 3**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>SB | 2 TH<br>2 TH, **1 RT**<br>**1 LT, 1 LT-RT** | A<br>A<br>D | A (4) | A<br>A<br>D | A (5) | A<br>A<br>D | A (6) |

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the intersection of NC 98 Bypass and Site Drive 3 is expected to operate at acceptable levels-of-service during the weekday AM, weekday PM, and Saturday Midday peak hours.

Upon full build-out of the proposed development, it is recommended for this intersection to be signalized as part of a coordinated signal system (Wake Forest Bypass Closed Loop System). For purposes of this analysis, the offset and splits were optimized in Synchro for the combined (2022) traffic conditions.

The levels-of-service and delays displayed in Table 17 under combined (2022) traffic conditions were observed in the Combined Improved Synchro files. The difference in levels-of-service and delay observed between the Combined and Combined Improved Synchro files is negligible; however; both reports can be found in Appendix T.

### 7.15. NC 98 Bypass and Eastern U-Turn Location for the Site

The proposed unsignalized intersection of NC 98 Bypass and Eastern U-Turn Location for the Site was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 18 for a summary of the analysis results. Refer to Appendix U for the Synchro capacity analysis reports.

**Table 18: Analysis Summary of NC 98 Bypass and Eastern U-Turn Location for the Site**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB | 2 TH, **1 UT**<br>2 TH | C[1]<br>-- | N/A | C[1]<br>-- | N/A | D[1]<br>-- | N/A |

1. Level of service for major-street U-Turn movement.
Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the major-street U-Turn movement is expected to operate at acceptable levels-of service during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.16. Ligon Mill Road and Site Drive 4 / Site Drive 5

The proposed unsignalized intersection of Ligon Mill Road and Site Drive 4 / Site Drive 5 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 19 for a summary of the analysis results. Refer to Appendix V for the Synchro capacity analysis reports.

**Table 19: Analysis Summary of Ligon Mill Road and Site Drive 4 / Site Drive 5**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>NB<br>SB | **1 LT-TH-RT**<br>**1 LT-TH-RT**<br>**1 LT, 1 TH, 1 TH-RT**<br>**1 LT, 1 TH, 1 TH-RT** | B[2]<br>B[2]<br>A[1]<br>A[1] | N/A | B[2]<br>C[2]<br>A[1]<br>A[1] | N/A | C[2]<br>D[2]<br>A[1]<br>A[1] | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates all minor-street approaches and major-street left-turn movements are expected to operate at acceptable levels-of-service during the weekday AM, weekday PM, and Saturday Midday peak hours.

When Ligon Mill Road is extended to the north in the future, this intersection may be restricted and a full movement, signalized intersection will be constructed north of the property to provide access to the left-out intersection of NC 98 Bypass and Site Drive 3.

### 7.17. Ligon Mill Road and Site Drive 6

The proposed unsignalized intersection of Ligon Mill Road and Site Drive 6 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 20 for a summary of the analysis results. Refer to Appendix W for the Synchro capacity analysis reports.

**Table 20: Analysis Summary of Ligon Mill Road and Site Drive 6**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | WB<br>NB<br>SB | **1 RT**<br>1 TH, 1 TH-**RT**<br>**1 LT,** 2 TH | A[2]<br>--<br>A[1] | N/A | A[2]<br>--<br>A[1] | N/A | A[2]<br>--<br>A[1] | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the major-street left-turn movement and minor-street approach is expected to operate at LOS A during the weekday AM, weekday PM, and Saturday Midday peak hours.

### 7.18. Ligon Mill Road and Site Drive 7

The proposed unsignalized intersection of Ligon Mill Road and Site Drive 7 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 21 for a summary of the analysis results. Refer to Appendix X for the Synchro capacity analysis reports.

**Table 21: Analysis Summary of Ligon Mill Road and Site Drive 7**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>NB<br>SB | **1 RT**<br>2 TH<br>1 TH, 1 TH-**RT** | A[1]<br>--<br>-- | N/A | A[1]<br>--<br>-- | N/A | B[1]<br>--<br>-- | N/A |

1. Level of service for minor-street approach.
Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the minor-street approach is expected to operate at LOS A during the weekday AM and weekday PM peak hours and LOS B during the Saturday Midday peak hours.

### 7.19. Ligon Mill Road and Site Drive 8

The proposed unsignalized intersection of Ligon Mill Road and Site Drive 8 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 22 for a summary of the analysis results. Refer to Appendix Y for the Synchro capacity analysis reports.

**Table 22: Analysis Summary of Ligon Mill Road and Site Drive 8**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | WB<br>NB<br>SB | **1 LT, 1 RT**<br>1 TH, 1 TH-**RT**<br>2 TH | B[1]<br>--<br>-- | N/A | B[1]<br>--<br>-- | N/A | C[1]<br>--<br>-- | N/A |

1. Level of service for minor-street approach.
Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the minor-street approach is expected to operate at LOS B during the weekday AM and weekday PM peak hours and LOS C during the Saturday Midday peak hours.

### 7.20. (New) Town Road and Site Drive 9

The proposed unsignalized intersection of the (New) Town Road and Site Drive 9 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 23 for a summary of the analysis results. Refer to Appendix Z for the Synchro capacity analysis reports.

**Table 23: Analysis Summary of the (New) Town Road and Site Drive 9**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | WB<br>NB<br>SB | **1 LT-RT**<br>**1 TH-RT**<br>**1 LT, 1 TH** | A[2]<br>--<br>A[1] | N/A | B[2]<br>--<br>A[1] | N/A | B[2]<br>--<br>A[1] | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the minor-street approach and major-street left-turn movement is expected to operate at acceptable levels-of-service during the weekday AM, weekday PM and Saturday Midday peak hours.

### 7.21. (New) Town Road and Site Drive 10

The proposed unsignalized intersection of the (New) Town Road and Site Drive 10 was analyzed under combined (2022) traffic conditions with proposed lane configurations and traffic control. Refer to Table 24 for a summary of the analysis results. Refer to Appendix AA for the Synchro capacity analysis reports.

**Table 24: Analysis Summary of the (New) Town Road and Site Drive 10**

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | | SATURDAY MIDDAY PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|---|---|
| | | | Approach | Approach | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Combined (2022) Conditions | EB<br>WB<br>SB | **1 LT, 1 TH**<br>**1 TH-RT**<br>**1 LT-RT** | A[1]<br>--<br>A[2] | N/A | A[1]<br>--<br>A[2] | N/A | A[1]<br>--<br>B[2] | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Developer improvements shown in **BOLD**.

Capacity analysis of combined (2022) traffic conditions indicates the minor-street approach and major-street left-turn movement are expected to operate at acceptable levels-of-service during the weekday AM, weekday PM and Saturday Midday peak hours.

## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Forbes Property Development to be located along NC 98 Bypass, east of US 1 in Wake Forest, North Carolina. The proposed development, anticipated to be completed in 2022, is assumed to consist of approximately 248 multi-family units, 107,800 s.f. of retail, a 100,000 s.f. supermarket, a 4,000 s.f. drive-in bank, and two (2) 4,000 s.f. fast-food restaurant with drive-thru window.

Site access is proposed via multiple locations along Ligon Mill Road and NC 98 Bypass. The development will construct Ligon Mill Road as a four-lane divided roadway through the property and connect to NC 98 Bypass as a restricted movement intersection. Left turns from Ligon Mill Road onto NC 98 Bypass will be restricted. These left turns will be accommodated by new public road connections between Ligon Mill Road and NC 98 Bypass that will intersect NC 98 Bypass on each side of Ligon Mill Road. This separates the turning movements at multiple intersections along NC 98 Bypass; however, each intersection has a minimal number of signal phases.

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

- Existing (2018) Traffic Conditions
- Background (2022) Traffic Conditions – US 1 as a Freeway
- Combined (2022) Traffic Conditions – US 1 as a Freeway

<u>Trip Generation</u>

It is estimated that the proposed development will generate approximately 23,300 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 1,061 trips (569 entering and 492 exiting) will occur during the AM peak hour, 1,974 (1,008 entering and 966 exiting) will occur during the PM peak hour, and 2,407 (1,264 entering and 1,206 exiting) will occur during the PM peak hour. A substantial amount of interaction between the proposed uses in the development is likely and considered with Internal Capture assumptions.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's UDO and NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

The proposed access plan on Ligon Mill Road and NC 98 Bypass accommodates the desire of NCDOT to keep traffic moving along NC 98 Bypass as well as the Town's desire to have connectivity and crossing movements for Ligon Mill Road at NC 98 Bypass. Separating the left turns onto NC 98 Bypass on each side of the Ligon Mill Road intersection allows each traffic signal to have minimal number of signal phases, which reduces queues and delays. Comparing the proposed Ligon Mill Road intersection and signalized left out intersections on NC 98 Bypass with intersections to the east (Main Street) and west (SPUI interchange), it is anticipated that these adjacent intersections to the east and west will experience failing traffic conditions sooner in the future than the proposed intersections at/near Ligon Mill Road.

All proposed intersections with NC 98 Bypass will require modifications or new openings in Control-of-Access established along the roadway.

NCDOT will upgrade US 1 to a freeway in the future. As part of this project, a service road is anticipated to be provided to provide access to properties along US 1. This study assumes the service road will be located along US 1 and intersect NC 98 Bypass across from Galaxy Drive. If Ligon Mill Road will be used as the service road for US 1, traffic will increase along Ligon Mill Road through the study area. As shown in the analysis, the proposed intersections will have capacity to accommodate this future traffic.

All the study area intersections (including the proposed site driveways) are expected to operate at an LOS D or better under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 98 Bypass and Main Street

Under combined (2022) traffic conditions, the intersection is expected to operate at an overall LOS E during both weekday AM and PM peak hours and an overall LOS F during the Saturday Midday peak hour.

Upon full build-out of the proposed development, it is recommended to adjust the signal timings to account for the future traffic volumes. Under combined (2022) traffic conditions with signal timing modifications, the intersection is expected to operate at an overall LOS D during the AM peak hour and an overall LOS E during both weekday PM and Saturday Midday peak hours.

The addition of site traffic did not degrade the overall level-of-service when comparing background (2022) traffic conditions to combined (2022) traffic conditions with signal timing adjustments. The overall delay of the intersection did not increase during the weekday AM peak hour, decreased by 8 seconds during the weekday PM peak hour, and increased by 7 seconds during the Saturday Midday peak hour.

Based on the SimTraffic maximum and Synchro 95$^{th}$ queue lengths observed under combined (2022) traffic conditions with signal timing modifications, it is recommended to extend the exclusive southbound right-turn lane storage by 100 feet, for a total storage of 225 feet with appropriate taper.

Ligon Mill Road and Caveness Farms Avenue

Under combined (2022) traffic conditions, the major-street left-turn movement is expected to operate at LOS A during the weekday AM, weekday PM, and Saturday Midday peak hours. The minor-street approach is expected to operate at LOS B during the weekday AM peak hour, LOS C during the weekday PM peak hour, and LOS E during the Saturday Midday peak hour.

The poor level-of-service experienced on the westbound approach at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. Utilizing SimTraffic simulation software, a maximum queue of 227 feet was observed during

the weekday AM, weekday PM, and Saturday Midday peak hours, which is approximately 7 vehicles. No improvements by the developer are recommended at this intersection.

## 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 19 for an illustration of the recommended lane configuration for the proposed development.

**TIP U-5307 Improvements**

NC 98 Bypass and Galaxy Drive / US 1 Service Road

- Develop a signal timing modification plan to accommodate the US 1 Service Road connection and the traffic volumes expected under future traffic conditions.
- Provide a southbound shared through / right-turn lane.
- Construct an exclusive westbound left-turn lane with 350 feet of storage and appropriate deceleration and taper.
- Construct an exclusive eastbound right-turn lane with 250 feet of storage and appropriate deceleration and taper.
- Construct a northbound shared through / right-turn lane.
- Construct exclusive northbound double left-turn lanes with 300 feet of storage and appropriate deceleration and taper.

**TIP U-5118BA Improvements**

Ligon Mill Road and Main Street

- Construct a southbound right-turn lane.
- Extend the exclusive southbound left-turn lane storage to 150 feet with appropriate deceleration and taper.
- Develop a signal timing modification plan to accommodate traffic volumes expected under future traffic conditions and the change in lane configuration.

**General Recommendations**

- All proposed intersections on NC 98 Bypass will require modifications to the existing Control-of-Access along NC 98 Bypass.
- If the development is completed in phases it may be desired to phase the roadway improvements.
- In the short-term (prior to Ligon Mill Road extension north of the site), it may be possible to adjust some lane markings described below to better accommodate the short-term traffic patterns.
- The minimum deceleration length for turn lanes along NC 98 Bypass should be 300 feet, based on a 60 mph speed limit.

**Recommended Improvements by Developer**

Ligon Mill Road Extension

- Construct a four-lane divided roadway with a raised median along the property frontage. On the north side of NC 98 Bypass, Ligon Mill Road will be constructed to the northern property line.
- Request a control of access break on the northern side of NC 98 Bypass.
- Request a median break on NC 98 Bypass.

(New) Town Road (Public Road AA)

- Construct a three-lane undivided roadway from the intersection of Ligon Mill Road and Reynolds Mill Road to NC 98 Bypass in the southwestern quadrant of the proposed site.

NC 98 Bypass and Retail Drive / Northpark Drive

- Develop a signal timing modification plan to accommodate traffic volumes expected under future traffic conditions.

NC 98 Bypass and US 1 Interchange

- Develop a signal timing modification plan to accommodate traffic volumes expected under future traffic conditions.

NC 98 Bypass and Galaxy Drive / US 1 Service Road

- Develop a signal timing modification plan to accommodate traffic volumes expected under future traffic conditions.

NC 98 Bypass and Main Street

- Develop a signal timing modification plan to accommodate traffic volumes expected under future traffic conditions.
- Extend the exclusive southbound right-turn lane storage to a total of 225 feet with appropriate taper.

NC 98 Bypass and Ligon Mill Road

- Install traffic signal at intersection.
- Coordinate the signal with the Wake Forest Bypass Closed Loop System.
- Construct an exclusive southbound right-turn lane on Ligon Mill Road with 150 feet of storage and appropriate deceleration and taper.
- Restrict the northbound and southbound left-turn movements.
- Construct an exclusive westbound right-turn lane on NC 98 Bypass with 100 feet of storage and appropriate deceleration and taper.
- Construct exclusive westbound dual left-turn lanes on NC 98 Bypass with 350 feet of storage each and appropriate deceleration and tapers.
- Construct a northbound right-turn lane on Ligon Mill Road with 250 feet of storage and appropriate deceleration and taper.
- Construct an exclusive eastbound right-turn lane on NC 98 Bypass with 100 feet of storage and appropriate deceleration and taper.
- Construct exclusive eastbound dual left-turn lanes on NC 98 Bypass with 250 feet of storage each and appropriate deceleration and tapers.
- Request a control of access break on the northern side of NC 98 Bypass.
- Request a median break on NC 98 Bypass.

Ligon Mill Road and Reynolds Mill Road / (New) Town Road

- Install a traffic signal at the intersection.
- Construct a northbound shared through / right-turn lane with 150 feet of storage and appropriate deceleration and taper.
- Construct an exclusive northbound left-turn lane with 150 feet of storage and appropriate deceleration and taper.
- Construct an exclusive eastbound left-turn lane with 100 feet of storage and appropriate deceleration and taper.
- Construct an exclusive southbound left-turn lane with 100 feet of storage and appropriate deceleration and taper.
- Provide a southbound through lane and right-turn only lane.

NC 98 Bypass and Western U-Turn Location for Site

- Construct an exclusive westbound U-Turn lane on NC 98 Bypass with a minimum of 50 feet of storage and appropriate deceleration and taper.
- Provide stop control for the U-Turn movement.
- Request a median break on NC 98 Bypass.

NC 98 Bypass and (New) Town Road

- Install a traffic signal at the intersection.
- Coordinate the signal with the Wake Forest Bypass Closed Loop System.
- Restrict the westbound left-turn movement on NC 98 Bypass.
- Construct a northbound right-turn lane on (New) Town Road with 250 feet of storage and appropriate taper.
- Construct northbound dual left-turn lanes on (New) Town Road with 250 feet of storage and appropriate taper on the inside left turn lane.
- Construct an exclusive eastbound right-turn lane on NC 98 Bypass with 150 feet of storage and appropriate taper.
- Request a median break on NC 98 Bypass.

NC 98 Bypass and Site Drive 1

- Construct Site Drive 1 as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop control for Site Drive 1.
- Construct an exclusive westbound right-turn lane on NC 98 Bypass with a minimum of 50 feet of storage and appropriate deceleration and taper.
- Request a control of access break on the northern side of NC 98 Bypass.

NC 98 Bypass and Site Drive 2

- Construct Site Drive 2 as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Construct an exclusive eastbound right-turn lane on NC 98 Bypass with a minimum of 50 feet of storage and appropriate deceleration and taper.
- Request a control of access break on the southern side of NC 98 Bypass.
- Provide stop control for Site Drive 2.

NC 98 Bypass and Site Drive 3

- Install a traffic signal at the intersection.
- Coordinate the signal with the Wake Forest Bypass Closed Loop System.
- Construct Site Drive 2 (southbound approach) with one (1) ingress lane and two (2) egress lanes – an exclusive left-turn lane and a shared left-right-turn lane
- Construct an exclusive westbound right-turn lane on NC 98 Bypass with a minimum of 50 feet of storage and appropriate deceleration and taper.
- Request a control of access break on the northern side of NC 98 Bypass.
- Request a median break on NC 98 Bypass.

NC 98 Bypass and Eastern U-Turn Location for Site

- Construct an exclusive eastbound U-Turn lane on NC 98 Bypass with 150 feet of storage and appropriate deceleration and taper.
- Provide stop control for the U-Turn movement.
- Request a median break on NC 98 Bypass.

Ligon Mill Road and Site Drive 4 / Site Drive 5

- As part of the Ligon Mill Road extension, provide a southbound shared through / right-turn lane and a southbound through lane.
- As part of the Ligon Mill Road extension, provide a northbound shared through / right-turn lane and a northbound through lane.
- Construct Site Drive 4 (eastbound approach) and Site Drive 5 (westbound approach) with one (1) ingress lane and one (1) egress lane.
- Provide stop control for Site Drive 4 and 5.

Ligon Mill Road and Site Drive 6

- Construct an exclusive southbound left-turn lane on Ligon Mill Road with 200 feet of storage and appropriate taper.
- Construct Site Drive 6 (westbound approach) with one (1) ingress lane and one (1) egress.
- Provide stop control for Site Drive 6.

Ligon Mill Road and Site Drive 7

- Construct Site Drive 7 as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop control for Site Drive 7.

Ligon Mill Road and Site Drive 8

- Construct Site Drive 8 (westbound approach) with one (1) ingress lane and two (2) egress lanes – an exclusive right-turn lane and a left-turn lane.
- Restrict the southbound left-turn movement.
- Provide stop control for Site Drive 8.

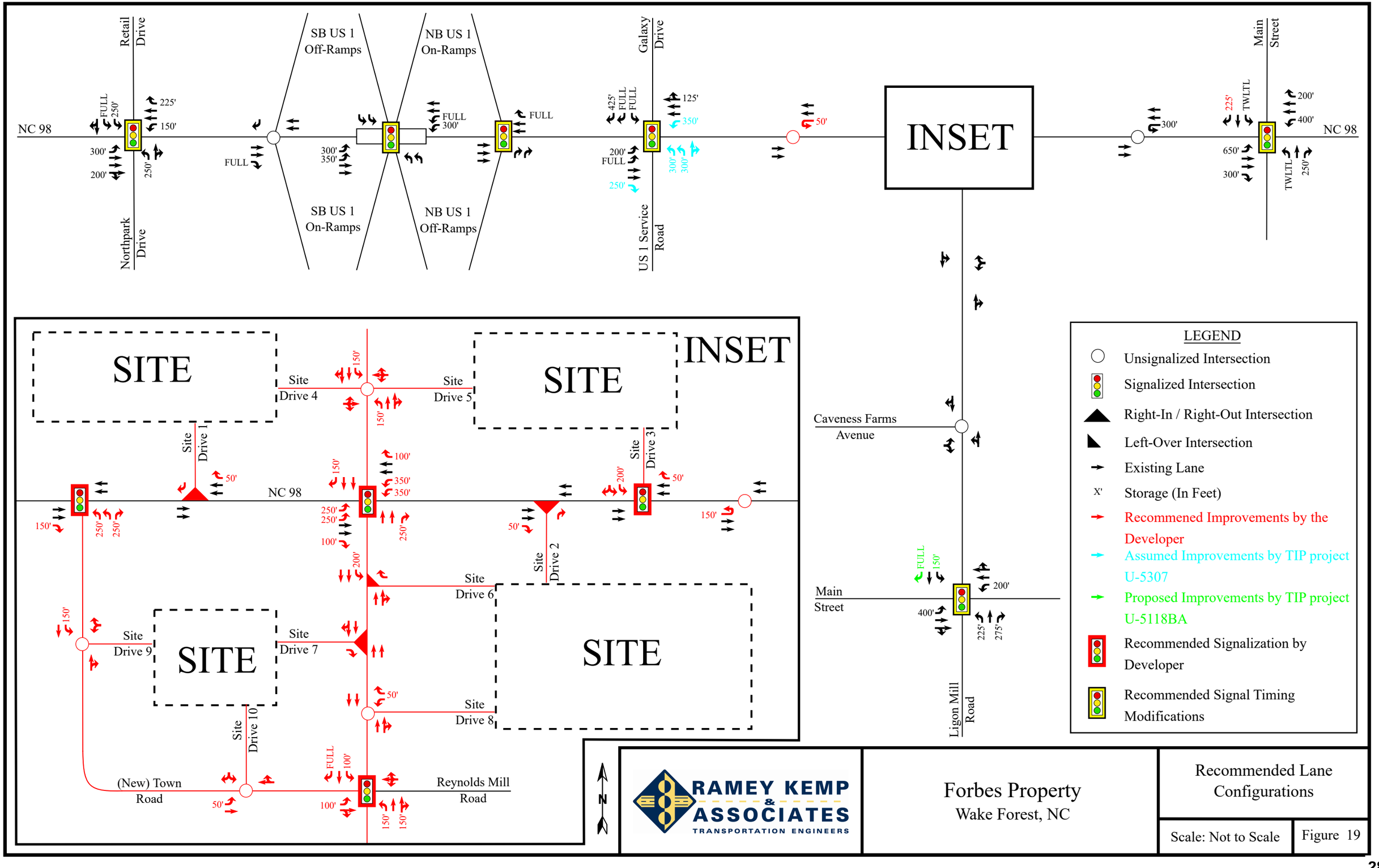
(New) Town Road and Site Drive 9

- Construct Site Drive 9 (westbound approach) with one (1) ingress lane and one (1) egress lane.
- Construct an exclusive southbound left-turn lane on (New) Town Road with 150 feet of storage and appropriate taper.

- Provide stop control for Site Drive 9.

(New) Town Road and Site Drive 10

- Construct Site Drive 10 (southbound approach) with one (1) ingress lane and one (1) egress lane.
- Provide stop control for Site Drive 10.


NC 98
Retail Drive
Northpark Drive
SB US 1 Off-Ramps
NB US 1 On-Ramps
SB US 1 On-Ramps
NB US 1 Off-Ramps
Galaxy Drive
US 1 Service Road
INSET
Main Street
NC 98
SITE
SITE
SITE
SITE
INSET
Site Drive 1
Site Drive 2
Site Drive 3
Site Drive 4
Site Drive 5
Site Drive 6
Site Drive 7
Site Drive 8
Site Drive 9
Site Drive 10
(New) Town Road
Reynolds Mill Road
Caveness Farms Avenue
Main Street
Ligon Mill Road
LEGEND
Unsignalized Intersection
Signalized Intersection
Right-In / Right-Out Intersection
Left-Over Intersection
Existing Lane
X' Storage (In Feet)
Recommened Improvements by the Developer
Assumed Improvements by TIP project U-5307
Proposed Improvements by TIP project U-5118BA
Recommended Signalization by Developer
Recommended Signal Timing Modifications
N
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS
Forbes Property
Wake Forest, NC
Recommended Lane Configurations
Scale: Not to Scale
Figure 19

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Charleston, SC - Charlotte, NC - Raleigh, NC - Richmond, VA - Winston-Salem, NC

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-304-
Submitted by: Aileen J. Staples
Submitting Department: Administration
Meeting Date: September 17, 2024

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

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- First CIP Public Hearing FY 2025-2030_summary.pdf
- CIP Schedule 2025.pdf

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

Preparations are underway to update the annual Capital Improvements Plan. The hearing is to receive comments for capital needs over the next five years beginning with FY 2025 and ending with FY 2030. This is the first of two public hearings. The second public hearing to receive comments on the proposed update will be held in December 2024 before adoption. The CIP is the first step in the Town's annual budgeting process. CIP update schedule attached.

# CAPITAL IMPROVEMENTS PLAN UPDATE
## Schedule for FY 2025 -2030

| | | |
|---|---|---|
| 1) | Materials and instructions distributed to Department Directors | August 30, 2024 |
| 2) | Public Hearing on Capital Needs | September 17, 2024 |
| 3) | Completed CIP Requests submitted (via Teams) to Budget and Performance Analyst | September 27, 2024 |
| 4) | Meetings with Department Directors/Project Managers (As needed) | mid-October |
| 5) | Present CIP Update (Notebooks) to Town Board | December 3, 2024 |
| 6) | Public Hearing on CIP Document | December 17, 2024 |
| 7) | Work Session on CIP with Town Board | January 7, 2025 |
| 8) | Adoption of Updated CIP | January 21, 2025 (Board Meeting) |

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-277-
Submitted by: Ruben Wall
Submitting Department: Parks & Recreation
Meeting Date: September 17, 2024

**SUBJECT**
Public Hearing of the Parks, Recreation and Cultural Resources Department Master Plan

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- Summary Sheet - Public Hearing PRCR Master Plan Update.pdf
- PRCR Master Plan 9-6-24.pdf
- Resolution - Approval of the PRCR Master Plan Update 2024.docx

**Agenda Item: Public Hearing on the Parks, Recreation and Cultural Resources Department Updated Master Plan**

**Summary:** At the September 3rd Work Session, the Board of Commissioners received a presentation from the consultant team; McAdams. The consultants presented the 2024 Parks & Recreation Master Plan process with key action items. The Planning Board received the presentation at their September 4th meeting. Staff's recommendation is to approve the parks & recreation master plan as presented by the consultants and requests the Board call a public hearing at the September 17th meeting in accordance with NC General Statutes (G.S. 160A-364) to receive additional comments from the public.

**Attachments:**

- Resolution
- Parks, Recreation and Cultural Resources Department Master Plan

# TOWN *of* WAKE FOREST

## Parks, Recreation & Cultural Resources Comprehensive Master Plan

September 2024 DRAFT

Play It Forward WAKE FOREST

# CONTENTS


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08 IMPLEMENTATION PLAN

09 APPENDIX




# 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

# 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.



RAB Dance

**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.**



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

Play It Forward WAKE FOREST

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.



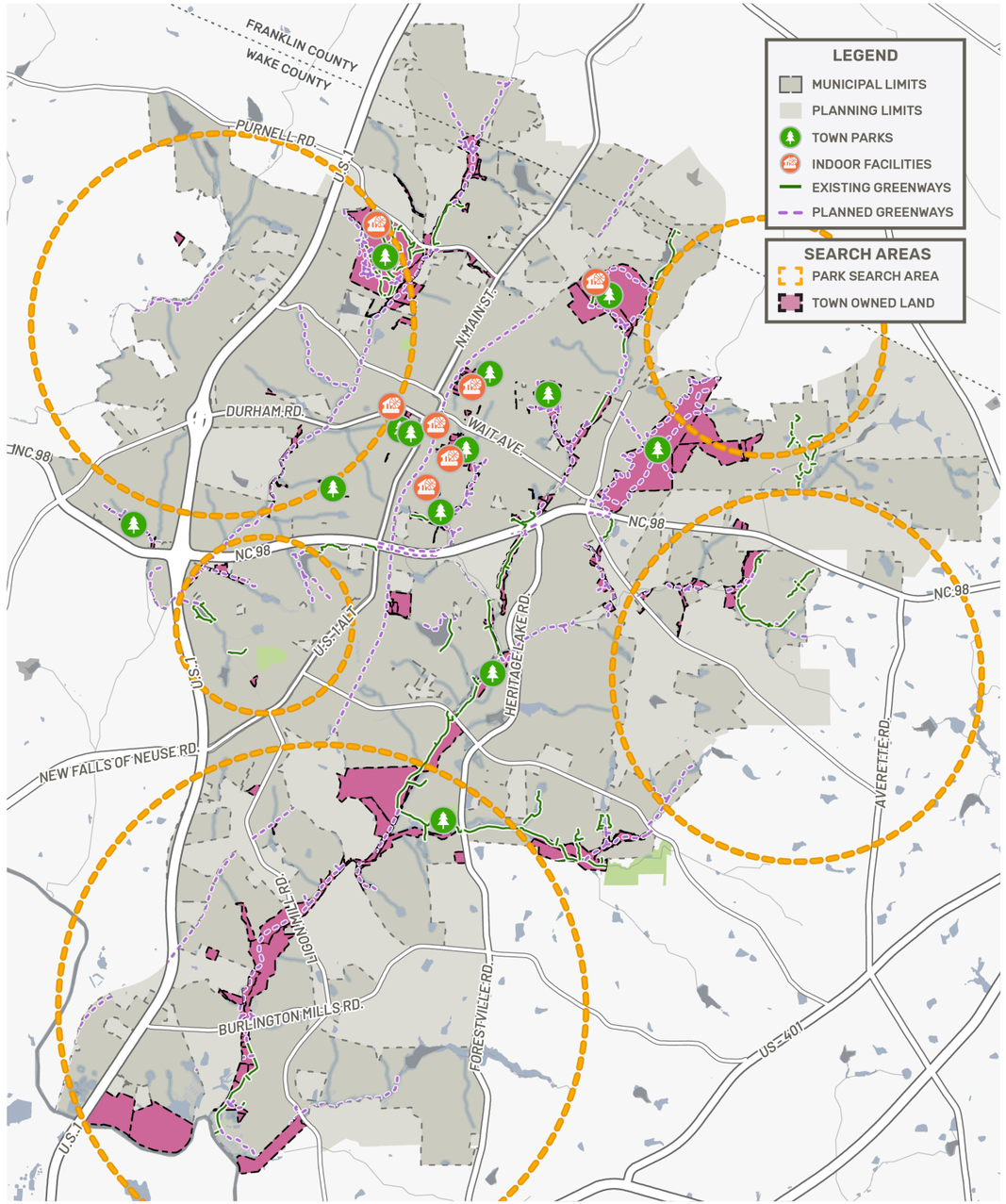



**Figure 1: Park Search Areas Map**

# 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.

# 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



Joyner Meadow Trail



2023 Egg Hunt at the Joyner Center

# PRCR Department's Achievements Since 2015

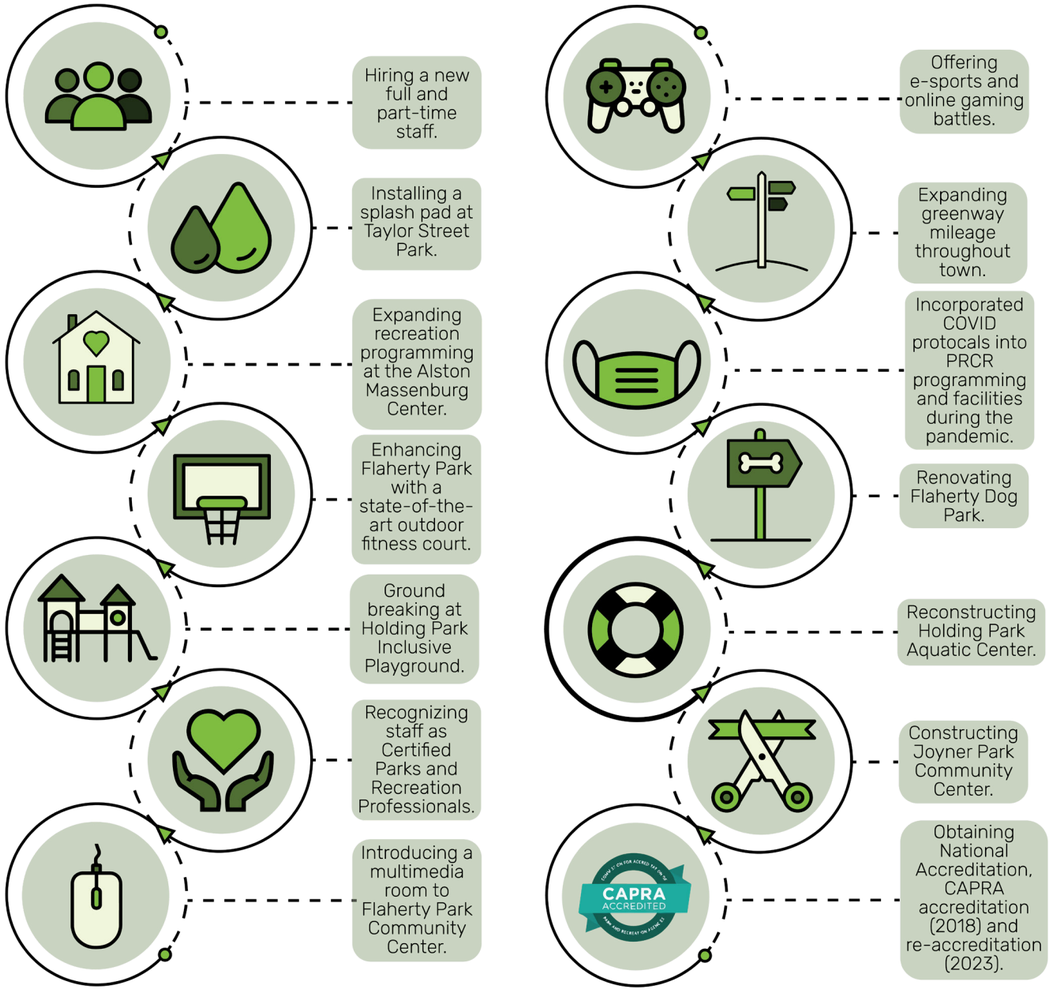



**Figure 1: Department's achievements since 2015 Plan update**



# 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.

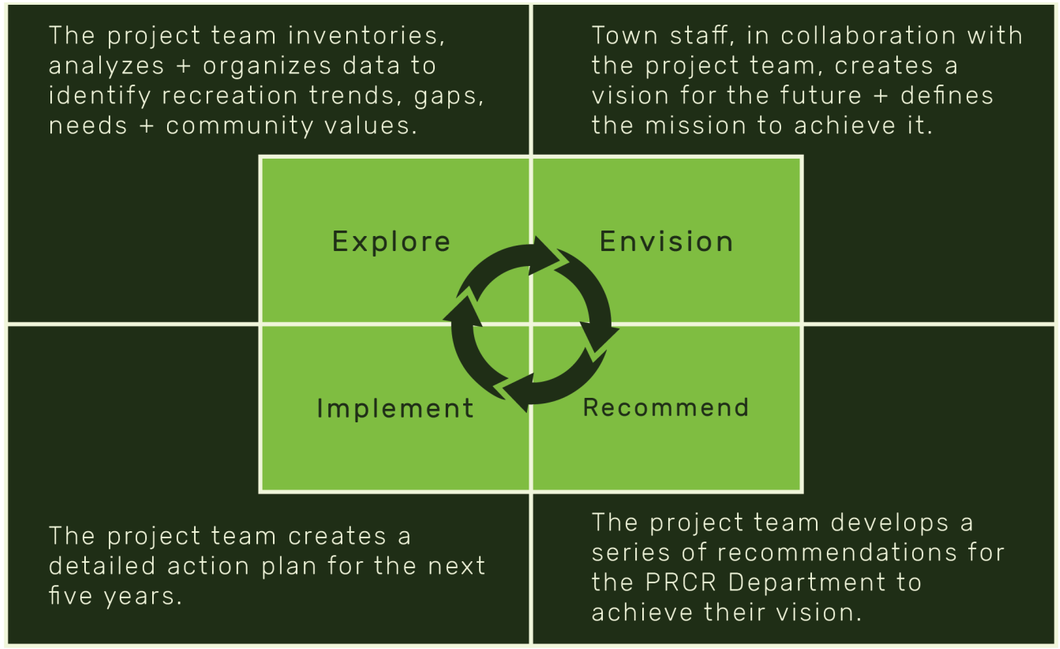



Figure 3: Project Process Summary

# 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.

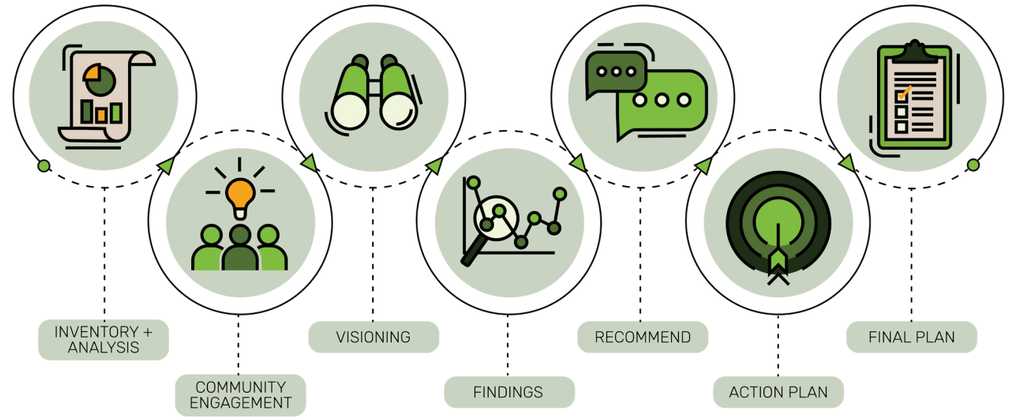



Figure 4: Project Process

# 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 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]

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/



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

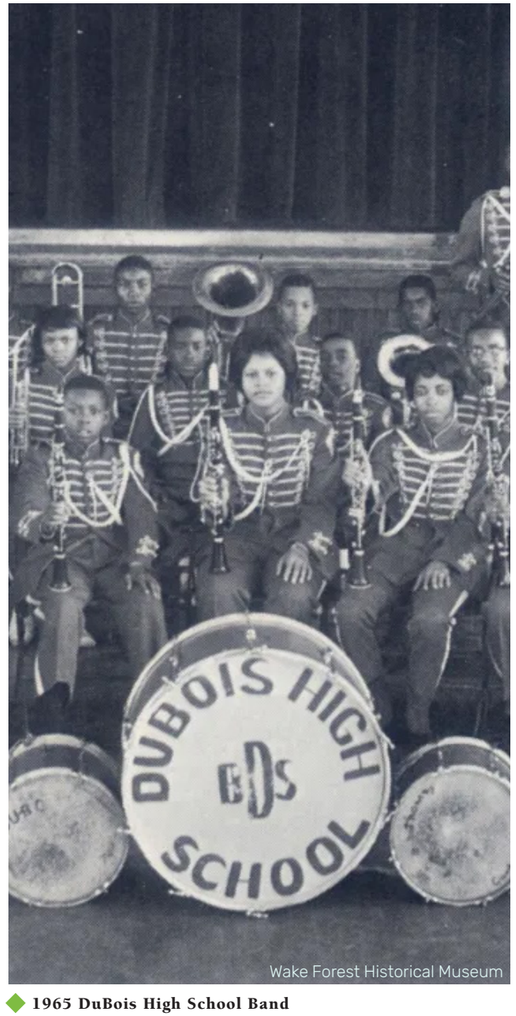
Allen Lawrence Young, community leader, educator, and founder of the Wake Forest Normal and Industrial School (1905–57), was born in northern Wake County. Several of his own children were teachers including Ailey Mae (b. 1903), who in 1971 became the first African American to be elected to the Wake Forest 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



Wake Forest Historical Museum

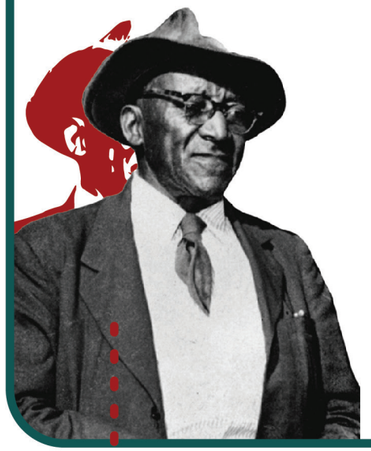
**1965 DuBois High School Band**

# The History of Wake Forest

**1771**
The General Assembly creates Wake County.



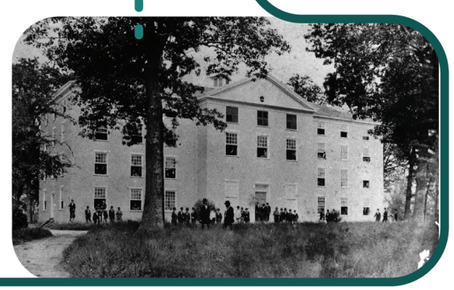
**1820**
Dr. Calvin Jones purchases 615 acres in "Wake Forest Township."



**Allen Lawrence Young**
**1875-1957**

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.

**1834**
"Wake Forest Institute" opens to young men and boys.



**1838**
Wake Forest Institute recharters as "Wake Forest College."

**1840**
The Raleigh and Gaston Railroad completed construction.

**1879**
Forestville is incorporated as a town in Wake County.

**1880**
The Town of Wake Forest College is chartered.



**1899**
The town's first industry, Royal Cotton Mill is built, north of the College campus.

**1909**
Town is renamed Wake Forest.

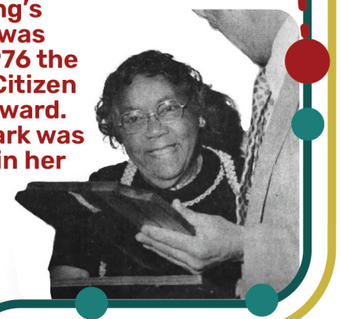
**HOLDING PARK (1942)**

**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.



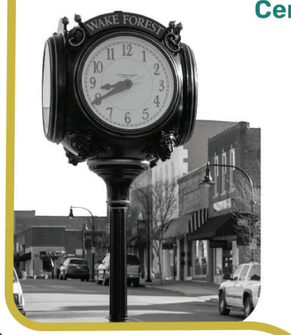
**1977**
Miller Park

**1991**
Tyler Run Park

**1993**
Flaherty Park

**1988**
Plummer Park

**1986**
Alston Massenburg Center




**KIWANIS PARK (1997)**

**2019**
Wake Forest Reservoir

**JOYNER PARK (2009)**

**2023**




Falls Lake State Recreation Area



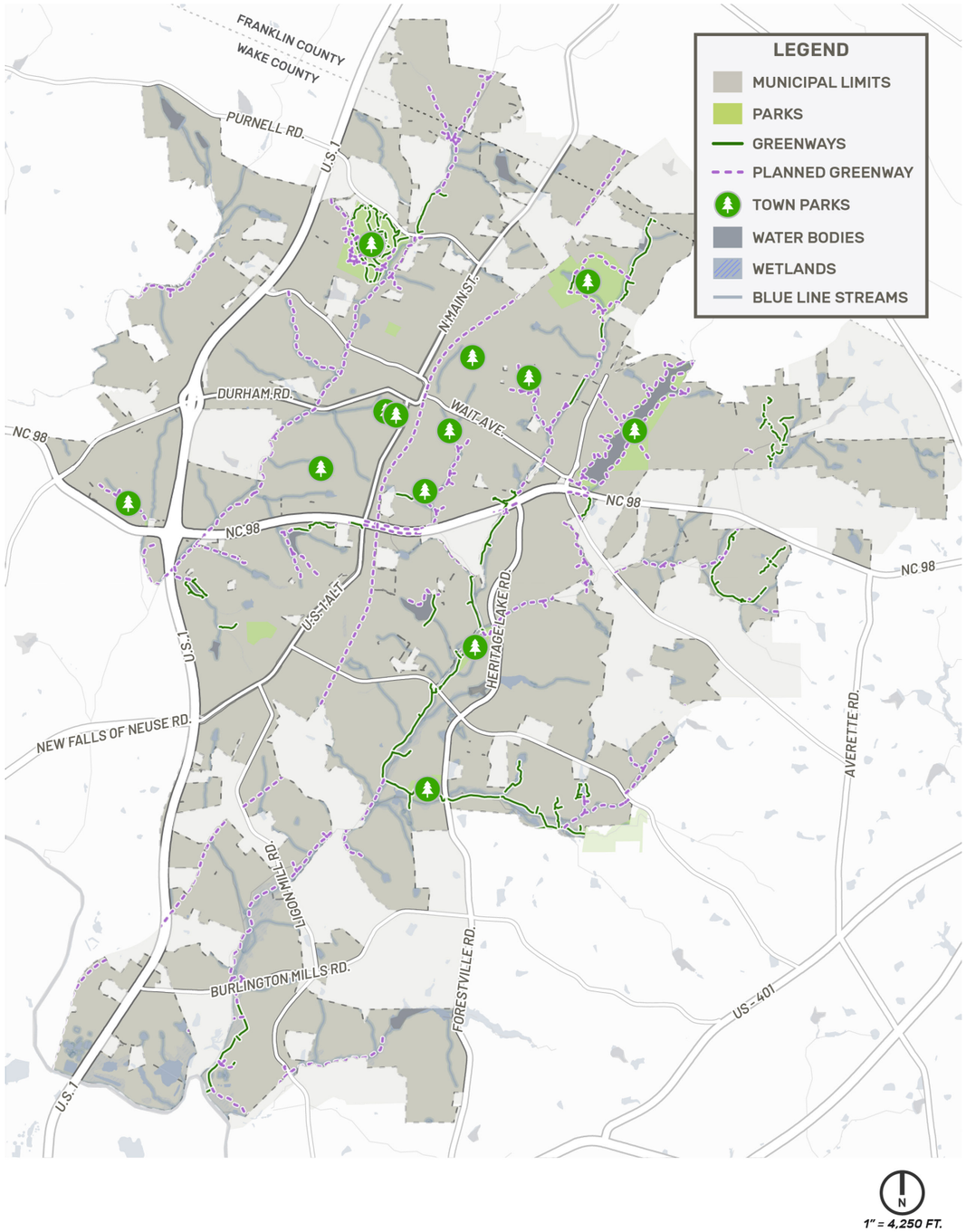



Figure 5: Hydrology Map

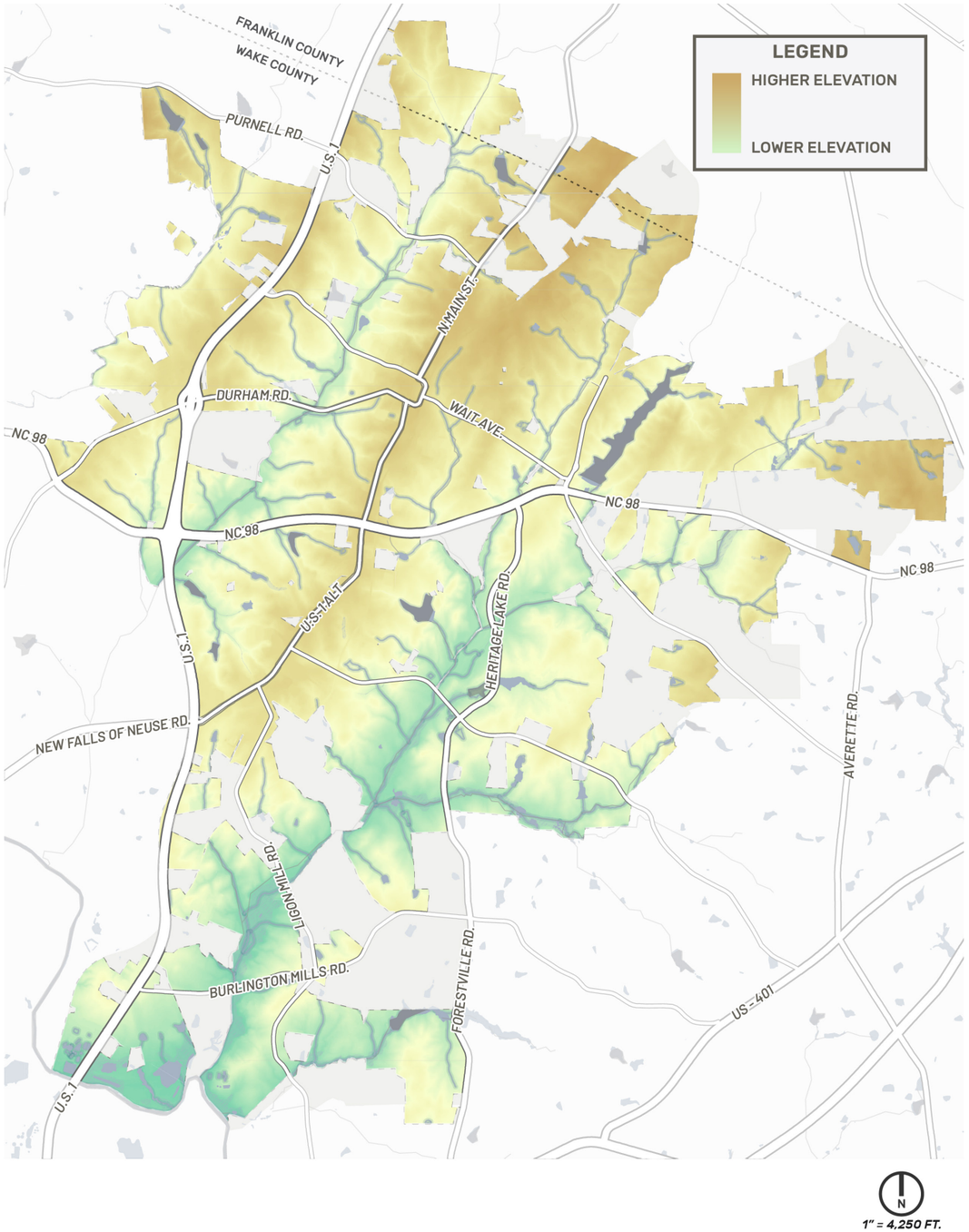



Figure 6: Landform Map



# 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

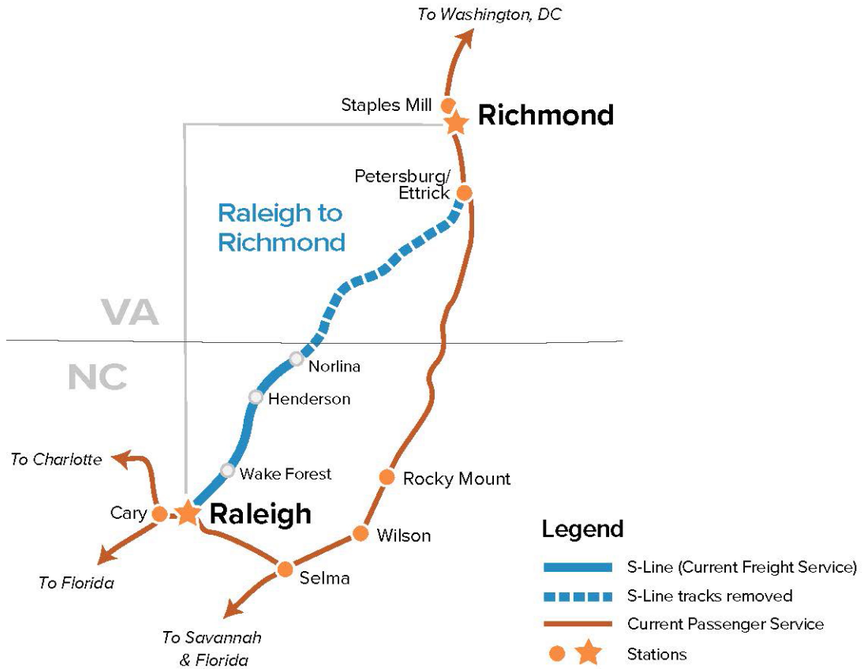



Figure 7: R2R Route



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.

CREATING VIBRANT SPACES
THE DOWNTOWN PLAN
PRESERVING HISTORIC CHARM

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.

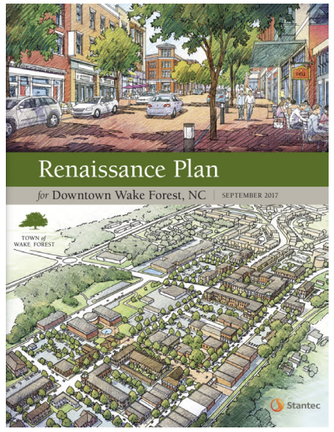


The assessment of parks and facilities revealed well-maintained assets, with Joyner Park being a notable highlight. However, the Plan recognized the need to improve circulation systems within parks, integrate natural areas more effectively, enhance connectivity across the parks and greenway system, and 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

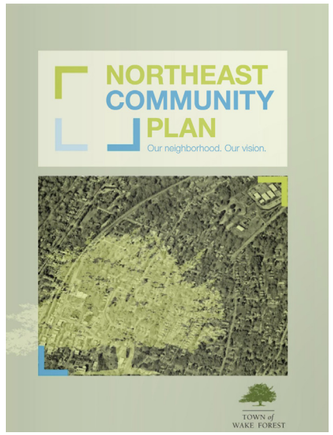
**[Renaissance Plan for Downtown Wake Forest (2017)]**

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.

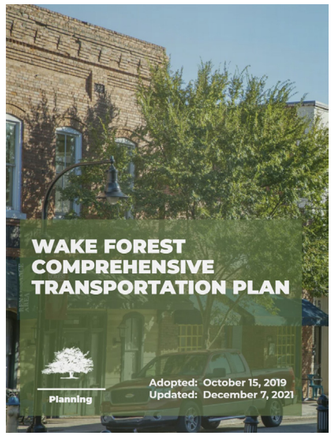
Community input has identified various opportunities for physical improvements in the Northeast Community, including enhanced streetscapes, pedestrian facilities, green spaces, street trees, and public art. These improvements are intended to create a stronger sense of community and potentially attract 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.

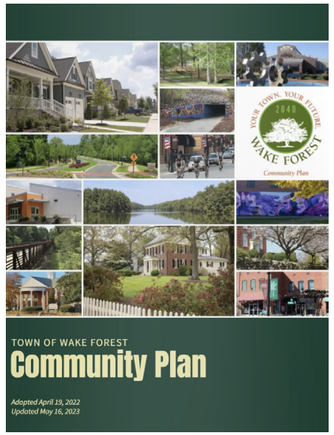
The evaluation of the proposed bicycle network and the consideration of soft trails and paved surfaces for accessibility also have implications for the parks and recreation system. These recommendations indicate a focus on promoting biking and active transportation within the community. Incorporating 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.

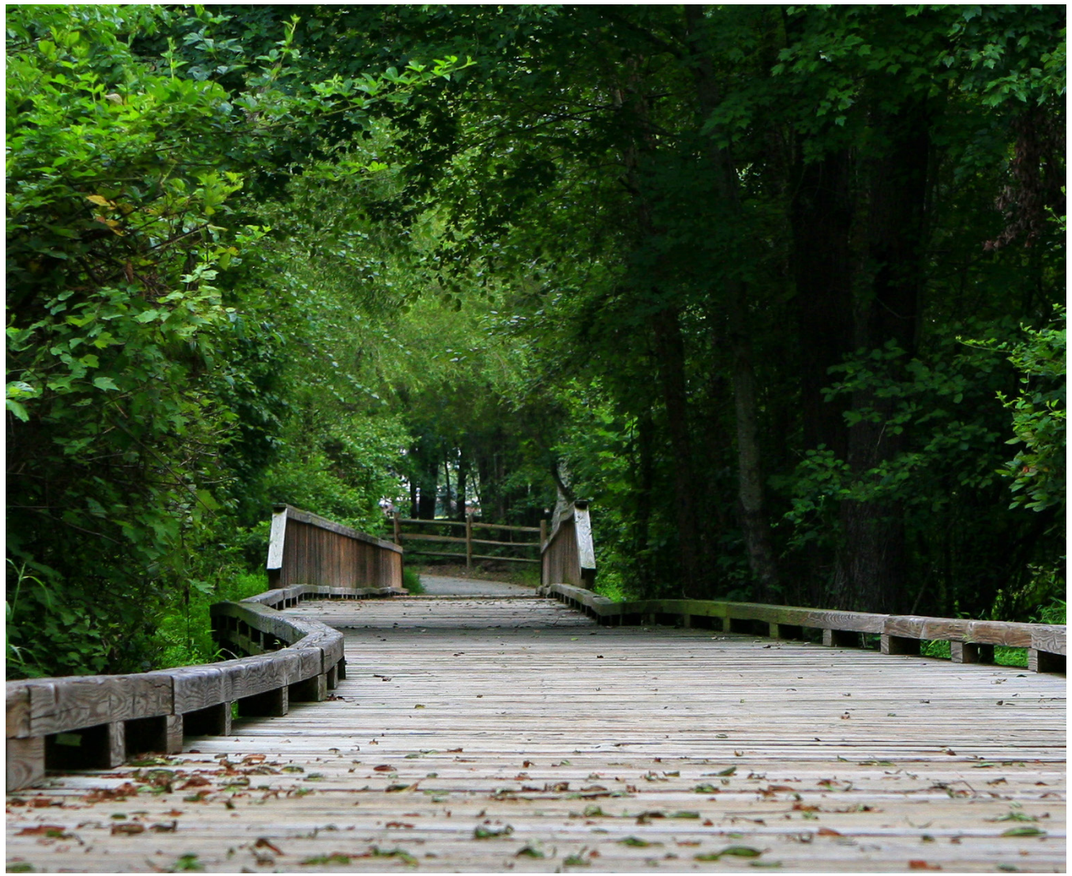
The findings from Wake County's Greenway System Plan reinforce the significance of greenways and trails within the Town of Wake Forest's park system. They call for a comprehensive approach to the current Master Plan update, one that prioritizes connectivity, regional cooperation, partnerships, and environmental 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.

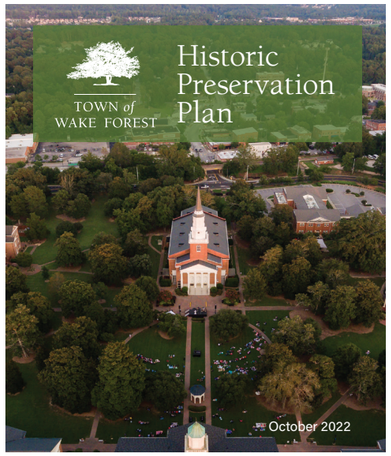
The Dr. Calvin Jones Greenway/Dunn Creek Greenway project offers an off-road, safe bicycle and pedestrian route parallel to Dr. Calvin Jones Highway. It spans approximately 1.7 miles, connecting the Corporate Chaplain Multiuse Path to the Dunn Creek Greenway, then north to Lemongrass Lane. This project 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.

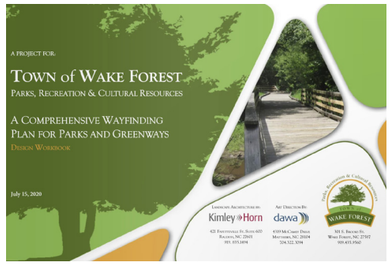
| | |
|---|---|
| **1 Strengthen Historic Preservation Program** | Action items included in this goal relate to government processes, program administration, transparency, access to information, and the role of the HPC. |
| **2 Maintain Historic Character** | Action items included in this goal relate 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**

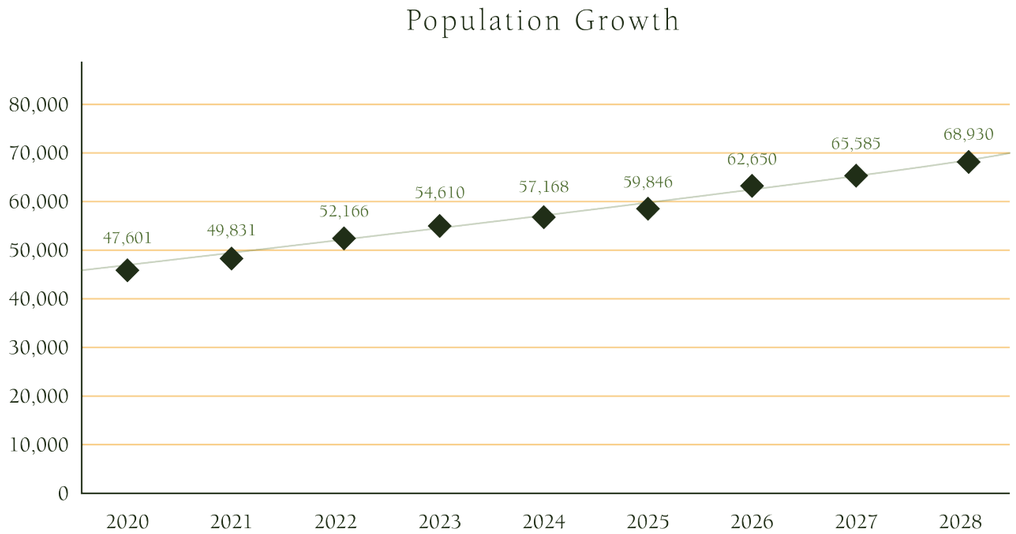



**Figure 1: Projected population growth for Wake Forest. Source: ESRI, Wake Forest Planning Bureau**



## 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.

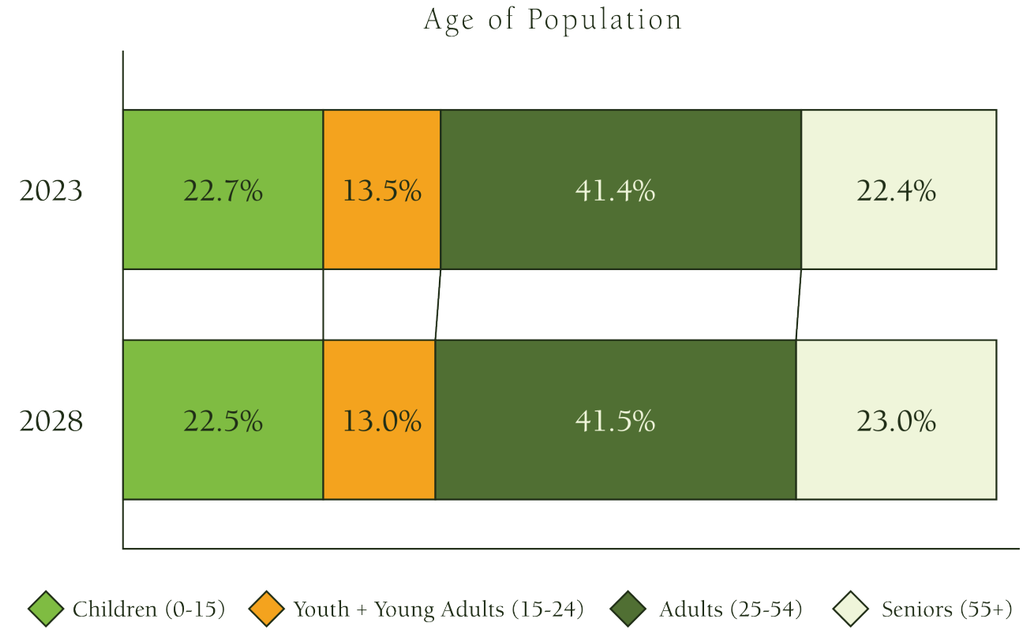



**Figure 2: Age segmentation of Wake Forest's population. Source: ESRI, US Census Bureau**

## 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.

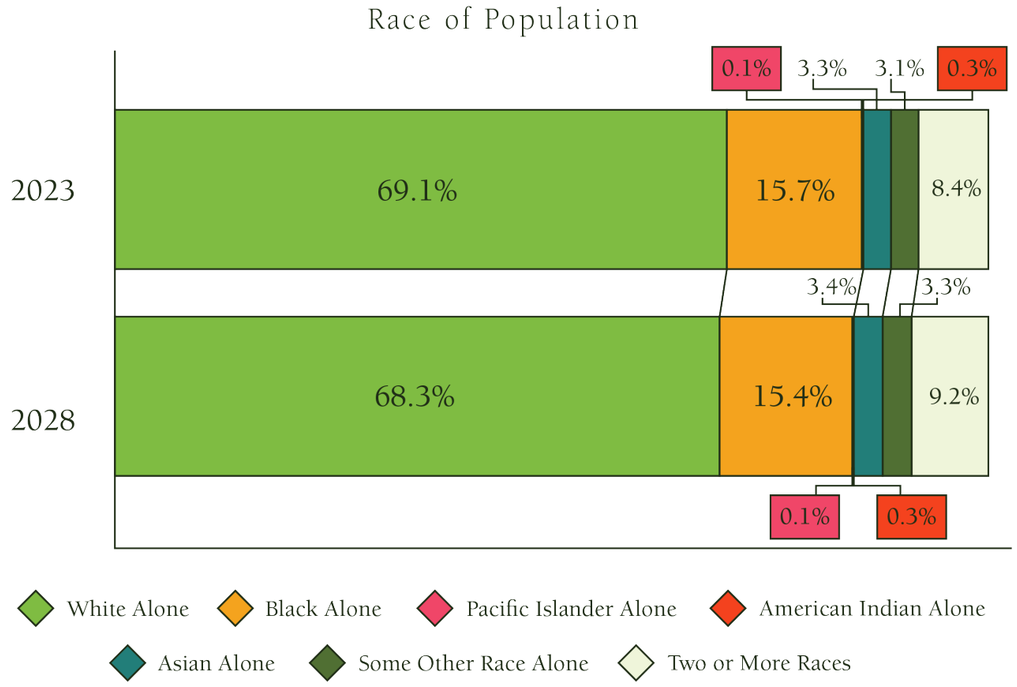



**Figure 3: Race segmentation of population of Wake Forest. Source: ESRI, US Census Bureau**



## 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 sizable 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 House-hold |
|---|---|---|---|
| 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**



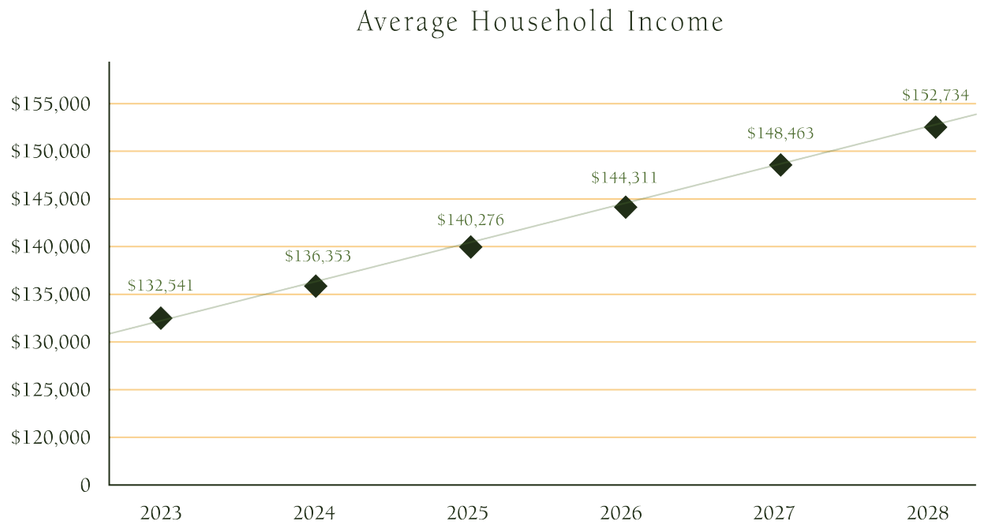



**Figure 4: Average household income in Wake Forest. Source: ESRI, US Census Bureau**

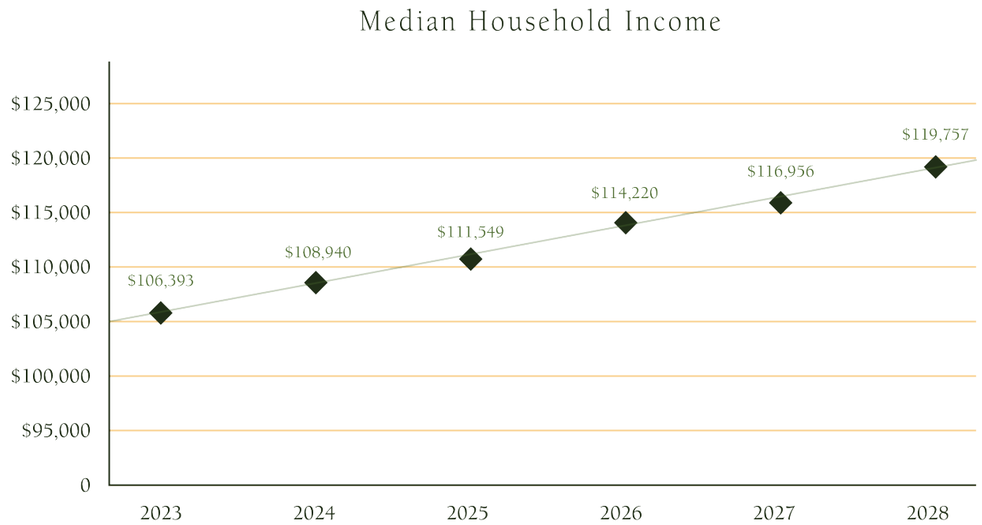



**Figure 5: Median household income in Wake Forest. Source: ESRI, US Census Bureau**



## 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.

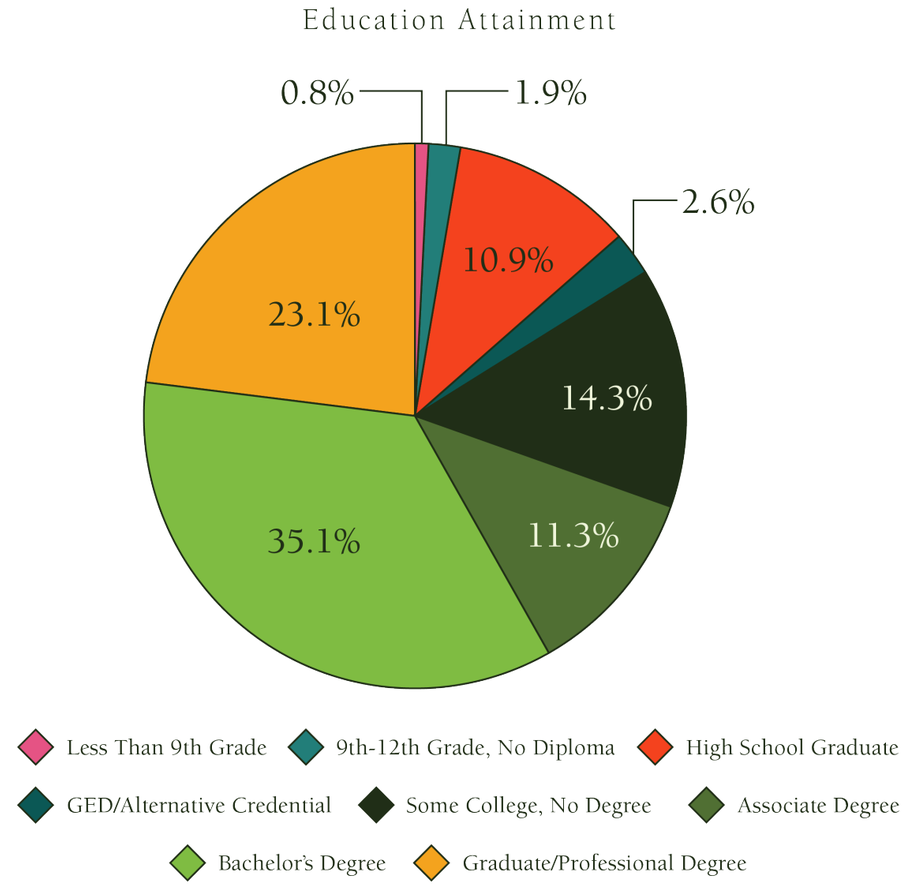



**Figure 6: Education attainment of population in Wake Forest. Source: ESRI, US Census Bureau**

## 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.

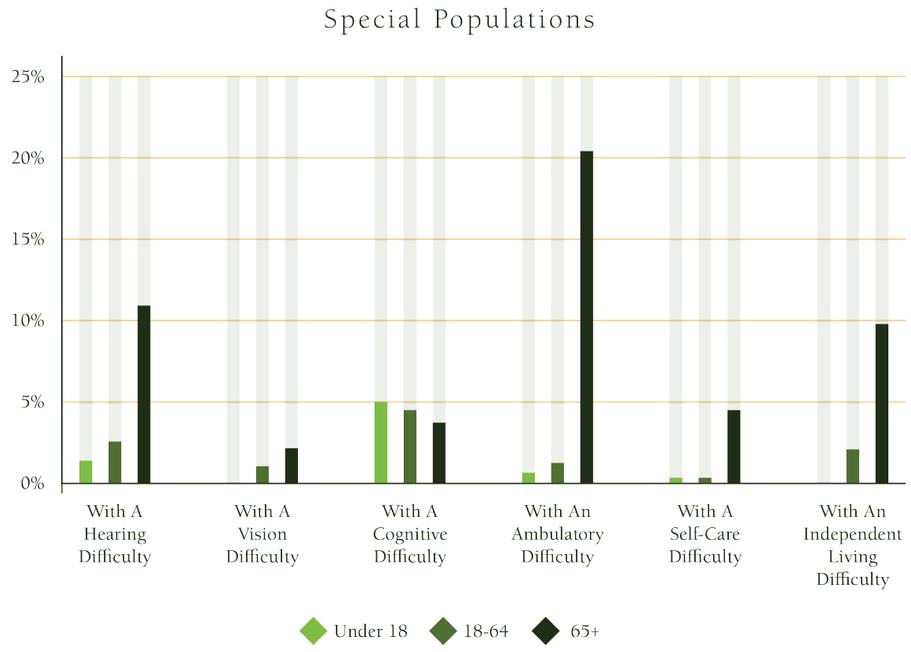



**Figure 7: Special Populations**



## 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

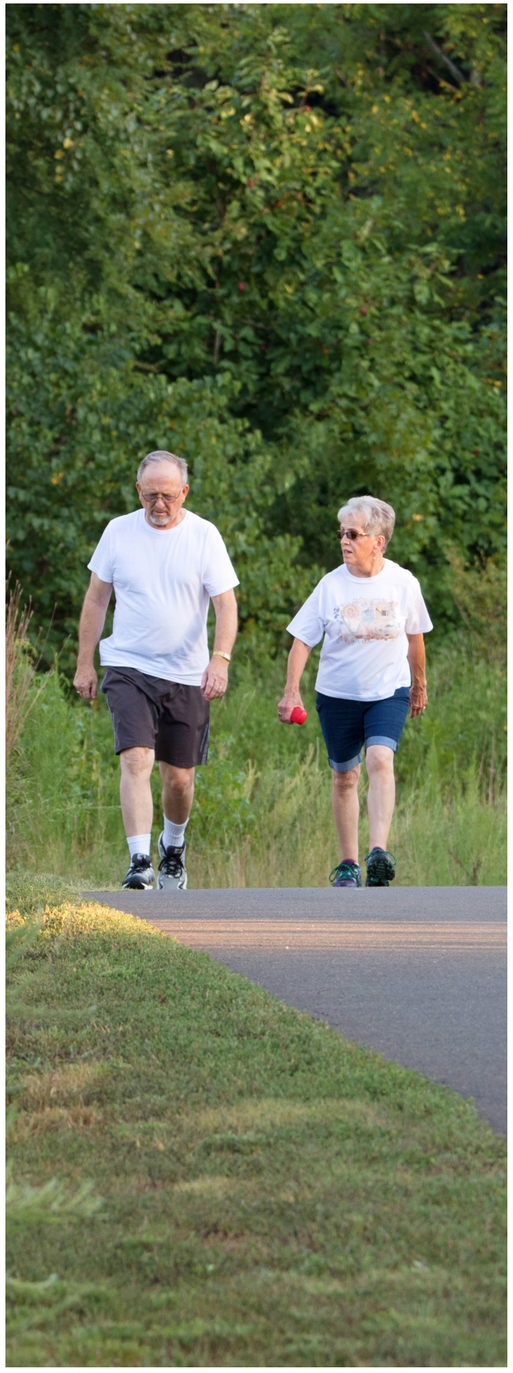
### Overview

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

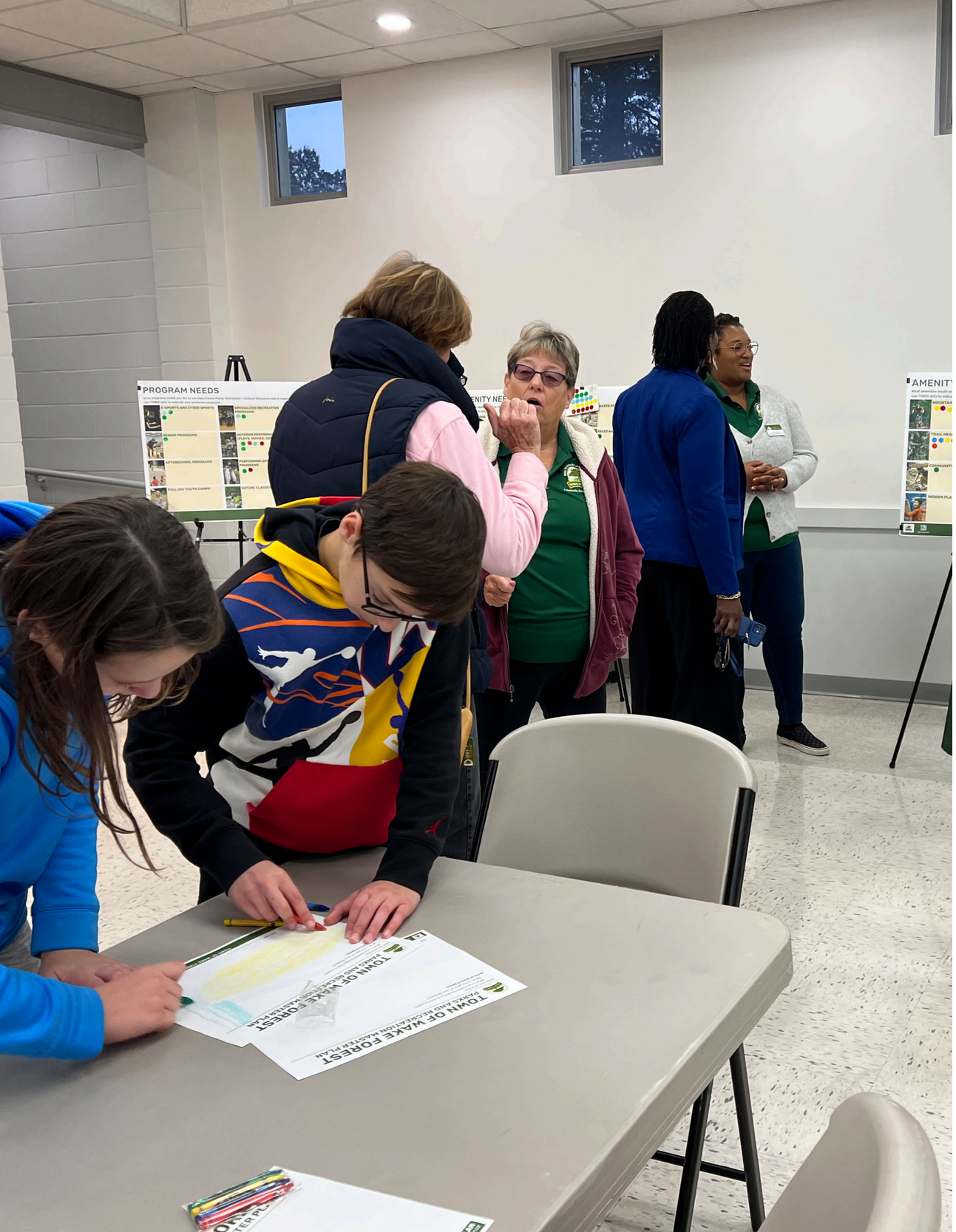
- Local trends in Wake Forest based on the MPI rating include weightlifting, running, swimming, and yoga.
- According to SFIA report at-will activities including a variety of strength training activities and low-impact forms of exercise have been growing nationally. The report also suggests the top growing 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.






# Overview

| | |
|---|---|
| **Scientific Survey**<br>- Late Summer - Early Fall<br>- 308 Responses | **308**<br>**Households** |
| **Open Houses**<br>- Drop-In Event - November 2nd, 2023 at the Alston-Massenburg Center<br>- Drop-In Event - November 14th, 2023 at Wake Forest Town Hall | **87**<br>**Participants** |
| **Online Engagement**<br>- Play It Forward - Public Opinion Survey #1: Opinions + Needs<br>- Play It Forward - Public Opinion Survey #2: Existing Parks Enhancements<br>- Play It Forward: Public Opinion Survey #3: Needs Assessment | **330+**<br>**Participants** |
| **Special Events Attendance**<br>- To promote Online Engagement | |
| **Focus Groups**<br>- Seniors - December 6th, 2023 at Joyner Park Community Center (JPCC)<br>- Teens - December 6th, 2023 at JPCC<br>- Specialized Recreation - December 9th, 2023 at JCC<br>- Families + Youth - December 9th, 2023 at JCC<br>- Adults - December 9th, 2023 at JPCC | **35**<br>**Participants** |
| **Listening Sessions**<br>- Wake Forest PRCR Staff - August 10th, 2023<br>- PRCR Advisory Board - August 28th, 2023<br>- Town of Wake Forest Board of Commissioners - October 3rd, 2023 | **47**<br>**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



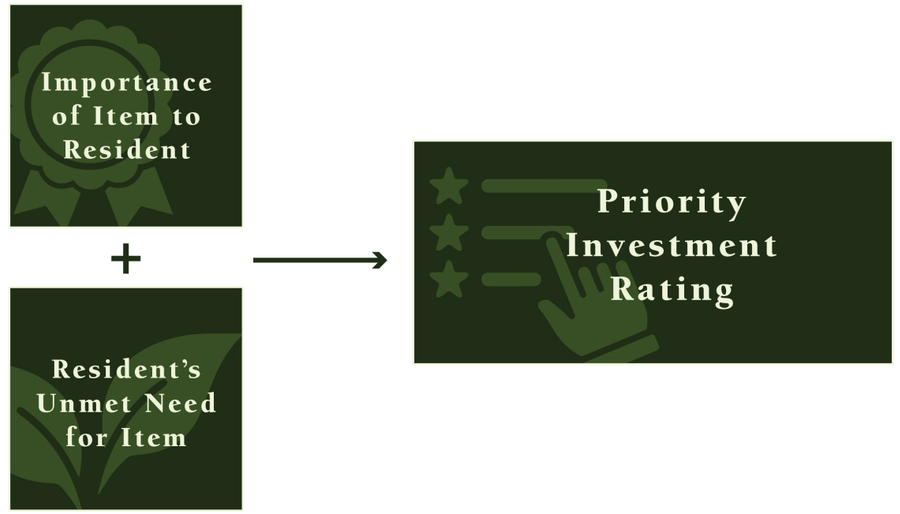



Figure 2: Priority Investment Rating (PIR)

# 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

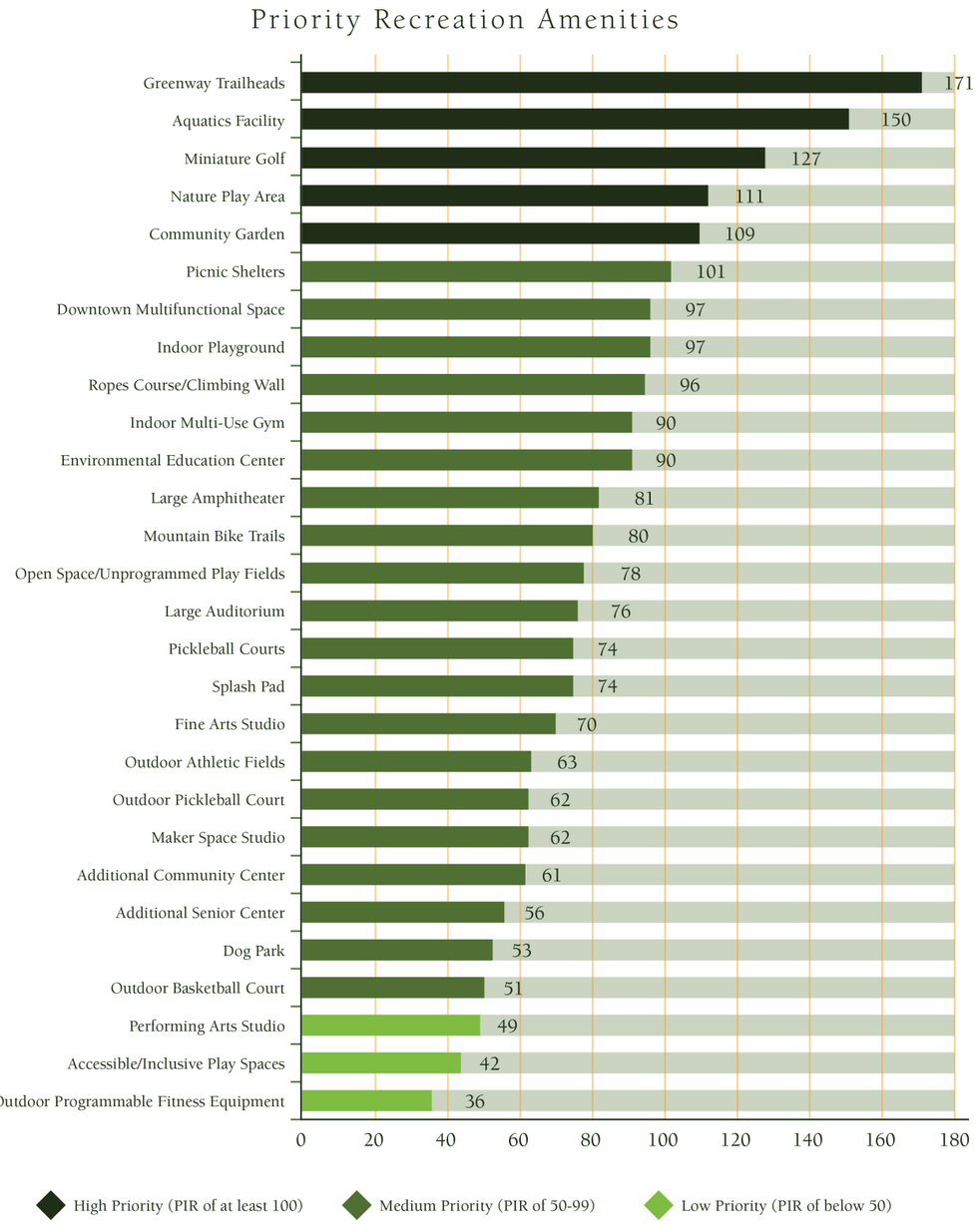



**Figure 3: Priority Recreation Amenities**



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.

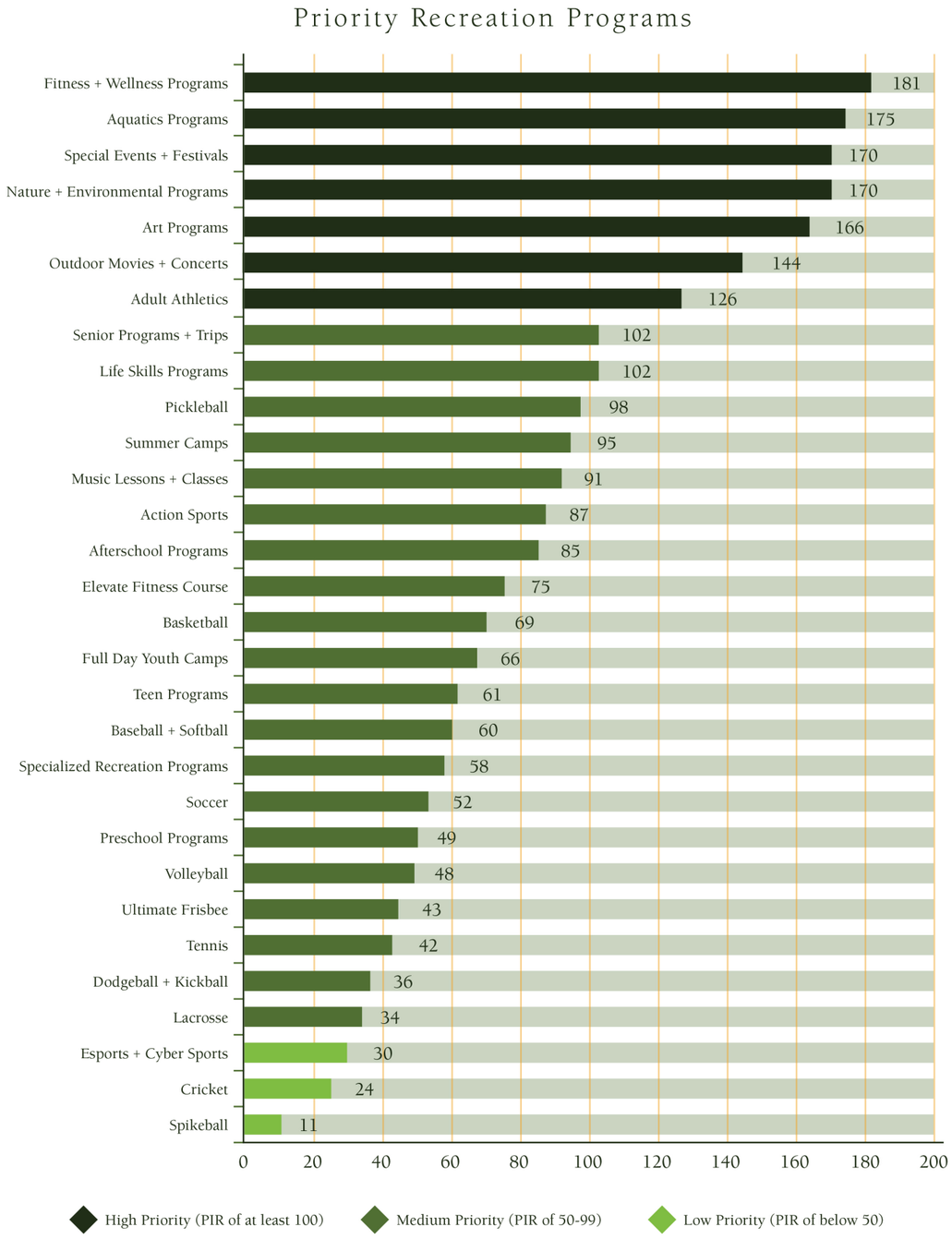



**Figure 4: Priority Recreation Programs**



## 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**

Please indicate how supportive you would be of the Town of Wake Forest taking the following actions to improve the parks + recreation system in the Town.

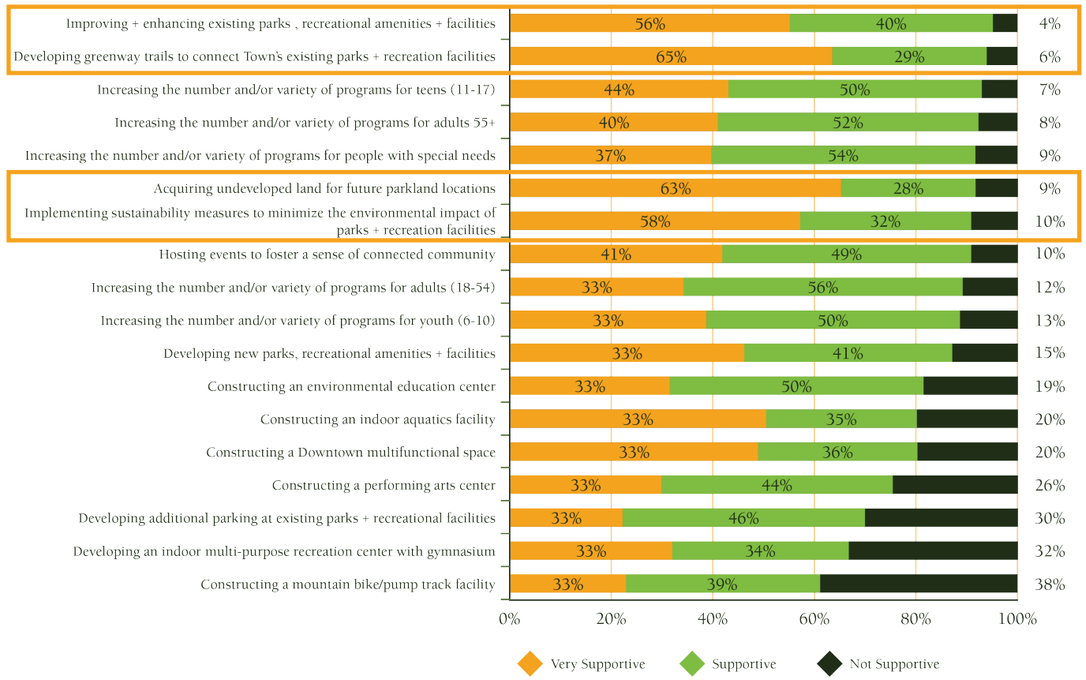



**Figure 5: Community Priority Actions**

## 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.

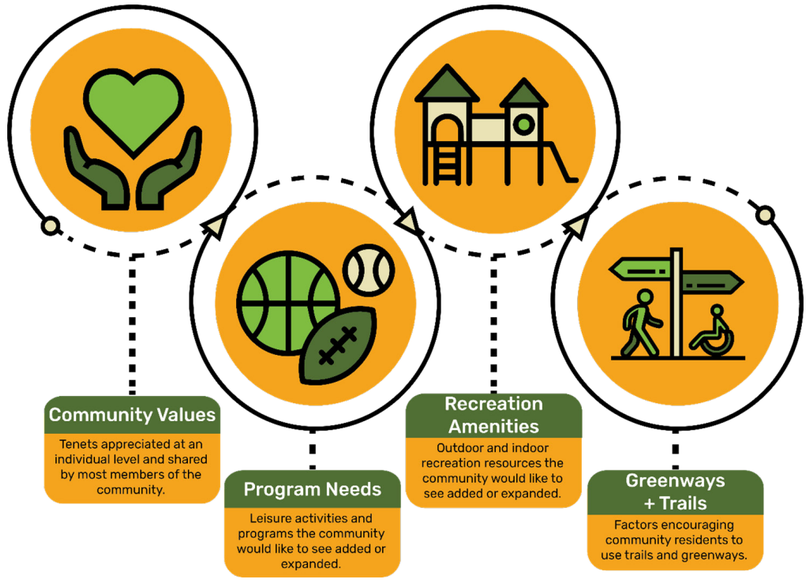
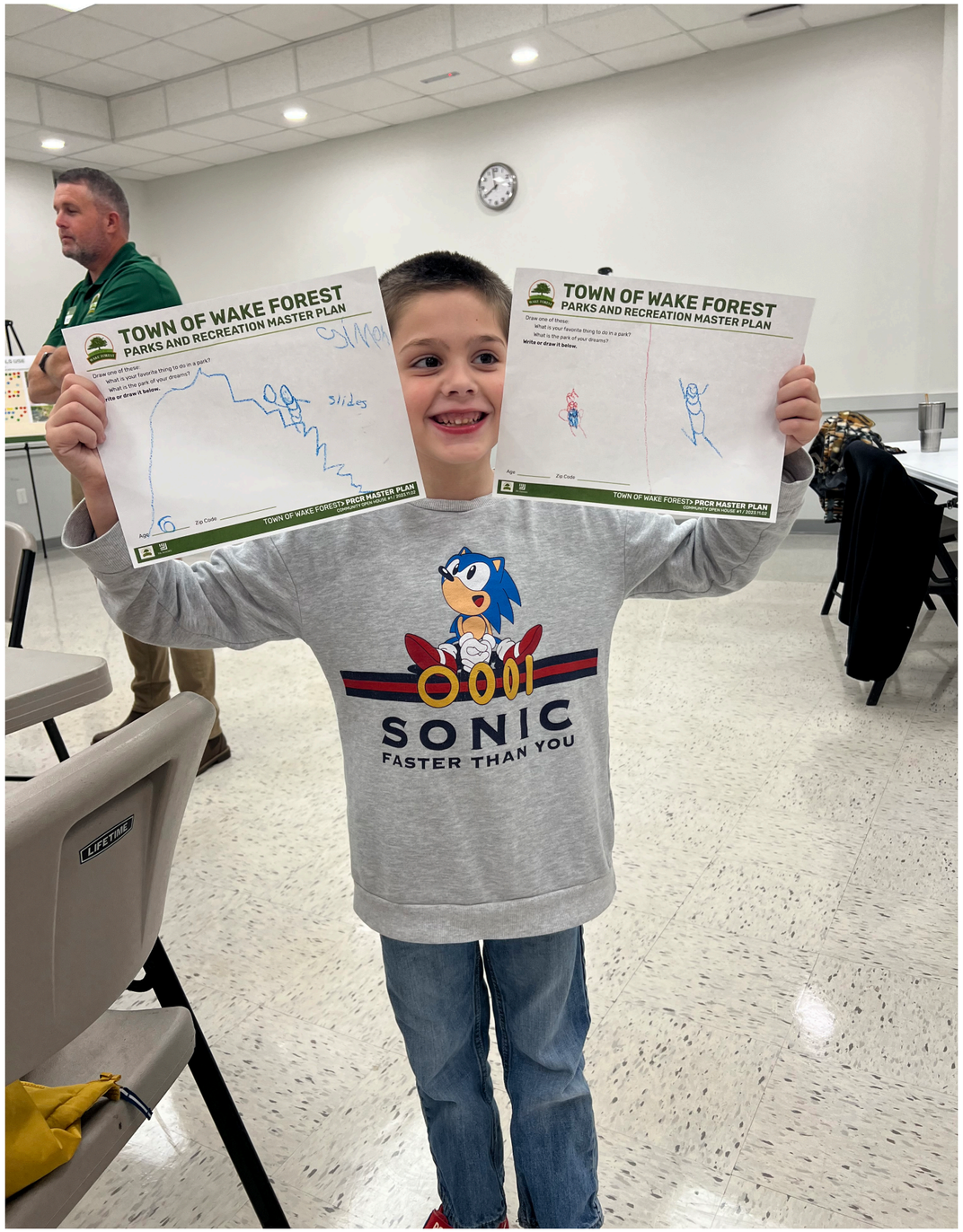



Figure 6: Community Engagement Input






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.

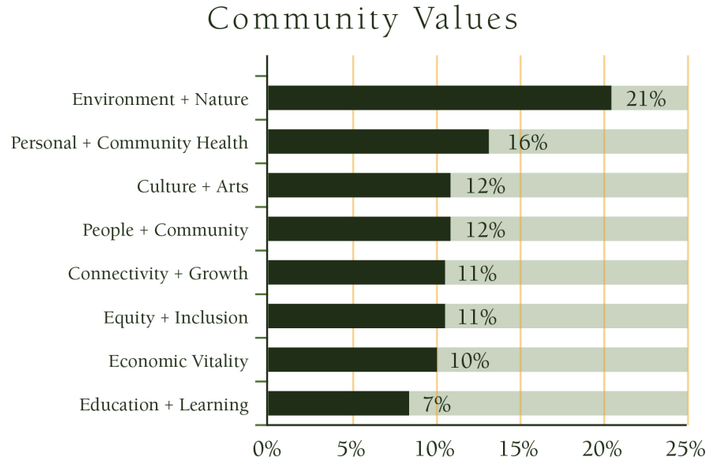



**Figure 7: Community Values**



## 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.

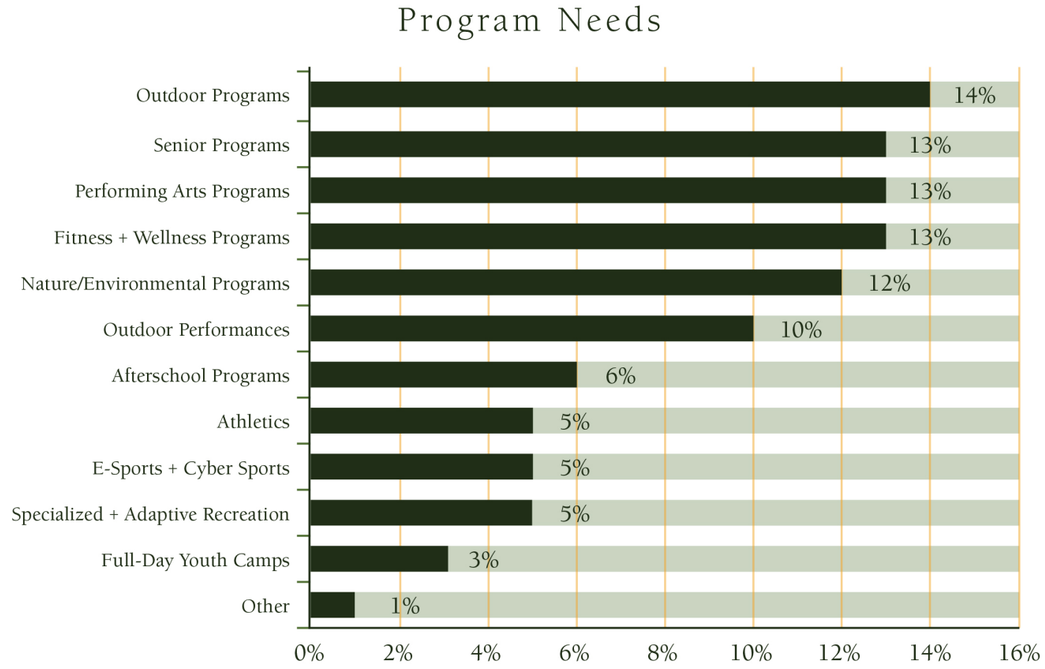



**Figure 8: Program Needs**

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.

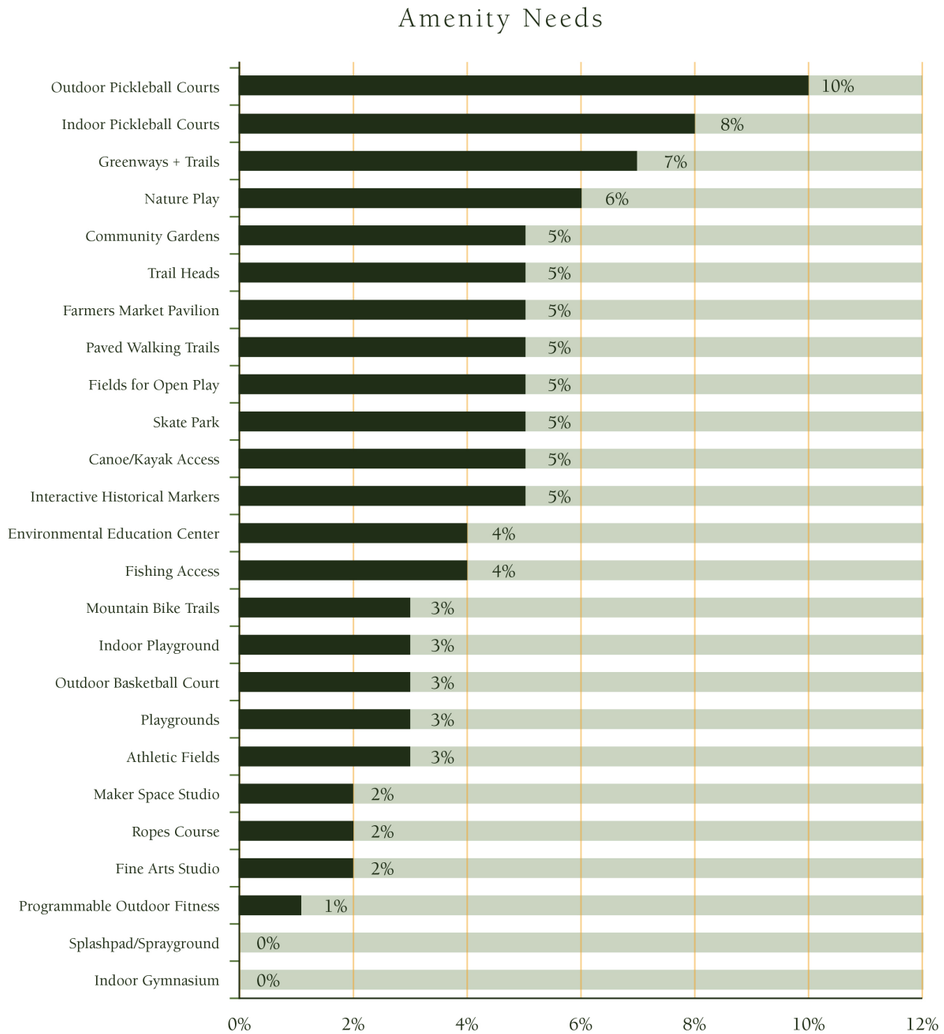



**Figure 9: Amenity Needs**



## 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.

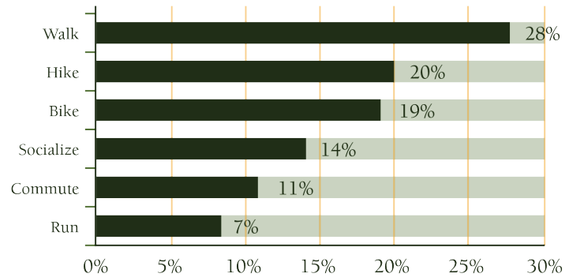



**Figure 10: Greenways + Trails Use**

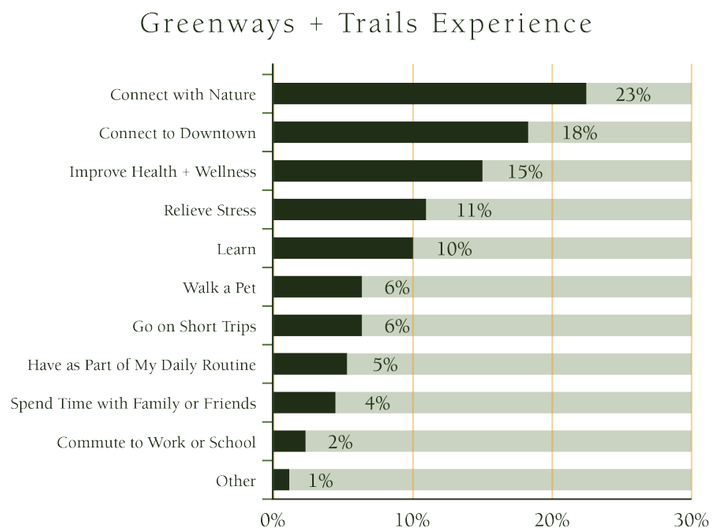



**Figure 11: Greenways + Trails Experience**




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 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.

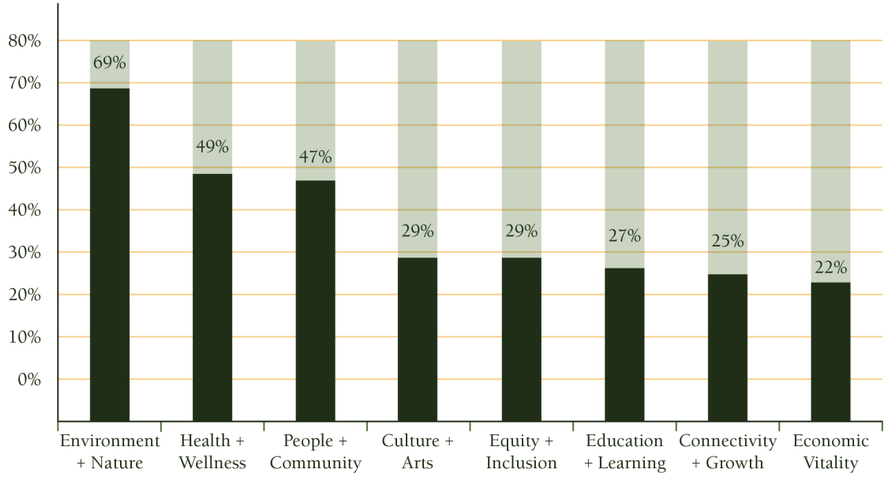



**Figure 12: Top Community Values**



#### 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.

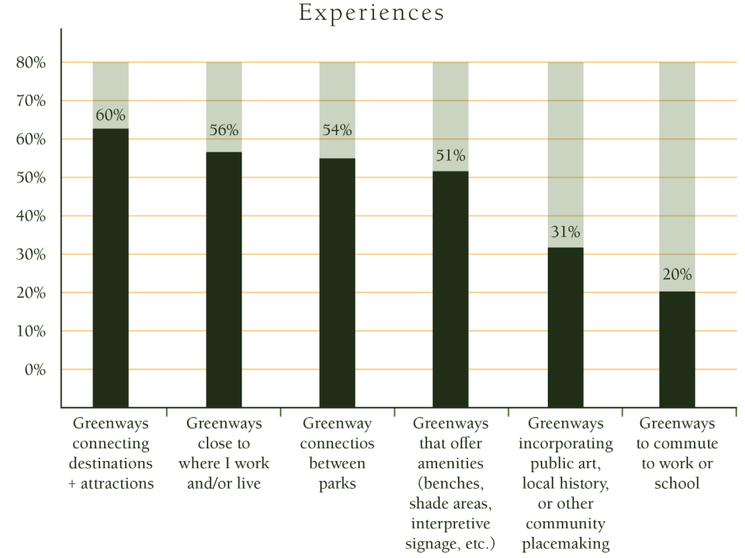



**Figure 13: Desired Greenways + Trails Experiences**

### 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]

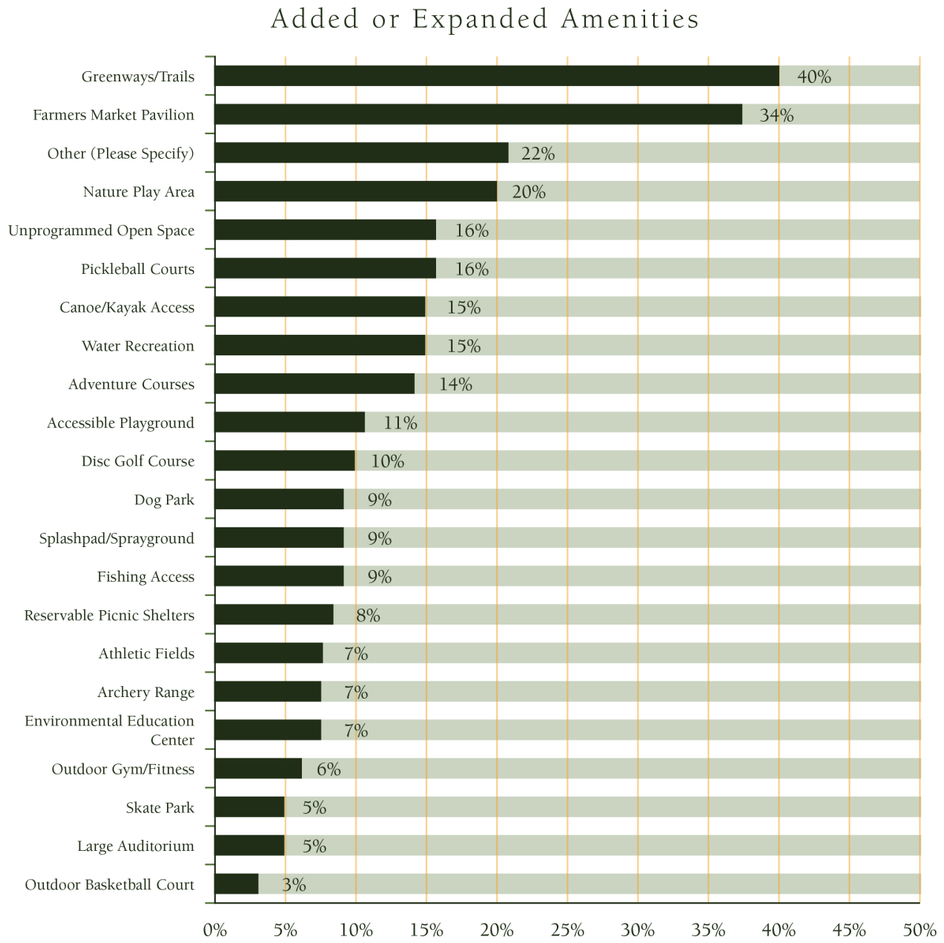



**Figure 14: Added or Expanded Amenities**



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

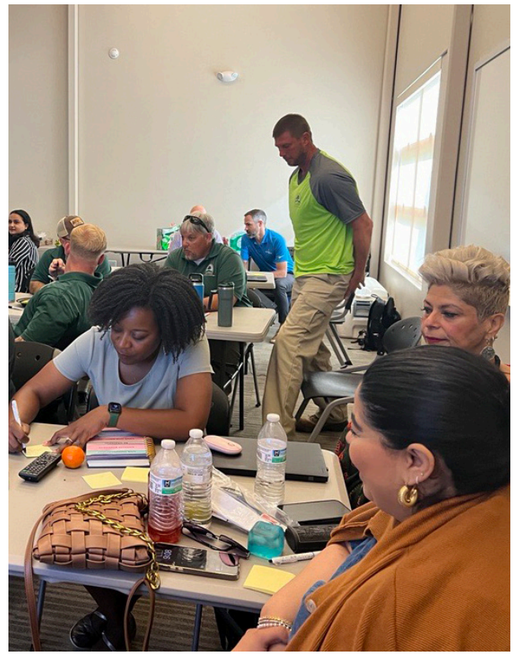
The majority of comments in this category mentioned opportunities for both socialization and learning. Participants offered numerous options including cooking classes (e.g. baking, cooking, and culinary instruction), fitness classes and workout groups; and more technical courses like woodworking, art 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.

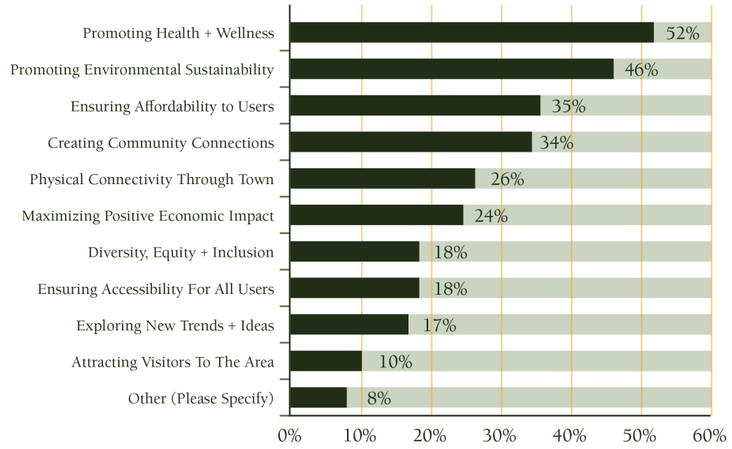


**Staff Engagement Session**

3 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

4 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/

Most Important Considerations from Public Opinion Survey #1




**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?<br><br>Are the existing support facilities adequately functioning?<br><br>What infrastructure components are missing? | What is the overall park condition, cleanliness, and the neighborhood environment?<br><br>Do park amenities need enhancements?<br><br>Is the park maintained to Town standards? | Has the Town intentionally sought to ensure that recreation facilities across the system are varied?<br><br>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?<br><br>Are people able to identify the facility as a Town of Wake Forest park? | What meaningful and valuable aspects of user-park interactions exist?<br><br>Does the park design and amenities facilitate engaging encounters?<br><br>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<br><br>**1,222.8 acres** Town-owned Land<br><br>**473.23 acres** Total Park Land<br><br>**213 acres** Developed Parks<br><br>**260.23 acres** Undeveloped Land within Existing Parks<br><br>**749.57 acres** Conservation Land<br><br>**1** 143-acre Reservoir | **14.10 miles** Completed Public Greenway<br><br>**1.12 miles** Greenway Under Construction<br><br>**5.03** Greenways in Design Phase<br><br>**37.4** Proposed Greenway Miles | **83,157 sq. ft.** of Indoor Recreation Space<br><br>**3** Community Centers<br><br>**1** Historic Multipurpose Building<br><br>**1** Senior Center<br><br>**1** Maintenance Building (3,400 sq. ft.) | **3** Baseball Fields<br><br>**7** Softball Fields<br><br>**7** Multipurpose Fields<br><br>**6** Basketball Courts<br><br>**14** Tennis Courts<br><br>**4** Pickleball Courts<br><br>**1** Bocce Court | **2** Outdoor Event + Performance Amenities (1,000 Lawn Seat Joyner Park Amphitheater, Joyner Park Performance Center)<br><br>**2** Water Slides<br><br>**1** Six-lane 25-yard Lap Pool<br><br>**1** 18-hole Disc Golf Course<br><br>**1** Splashpad<br><br>**1** Indoor Walking Track |

| 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:**

- 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:**

- 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:

- Walking Track
- Gymnasium (Basketball, Volleyball, Pickleball)
- Dance Studio
- Fitness Room
- Multipurpose Activity Rooms (2)
- Kitchen
- Staff Offices

## 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.
- The unprogrammed open space between Ballfield #3 and the shelter/restroom facility is well-maintained.

## 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 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.

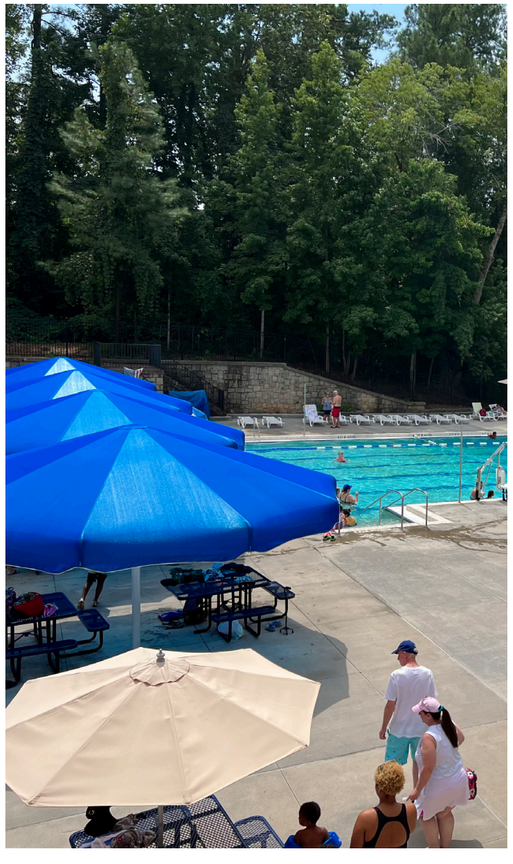
## STARS Score

★★★★ 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:

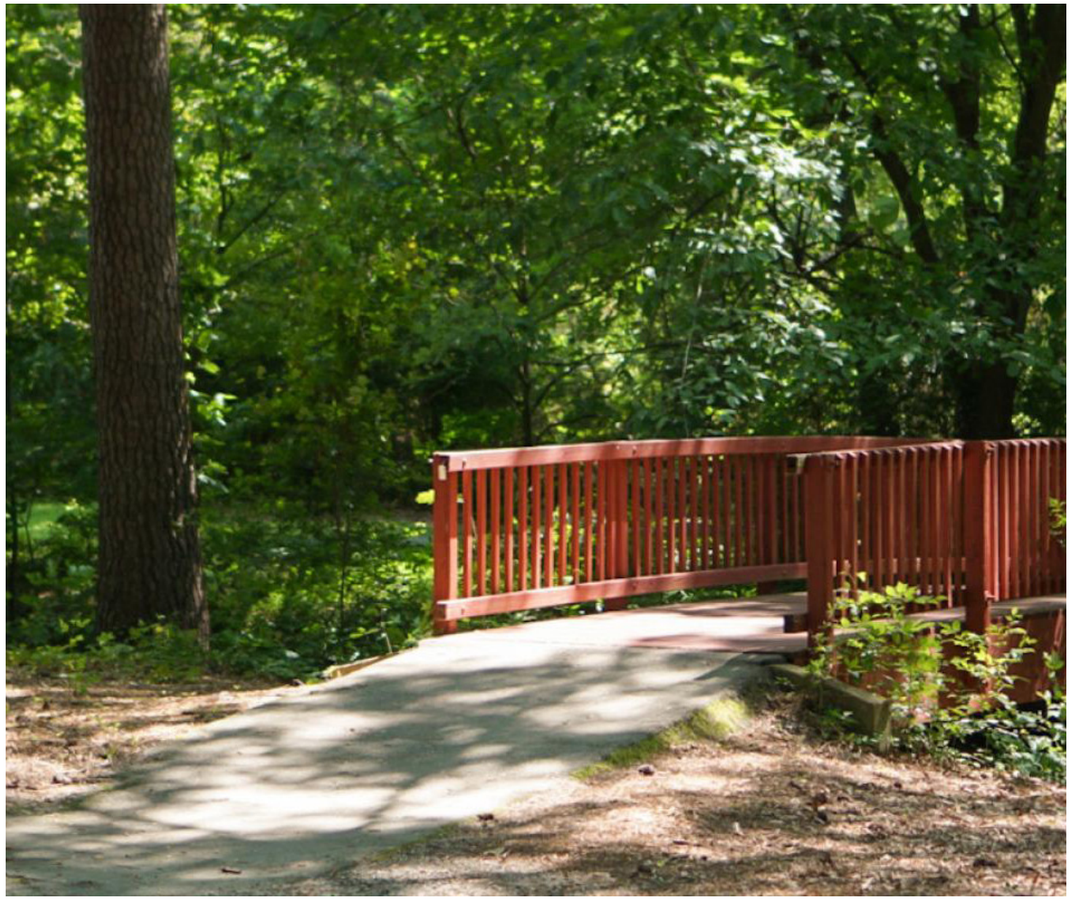
- The park's internal walking paths retain their original asphalt paving and are showing signs of cracking due to age and tree roots.
- The paths contain steep slopes that are not ADA compliant.
- Miller Park is primarily unprogrammed, therefore furnishings and support amenities substitute as recreational 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

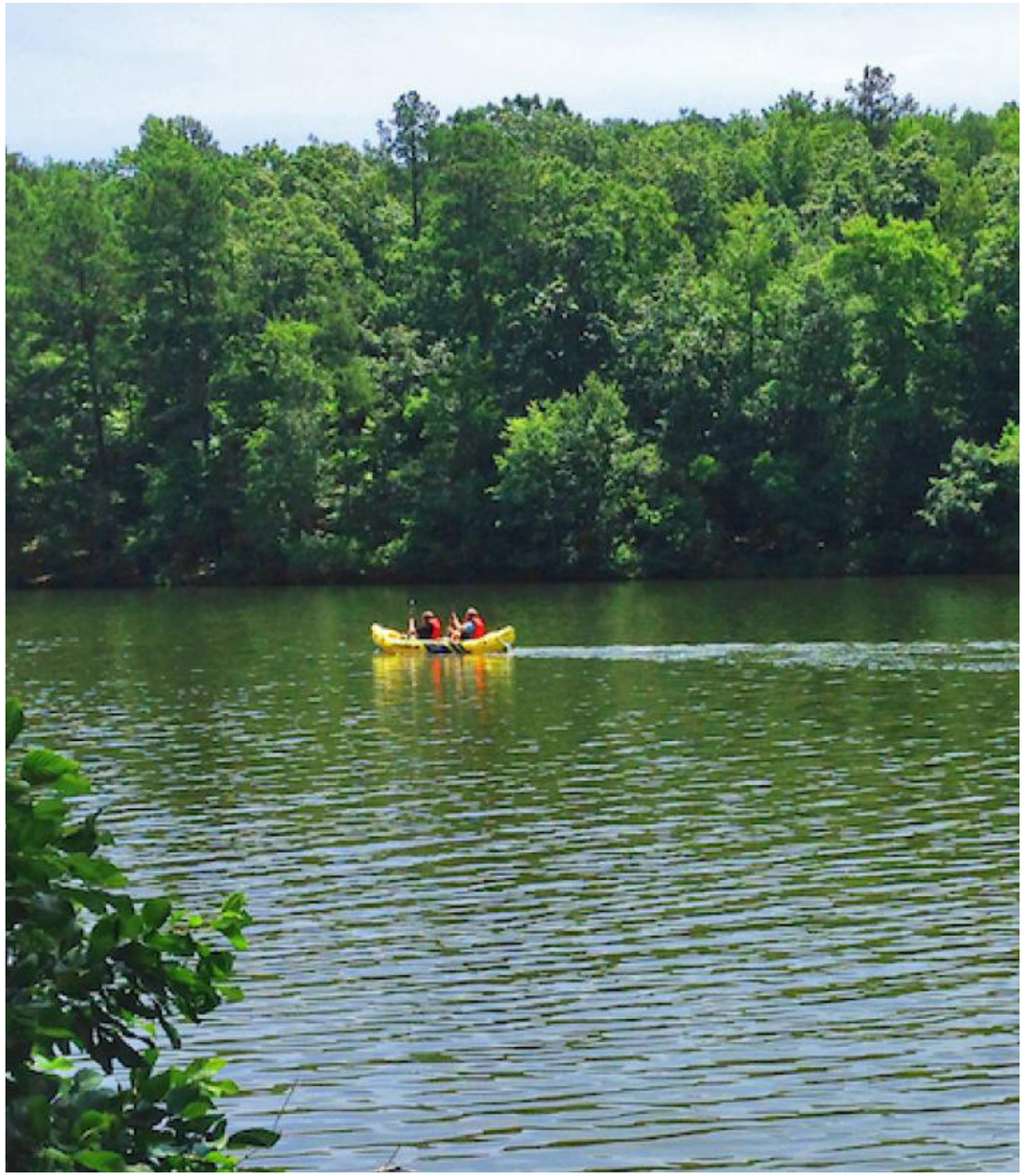
★★★ ACCEPTABLE

| 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.





# 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. |

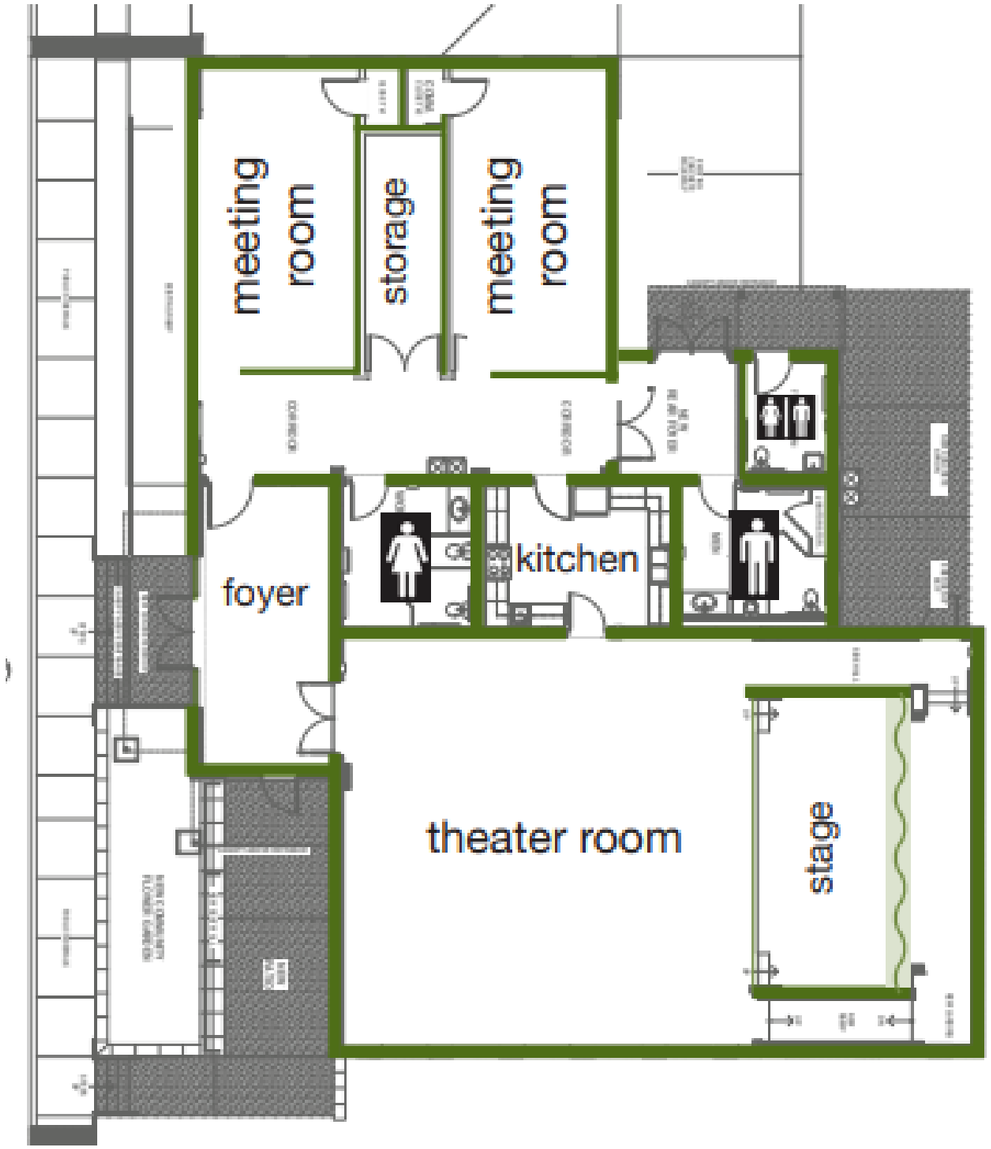
| Interior Category | Score | Notes |
|---|---|---|
| Interior: Restrooms | 6 | Lavatories are plastic laminate. Toilet partitions are plastic laminate. Restrooms appear to be in fair condition. |
| Interior: Doors | 7 | The interior doors are hollow metal frame with wood slab doors. They appear to be 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.<br><br>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

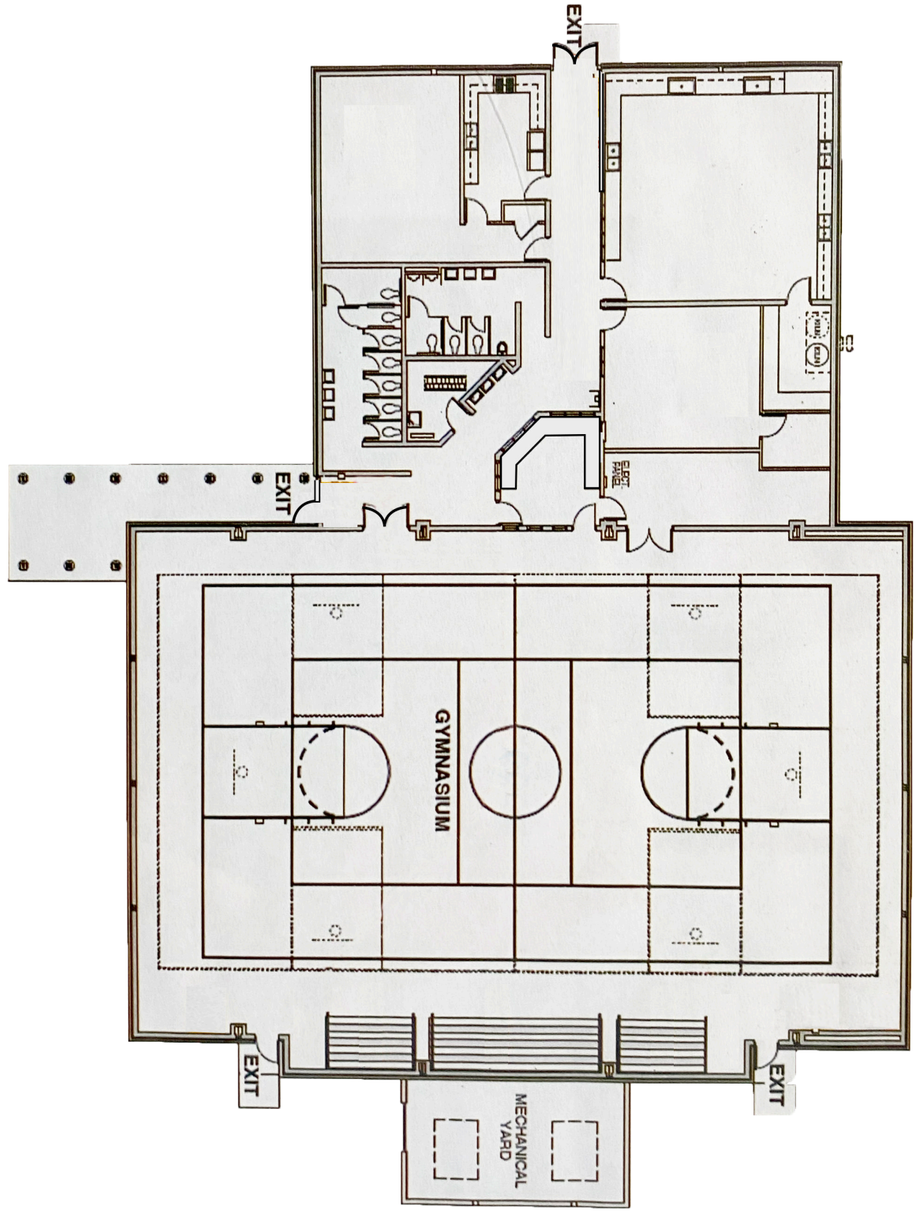
| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | N/A | Floor construction was not visible. |
| Shell: Roof Construction | 5 | The center has a blue standing seam metal roof that appears to be in fine condition. There were a few stains on the ceiling within the arts and 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.<br><br>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.





# Comfort Station + Press Box

| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | N/A | Floor construction was not visible. |
| Shell: Roof Construction | 7<br><br>N/A | The comfort station has a standing seam metal roof over tongue and grove decking. It appears to be in good condition.<br><br>The press box has a low slope standing seam metal roof. It was not observable. |
| Shell: Exterior Walls | 6<br><br>7 | 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.<br><br>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<br><br>7 | There are no exterior windows on the comfort station.<br><br>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<br><br>5 | Exterior doors within the comfort station are hollow metal frames and doors. They are in fair condition from normal wear and tear.<br><br>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<br><br>N/A | 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.<br><br>There were no notable roof openings within the press box roof. |



| Exterior Category | Score | Notes |
|---|---|---|
| Interior: Partitions | 6<br><br>5 | 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.<br><br>Interior partitions within the press box appear to be painted gypsum wallboard in fine condition. |
| Interior: Doors | 6<br><br>N/A | 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.<br><br>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<br><br>6 | Floors in the comfort station restroom are poured epoxy. They appear to be in good condition.<br><br>Floors within the press box are concrete and appear to be in good condition. |
| Interior: Ceiling Finishes | 6<br><br>5 | 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.<br><br>Gypsum wallboard ceilings are present in some areas within the press box. They appear to be in fine condition. |
| Interior: Fixtures | 6<br><br>N/A | 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.<br><br>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.

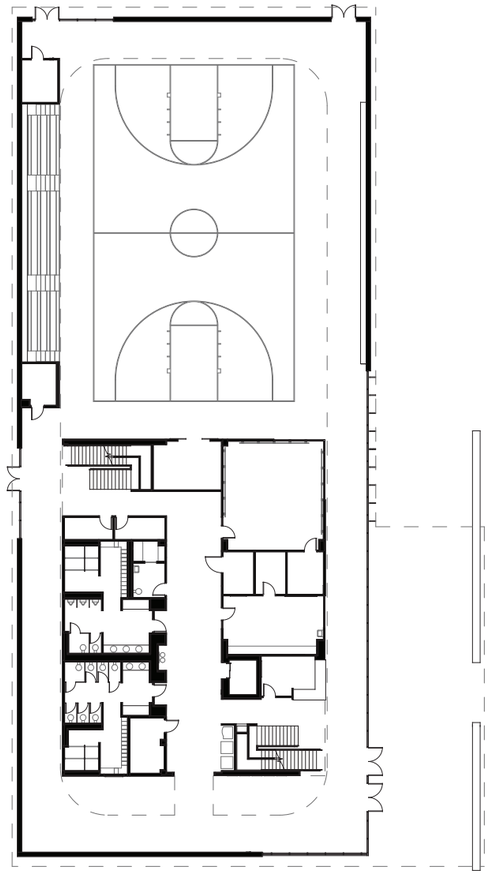


**Amenities:**
Designed to blend in with existing Joyner Park structures and the expansive property, the 32,000-square-foot facility features a walking track, gymnasium for basketball, volleyball and pickleball, multi-purpose rooms, dance studio, and kitchen.

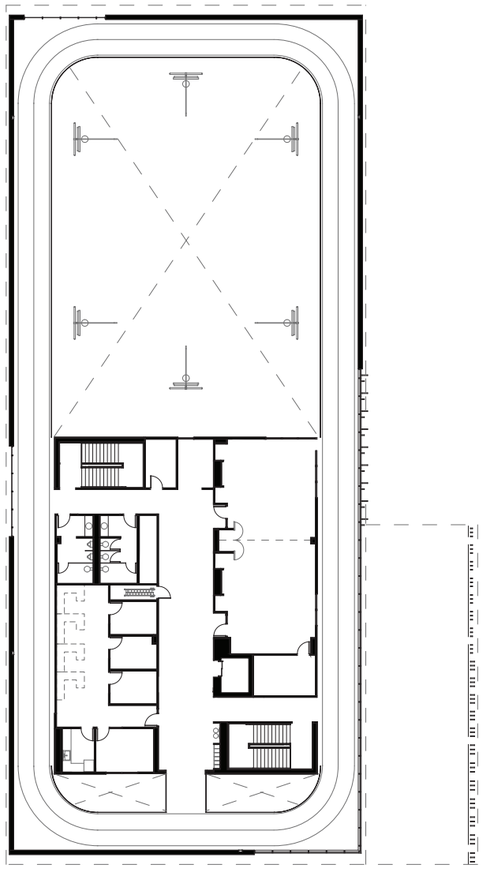
Walker Room
- 1,260 sq ft
- Multipurpose carpeted room with double monitor system
- Seating Capacity: 88 people at theater-style seats and 56 people seated at five-foot long tables

Gymnasium
- 7,528 sq ft
- Seating Capacity: 500 people seated at 36 bleachers

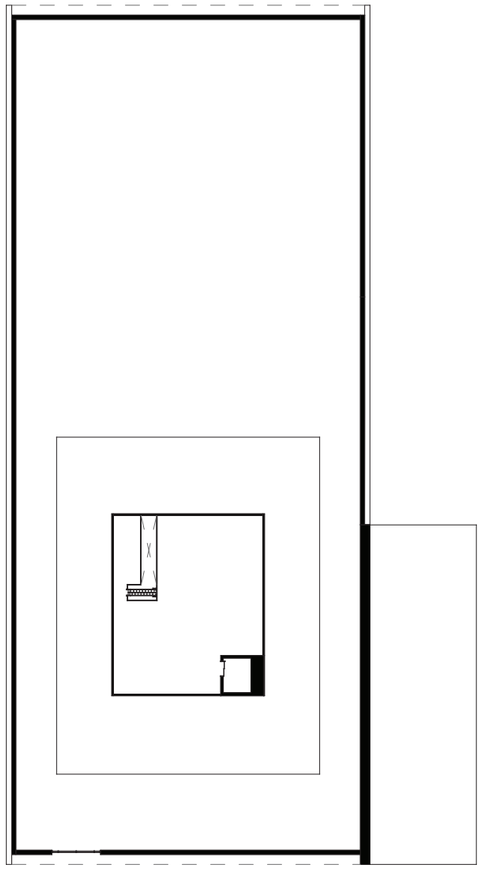
Catering Kitchen
- Serving tables
- 2 full refrigerators (with freezer), dishwasher, and sink



First Floor Plan 1N



Second Floor Plan



Roof Plan



| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | 9 | Stained concrete flooring exists in the lobby, corridors, kitchen, and at reception.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>All interior doors appear to be in great condition. |
| Interior: Wall Finishes | 9 | All walls are painted gypsum wall board.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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. |

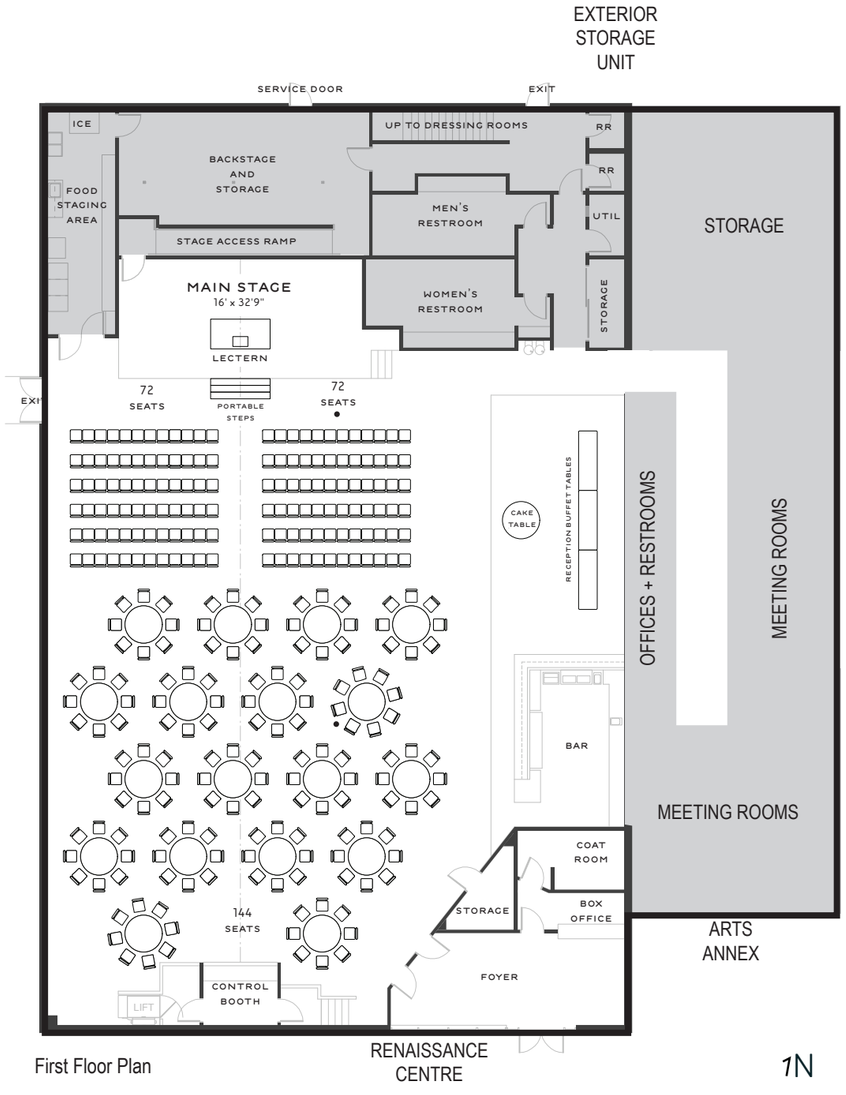
| Interior Category | Score | Notes |
|---|---|---|
| Interior: Partitions | 5/6/7 | Interior partitions are painted gypsum walls along with a few painted CMU walls. Toilet partitions are stainless steel in the grand hall restrooms. In the other restrooms there are painted metal partitions.<br><br>The 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.<br><br>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.<br><br>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.<br><br>The ceramic tile in the grand hall restrooms is in great condition.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>The prep kitchen contains stainless steel sinks, prep tables, and refrigerators. The appliances and plumbing fixtures appear to be in good condition. |

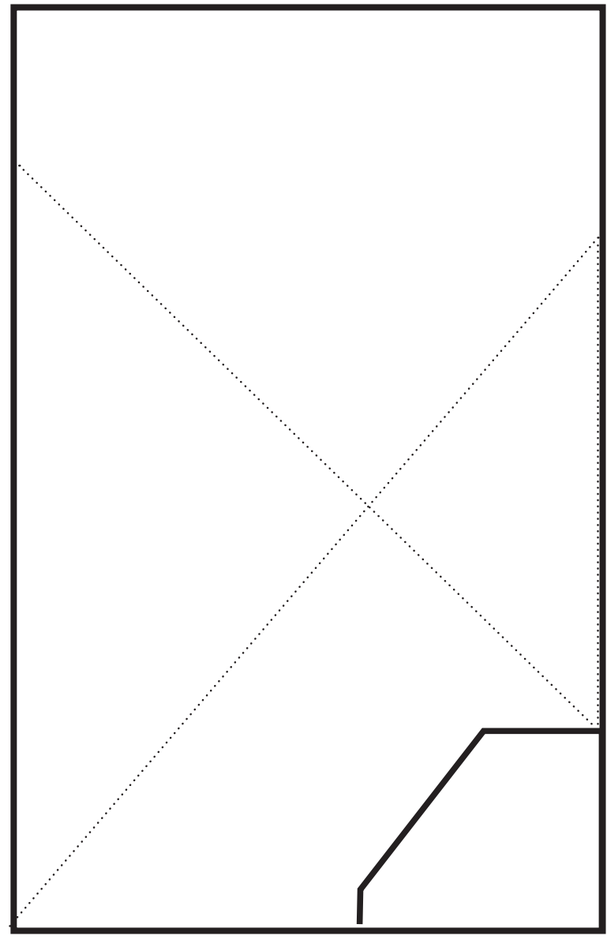
In assessing the building's condition, the rating system below was utilized:

**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.




First Floor Plan





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.

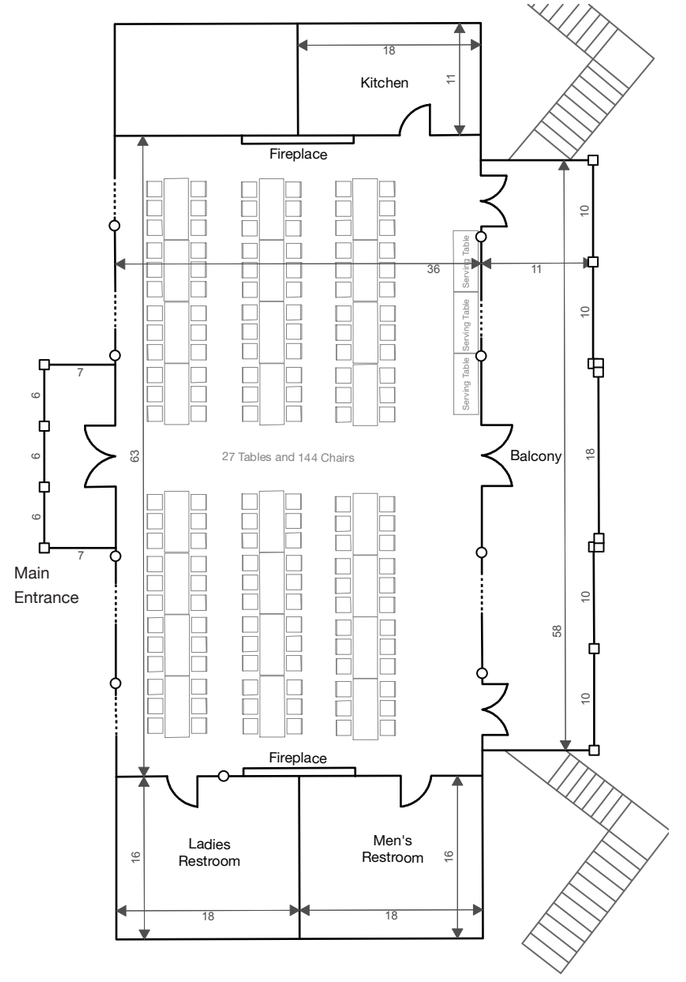
**Structure:**
The Wake Forest Community House is available for family reunions, weddings, wedding receptions, and other activities. The facility is conveniently located next to Holding Park and Holding Park Pool. Also adjacent to the facility is R.H. Forrest Field.

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.<br><br>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.<br><br>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.<br><br>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.<br><br>There are plastic toilet partitions in the bathroom that appear to be in good condition.<br><br>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.<br><br>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.<br><br>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:<br>*What do we offer?* | This analysis asks:<br>*What do others offer?* | This analysis asks:<br>*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.

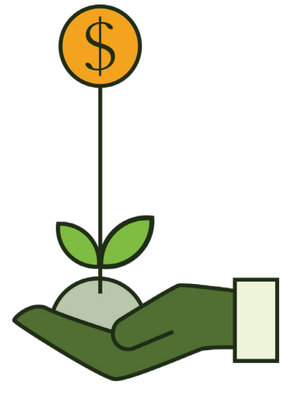
## Operating Expenditures

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.



Town of Wake Forest

$4,163,868
Total Operating Expenditure



NRPA

$7,710,000
Total Operating Expenditure

**Figure 1: Operating Expenditures Level of Service**

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.

## 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.

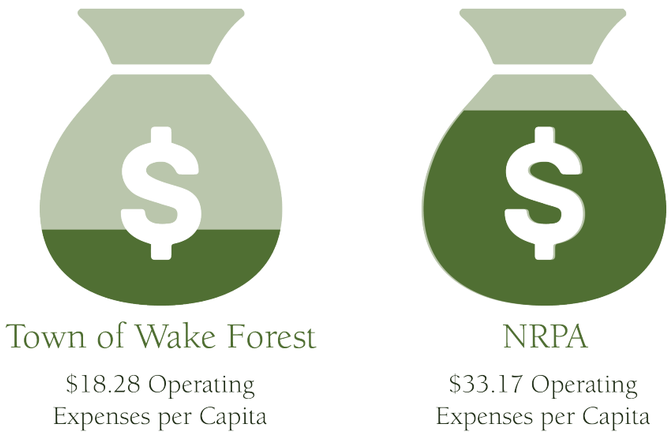



**Figure 3: Operating Expenditures per Capita**



## 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.

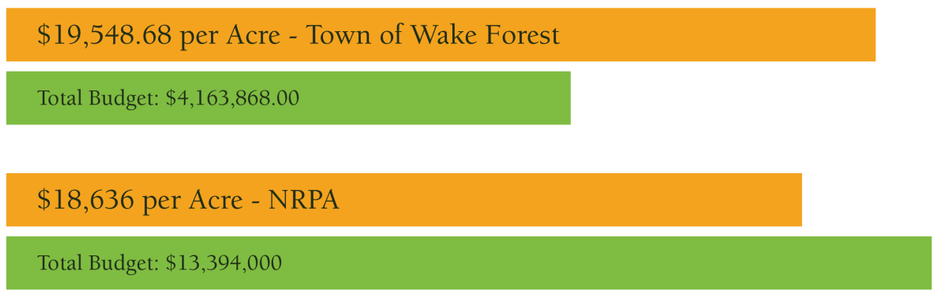



**Figure 4: Operating Expenditures per Acre of Park and Non-Park Sites**

| 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



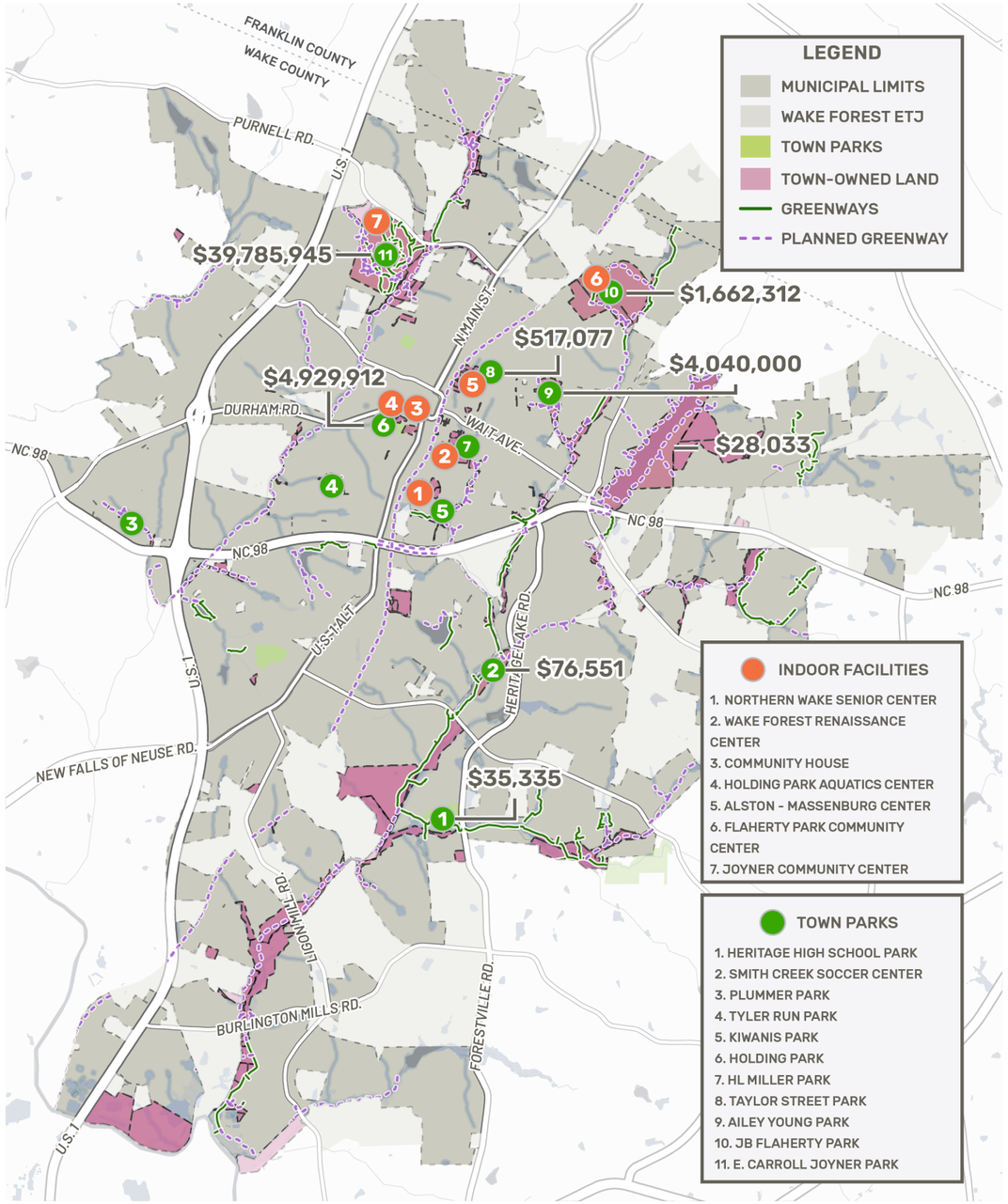



Figure 6: Investment Map



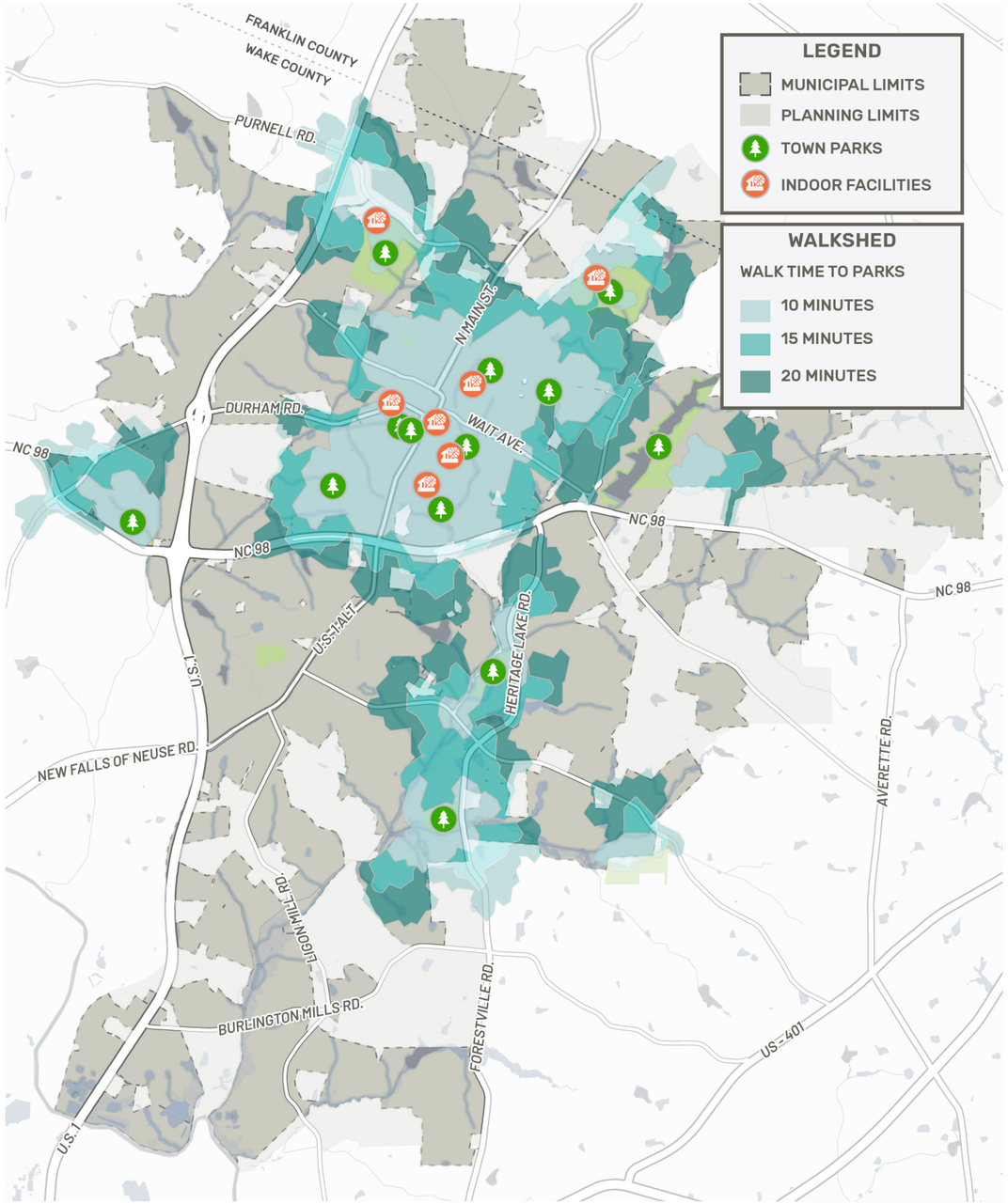



Figure 7: Walkshed Map

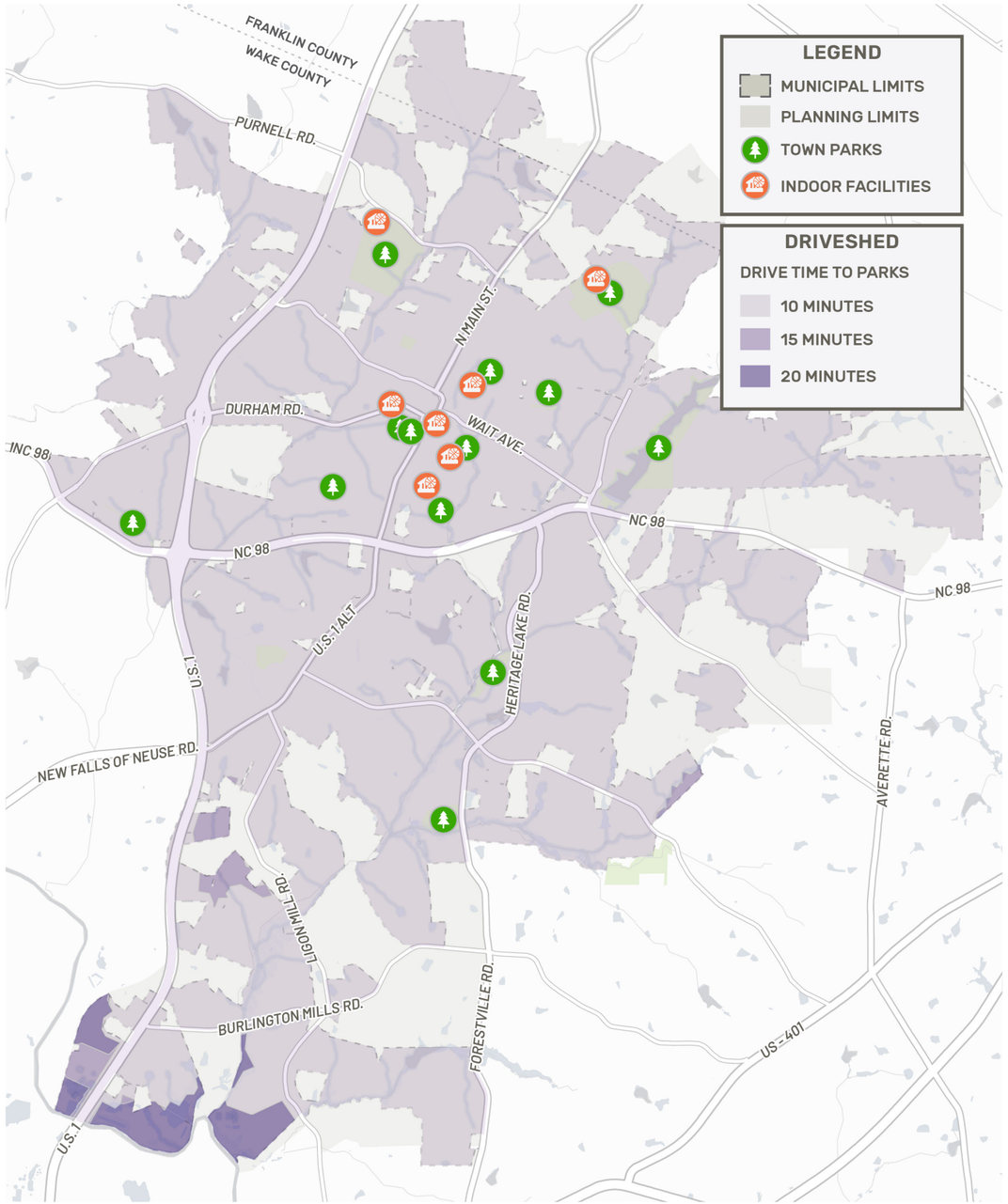



**Figure 8: Driveshed Map**



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.

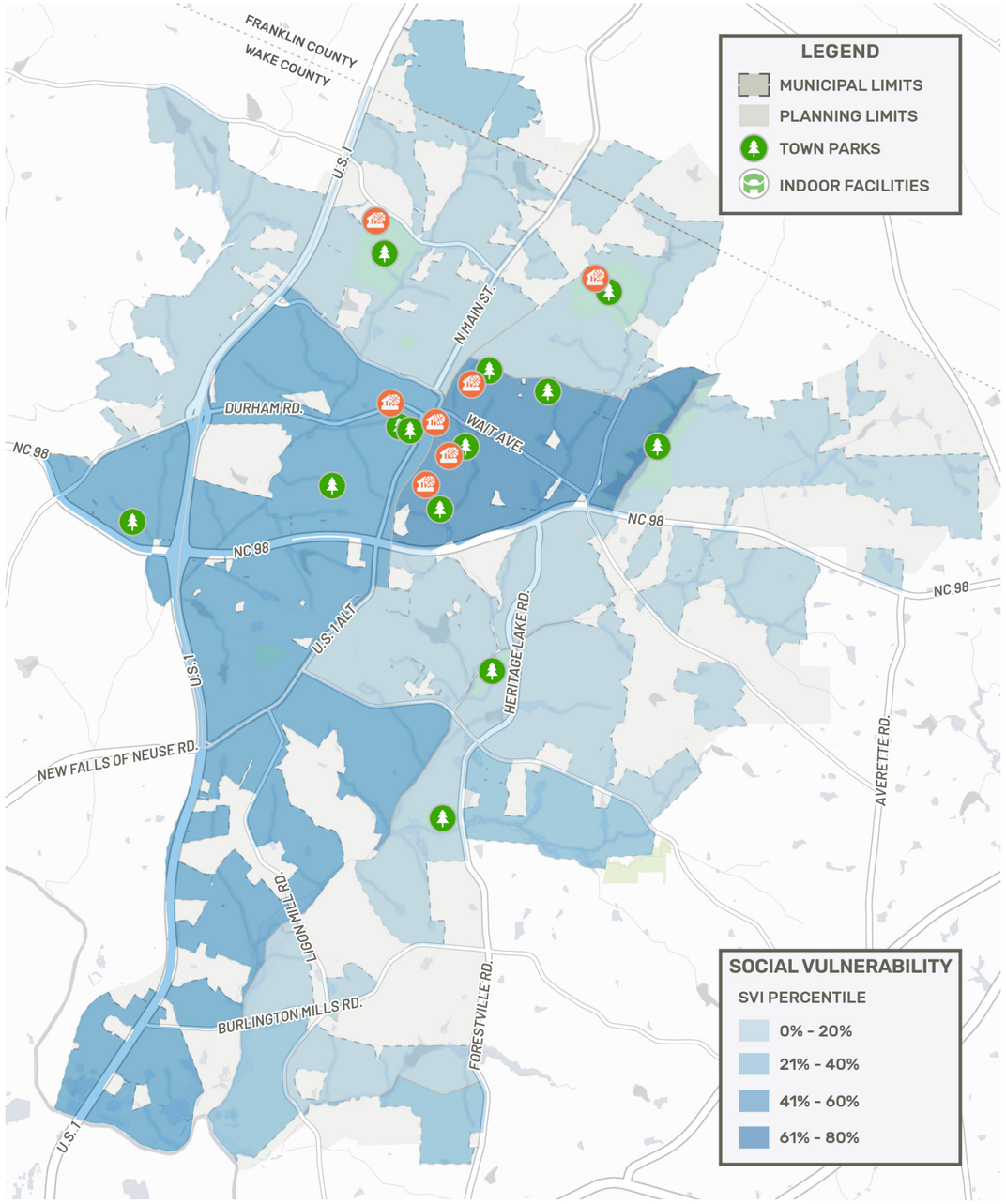



Figure 9: Social Vulnerability Index (SVI) Map



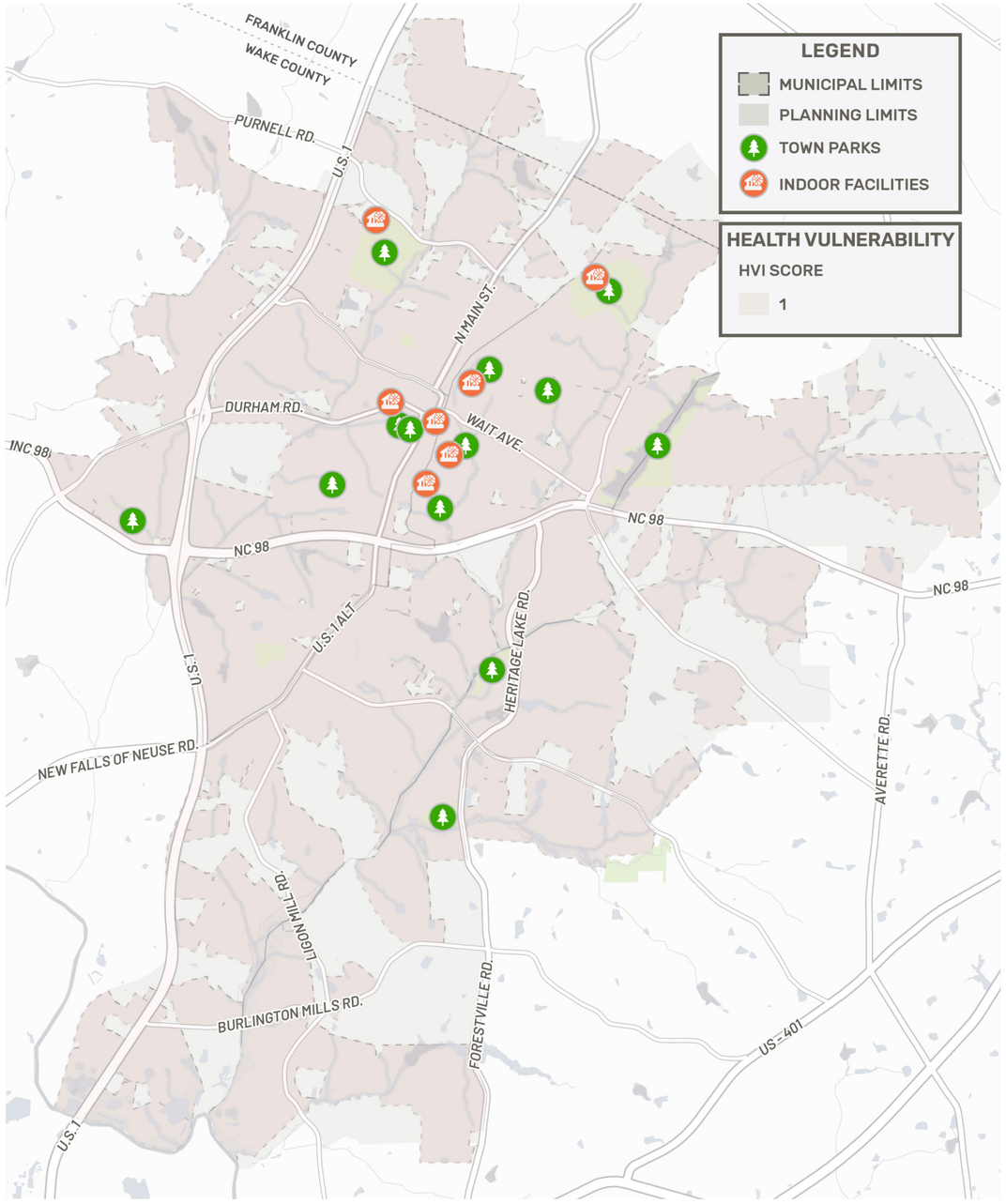



Figure 10: Health Vulnerability Index (HVI) Map

## 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 spraygound, 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.



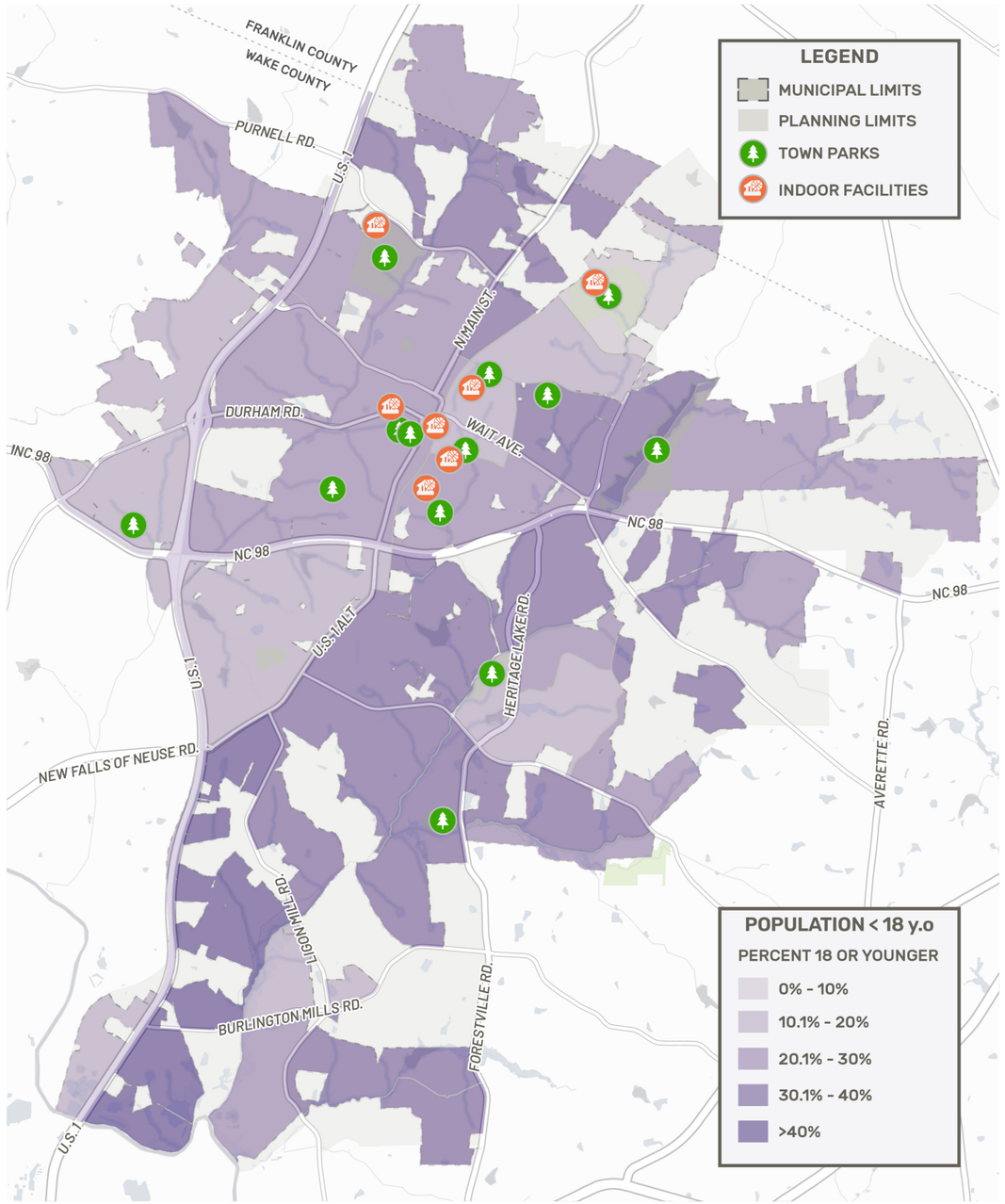



**Figure 11: Youth Ages 0-18 Map**



## 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.



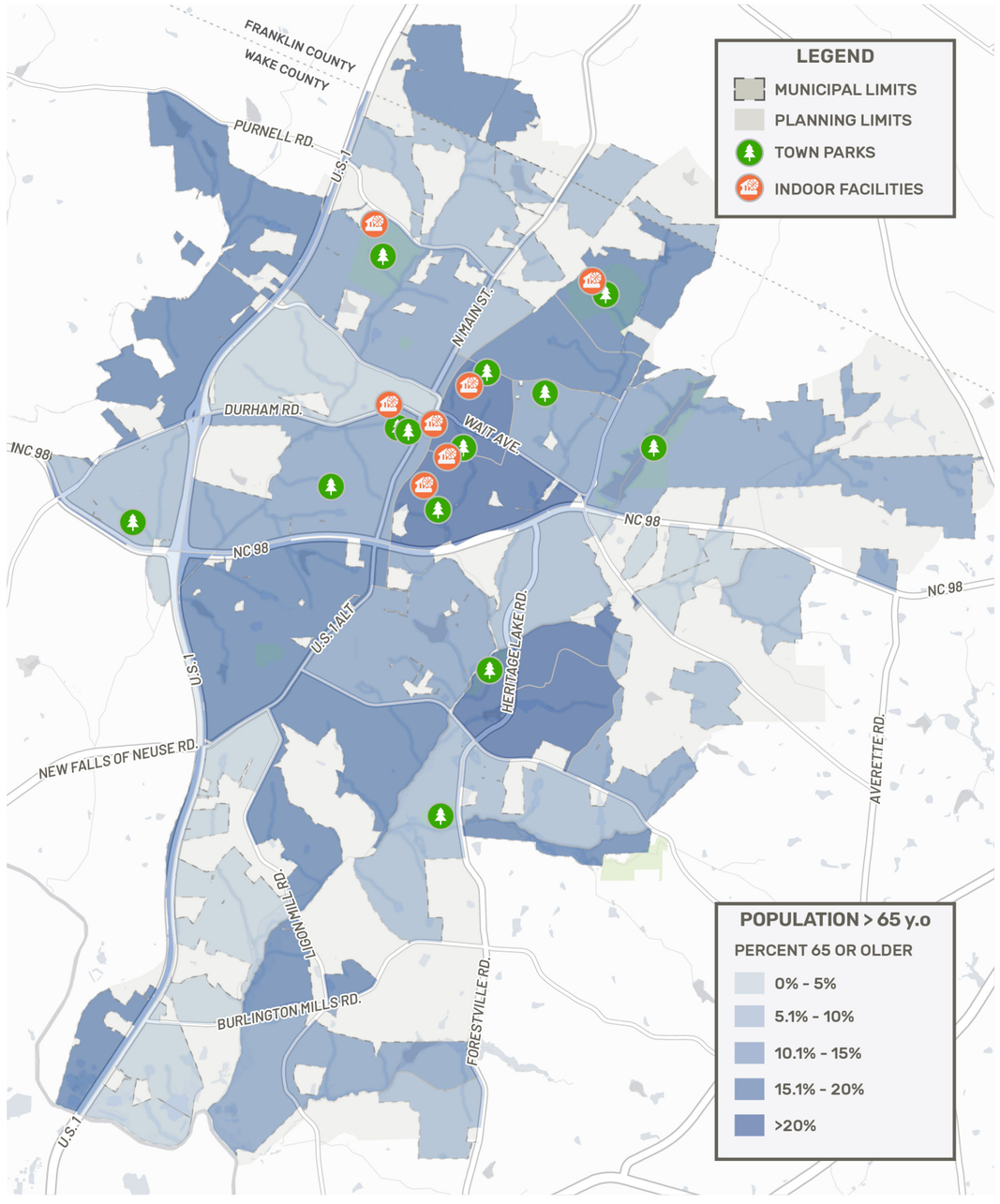



Figure 12: Adults Ages 55+ Map



# 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.

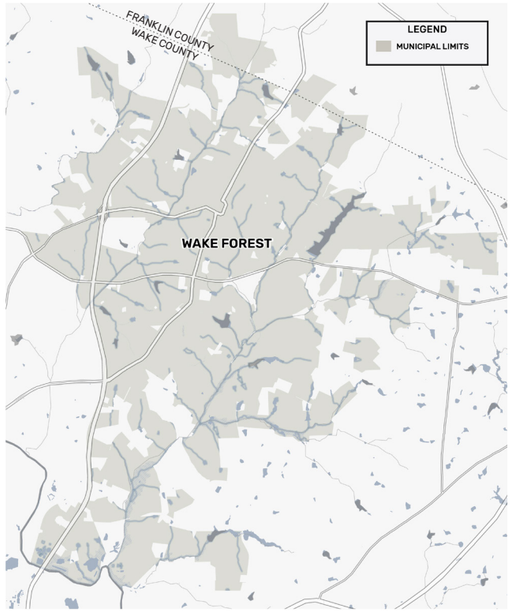



**Figure 1: Wake Forest, NC Boundary Map**

| | 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.

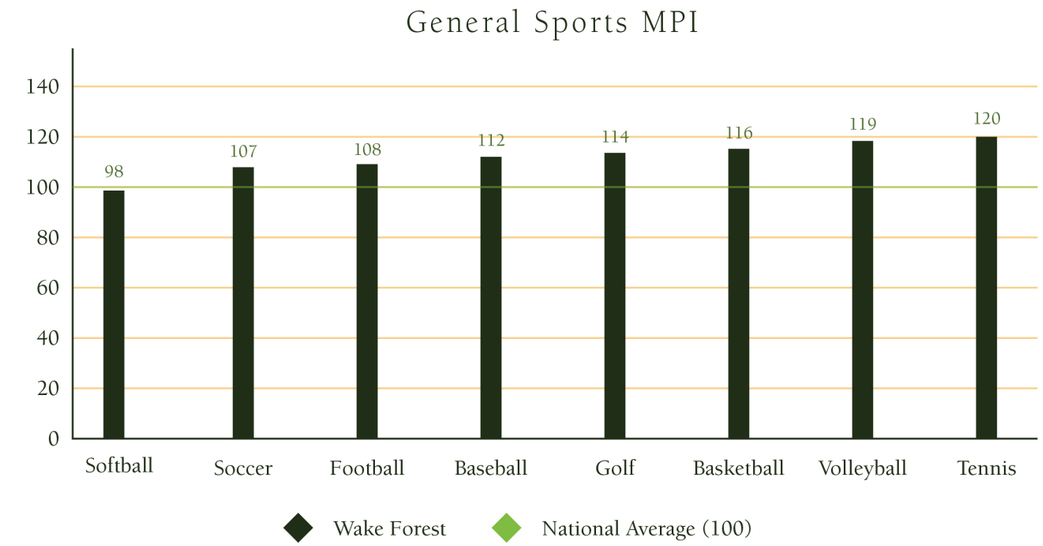



**Figure 2: General Sports MPI**

### 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.

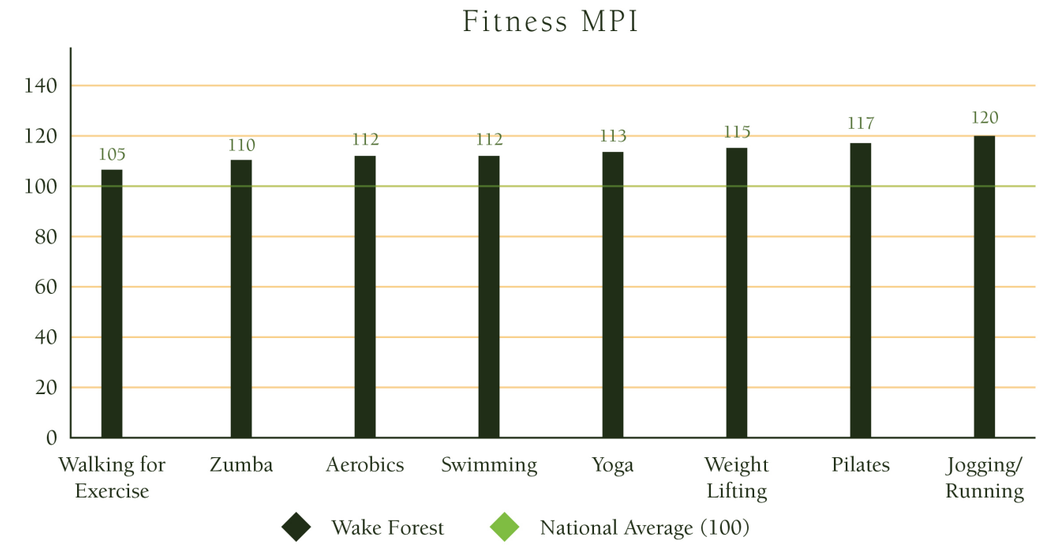



**Figure 3: Fitness MPI**

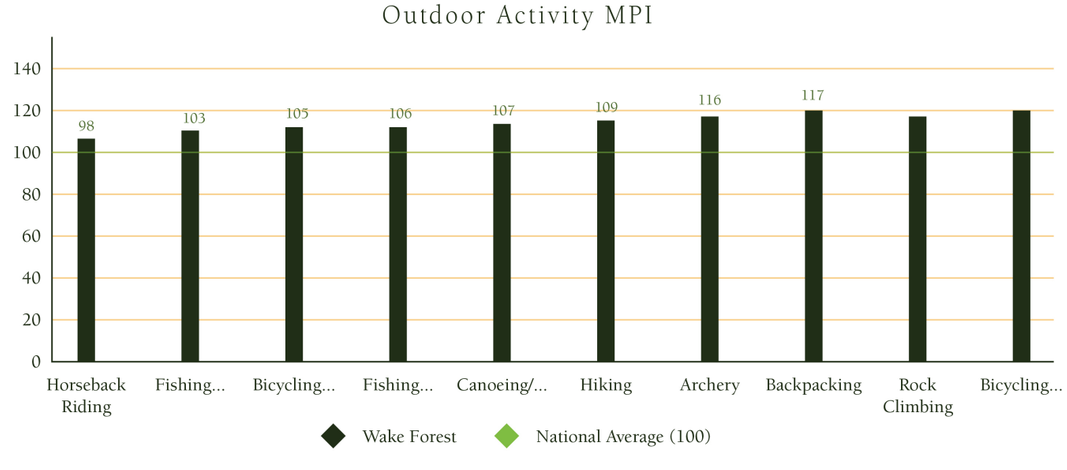



**Figure 4: Outdoor Activity MPI**



# 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.



Top Priorities for Investment Programs/Activities Based on Priority Investment Rating

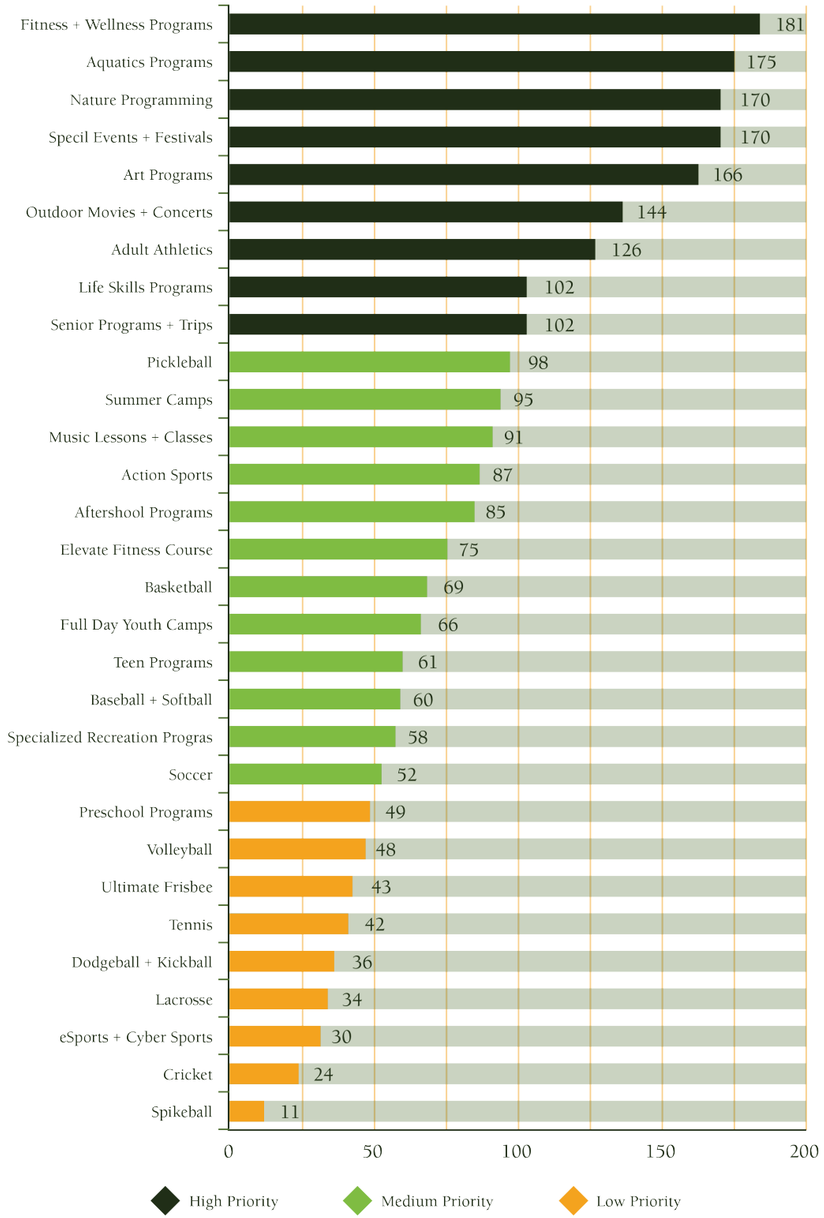



**Figure 5: Programs/Activities Priority Investment Rating - 2023 Wake Forest Parks and Recreation**



# 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.

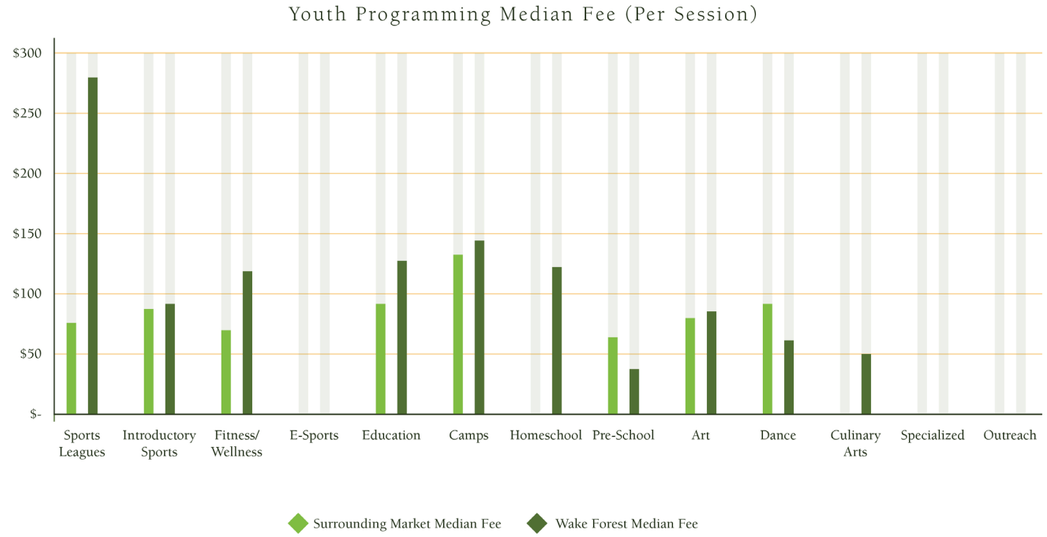



**Figure 6: Youth Programming Category Median Rates (Per Session)**



## 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.

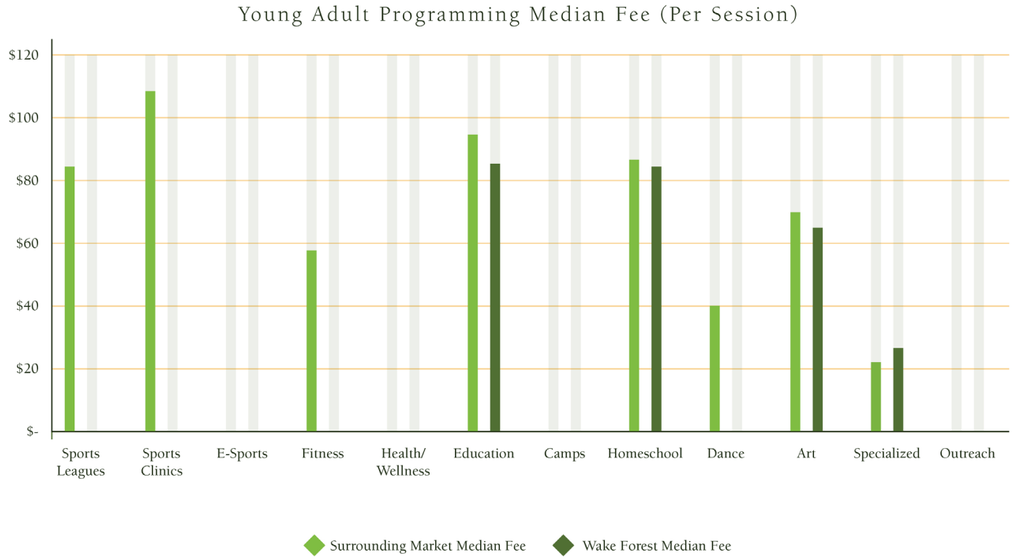



**Figure 7: Young Adult Programming Category Median Rates (Per Session)**



## 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:

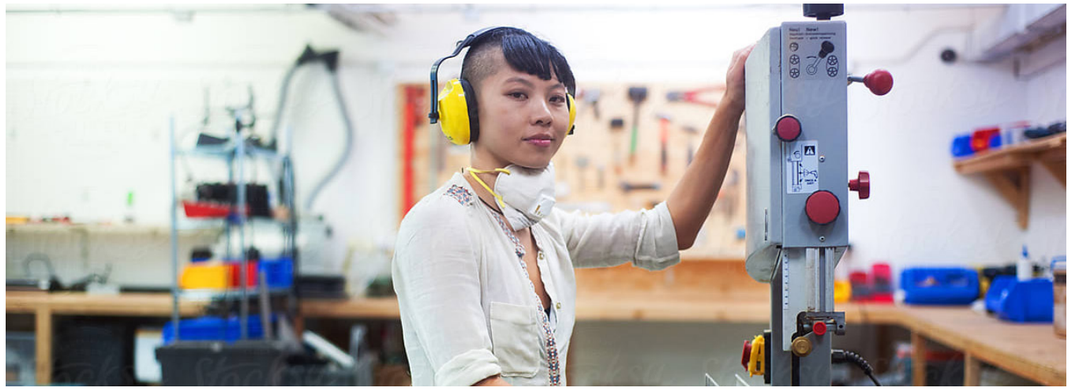
- Partner with media professionals and technology companies to offer workshops and training in areas like video production, podcasting, social media management, and coding.
- Provide access to equipment and software for teens to create their own media projects and content.
- Organize contests to highlight 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.

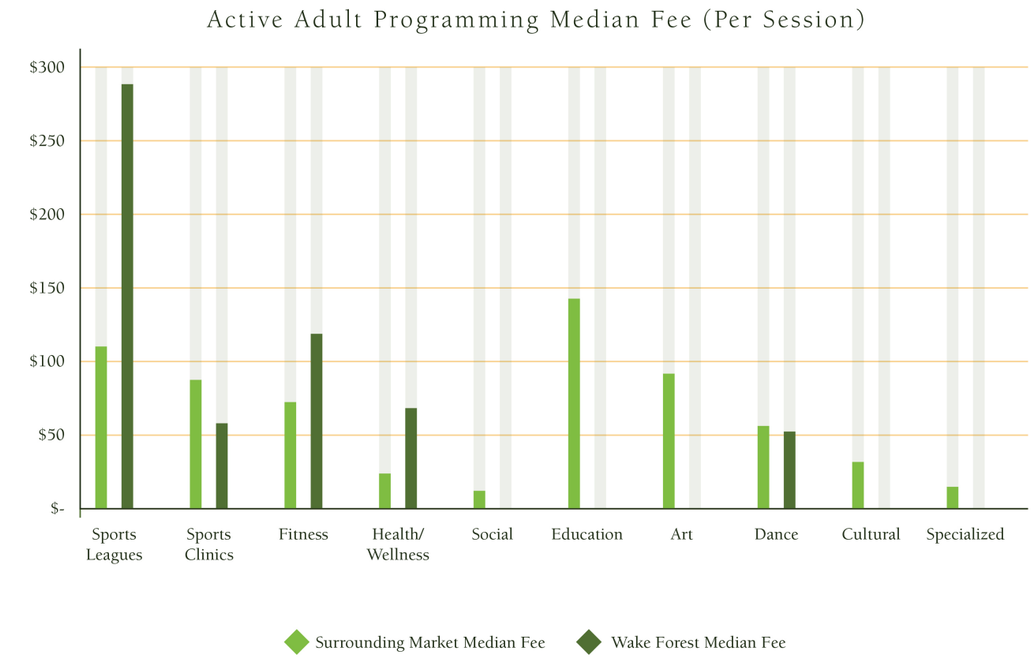



**Figure 8: Active Adult Programming Category Median Rates (Per Session)**



## 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:

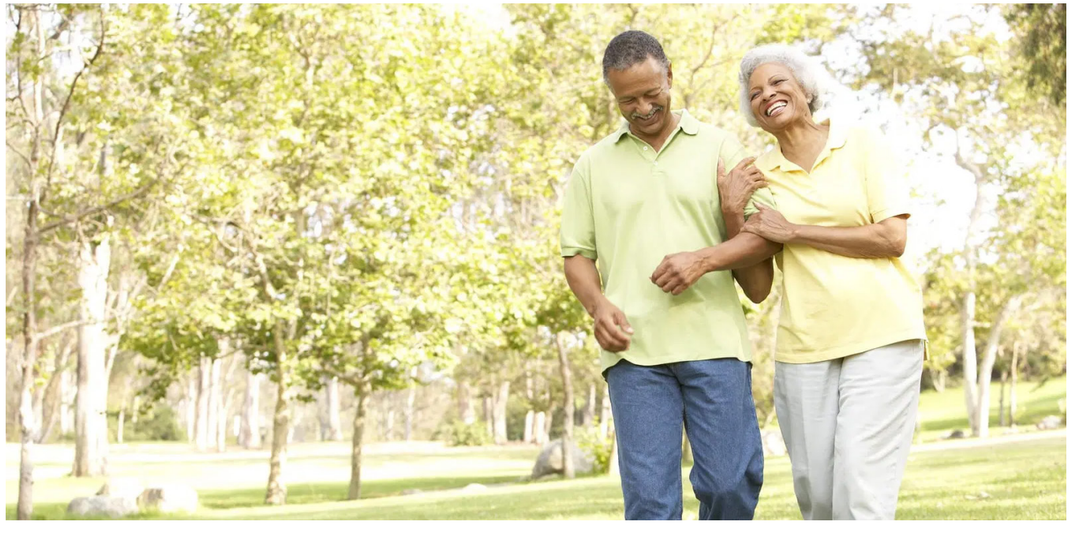
- Partner with local chefs and restaurants to offer cooking classes focused on healthy aging, international cuisines and cultural food traditions.
- Organize cooking competitions and potlucks to display culinary skills and foster social interaction.
- Offer meal delivery services featuring healthy and 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.





# 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.

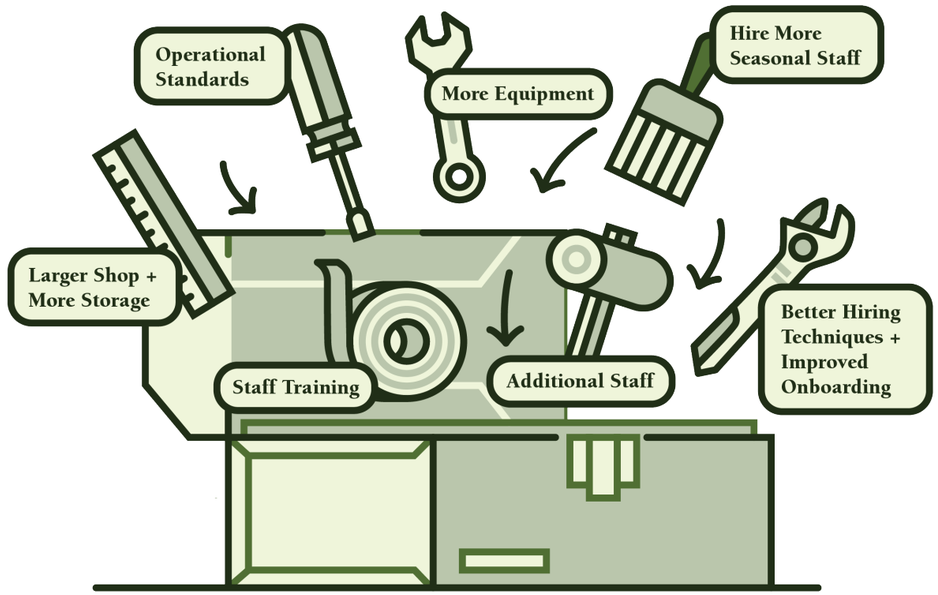
## Overview

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?



Event at Joyner Park

### 3. Parks System Advancement

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**

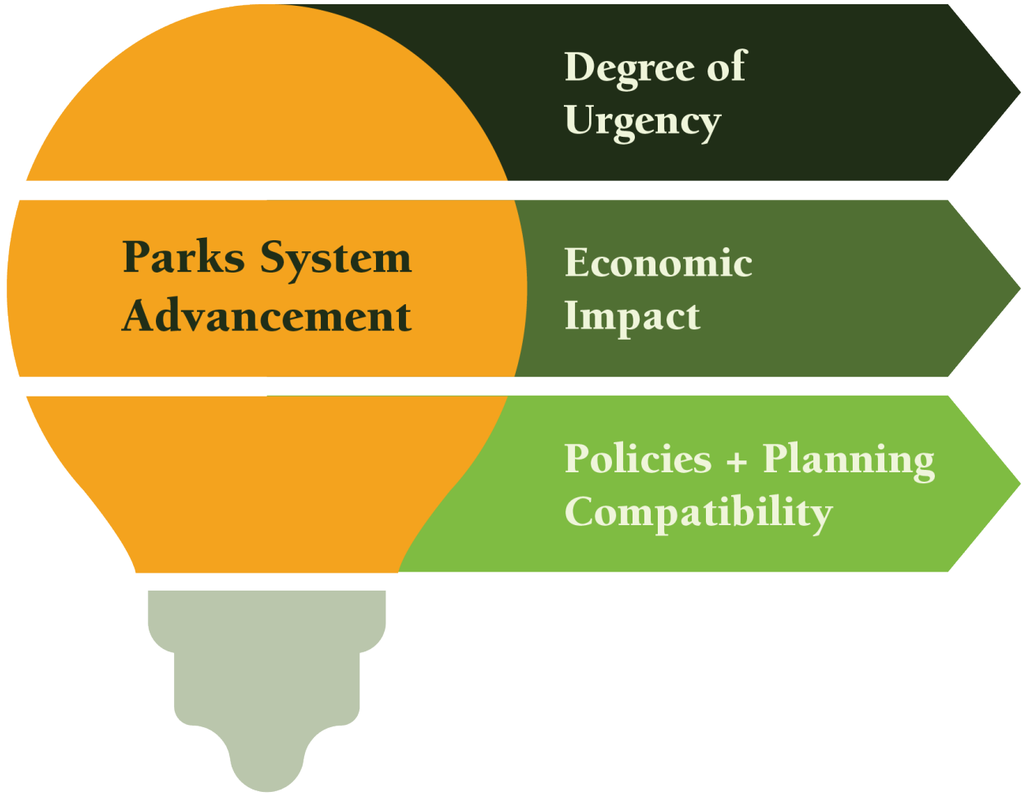
a. Does this project need attention to ensure public health, safety, and welfare?
b. Does this project need attention to comply with current building codes and regulations?
c. Will this project protect natural resources which otherwise may be lost if not addressed immediately?
d. Is this project a unique 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.

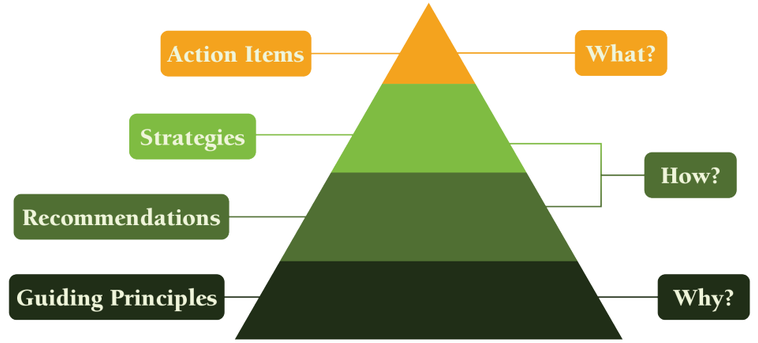
Emphasizing innovation means integrating modern technologies and digital platforms to enhance user experiences and streamline operations. Cultivating a culture of innovation within the department empowers staff to explore new ideas and approaches to service delivery. This could involve piloting innovative 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.



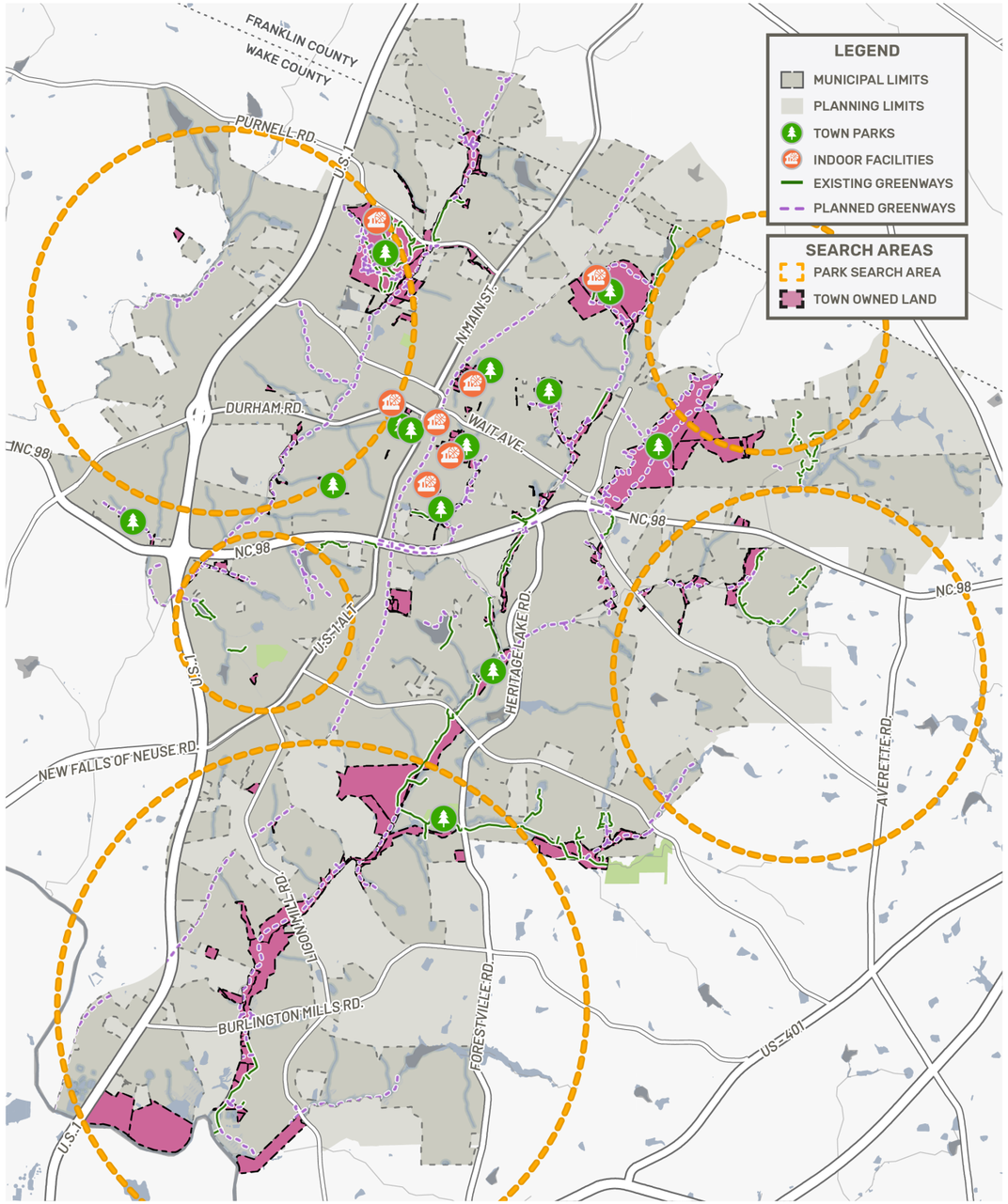


# 2. Recommendation: Promote equitable access to recreational resources.

## 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.




USDA

**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.



EcoWatch

**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

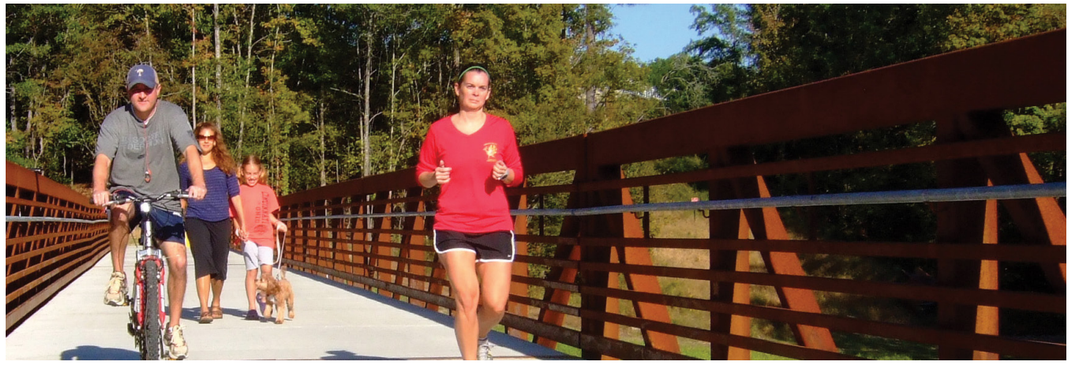


# 13. Recommendation: Expand and enhance the Wake Forest greenway system.

## 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.

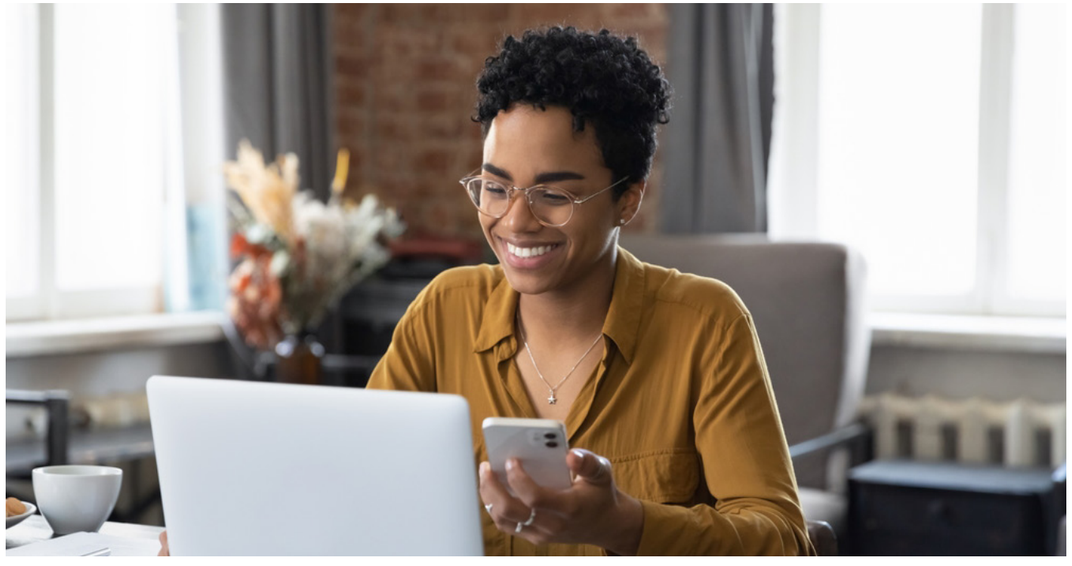
### Action Items:

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

| **Recommendation 4: Regularly assess community parks and recreation needs to proactively plan for the evolving demands and preferences of the growing community.** | | | |
|---|---|---|---|
| # | Action Item | Guiding Principles Alignment | Timeframe |
| 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

| # | Action Item | | Timeframe |
|---|---|---|---|
| **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 |

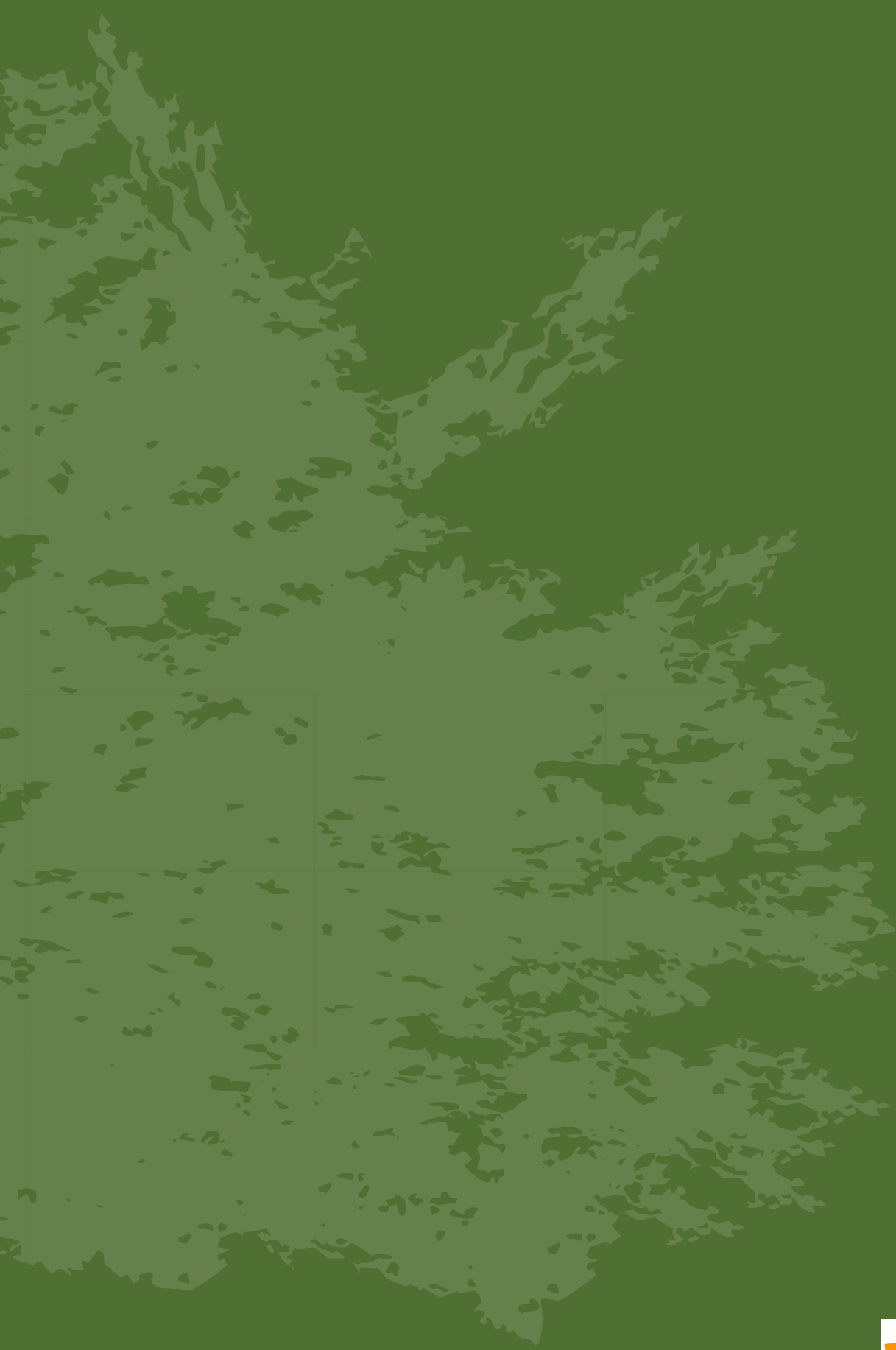


| # | Action Item | Guiding Principles Alignment | Timeframe |
|---|---|---|---|
| 7.14.1.2 | Collaborate with local schools and youth organizations to involve young people in co-creating recreational experiences, empowering them to take ownership of their leisure time and contribute to the community's 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

RESOLUTION 2024-XX

APPROVAL OF THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT MASTER PLAN

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;

WHEREAS, Town staff in collaboration with the Recreation Advisory Board worked closely with McAdams to develop the updated Master Plan; and

WHEREAS, the plan was presented to the Board of Commissioners on September 3, 2024 and the Planning Board on September 4, 2024 and a public hearing was held on September 17, 2024, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest do herby authorize the approval of the updated Parks, Recreation and Cultural Resources Department Master Plan.

Duly Adopted this 17th day of September 2024.

ATTEST: Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-281-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
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.

**Recommendation:**

**Item Summary:**

ATTACHMENTS

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-291-
Submitted by: Elisabeth Palermo
Submitting Department: Engineering
Meeting Date: September 17, 2024

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

**Recommendation:**
Approval of Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.

**Item Summary:**

ATTACHMENTS
- Attachment_A_summary_09.2024_Accept_Streets.docx.pdf
- Attachment_B_Resolution__Accept_Streets.docx

**Agenda Item:** Resolution to Accept Streets into the Town of Wake Forest Street System for Maintenance.

**Summary:** New streets are required to be designed and built to Town of Wake Forest standards and specifications. The Board accepts streets into the Town of Wake Forest Street System quarterly. The streets on this resolution will be added to the Powell Bill submission for additional maintenance funds annually. The Powell Bill map is updated annually in June. These additions will be reflected on the 2025 Powell Bill Map. This resolution list the additions that have been approved and by Engineering Staff since June of 2024.

**Attachments:** Attachment_A_summary_09.2024_Accept_Streets

Attachment_B_Resolution_Accept_Streets

RESOLUTION 2024-XX

# RESOLUTION TO ACCEPT STREETS INTO THE TOWN OF WAKE FOREST STREET SYSTEM FOR MAINTENANCE

WHEREAS, streets are required to be designed and built according to our Manual of Standards, Specifications and Design; and

WHEREAS, Engineers and Construction Inspectors approved the street segments for acceptance accordingly as described in the table below;

WHEREAS, approval by the Town of Wake Forest Board of Commissioners is necessary for eligibility for receiving funding from the NCDOT's Powell Bill Program;

BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest accept this list of streets into the Town of Wake Forest Street System.

Duly adopted this 17th day of September 2024.

| SUBDIVISION | STREET NAME | BEG DESCRIPTION | END DESCRIPTION | LENGTH (MILES) |
|---|---|---|---|---|
| ROSEDALE - PHASE 2A | WINTER JASMINE LANE | DAFFODIL PETAL LN | MILL DAM RD | 0.15 |
| ROSEDALE - PHASE 2A | WHITE ROSE LANE | BEGIN PH 2A | CUL-DE-SAC | 0.17 |
| ROSEDALE - PHASE 2A | DAFFODIL PETAL LANE | WHITE ROSE LN | ROSEDALE RIDGE AVE | 0.10 |
| ROSEDALE - PHASE 2A | SPOTTED FAWN COURT | WHITE ROSE LN | CUL-DE-SAC | 0.02 |
| ROSEDALE - PHASE 2A | FLOWER KNOLL LANE | WINTER JASMINE LN | WHITE ROSE LN | 0.07 |
| ROSEDALE - PHASE 2A | MILL DAM ROAD | X-WALK SOUTH OF ROUNDABOUT | WINTER JASMINE AVE INTERSECTION | 0.01 |
| THE PRESERVE AT KITCHIN FARMS PHASE 1 | THURMAN DAIRY LOOP | THURMAN DAIRY LOOP | END OF ROAD | 0.77 |
| THE PRESERVE AT KITCHIN FARMS PHASE 1 | MOTHER NANCY DRIVE | BURLINGTON MILLS RD | THURMAN DAIRY LOOP | 0.14 |
| THE PRESERVE AT KITCHIN FARMS PHASE 1 | KITCHIN FARMS WAY | BURLINGTON MILLS RD | PHASE 2 | 0.08 |
| THE PRESERVE AT KITCHIN FARMS PHASE 2A | KITCHIN FARMS WAY | PHASE 2A | PHASE 2B | 0.24 |
| THE PRESERVE AT KITCHIN FARMS PHASE 1 | LEE BROWN BRIDGE DRIVE | THURMAN DAIRY LOOP | END OF PHASE 1 | 0.02 |

| SUBDIVISION | STREET NAME | BEG DESCRIPTION | END DESCRIPTION | LENGTH (MILES) |
|---|---|---|---|---|
| THE PRESERVE AT KITCHIN FARMS PHASE 2A | LEE BROWN BRIDGE DRIVE | PHASE 2A | CUL-DE-SAC | 0.23 |
| THE PRESERVE AT KITCHIN FARMS PHASE 2A | TUBBERSON TRAIL | SWEET SAMSON STREET | LEE BROWN RIDGE | 0.17 |
| THE PRESERVE AT KITCHIN FARMS PHASE 2A | SLOMO COURT | KITCHIN FARMS WAY | CUL-DE-SAC | 0.26 |
| THE PRESERVE AT KITCHIN FARMS 2A | SWEET SAMSON STREET | SLOMO COURT | TUBBERSON TRAIL | 0.26 |
| | | | Total | 2.68 |

_____

Vivian A. Jones,
Mayor

ATTEST:

_____

Theresa Savary
Town Clerk

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-295-
Submitted by: Nick Nolte
Submitting Department: Engineering
Meeting Date: September 17, 2024

**SUBJECT**
Approval of the Contract for the Construction of the Dunn Creek Greenway Phases 3 and 4

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- Agenda Summary_09172024.pdf
- Attachment_A_Resolution_Dunn_Creek_Greenwaey_Construction_Services (1).docx
- Attachment_B_Bid # 0001-2024 – Crowder Construction Company Phase III.pdf
- Attachment_C_Bid # 0001-2024 – Crowder Construction Company Phase IV.pdf
- Attachment_D_Bid Ceritification Letter and Tabulations.pdf
- Attachment_E_Bid Opening Attendees.pdf

**Agenda Item:** Approval of the Contract for the Construction of Dunn Creek Greenway Phases 3 and 4 to Crowder Construction Company

**Summary:** The Engineering Department contracted construction engineering and inspection services with Kimley-Horn & Associates in April 2024 for Dunn Creek Greenway Phases 3 & 4. This project, ultimately receiving dedicated funding from the latest bond referendum, was advertised for construction on July 25, 2024, for four weeks. The bid opening took place on August 22nd, however there were only two bids provided meaning the minimum three-bid threshold was not met. Town staff decided to re-advertise the bid for an additional 7 days starting on August 27, 2024, and ending September 4th, 2024. The Town received two bids again, however due to it being a readvertisement, the three-bid threshold was no longer a requirement. At the time of the second bid opening, Fred Smith Company was the apparent lowest bidder at a $7,999,900.50, however after review of the contract documents, Town Staff and Kimley Horn & Associates found that the provided estimate did not match with the documentation provided and the correct bid amount is $8,133,098.80. Crowder Construction Company provided an accurate bid amount of $7,999,977.04 ultimately meaning they are the lowest bidder for the construction of Dunn Creek Greenway Phases 3 & 4.

Upon review of the Qualifications Statement of the low bidder, Town staff recommends awarding the contract to Crowder Construction Company. Provided in this agenda item is the resolution to authorize the Town Manager to award the bid.

**Attachments:** Attachment_A_Resolution Dunn Creek Greenway Construction Services
Attachment_B_Bid # 0001-2024 – Crowder Construction Company Phase III
Attachment_C_Bid # 0001-2024 – Crowder Construction Company Phase IV
Attachment_D_Bid Certification Letter and Tabulations
Attachment_E_Bid Opening Attendees

RESOLUTION 2024-XX

# RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE ON BEHALF OF THE TOWN OF WAKE FOREST, THE CONTRACT FOR THE DUNN CREEK GREENWAY PHASES 3 & 4 CONSTRUCTION, BID #0001-2024

WHEREAS, the Engineering Department posted a call for bids for the Dunn Creek Greenway Phases 3 & 4 construction project as an opportunity to collect competitive bids for construction services as specified in the bid documents; and

WHEREAS, the Town of Wake Forest received funding from the 2022 bond referendum for greenway improvements; and

WHEREAS, consistent with the Town's purchasing policy, on August 27th, 2024, the Town published a Notice to Bidders inviting interested and qualified contractors to submit bids; and

WHEREAS, on September 4th, 2024 at 11:00 am the bid opening was closed; and

WHEREAS, a bid tabulation was completed, and all bids were reviewed to confirm receipt of required bid documentation; and

WHEREAS, the lowest bidder was selected as the contractor to perform the greenway improvements; and

BE IT RESOLVED by the governing body of the Town of Wake Forest hereby authorizes the Town Manager to execute a contract with Crowder Construction Company for Bid #0001-2024 in the amount of $7,999,977.04 for the Dunn Creek Greenway Phases 3 & 4 construction project.

Adopted and effective this the 17th day of September 2024.

_____

Vivian A. Jones, Mayor

ATTEST:

_____

Theresa Savary, Town Clerk

PROPOSAL FORM

*DUNN CREEK GREENWAY PHASE III*

The undersigned bidder affirms and declares that he has carefully examined all bidding documents and Instructions to Bidders which are acknowledged to be a part of this proposal, and agrees to provide all labor, materials, equipment, supervision, permits; abide by all local, state and federal laws, rules, regulations, and ordinances applicable to perform the work listed in the specifications and scope of work for the following sum to wit:

**TOTAL BASE BID – Lump Sum**

five million, seven hundred and fourteen thousand, five hundred and eighty-eight dollars and eighteen cents Dollars $ 5,714,584.18

**TOTAL BID ALTERNATE 1 – Lump Sum**

one hundred eighty-five thousand, one hundred and twenty dollars and forty-two cents Dollars $ 185,120.42

**TOTAL BID ALTERNATE 2 – Lump Sum**

one hundred seventy-five thousand, nine hundred and seven dollars and fifty-eight cents Dollars $ 175,907.58

**Construction Duration from NTP** 480 Consecutive Calendar Days

Address technical questions about the project to the Project Engineer, Caleb Lowman, P.E. at caleb.lowman@kimley-horn.com

Written questions received up to 5 business days prior to bid opening will receive a proper response.

**ITEM 1- Scope of Project**

GREENWAY FROM NORTHERN TERMINUS OF DUNN CREEK GREENWAY PHASE II (EL-5100AE) TO NORTH OF WILDFLOWER RIDGE ROAD WITH A SPUR TRAIL TO AILEY YOUNG PARK AND SEVENTH STREET. MULTI-USE PATH ALONG WAIT AVENUE (HWY 98 BUSINESS) FROM GREENWAY TO TRADITIONS GRANDE BOULEVARD.

**ITEM 2- Addendums**

**All addendums must be acknowledged in order for the proposal to be considered.**

**Addendum #1** X

**Addendum #2** X

**Addendum#3** _____

The Town of Wake Forest intends to award a contract **for Dunn Creek Greenway Phase III and Dunn Creek Greenway Phase IV** to the overall lowest responsible, responsive bidder taking into consideration quality, performance, and the time specified in this bid. **The overall lowest bidder selected will be based on the combined total of the base bids of Dunn Creek Greenway Phase III and Dunn Creek Greenway Phase IV.** The Town of Wake Forest reserves the right to reject or all proposals and to make the award as deemed in the best interest of the Town of Wake Forest. **Bid alternates will not be considered in the award of this contract and only authorized if needed**

**All bidders MUST complete and submit with their bid the enclosed Non-Collusion Affidavit of Prime Bidder.**

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



# STATE OF NORTH CAROLINA
# TOWN OF WAKE FOREST
# RALEIGH, NC

## BID BOND

Principal: Crowder Construction Company
Name of Principal Contractor

Surety: Liberty Mutual Insurance Company
Name of Surety

Contract Number: Dunn Creek Greenway - Phase 3; 0001-2024 County: Wake

Date of Bid: August 22, 2024

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the **TOWN OF WAKE FOREST** in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the **TOWN OF WAKE FOREST** shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the **TOWN OF WAKE FOREST** makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the **TOWN OF WAKE FOREST** as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 22nd day of August, 20 24

Liberty Mutual Insurance Company
Surety

By _____
General Agent or Attorney-in-Fact Signature

*Seal of Surety*

Seal No. 4763

Jennifer C. Hoehn, Attorney-In-Fact
Print or type Signer's Name

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



Contract No. 0001-2024
County Wake

Rev. 8-28-23

# BID BOND

## CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Crowder Construction Company

Full name of Corporation

6409 Brookshire Blvd - Charlotte, NC 28216

Address as prequalified

By _____
**Executive Vice President**

CROWDER CONSTRUCTION COMPANY INCORPORATED SEAL 1953 Charlotte, N.C.

George F. Ellis

Print or type Signer's name

*Affix Corporate Seal*

Attest _____
**Assistant Secretary**

Chris Boyd

Print or type Signer's name

Liberty Mutual SURETY

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.**

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

**Certificate No:** 8209659- 969489

# POWER OF ATTORNEY

**KNOWN ALL PERSONS BY THESE PRESENTS:** That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy Daugherty, Angela D. Ramsey, Elizabeth D. Drum, G. Timothy Wilkerson, J. David Pollack, Jr., Jennifer C. Hoehn, Katherine Fowler, Laura W. Dennison all of the city of Charlotte state of NC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

**IN WITNESS WHEREOF,** this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of March 2023.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of March, 2023, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS:** Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII - Execution of Contracts:** Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seals of said Companies this 22nd day of August 2024

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

## SCHEDULE OF PRICES

PROJECT: **Dunn Creek Greenway Phase III**
COUNTY: **Wake County**

The low bidder shall be determined based on the lowest submitted bid amount for the items that comprise the base bid. Bid Alternate Items may be included on the bid sheet but shall not be considered as part of the base bid. Only after the low bidder is determined should bid alternate items be considered. The owner reserves the right to elect any Alternate or combination of Alternate items.

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 1 | 800 | Mobilization | 1 | LS | $ 399,998.85 | $ 399,998.85 |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161 | $ 4,322 |
| 3 | 801 | Construction Surveying | 1 | LS | $ 54,169.50 | $ 54,169.50 |
| 4 | 801 | Supplemental Field Survey | 20 | HR | $ 145 | $ 2,900 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 85 | $ 850 |
| 6 | 226 | Grading | 1 | LS | $ 957,200.00 | $ 957,200.00 |
| 7 | 226 | Undercut Excavation | 500 | CY | $ 116.57 | $ 58,285.00 |
| 8 | 240 | Drainage Ditch Excavation | 50 | CY | $ 109.59 | $ 5,479.50 |
| 9 | 270 | Geotextile for Soil Stabilization | 1500 | SY | $ 6.42 | $ 9,630.00 |
| 10 | 300 | Foundation Conditioning Material, Minor Structures | 170 | TON | $ 64.65 | $ 10,990.50 |
| 11 | 300 | Foundation Conditioning Geotextiles | 510 | SY | $ 10.33 | $ 5,268.30 |
| 12 | 310 | 8" HDPE Pipe Culverts | 20 | LF | $ 184.86 | $ 3,697.20 |
| 13 | 310 | 15" RC Pipe Culverts, Class IV | 148 | LF | $ 208.03 | $ 30,788.44 |
| 14 | 310 | 18" RC Pipe Culverts, Class IV | 768 | LF | $ 192.20 | $ 147,609.60 |
| 15 | 310 | 18" HDPE Pipe Culverts | 72 | LF | $ 213.90 | $ 15,400.80 |
| 16 | 310 | 24" RC Pipe Culverts, Class IV | 36 | LF | $ 303.23 | $ 10,916.28 |
| 17 | 310 | 30" RC Pipe Culverts, Class IV | 72 | LF | $ 327.87 | $ 23,606.64 |
| 18 | 310 | 36" RC Pipe Culverts, Class IV | 176 | LF | $ 409.21 | $ 72,020.96 |
| 19 | 310 | 36" HDPE Pipe Culverts | 56 | LF | $ 244.56 | $ 13,695.36 |
| 20 | 310 | 60" RC Pipe Culverts, Class IV | 48 | LF | $ 1,422.00 | $ 68,256.00 |
| 21 | 310 | 72" RC Pipe Culverts, Class IV | 32 | LF | $ 1,386.30 | $ 44,361.60 |

Addendum #1 _____

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 22 | 310 | 18" Pipe End Section (Flared) | 4 | EA | $ 2,522.06 | $ 10,088.24 |
| 23 | 310 | 24" Pipe End Section (Flared) | 1 | EA | $ 4,469.59 | $ 4,469.59 |
| 24 | 310 | 36" Pipe End Section (Flared) | 2 | EA | $ 5,884.63 | $ 11,769.26 |
| 25 | 340 | Pipe Removal | 8 | LF | $ 85.90 | $ 687.20 |
| 26 | PSP | Traffic Bearing Trench Drain | 1 | LS | $ 23,997.79 | $ 23,997.79 |
| 27 | 454 | Segmented Gravity Retaining Wall | 215 | SF | $ 77.85 | $ 16,737.75 |
| 28 | 462 | 4" Slope Protection | 10 | SY | $ 72.90 | $ 729.00 |
| 29 | 520 | Aggregate Base Course | 4730 | TON | $ 49.68 | $ 234,986.40 |
| 30 | 545 | Incidental Stone Base | 200 | TON | $ 51.32 | $ 10,264.00 |
| 31 | 607 | Milling Asphalt Pavement, 1.5" Depth | 380 | SY | $ 29.65 | $ 11,267.00 |
| 32 | 610 | Asphalt Conc Base Course, Type B25.0C | 120 | TON | $ 155.00 | $ 18,600.00 |
| 33 | 610 | Asphalt Conc Intermediate Course, Type I19.0C | 30 | TON | $ 205.00 | $ 6,150.00 |
| 34 | 610 | Asphalt Conc Surface Course, Type S9.5C | 70 | TON | $ 315.00 | $ 22,050.00 |
| 35 | 610 | Asphalt Conc Surface Course, Type S9.5B | 850 | TON | $ 225.00 | $ 191,250.00 |
| 36 | PSP | Exploratory Excavation - Standard | 30 | HR | $ 705.25 | $ 21,157.50 |
| 37 | PSP | Exploratory Excavation - Vacuum | 30 | HR | $ 400.00 | $ 12,000.00 |
| 38 | 838 | Endwalls | 56 | CY | $ 4,743.40 | $ 265,630.40 |
| 39 | 838 | Reinforced Endwalls | 30 | CY | $ 3,013.36 | $ 90,400.80 |
| 40 | 840 | Masonry Drainage Structures | 9 | EA | $ 10,288.58 | $ 92,597.22 |
| 41 | 840 | Masonry Drainage Structures | 3 | LF | $ 1,967.95 | $ 5,903.85 |
| 42 | 840 | Frame with Grate & Hood, STD 840.03, Type F | 5 | EA | $ 1,749.35 | $ 8,746.75 |
| 43 | 840 | Frame with Cover, STD 840.54 | 4 | EA | $ 1,749.35 | $ 6,997.40 |
| 44 | 846 | 2'-6" Concrete Curb & Gutter | 750 | LF | $ 35.25 | $ 26,437.50 |
| 45 | 848 | Concrete Curb Ramp (NCDOT) | 2 | EA | $ 2,450.00 | $ 4,900.00 |
| 46 | 848 | Concrete Curb Ramp (MUP) | 3 | EA | $ 2,850.00 | $ 8,550.00 |
| 47 | 848 | 6" Concrete Driveway (High Early Strength) | 100 | SY | $ 81.90 | $ 8,190.00 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 48 | 848 | 4" Concrete Sidewalk | 330 | SY | $ 61.20 | $ 20,196.00 |
| 49 | PSP | 4.5" Reinforced Concrete Trail | 3060 | SY | $ 73.90 | $ 226,134.00 |
| 50 | PSP | 6" Concrete Spillway | 2 | EA | $ 5,116.00 | $ 10,232.00 |
| 51 | PSP | Pedestrian Hand Rail | 120 | LF | $ 50.00 | $ 6,000.00 |
| 52 | PSP | Composite Wood Safety Fence | 3090 | LF | $ 24.00 | $ 74,160.00 |
| 53 | PSP | Wood Privacy Fence | 540 | LF | $ 20.00 | $ 10,800.00 |
| 54 | PSP | Fixed Steel Bollard | 8 | EA | $ 2,145.91 | $ 17,167.28 |
| 55 | PSP | Hinged Metal Bollard | 4 | EA | $ 2,571.49 | $ 10,285.96 |
| 56 | 858 | Adjustment of Manholes | 18 | EA | $ 950.00 | $ 17,100.00 |
| 57 | 858 | Adjustment of Meter Boxes or Valve Boxes | 3 | EA | $ 950.00 | $ 2,850.00 |
| 58 | 876 | Rip Rap, Class I | 125 | TON | $ 144.92 | $ 18,115.00 |
| 59 | 876 | Rip Rap, Class II | 1000 | TON | $ 109.64 | $ 109,640.00 |
| 60 | 876 | Rip Rap, Class B | 750 | TON | $ 88.36 | $ 66,270.00 |
| 61 | 873 | Preformed Scour Hole With Level Spreader Apron | 1 | EA | $ 5,000.00 | $ 5,000.00 |
| 62 | 876 | Geotextile for Drainage | 5250 | SY | $ 5.14 | $ 26,985.00 |
| 63 | 901 | Contractor Furnished, Type E Sign | 115 | SF | $ 18.50 | $ 2,127.50 |
| 64 | 903 | Supports, 3-LB Steel U-Channel | 555 | LF | $ 6.05 | $ 3,357.75 |
| 65 | 904 | Sign Erection, Type E | 47 | EA | $ 143.00 | $ 6,721.00 |
| 66 | 907 | Stockpile Sign D, E or F | 2 | EA | $ 158.00 | $ 316.00 |
| 67 | PSP | B1 - Banner Sign | 2 | EA | $ 1,000.00 | $ 2,000.00 |
| 68 | PSP | E2 - Entrance Sign | 2 | EA | $ 10,000.00 | $ 20,000.00 |
| 69 | PSP | D1 - Directional Sign 3 Blades | 5 | EA | $ 1,000.00 | $ 5,000.00 |
| 70 | PSP | G1/G2 - Vehicular Sign Double Sided | 4 | EA | $ 750.00 | $ 3,000.00 |
| 71 | PSP | G1 - Vehicular Sign Single Sided | 2 | EA | $ 750.00 | $ 1,500.00 |
| 72 | PSP | R1 - Rules & Regulations Sign | 5 | EA | $ 1,000.00 | $ 5,000.00 |
| 73 | PSP | EM-1 Emergency Sign | 11 | EA | $ 600.00 | $ 6,600.00 |
| 74 | PSP | MM2 - Mileage Marker | 3 | EA | $ 1,000.00 | $ 3,000.00 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 75 | PSP | Supports, Aluminum | 340 | LF | $ 15.00 | $ 5,100.00 |
| 76 | PSP | Rectangular Rapid Flashing Beacon Assembly | 2 | EA | $ 5,000.00 | $ 10,000.00 |
| 77 | PSP | Temporary Traffic Control | 1 | LS | $ 74,774.89 | $ 74,774.89 |
| 78 | 1205 | Thermoplastic Pavement Marking Lines (4") | 3730 | LF | $ 2.00 | $ 7,460.00 |
| 79 | 1205 | Thermoplastic Pavement Marking Lines (8") | 161 | LF | $ 4.00 | $ 644.00 |
| 80 | 1205 | Thermoplastic Pavement Marking Lines (24") | 130 | LF | $ 20.00 | $ 2,600.00 |
| 81 | 1205 | Thermoplastic Pavement Marking Character (90 Mils) | 16 | EA | $ 125.00 | $ 2,000.00 |
| 82 | 1205 | Thermoplastic Pavement Marking Symbols (90 Mils) | 13 | EA | $ 150.00 | $ 1,950.00 |
| 83 | 1205 | Heated-In-Place Thermoplastic Pavement Marking Symbol (90 mils) | 4 | EA | $ 475.00 | $ 1,900.00 |
| 84 | 1205 | Paint Pavement Marking Lines (4") | 170 | LF | $ 2.00 | $ 340.00 |
| 85 | 1510 | 6" Water Line | 50 | LF | $ 266.67 | $ 13,333.50 |
| 86 | 1510 | 8" Water Line | 53 | LF | $ 290.91 | $ 15,418.23 |
| 87 | 1510 | 12" Water Line | 803 | LF | $ 197.98 | $ 158,977.94 |
| 88 | 1510 | Ductile Iron Water Pipe Fittings | 2665 | LB | $ 25.25 | $ 67,291.25 |
| 89 | 1515 | 6" Valve | 1 | EA | $ 5,454.55 | $ 5,454.55 |
| 90 | 1515 | 8" Valve | 1 | EA | $ 6,363.64 | $ 6,363.64 |
| 91 | 1515 | 12" Valve | 1 | EA | $ 8,787.88 | $ 8,787.88 |
| 92 | 1515 | 12" Tapping Sleeve and Valve | 1 | EA | $ 20,404.04 | $ 20,404.04 |
| 93 | 1515 | Relocate Water Meter | 7 | EA | $ 1,515.15 | $ 10,606.05 |
| 94 | 1515 | Water Service Line | 70 | LF | $ 151.52 | $ 10,606.40 |
| 95 | PSP | Generic Utility Item - 12" Line Stop for Abandonment | 1 | EA | $ 14,040.40 | $ 14,040.40 |
| 96 | PSP | Replace Sanitary Sewer Cleanout Top | 5 | EA | $ 2,215.27 | $ 11,076.35 |
| 97 | PSP | Replace Sanitary Sewer Cleanout Top (Traffic Bearing) | 2 | EA | $ 3,066.43 | $ 6,132.86 |
| 98 | 1520 | 8" Sanitary Gravity Sewer | 250 | LF | $ 395.96 | $ 98,990.00 |
| 99 | 1520 | Generic Utility Item - 15" Sanitary Gravity Sewer | 20 | LF | $ 739.39 | $ 14,787.80 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 100 | 1525 | Utility Manhole Wall 4' Dia | 23.5 | LF | $ 974.75 | $ 22,906.63 |
| 101 | 1530 | Abandon 12" Utility Pipe | 720 | LF | $ 31.77 | $ 22,874.40 |
| 102 | 1540 | 16" Encasement Pipe | 32 | LF | $ 176.77 | $ 5,656.64 |
| 103 | 1540 | 24" Encasement Pipe | 16 | LF | $ 239.39 | $ 3,830.24 |
| 104 | 1605 | Temporary Silt Fence | 15500 | LF | $ 3.00 | $ 46,500.00 |
| 105 | 1610 | Stone For Erosion Control, Class A | 130 | TON | $ 111.85 | $ 14,540.50 |
| 106 | 1610 | Stone For Erosion Control, Class B | 565 | TON | $ 98.88 | $ 55,867.20 |
| 107 | 1610 | Sediment Control Stone | 175 | TON | $ 86.22 | $ 15,088.50 |
| 108 | 1615 | Temporary Mulching | 0.5 | ACR | $ 2,100.00 | $ 1,050.00 |
| 109 | 1620 | Seed for Temporary Seeding | 50 | LB | $ 3.00 | $ 150.00 |
| 110 | 1620 | Fertilizer for Temporary Seeding | 0.25 | TON | $ 700.00 | $ 175.00 |
| 111 | PSP | Safety Fence | 100 | LF | $ 2.50 | $ 250.00 |
| 112 | 1630 | Silt Excavation | 300 | CY | $ 23.78 | $ 7,134.00 |
| 113 | 1631 | Matting for Erosion Control | 2700 | SY | $ 2.00 | $ 5,400.00 |
| 114 | PSP | Mud Mats | 250 | LF | $ 185.42 | $ 46,355.00 |
| 115 | 1632 | 1/4" Hardware Cloth | 210 | LF | $ 6.00 | $ 1,260.00 |
| 116 | 1636 | Temporary Pipe for Stream Crossing (15") | 96 | LF | $ 63.34 | $ 6,080.64 |
| 117 | 1636 | Temporary Pipe for Stream Crossing (18") | 40 | LF | $ 77.46 | $ 3,098.40 |
| 118 | 1636 | Temporary Pipe for Stream Crossing (30") | 100 | LF | $ 103.37 | $ 10,337.00 |
| 119 | 1636 | Temporary Pipe for Stream Crossing (36") | 72 | LF | $ 131.50 | $ 9,468.00 |
| 120 | 1636 | Temporary Pipe for Stream Crossing (48") | 120 | LF | $ 201.23 | $ 24,147.60 |
| 121 | 1636 | Temporary Pipe for Stream Crossing (54") | 52 | LF | $ 321.28 | $ 16,706.56 |
| 122 | PSP | Temporary Stream Crossing | 13 | EA | $ 8,766.52 | $ 113,964.76 |
| 123 | 1639 | Special Stilling Basin | 3 | EA | $ 475.00 | $ 1,425.00 |
| 124 | 1642 | Wattle | 1170 | LF | $ 13.00 | $ 15,210.00 |
| 125 | 1660 | Seeding and Mulching | 7.25 | ACR | $ 2,900.00 | $ 21,025.00 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 126 | 1661 | Seed for Repair Seeding | 57 | LB | $ 7.00 | $ 399.00 |
| 127 | 1661 | Fertilizer for Repair Seeding | 0.25 | TON | $ 1,000.00 | $ 250.00 |
| 128 | 1662 | Seed for Supplemental Seeding | 182 | LB | $ 7.00 | $ 1,274.00 |
| 129 | 1665 | Fertilizer Topdressing | 1.5 | TON | $ 1,000.00 | $ 1,500.00 |
| 130 | PSP | Impervious Dike | 105 | LF | $ 123.00 | $ 12,915.00 |
| 131 | 1667 | Specialized Hand Mowing | 144 | MHR | $ 45.00 | $ 6,480.00 |
| 132 | PSP | Concrete Washout Structure | 3 | EA | $ 3,264.72 | $ 9,794.16 |
| 133 | PSP | Permanent Soil Reinforcement Mat | 510 | SY | $ 8.90 | $ 4,539.00 |
| 134 | PSP | Monthly Landscape Maintenance | 12 | EA | $ 5,500.00 | $ 66,000.00 |
| 135 | 1670 | Ilex Opaca, American Holly | 68 | EA | $ 750.00 | $ 51,000.00 |
| 136 | PSP | Clean and Paint Existing Pedestrian Culvert | 1 | LS | $ 23,798.43 | $ 23,798.43 |
| 137 | PSP | Structure 1 (-L1- 10+60.00) Prefabricated Steel | 1 | LS | $ 333,773.42 | $ 333,773.42 |
| 138 | PSP | Structure 2 (-L1- 13+10.00) Timber Boardwalk | 1 | LS | $ 95,697.30 | $ 95,697.30 |
| 139 | PSP | Structure 3 (-L2- 22+71.67) Prefabricated Steel | 1 | LS | $ 303,343.97 | $ 303,343.97 |
| 140 | PSP | Structure 3 (-L2- 22+71.67) Timber Boardwalk | 1 | LS | $ 30,721.38 | $ 30,721.38 |
| **TOTAL BID** | | | | | **$** | **$ 5,714,588.18** |
| 141 | PSP | Structure 2 (-L1- 13+10.00) Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 127,526.35 | $ 127,526.35 |
| 142 | PSP | Structure 3 (-L2- 22+71.67) Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 57,594.07 | $ 57,594.07 |
| **ID ALTERNATE 1** | | | | | **$** | **$ 185,120.42** |
| 143 | PSP | Structure 2 (-L1- 13+10.00) Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 122,072.84 | $ 122,072.84 |
| 144 | PSP | Structure 3 (-L2- 22+71.67) Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 53,834.74 | $ 53,834.74 |
| **ID ALTERNATE 2** | | | | | **$** | **$ 175,907.58** |

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PHASE 3 - DUNN GREENWAY

# LISTING OF DBE SUBCONTRACTORS

Sheet 1 of 2

| Firm Name and Address | Item No. | Item Description | * Agreed upon Unit Price | ** Dollar Volume of Item |
|---|---|---|---|---|
| **Name** MOFFAT PIPE INC<br>Address 701 FINGER LAKES DR, WAKE FOREST, NC 27587 | MULTIPLE | WATER/SEWER | VARIES | $510,410.50 |
| **Name** STATE CONTRACTING INC<br>Address PO Box 1934, WAKE FOREST, NC 27588 | MULTIPLE | ASPHALT PAVING | VARIES | $266,617.00 |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |

* The Dollar Volume shown in this column shall be the Actual Price Agreed Upon by the Prime Contractor and the DBE subcontractor, and these prices will be used to determine the percentage of the DBE participation in the contract.

** Dollar Volume of DBE Subcontractor Percentage of Total Contract Bid Price:

*If firm is a Material Supplier Only, show Dollar Volume as 60% of Agreed Upon Amount from Letter of Intent.*

*If firm is a Manufacturer, show Dollar Volume as 100% of Agreed Upon Amount from Letter of Intent.*

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



PHASE 3 - DUNN GREENWAY

# LISTING OF DBE SUBCONTRACTORS

Sheet 2 of 2

| Firm Name and Address | Item No. | Item Description | * Agreed upon Unit Price | ** Dollar Volume of Item |
|---|---|---|---|---|
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |

* The Dollar Volume shown in this column shall be the Actual Price Agreed Upon by the Prime Contractor and the DBE subcontractor, and these prices will be used to determine the percentage of the DBE participation in the contract.

** **Dollar Volume of DBE Subcontractor** $ $777,027.50

**Percentage of Total Contract Bid Price**
13.60 % (*)

** Dollar Volume of DBE Subcontractor Percentage of Total Contract Bid Price:
*If firm is a Material Supplier Only, show Dollar Volume as 60% of Agreed Upon Amount from Letter of Intent.*
*If firm is a Manufacturer, show Dollar Volume as 100% of Agreed Upon Amount from Letter of Intent.*

(*)Per project specification "*The Town of Wake Forest's minority participation goal is 10% of the total combined bid amount for the projects Dunn Creek Greenway Phase III & IV*".

| PHASE | DBE $ | BASE BID $ | DBE % |
|---|---|---|---|
| 3 | $ 777,027.50 | $ 5,714,588.18 | 13.60% |
| 4 | $ 147,145.00 | $ 2,285,388.86 | 6.44% |
| | | | |

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC

Rev. 8-28-23

Contract No. 0001-2024
County Mecklenburg

# NON-COLLUSION, DEBARMENT AND GIFT BAN CERTIFICATION

## CORPORATION

The prequalified bidder, declares (or certifies, verifies, or states) under penalty of perjury under the laws of the United States that neither he, nor any official, agent or employee has entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of free competitive bidding in connection with any bid or contract, that the prequalified bidder has not been convicted of violating *N.C.G.S. §133-24* within the last three years, and that the prequalified bidder intends to do the work with his own bona fide employees or subcontractors and will not bid for the benefit of another contractor.

By submitting this non-collusion, debarment and gift ban certification, the Contractor is attesting his status under penalty of perjury under the laws of the United States in accordance with the Debarment Certification attached, provided that the Debarment Certification also includes any required statements concerning exceptions that are applicable.

*N.C.G.S. §133-32* and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

## SIGNATURE OF PREQUALIFIED BIDDER

Crowder Construction Company
Full name of Corporation

6409 Brookshire Blvd - Charlotte,NC 28216
Address as Prequalified

Attest _____ By _____

Assistant Secretary
*(Select appropriate title)*

Executive Vice President
*(Select appropriate title)*

Chris Boyd
Print or Type Signer's name

George F. Ellis
Print or Type Signer's name

CORPORATE SEAL

CROWDER CONSTRUCTION COMPANY INCORPORATED
SEAL
1953
Charlotte, N.C.

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC

Contract No. 0001-2024
County Mecklenburg

Rev. 8-28-23

## DEBARMENT CERTIFICATION

Conditions for certification:

1. The prequalified bidder shall provide immediate written notice to the Department if at any time the bidder learns that his certification was erroneous when he submitted his debarment certification or explanation that is file with the Department, or has become erroneous because of changed circumstances.

2. The terms *covered transaction*, *debarred*, *suspended*, *ineligible*, *lower tier covered transaction*, *participant*, *person*, *primary covered transaction*, *principal*, *proposal*, and *voluntarily excluded*, as used in this provision, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. A copy of the Federal Rules requiring this certification and detailing the definitions and coverages may be obtained from the Contract Officer of the Department.

3. The prequalified bidder agrees by submitting this form, that he will not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in NCDOT contracts, unless authorized by the Department.

4. For Federal Aid projects, the prequalified bidder further agrees that by submitting this form he will include the Federal-Aid Provision titled *Required Contract Provisions Federal-Aid Construction Contract (Form FHWA PR 1273)* provided by the Department, without subsequent modification, in all lower tier covered transactions.

5. The prequalified bidder may rely upon a certification of a participant in a lower tier covered transaction that he is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless he knows that the certification is erroneous. The bidder may decide the method and frequency by which he will determine the eligibility of his subcontractors.

6. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this provision. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

7. Except as authorized in paragraph 6 herein, the Department may terminate any contract if the bidder knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available by the Federal Government.

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC

Contract No. 0001-2024
County Mecklenburg

Rev. 8-28-23

## DEBARMENT CERTIFICATION

The prequalified bidder certifies to the best of his knowledge and belief, that he and his principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph b. of this certification; and

d. Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

e. Will submit a revised Debarment Certification immediately if his status changes and will show in his bid proposal an explanation for the change in status.

If the prequalified bidder cannot certify that he is not debarred, he shall provide an explanation with this submittal. An explanation will not necessarily result in denial of participation in a contract.

Failure to submit a non-collusion affidavit and debarment certification will result in the prequalified bidder's bid being considered non-responsive.

☐ Check here if an explanation is attached to this certification.

REFERENCES

## Crabtree Creek West Greenway

**RALEIGH, NORTH CAROLINA**

The Crabtree Creek West Greenway project consisted of constructing approximately 1.8 miles of 12' wide concrete and asphalt multi-use path which became the final greenway connection to Umstead State Park in Raleigh, NC. It included four prefabricated steel bridges ranging from 40' to 100' in length, and one 216' suspension bridge. The project scope also included segments of fencing, signage, landscaping, grading, storm drainage pipe, timber boardwalk, gravity and MSE retaining walls, and a trailhead parking lot.

The project required approximately 750 CY of concrete placed by Crowder for bridge construction, six each 12x53 driven H-piles, two each 42" diameter drilled shafts and storm drainage pipes from 15" to 36" diameter. The proximity to residential neighborhoods required a proactive approach to public involvement including two public meetings, social media, and a corridor walk-through with residents to provide a better perspective on the relationship between the greenway and proximity to their homes.

Crowder also constructed an elaborate switchback boardwalk system for pedestrians and bikers on the path. The natural slope of that part of the trail resembled a cliff and was too steep for a standard path, so an elevated switchback boardwalk was constructed to facilitate walking up and down the grade change.



**OWNER**

**City of Raleigh Parks, Recreation and Cultural Resources Dept.**
222 West Hargett Street,
Suite 400, Raleigh, NC 27601
Benjamin Possiel, PE
Senior Engineer
919-996-4057
benjamin.possiel@raleighnc.gov

## White Oak Pedestrian Tunnel and Trail

**CARY, NORTH CAROLINA**

This project upgraded the Allison Creek Access Area on Lake Wylie in York County, SC. Upgrades included the installation and removal of erosion control devices; clearing and removal of debris as necessary to accommodate project layout; site clearing — mulch and debris generated from the clearing to be removed and disposed of offsite; Installation of all upgrades included RV campground, primitive camping sites, two bath houses, two restrooms, canoe/kayak launch, picnic facilities including two picnic shelters, trails, a gatehouse, ranger house, utility building, parking lots, signage, landscaping, and all associated utilities.

Crowder paid special attention to parking lot drainage and under-drain installation. The improvements required more than 8,000 LF of water and sewer line for the new buildings and camp sites.

Coordination with Duke Energy and York Electric was required for installation of all electrical service and lighting. Electrical services and lighting were furnished and installed by York Electric.



**OWNER**

**Town of Cary**
316 N. Academy Street
Cary, NC 27513
Amy Mackintosh, Project Manager
919-460-4973
amy.mackintosh@townofcary.org

## Allison Creek Access Improvements

**YORK, SOUTH CAROLINA**

This project upgraded the Allison Creek Access Area on Lake Wylie in York County, SC. Upgrades included the installation and removal of erosion control devices; clearing and removal of debris as necessary to accommodate project layout; site clearing — mulch and debris generated from the clearing to be removed and disposed of offsite; Installation of all upgrades included RV campground, primitive camping sites, two bath houses, two restrooms, canoe/kayak launch, picnic facilities including two picnic shelters, trails, a gatehouse, ranger house, utility building, parking lots, signage, landscaping, and all associated utilities.

Crowder paid special attention to parking lot drainage and under-drain installation. The improvements required more than 8,000 LF of water and sewer line for the new buildings and camp sites. Coordination with Duke Energy and York Electric was required for installation of all electrical service and lighting. Electrical services and lighting were furnished and installed by York Electric.



**OWNER**

**Duke Energy**
526 S Church Street,
Charlotte, NC 28202
Ryan Snitker, Project Manager
704-935-6271
ryan.snitker@duke-energy.com

## US21/US178 Corridor Improvements

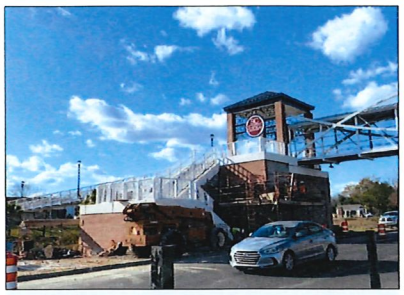
### ORANGEBURG COUNTY, SOUTH CAROLINA

The US21/US178 Corridor Improvements project consisted of pedestrian improvements — including sidewalks, ADA accessible ramps, a shared use path and additional access to the current pedestrian bridge. It also included reconstruction of the guardhouse entrance to SC State University and improved lighting and signals throughout the project.

The project was a beautification effort to improve the aesthetic and safety of the road outside the SC State University campus. Improvement of the sidewalks and the addition of a median with ornate barriers eliminated left-turn options for vehicles and forced pedestrians to cross at designated cross walks. Crowder also designed the 600 SF guardhouse as part of the project.

Work done included clearing and widening/grading, MSE walls, drainage, flatwork, design-build culvert, guardhouse relocation, lighting and signals, and mill and overlay of US 178. In addition to striping, fencing and landscaping and seeding, the asphalt paving included a 10' wide trail.

This project was on a high-volume highway so our team worked closely with the SCDOT to coordinate and schedule lane closures to minimize public inconvenience.



**OWNER**

**SCDOT**
PO Box 1086,
Orangeburg, SC 29116
Darryl Kennerly
Resident Construction Engineer
803-531-6850
kennerlydt@scdot.org

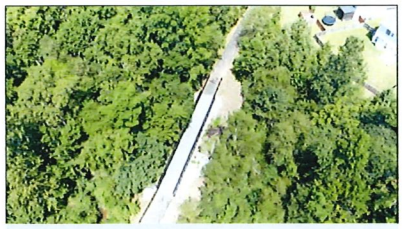
## Riverwalk Trail Bridge Replacements

### CLAYTON, NORTH CAROLINA

The Clayton Riverwalk Trail Bridge Replacement Progressive Design-Build project included the replacement of three existing boardwalk structures along the Neuse River and refurbishment of the existing asphalt trail. The existing timber boardwalks had reached the end of their life and were demolished and replaced with 88ft long prefabricated aluminum truss bridges.

The team also resurfaced 1/2 mile of greenway with 700 tons of asphalt and created a detour for pedestrians so the greenway could remain accessible to the public during construction. The three bridges were constructed in immediate succession with minimal downtime due to concrete components being precast off site.

Since the project was located in a residential neighborhood, an emphasis was placed on minimizing impact to the community and environment. It was imperative that the greenway remain accessible to the public, so the team collaborated with the town of Clayton to establish a pedestrian detour route through the already existing greenway and adjacent neighborhood.



**OWNER**

**Town of Clayton**
111 East Second St
Clayton, NC 27520
Shannon Poole,
Engineering Technician
919-621-0017
spoole@townofclaytonnc.org

## NONDISCRIMINATION CLAUSE

It is specifically agreed as part of the consideration of the signing of the Contract that the parties hereto, their agents, officials, employees or servants will not discriminate in any manner on the basis of age, handicap, race, color, creed, sexual orientation or national origin with reference to the subject matter of the Contract, no matter how remote. The parties hereto further agree in all respects to conform with the provisions and intent of WAKE COUNTY, North Carolina Ordinance No. 1969-889 as amended.

This provision being incorporated for the benefit of WAKE COUNTY and its residents may be enforced as set out in said ordinances, enforcement of this provision shall be by action for specific performance, injunctive relief, or other remedy as by law provided.

This provision shall be binding on the successors and assigns of the parties hereto with reference to the subject matter of this Contract.

(Use the following form for signatures by a CORPORATION):

Crowder Construction Company
Corporate Name

ATTEST: _____ BY: _____

(Assistant) Secretary — Executive Vice President

Chris Boyd — George F. Ellis
(Printed Name) — (Printed Name)

CROWDER CONSTRUCTION COMPANY INCORPORATED SEAL 1953 Charlotte, N.C.

(Corporate Seal)

(Use the following form for signatures by an INDIVIDUAL):

BY: _____ (SEAL)

_____
(Printed Name)

WITNESS:

_____
Emily Gulledge
(Printed Name)

**STATE OF NORTH CAROLINA**
**E-VERIFY AFFIDAVIT**
**TOWN OF WAKE FORST**

NOW COMES Affiant, first being sworn, deposes and says as follows:

1. I have submitted a bid for contract or desire to enter into a contract with the Town of Wake Forest.

2. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

X After hiring an employee to work in the United States I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

___ I employ less than twenty-five (25) employees in the State of North Carolina.

3. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that to the best of my knowledge any subcontractors employed as a part of this bid and/or contract are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

X After hiring an employee to work in the United States the subcontractor verifies the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

___ Employ less than twenty-five (25) employees in the State of North Carolina.

Specify subcontractor: _____

This the 4th day of Sept, 2024.

George F.Ellis _____
Affiant

Sworn to and subscribed before me, this the 4th day of September, 2024.

[OFFICIAL SEAL]

EMILY GULLEDGE NOTARY PUBLIC My Commission Expires MECKLENBURG COUNTY, NC

_____, Notary Public

My Commission Expires: 8/1/27

Docusign Envelope ID: BA004DE6-6DB2-4FB0-96F8-05B1F9BA221E

NCDOR
Web-Fill
7-18

# E-589CI
# Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

**Section I. Single Use** *(Complete this section to issue the affidavit for a single capital improvement.)*

A

**Owner, Lessee//Tenant, or RealProperty Contractor**

TOWN OF WAKE FOREST

**Address**

301 S. BROOKS STREET

| City | State | Zip Code |
|---|---|---|
| WAKE FOREST | NC | 27587 |

B

**Real Property Contractor** *(General Contractoror Subcontractor)* *Hired to perform capital improvement*

Crowder Construction Company

**Address**

6409 Brookshire Blvd

| City | State | Zip Code |
|---|---|---|
| Charlotte | NC | 28216 |

**Describe capital improvement to be performed:**

Phase III - GREENWAY FROM NORTHERN TERMINUS OF DUNN CREEK GREENWAY PHASE II (EL-5100AE) TO NORTH OF WILDFLOWER RIDGE ROAD WITH A SPUR TRAIL TO AILEY YOUNG PARK AND SEVENTH STREET. MULTI-USE PATH ALONG WAIT AVENUE (HWY 98 BUSINESS) FROM GREENWAY TO TRADITIONS GRANDE BOULEVARD

Phase IV - GREENWAY FROM ORCHARDS AT TRADITIONS EXISTING GREENWAY SEGMENT TO FLAHERTY PARK WITH A SPUR TRAIL TO FLAHERTY FARMS AND TO THE SOUTHERN TERMINUS OF DUNN CREEK GREENWAY NEAR CLAISTA DR.

**Project Name** Dunn Creek Greenway Phase II and Phase IV

**Project Address** (where the work is tobe performed) **City** Wake Forest **State** NC **Zip Code** 27587

The project area is located adjacent to Flaherty Avenue, Gillcrest Farm Road, and North White Street

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person: George F. Ellis GFEllis Title: Executive Vice President Date: 8/19/24

**Section II. Blanket Use** *(Complete this section to execute a blanket affidavit for capital improvements.)*



Addendum #2 _____

| C | D |
|---|---|
| **Real Property Contractor** | **Real Property Contractor or Subcontractor** *Hired to perform capital improvement* |
| **Address** | **Address** |
| **City** **State** **Zip Code** | **City** **State** **Zip Code** |

**To be completed by the Real Property Contractor identified in Box C.**

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

# Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, may be issued to substantiate that a contract, or a portion of work performed to fulfill a contract, is a capital improvement to real property and subject to sales and use tax as a real property contract. Generally, services to real property are retail sales of or the gross receipts derived from repair, maintenance, and installation services, unless a person substantiates that a transaction is subject to tax as a real property contract, subject to tax as a mixed transaction contract, or the transaction is not subject to sales and use tax. A "real property contract" is a contract between a real property contractor and another person to perform a capital improvement to real property.

A mixed transaction contract is a contract that includes both a real property contract for a capital improvement and repair, maintenance, and installation services for real property that are not related to the capital improvement. For a mixed transaction contract, if the allocated sales price of the taxable repair, maintenance, and installation services included in the contract is less than or equal to twenty-five percent (25%) of the contract price, then the repair, maintenance, and installation services portion of the contract, and the tangible personal property, digital property, or service used to perform those services, are taxable as a real property contract for sales and use tax purposes.

- A person that issues Form E-589CI is liable for any additional tax due on the transaction in excess of tax paid on purchases pursuant to N.C. Gen. Stat. § 105-164.4H(a), if it is determined that the transaction is not a capital improvement, but rather the transaction is subject to tax as a retail sale.
- A person who receives Form E-589CI from another person, absent fraud or other egregious activities, is not liable for any additional tax on the gross receipts from the transaction if it is determined that the transaction is not a capital improvement.
- Form E-589CI **is not an affidavit of tax paid** on tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI may not to be used to purchase tangible personal property, or digital property exempt from sales and use tax.

**Exceptions from the Issuance of Form E-589CI to Establish a Transaction is to be Taxed as a Real Property Contract**
In lieu of issuing an affidavit of capital improvement, a person may substantiate by other records that a transaction is a real property contract or a mixed transaction contract subject to tax as a real property contract, as discussed above, for a capital improvement to real property. However, where subcontractors are involved, it may be in the best interest of all parties to use Form E-589CI to ensure proper application of the sales and use tax laws.

**Section I. Single Use Instructions**
A person may complete "Section I - Single Use" for a one time use to substantiate that a transaction is a real property contract for a single capital improvement to real property and subject to sales and use tax as a real property contract. When a real property contractor hires a subcontractor to perform a portion of the overall real property contract and there is not a recurring business relationship between the two parties (when a period of no more than twelve months elapse between transactions between two parties), "Section I – Single Use" may be completed and the form issued to the subcontractor as notice that the transaction is subject to sales and use tax as a real property contract.

The following scenarios are for reference to assist a person to complete and issue Form E-589CI. The scenarios presented are not intended to cover all possible uses of the form.

A property owner oversees the entire activity to real property that is a real property contract for a capital improvement to real property. The property owner hires various subcontractors to complete the real property contract or portions thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter a single subcontractor's name and address.
- Owner listed in Box A must describe the real property contract activity to be performed.
- Owner listed in Box A must enter the project address (if different than the address entered in BoxA).
- Authorized Person (owner) signs, enters title (owner), enters the date, and issues to the person listed in Box B.

A property owner hires a general contractor to oversee the entire activity to real property that is a real property contract for a capital improvement to real property. The general contractor hires a subcontractor to perform the real property contract, or portion thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter subcontractor's name and address.
- General contractor listed in Box A must describe the real property contract activity to be performed.
- General contractor listed in Box A must enter the project address.
- Authorized Person (general contractor) signs, enters title (general contractor), enters the date, and issues to the person listed in Box B.

A lessee/tenant hires a general contractor for the installation of equipment that is to be attached to real property and will be depreciated under the Internal Revenue Code:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter lessee/tenant's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter general contractor's name and address.
- Lessee or tenant listed in Box A must describe the capital improvement to be performed and indicate the equipment will be depreciated under the Internal Revenue Code.
- Authorized Person (typically lessee or tenant) signs, enters title (lessee or tenant), enters the date, and issues to the person listed in Box B.

**Section II. Blanket Use Instructions**
A real property contractor may complete "Section II – Blanket Use" and issue the form to another real property contractor (subcontractor) who is used **exclusively** to perform part, or all, of real property contracts with respect to capital improvements to real properties, where the parties have a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties). A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship or until the affidavit is withdrawn or otherwise notified by the issuer of the form.

The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling or renovation and the activities performed by the subcontractor(s) for the other party are never repair, maintenance, and installation services for real property based on the contract or agreement between the parties; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts for capital improvements to real properties.



Addendum #2 _____

TO: PROSPECTIVE BIDDERS HOLDING PLANS AND SPECIFICATIONS FOR
TOWN OF WAKE FOREST, DUNN CREEK GREENWAY PHASE III & IV PROJECT

RE: DUNN CREEK GREENWAY PHASE III & IV PROJECT ADDENDUM NO. 1

The following changes and clarifications are applicable to the referenced project and are now a part of its contract documents. Where any article, division, or subparagraph of the original contract documents or other addenda is supplemented herein, the provisions of the original documents shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article, division, or subparagraphs are amended, voided, or superseded thereby, the provisions of such article, division, or subparagraph not so specifically amended, voided, or superseded shall remain in effect.

The attention of each contractor is called to the following clarifications, additions to, and changes in the plans sealed May 11, 2023 & July 1, 2024, and specifications sealed July 25, 2024, on the above projects. It will be the responsibility of each contractor to call such clarifications, additions, and changes in plans and specifications to the attention of subcontractors concerned. The Town in no way assumes any responsibility for notifying any subcontractor, material dealers, or others not having received the original contract documents.

Bidder must acknowledge receipt of Addendum No. 1 by signing appropriately on each of the revised Itemized Proposal and submitting them with other bid documents. Original Pages with strikethroughs will not be accepted.

**Item 1: Dunn Creek Ph. III Instructions to Bidders Revision (Revised Location for Bid Submittal & Deadline for Addendums)**
Replace the Instructions to Bidders Page 11 – 13 (Dunn Creek Ph. III) with Addendum No. 1 Page 11 – 14.

**Item 2: Dunn Creek Ph. III Schedule of Prices Revision (Revised line items and unit prices)**
Replace the Schedule of Prices Page F-1 with Addendum No. 1 Page F-1.

**Item 3: Dunn Creek Ph. III Appendix and Table of Contents Revision**
Add "Parcel 4 Agreement" Pages 1 – 17 following Page 379 of the project specifications. A new heading was added to the Appendix, see the revised Table of Contents provided in Addendum No. 1, Page 9.

**Item 4: Dunn Creek Ph. III Utility Construction Detail Revision (Revised utility profiles)**
Replace the Utility Construction Detail Page UC-3A with Addendum No. 1 Page UC-3A.

**Item 5: Dunn Creek Ph. IV Instructions to Bidders Revision (Revised Location for Bid Submittal)**
Replace the Instructions to Bidders Page 10-13 with Addendum No. 1 Page 10-13.

**Item 6: Dunn Creek Ph. IV Schedule of Prices Revision (Revised line items and unit prices)**
Replace the Schedule of Prices Pages F-1 through F-4 with Addendum No. 1 Pages F-1 through F-4. Revised multiple items.

**ATTACHMENTS:**

- Pre-Bid Meeting Minutes
- Pre-Bid Questions 08/08/2024
- Pre-Bid Questions following the meeting up to Monday August 12th at 12pm
- Addendum No. 1 – Dunn Creek Phase III Table of Contents, Parcel 4 Agreement, Instructions to Bidders, Schedule of Prices, & Utility Construction Detail Sheet, and Dunn Creek Phase IV Instructions to Bidders, & Schedule of Prices



Addendum #1 _____

ALL OTHER CONDITIONS REMAIN THE SAME.

By: Caleb D. Lowman, P.E.
Kimley-Horn and Associates, Inc.




END OF ADDENDA #1

**Dunn Creek Greenway Phase III & IV**
**Pre-Bid Meeting Minutes**
**Thursday, August 8th, 2024 at 1pm**

- Sign-In Sheet and Introduction

| NAME | REPRESENTING | PHONE | EMAIL |
|---|---|---|---|
| Nick Nolte | Town of Wake Forest | 919-435-9449 | nnolte@wakeforestnc.gov |
| Randy Driver | Town of Wake Forest | 919-435-9474 | rdriver@wakeforestnc.gov |
| Caleb Lowman | Kimley-Horn | 919-677-2108 | caleb.lowman@kimley-horn.com |
| Spencer Stringfellow | Kimley-Horn | 984-777-5603 | spencer.stringfellow@kimley-horn.com |
| Kevin Register | Bruce Allen | 919-235-8866 | kevin@bruceallencc.com |
| Sam Gore | Browe Construction | 919-422-9512 | sam.gore@browecm.com |
| Joshua Locklear | Fred Smith Company | 919-480-0265 | jlocklear@fredsmithcompany.net |
| Darryl Smith | Fred Smith Company | 919-614-4779 | dsmith@fredsmithcompany.net |
| Scott D. Dawson, Sr. | Engineered Construction Company | 919-954-9090 | sdawsonsr@engrconst.com |
| Jeremy Lanier | Lanier Construction | Unknown | Unknown |
| BJ Lanier | Lanier Construction | Unknown | BJ@lanierconstruction.com |
| Randy Damm | Crowder Construction | Unknown | cboyd@crowderusa.com |

- **Project Overview:** The project includes two greenway segments described below:
  - **Dunn Creek Phase III:** Proposed greenway from Northern terminus of Dunn Creek Greenway Phase II to North of Wildflower Ridge Road with a spur trail to Ailey Young Park and Seventh Street. Multi-use path along Wait Avenue (Hwy 98 Business) from greenway to Traditions Grande Boulevard.
    - *The work includes grading, landscaping, structures, storm drainage, paving, curb and gutter, sidewalk, signing, pavement markings, utilities, erosion control, and other related items as shown on the plans.*
  - **Dunn Creek Phase IV:** Proposed greenway from Orchards at Traditions existing greenway segment to Flaherty Park with a spur trail to Flaherty Farms and to the southern terminus of Dunn Creek Greenway near Claista Drive.
    - *The work includes grading, landscaping, structures, storm drainage, paving, curb and gutter, sidewalk, signing, pavement markings, erosion control, and other related items as shown on the plans.*

- **Bid Opening**: August 22, 2024 at 1:00 pm
  - Submit bids to: Town of Wake Forest Planning Department; Attention: BID # 0001-2024 – Dunn Creek Greenway Phase III & IV; 301 S. Brooks Street, Wake Forest, NC, 27587
  - Bidders must be properly licensed under Chapter 87-10 of the General Statutes of North Carolina and must comply with nondiscriminatory provisions.
  - Bid Bond is 5% and must be submitted with bid
  - Project is Town Funded

- **Construction Time**
  - Dunn Creek Phase III 480 days
  - Dunn Creek Phase IV 300 days (completed within the 480 Days of Phase III)

- **Liquidated Damages**
  - Contract Time - $1,200 per day will be assessed for each calendar day of delay, until the work is completed.
  - ICT No.1 - $250 per 15 minutes for roadway restrictions
  - ICT No.2 – $250 per 15 minutes for roadway restrictions on or during holiday weekends, special events, or when traffic is unusually heavy

- **Notice to Proceed (Date of Availability)** – To be determined with contractor after selection.
- **Status of Utility Relocations**
  - None noted outside or project water/sewer work
    - Will be performed and coordinated during construction as part of contract (City of Raleigh owned)
  - Companies with the corridor:
    - Wake Forest Power
    - Wake Electric
    - Centurylink
    - Brightspeed
    - Dominion
    - Spectrum
  - Contractor is to coordinate with utility companies as needed throughout the project construction

- **Town Contacts**
  - Nick Nolte will serve as the Town contact for the project.
  - The Town is providing full-time inspection for the project.
  - Town will provide materials testing for project.

- **Construction Meetings**
  - The Contractor will be represented at Monthly Progress meetings during the construction of this project. The meetings will be held at the project site or in the Town offices, as determined by the Town.

- **DBE Requirements**
  - The Town expects that the bidders provide a good faith effort to achieve the DBE participation goal of 10%. The DBE contractors must have current certification with the NCDOT. (F-5)
  - Nondiscrimination clause needs to be submitted as part of your Bid Package (F-7)
  - The Town requests that the Letter of Intent to Perform as a Subcontractor be provided within 5 calendar days after the opening of bids from ALL subcontractors. (F-43) – Form is for DBE companies only

- **Right-of-way Acquisitions**
  - Easements have already been acquired by the Town of Wake Forest

- **Public Advisory and Business Access**
  - Citizen Notification – Contractor shall be responsible for notifying, in writing, all property owner/residents/tenants directly affected by this project just prior to beginning construction. (G-38)
  - 72 hour notice prior to interruption to any water/sewer service (See City of Raleigh Public Utility Guidelines)

- **Adjacent Development Coordination**
  - No adjacent development anticipated at this time
- **Electronic files**
  - Electronic CAD files will be provide to the selected contractor.
  - **Contractor shall submit hard copy of Schedule of Prices with their Bids and sign each addendum sheet at the bottom.**

- **Permit Status**
  - All permits are acquired and are listed in the appendix for each project.

- **Addendums**
  - An addendum is anticipated which will include the Pre-Bid meeting minutes, which will go to all official bidders in attendance
  - The addendum will include any Plan or Bid Clarifications questions resulting from this Pre-Bid Meeting
  - Any questions need to be sent to Nick Nolte at nnolte@wakeforestnc.gov or Caleb Lowman at Caleb.Lowman@kimley-horn.com by 1:00 pm on Thursday, August 15th.
  - Addendum No. 1 is projected to be sent out to Contractors on Monday, August 19th at 1:00 pm.

- **Bidders**
  - Hard copies of all required forms/documents are required for the bid submittal. Only bids from bidders on the official bidder list from Accent Imaging will be considered by the Town. Plans are available via the Accent Imaging website (www.accentimaging.com). Note that plans must be purchased via the Accent Imaging website for bidders to be registered on the official bidders list.

- **Additional Discussion**
  - Item 9 on page 11: revise to - Thursday, August 19th, 2024, at 1pm.
  - Item 1 on page 11: revise location to ground floor conference room. Any bids being mailed or delivered prior to 12:00 pm on August 22nd, 2024 shall be delivered to the 3rd floor, ATTN: Nick Nolte. Anything delivered after 12pm should be delivered to the ground floor conference room.
  - Town noted that Bid Bonds are required to be submitted with each bid.

- **Pre-Bid Questions 08/08/2024**

**Question:** Is this a mandatory Pre-Bid?
**Response:** Yes.
**Question:** Is it expected that Contractors physically submit the addenda?
**Response:** Yes, hard copies of addenda are required to be submitted with each bid. Additionally, contractors will be required to initial under Item 2 on the Proposal Form to acknowledge receipt of addenda.
**Question:** Are the plans Vectorized?
**Response:** Kimley-Horn is not familiar with this, and cannot confirm an answer. The plans are pdf searchable.
**Question:** Will the Letter of Intent to Perform as a Subcontractor be required for all subcontractors or just DBE subcontractors?
**Response:** It will only be required for the DBE subcontractors.
**Question:** Will two (2) Bid Bonds be required or just one (1) total for both projects?
**Response:** Two (2) Bid Bonds will be required, one for each project.
**Question:** Will fees be required for Permits?
**Response:** All permits were acquired by the Town. No fees are anticipated by the selected Contractor.
**Question:** How will bids be accepted; Is it the low bidder for each project or the low bidder combined?
**Response:** The Town intends to select one Contractor for both projects. The collective low base bid of Dunn Creek Greenway Phase III & IV shall be awarded the contract. See page 20 of Dunn Creek Phase III specifications or page 19 of the Dunn Creek Phase IV Specifications for specific information.
**Question:** Can the bids be Lump Sum with unit prices shown?
**Response:** The Town prefers to receive bids as listed in the schedule of prices.
**Question:** The line items between the projects are different, should they be cleaned up to match?
**Response:** Yes, please see attached addendum pages for clarifications and changes.
**Question:** Can the Town/Engineer clarify the contract times?
**Response:** Dunn Creek Greenway Phase III has a contract time of 480 days. Dunn Creek Greenway Phase IV has a contract time of 300 days. Each project will have independent notice to proceed dates, however, the Contractor shall finish both projects within 480 of notice to proceed of Phase III. The contractor will not be required to start work on Phase III and Phase IV at the same time. See page 20 of Dunn Creek Phase III specifications or page 19 of the Dunn Creek Phase IV Specifications for more information.

**Question:** The typical sections of the greenways between Phase III and IV have different shoulders widths with respect to the ABC base. Should we assume this is intended?

**Response:** 1'shoulder on phase III will remain as shown in the plans. 2' shoulder on phase IV will remain as shown in the plans.

**Question:** Is there a laydown area on both projects?

**Response:** Construction entrances and laydown areas are shown on each project's erosion control plans.

**Question:** Can you clarify the asphalt adjustment discrepancy between the two projects and why it is not shown on Phase III?

**Response:** Line Item #30 will be removed from Phase IV to be consistent with the Specifications.

**Question:** Is the LOD listed in the plans?

**Response:** Yes, the LOD is the grey shape represented by the dotted line in the erosion control plans.

**Question:** Can you provide a menu of manufactures for the structures on the project?

**Response:** An approved list of manufacturers is on the NCDOT website. Please refer to this list.

- **Pre-Bid Questions following the meeting up to Monday August 12th at 12pm:**

  **Question:** Is there a budget for the referenced project?
  **Response:** Yes, the Town has a budget, but it will not be shared at this time. The bond provided should reflect your contractors bid

# Instruction to Bidders

1. **SUBMITTAL**

   All *bids* must be submitted by *Thursday, August 22nd, 2024 at 1:00 pm* to Wake Forest Town Hall, Ground Floor Conference Room A-B, 301 South Brooks Street, Wake Forest, NC 27587. Any *bids* submitted before *Thursday, August 22nd, at 12:00 pm* shall be delivered to Town of Wake Forest Planning Department at the Town of Wake Forest Planning Department, North Carolina, Wake Forest Town Hall, Third Floor, 301 S Brooks St, Wake Forest, NC 27587, ATTN: Nick Nolte. Anything delivered after 12:00 pm should be delivered to the Ground Floor Conference Room A-B. All *bids* must be submitted in a sealed envelope marked: *Bid # 0001-2024 – Dunn Creek Greenway Phase III*

2. **PREBID MEETING**

   *A Mandatory pre-bid conference will be held on Thursday, August 8th, 2024 at 1:00 pm at Wake Forest Town Hall, Ground Floor Conference Room A-B, 301 South Brooks Street, Wake Forest, NC 27587. All prospective bidders are required to attend.*

3. **USE OF CONTRACT DOCUMENTS**

   These Bidding Documents are to be used only for the purpose of understanding this bid and consideration toward submitting a proposal. They may not be used for any other purpose.

4. **SPECIFICATIONS**

   The Specifications are intended to describe the complete project including all materials, processes, equipment, etc. Bidders are expected to carefully examine the Contract Documents, visit the site of the proposed construction, and determine the availability of materials and method required, in order to become thoroughly familiar with the project, the requirements, and to include the cost thereof in the proposal. Bidders shall contact the Project Coordinator at least five (5) days prior to the bid date for clarification of any item not fully understood.

5. **BIDDER'S QUALIFICATIONS**

   For projects exceeding $30,000, consideration will be given only to Contractors who submit evidence that they are properly licensed as required by Chapter 87 of the North Carolina Licensed General Statutes to bid and perform the work described herein as the general contractor. In addition, the Owner may make such other investigations as he deems necessary to determine the ability of the Bidder to perform the work, and the Bidder shall furnish the Owner all such information and data for this purpose as the Owner may request.

   The Owner reserves the right to consider as unqualified to do the work of general construction any Bidder who does not habitually perform with his own forces a minimum of ten percent (10%) of the work involved in construction of the improvements embraced in this contract.

   Awarded contractor shall be authorized to conduct business in the state of North Carolina as found by checking the Secretary of State records and/or Register of Deeds office, indicating



Addendum #1 _____

proper registration and active status. This is a condition of executing the contract.

6. **FAMILIARITY WITH LAWS**
It is assumed that the Bidders are familiar with local, state, and federal laws, rules, ordinances, and regulations that may in any manner affect those engaged or employed in the work, or the materials or equipment used in or upon the work, or in any way affects the conduct of the work. No plea for misunderstanding or ignorance on the part of the Contractor will in any way serve to modify the provisions of this contract. The Contractor agrees that in carrying out this contract he will comply with all applicable Federal, state and local laws, specifically including, without limitation, the Occupational Safety and Health Act of 1970 and Section 1324A, the Immigration Reform and Control Act.

7. **AMERICAN WITH DISABILITIES ACT (ADA)**
The Contractor shall comply with the provisions of the Americans with Disabilities Act (ADA) (www.ADA.gov) as amended from time to time and all rules and regulations promulgated thereunder. The contractor hereby agrees to indemnify the Owner from and against all claims, suits, damages, costs, losses and expenses in any manner arising out of or connected with the failure of the contractor, its subcontractors, agents, successors, assigns, officers or employees to comply with the provisions of the ADA or rules and regulations promulgated thereunder.

8. **MINORITY PARTICIPATION**
The Town of Wake Forest's minority participation goal is **10%** of the bid amount.

9. **ADDENDA**
No oral interpretation will be made to any Bidder as to the meaning of the Bidding Documents. Questions and requests for such interpretation shall be made in writing to the Project Coordinator listed. Any Addenda will be provided to known interested parties, but it shall be the Bidder's responsibility to make inquiry as to any Addenda issued. All such Addenda shall become part of the Contract and all Bidders shall be bound by such Addenda whether or not received or acknowledged.

The last day for addendums to be issued is *Monday, August 19th, 2024 at 1:00 pm.*

10. **UNBALANCED BIDS**
The Contractor shall not submit a bid containing any unbalanced bid prices. Any unit or lump sum bid price that does not reflect reasonable actual costs that the Contractor anticipates for the performance of the item(s) in question along with a reasonable proportional share of the Contractor's anticipated profit, overhead cost, and other indirect costs is an unbalanced bid price. Any bid containing unbalanced bid prices may be deemed non-responsive and rejected.

11. **COLLUSIVE AGREEMENTS**
Each bidder submitting a bid shall execute and attach the Non-Collusion Affidavit of Prime Bidder affidavit attesting that he has not entered into a collusive agreement with any other person, firm or corporation in regard to any bid submitted.

12. **BID BOND**
*5% of bid amount for this project*



Addendum #1 _____

13. **PERFORMANCE AND PAYMENT BOND**
*100% of bid amount for this project.*

14. **PREPARATION OF BID**
The Town's bid forms must be used when provided – submit one original. Bidders shall label their bid proposal with business name, bid name and bid date, then seal their bid proposal inside an envelope. If mailing a bid proposal, provide a sealed envelope within the postal envelope.

15. **ITEMS REQUIRED TO BE SUBMITTED WITH THE BID**
Failure to submit the following with the bid is considered a non-responsive bid and the bid will not be considered:

_____Bid Form with bid price(s) written ortyped

_____ Signatures on Forms and notarized where noted

_____ Non-Collusion Affidavit of Prime Bidder

_____ Addendums (If Issued)

_____ Minority Participation forms

_____ E-589 CI Form

_____ Bid Bond (If Required)

16. **RECEIPT AND OPENING OF BIDS**
Each Bid is to be submitted in a sealed envelope and plainly marked with the project name, bid number, and bid opening time. If mailed, the sealed envelope containing the Bid is to be enclosed in another envelope to avoid it being opened before the advertised time. Bids received prior to the advertised bid opening will be securely kept as sealed. Bids received after the advertised bid opening time will be returned to the Bidder unopened.

17. **WITHDRAWAL OF BIDS**
Bids may be withdrawn by written request prior to or within seventy-two hours (72) after the opening of bids by contacting the bidding officer. To withdraw an opened bid, proof must be given of a mathematical error or omission as opposed to judgment or interpretation error.

18. **MINIMUM NUMBER OF BIDS (FORMAL CONTRACTS ONLY)**
North Carolina General Statute 143-129 and 143-132 prohibits the awarding of a formal contract unless at least three (3) competitive bids are received from reputable and qualified contractors. Therefore, if fewer than three (3) such bids are received, they will not be opened but returned to the contractors; and the project may be re advertised. The Town's formal limit is $500,000.

19. **ALTERNATIVE BIDS**
No alternative bids will be considered unless alternative bids are specifically requested.

20. **AWARD OF CONTRACT; REJECTION OF BIDS**
The Town reserves the right to hold bids for a period of sixty (60) days for the purpose of

reviewing the bids and investigating the qualifications of the Bidders. The Town reserves the right to reject any or all bids, for any reason. The Town intends to award a contract to the lowest responsive, responsible bidder, complying with the conditions of the bidding documents. The Town reserves the right to award a contract that is deemed in its best interest.

**21. BID PROTEST PROCEDURE**

Prospective bidders or suppliers who feel disadvantaged by the solicitation must submit a written protest within five (5) calendar days prior to the opening of proposals. Actual bidders or subcontractors who are aggrieved by the award of a contract must submit a written protest within five (5) days of the Town announcing its intent to award. The protest must be addressed to the Purchasing Manager, Town of Wake Forest, who will make the final determination after consulting with counsel.

**22. EXECUTION OF AGREEMENT**

The successful Bidder is required to execute a Contract within ten days (10) days after notice of award. Failure to do so constitutes a default and the Owner may elect to award to the next lowest bidder or re-advertise the bid.

**23. LIQUIDATED DAMAGES**

*See Project Special Provisions – General section of the Specifications.*

**24. INSURANCE REQUIRMENTS**

A. Workers' Compensation: Insurance covering all employees meeting Statutory limits in compliance with the applicable state and federal laws. The coverage must include employer's liability with a minimum limit of $1,000,000 for each accident.

B. Commercial General Liability: Coverage shall have minimum limits of $1,000,000 per occurrence, general aggregate, products/completed operations aggregate, personal and advertising injury. This shall include premises and operations, independent contractors, products and completed operations, broad form property damage, XCU coverage and contractual liability. The coverage shall be written on an occurrence basis. This limit should apply on a per project or per location aggregate basis. **The Town of Wake Forest shall be listed as an additional insured, under this coverage.**

C. Business Auto Liability: Coverage shall have a minimum limit of $500,000 per occurrence, combined single limit for bodily injury liability and property damage liability. This shall include owned vehicles, hired vehicles and non-owned vehicles.

D. Umbrella/Excess Liability: At the option of the contractor, the limits of the primary general liability, auto liability and employers' liability may be less than stipulated herein, with an excess policy providing the additional limits needed. This form of coverage must be approved by the municipality and will only be acceptable when both the primary and excess policies include the coverage and endorsements required herein.

E. Professional Liability: Coverage shall have a minimum limit of $1,000,000 per occurrence, unless a higher limit is required by the Town. This coverage is only required for contracts that include professional services.

## SCHEDULE OF PRICES

PROJECT: **Dunn Creek Greenway Phase III**

COUNTY: **Wake County**

The low bidder shall be determined based on the lowest submitted bid amount for the items that comprise the base bid. Bid Alternate Items may be included on the bid sheet but shall not be considered as part of the base bid. Only after the low bidder is determined should bid alternate items be considered. The owner reserves the right to elect any Alternate or combination of Alternate items.

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 1 | 800 | Mobilization | 1 | LS | $ | $ |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161 | $ 4,322 |
| 3 | 801 | Construction Surveying | 1 | LS | $ | $ |
| 4 | 801 | Supplemental Field Survey | 20 | HR | $ 145 | $ 2,900 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 85 | $ 850 |
| 6 | 226 | Grading | 1 | LS | $ | $ |
| 7 | 226 | Undercut Excavation | 500 | CY | $ | $ |
| 8 | 240 | Drainage Ditch Excavation | 50 | CY | $ | $ |
| 9 | 270 | Geotextile for Soil Stabilization | 1500 | SY | $ | $ |
| 10 | 300 | Foundation Conditioning Material, Minor Structures | 170 | TON | $ | $ |
| 11 | 300 | Foundation Conditioning Geotextiles | 510 | SY | $ | $ |
| 12 | 310 | 8" HDPE Pipe Culverts | 20 | LF | $ | $ |
| 13 | 310 | 15" RC Pipe Culverts, Class IV | 148 | LF | $ | $ |
| 14 | 310 | 18" RC Pipe Culverts, Class IV | 768 | LF | $ | $ |
| 15 | 310 | 18" HDPE Pipe Culverts | 72 | LF | $ | $ |
| 16 | 310 | 24" RC Pipe Culverts, Class IV | 36 | LF | $ | $ |
| 17 | 310 | 30" RC Pipe Culverts, Class IV | 72 | LF | $ | $ |
| 18 | 310 | 36" RC Pipe Culverts, Class IV | 176 | LF | $ | $ |
| 19 | 310 | 36" HDPE Pipe Culverts | 56 | LF | $ | $ |
| 20 | 310 | 60" RC Pipe Culverts, Class IV | 48 | LF | $ | $ |
| 21 | 310 | 72" RC Pipe Culverts, Class IV | 32 | LF | $ | $ |



Addendum #1 _____

MINIMUM WAGES GENERAL DECISION NC20200090 01/03/2020 NC90 ..... SP-37
GREENWAYS AND MULTI-USE PATHS ..... SP-42

**APPENDIX**

NCDENR SECTION 401 WATER QUALITY CERTIFICATION
USACE SECTION 404 PERMIT AND BUFFER CERTIFICATION
EROSION CONTROL PERMIT
NCDOT ENCROACHMENT PERMIT
NCDOT UTILITY ENCROACHMENT PERMIT
NORTH CAROLINA FLOODPLAIN (CLOMR) APPROVAL
GEOTECHNICAL REPORT OF SUBSURFACE INVESTIGATION
PARCEL 4 AGREEMENT



Addendum #1 _____

# REVISED OFFER TO PURCHASE AND SALES CONTRACT

## Dunn Creek Phase III- Easement Acquisitions

This Offer to Purchase and Sales Contract (the "Contract") is made and entered into as of the 2nd day of August, 2023 by and between the Town of Wake Forest, a North Carolina municipal corporation (hereinafter referred to as "Purchaser") and Joel D Fisher (hereinafter referred to as "Seller". The "Effective Date" of the Contract shall be the date on which the last party signs this Contract.

For valuable consideration, the receipt and legal sufficiency of which are herby acknowledged, Purchaser offers to purchase and Seller, upon acceptance, agrees to sell and convey that certain easement interest as depicted on attached Exhibit A (Property) on the terms and conditions of this Contract.

The purpose of this Contract is to provide information concerning the acquisition by the Purchaser of property located in Wake Forest, North Carolina. This information is provided in accordance with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, since the project which will be constructed upon the property will be receiving federal financial assistance.

## Board Approval

Purchaser shall not be bound by the terms of the Agreement until approved by the Board of Commissioners of Purchaser at a duly called meeting and signed by an authorized official of Purchaser. Such meeting occurred in February of 2023.

## Property being Acquired.

The property and interests being acquired include certain temporary construction easements, permanent drainage and utility easement (NCDOT), and a permanent greenway and utility easement on the Property.

## Seller of the Property

The Seller of the Property acquired title to the Property by General Warranty Deed dated February 26, 1999, which was recorded in Book 8261, Page 923, Wake County Registry, and is identified tax parcel identification number 1840991051 in the Department of Revenue records of Wake County, North Carolina.

## Purpose of the Acquisition

The purposed of the acquisition of the Property is for the extension of the Town's greenway infrastructure as well as improvements to the Town's utility infrastructure, and to provide for the safety, comfort, and public well-being of Town's citizens.

## Amount of Just Compensation

As a result of an independent review, the estimated amount of just compensation for the property is based upon the fair market value of the property. The amount of just compensation is $175,000.00

## Expenses Incidental to Transfer of Title

The Purchaser will be responsible for all reasonable and necessary costs for recording fees, revenue stamps, transfer taxes, and any similar expenses incidental to convey the real property.

Requirements

Any existing mortgages, loans, deeds of trust, or equity lines, along with any bankruptcy, judgments or liens will be addressed prior to closing. Written approval may be required and a portion of any proceeds may be required to be paid to a lien holder if the situation should be pertinent to the property or property owner.

Notices

**Seller's Notice Address** shall be as follows:

Joel D. Fisher
870 Wait Avenue
Wake Forest, NC 27587
Telephone: 919-624-3694
Email: jfdogeatdog@aol.com

**Purchaser's Notice Address** shall be as follows:

Town of Wake Forest
301 Brooks St
Wake Forest, NC 27587
ATTN: Hassan Kingsberry, Town Attorney
Telephone: 919-435-9425
Email: hkingserry@wakeforestnc.gov

Seller Knowledge

Seller has no knowledge of (i) condemnation(s) or assessment(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property.

Purchaser Requirements

Purchaser will include the terms listed in Exhibit B in Construction Bid Documents and subsequential agreements and contracts.

Closing

The closing will take place at the Purchaser's Notice Address listed above, or at any other location mutually agreed upon between the Purchaser and Seller.

(Remainder of page intentionally blank. Signature pages follow)

IN WITNESS WHEREOF, Purchaser has hereunto entered into this Contract this 2nd day of August, 2023.

PURCHASER

(SEAL)

ATTEST:

BY: _____

Terry Savary, Town Clerk

TOWN OF WAKE FOREST,

BY: _____

Kip Padgett, Town Manager

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____

(Signature of Finance Officer)

Town of Wake Forest
301 S Brooks Street
Wake Forest, NC 27587

IN WITNESS WHEREOF, Seller has hereunto entered into this Contract this 2nd day of August, 2023.

SELLER:

By: _____

Joel D. Fisher

Exhibit A

Legal Description of Easement(s)

**UTILITY EASEMENT**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**TOWN OF WAKE FOREST GREENWAY AND UTILTIY EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

That certain new Town of Wake Forest greenway and utility easement located in Wake Forest Township, Wake County, North Carolina, and being shown as Town of Wake Forest Greenway and Utility Easement on an easement map entitled, "Easement Map Town of Wake Forest Dunn Creek Greenway Ph. III Fisher Property" by VHB Engineering NC, P.C. and dated May 17, 2018. Said easement being more particularly described by metes and bounds as follows:

Commencing at a set survey GPS project nail having NC Grid NAD 83/2011 Coordinates of North=809,261.49 survey feet and East=2,149,426.01 survey feet as shown on said Easement Map by VHB Engineering NC, P.C., thence from said GPS project nail South 46 degrees 50 minutes 06 seconds East, a distance of 45.67 feet (all bearings and distances referenced are ground unless otherwise stated) to a set iron rebar in the southern right-of-way line of Wait Avenue (variable width public right-of-way) and also being a common property corner for now or formerly Joel D. Fisher property as shown in Deed Book (DB) 8261, Page (Pg.) 923 and Book of Maps (BM) 1999, (Pg.) 335 Wake County Register of Deeds, and of now or formerly Hillside Nursing Center, LLC property as shown in (DB) 8389, (Pg.) 420 Wake County Register of Deeds, the same being hereinafter referred to as the POINT OF BEGINNING.

Thence from POINT OF BEGINNING in a clockwise direction along a common line with said now or formerly Joel D. Fisher property and Hillside Nursing Center, LLC property and along a new Town of Wake Forest greenway and utility easement line, South 34 degrees 52 minutes 39 seconds West, a distance of 87.31 feet to a point; thence leaving said common property line of now or formerly Joel D. Fisher and Hillside Nursing Center, LLC property along a new Town of Wake Forest greenway and utility easement line on Joel D. Fisher property, 64.88 feet along a curve to the right having a radius of 315.23 feet, chord bearing of South 48 degrees 29 minutes 34 seconds West and chord distance of 64.77 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 20.67 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 52 degrees 18 minutes 48 seconds West and chord distance of 20.67 feet to a point; thence along a new Town of Wake Forest greenway and utility easement line, 90.39 feet along a curve to the left having a radius of 285.00 feet, chord bearing of South 41 degrees 08 minutes 58 seconds West and chord distance of 90.01 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 90.88 feet along a curve to the right having a radius of 515.00 feet, chord bearing of South 37 degrees 07 minutes 10 seconds West and chord distance of 90.77 feet to a point; thence along a new town of Wake Forest greenway and utility easement line, 44.05 feet along a curve to the right having a radius of 515.00 feet, chord bearing of South 44 degrees 37 minutes 31 seconds West and chord distance of 44.04 feet to a point; thence along a new Town of Wake Forest greenway and utility easement line, 131.86 feet along a curve to the right having a radius of 515.00 feet, chord bearing of South 54 degrees 24 minutes 38 seconds West and chord distance of 131.50 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 105.40 feet along a curve to the left having a radius of 285.00 feet, chord bearing of South 51 degrees 09 minutes 02 seconds West and chord distance of 104.80 feet to a set iron rebar in a common line with now or formerly Town of Wake Forest property as shown in (DB)

15488, (Pg.) 546 and (BM) 1999, (Pg.) 367, Wake County Register of Deeds; thence along said common line with Town of Wake Forest property, South 78 degrees 30 minutes 02 seconds West, a distance of 45.46 feet to a point; thence leaving said common line with now or formerly Town of Wake Forest property along a new Town of Wake Forest greenway and utility easement line, 152.42 feet along a curve to the right having a radius of 315.00 feet, chord bearing of North 47 degrees 52 minutes 59 seconds East and chord distance of 150.94 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 33.70 feet along a curve to the left having a radius of 485.00 feet, chord bearing of North 59 degrees 45 minutes 17 seconds East and chord distance of 33.69 feet to a point; thence along a new Town of Wake Forest greenway and utility easement line, 217.55 feet along a curve to the left having a radius of 485.00 feet, chord bearing of North 44 degrees 54 minutes 50 seconds West and chord distance of 215.73 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 122.75 feet along a curve to the right having a radius of 315.00 feet, chord bearing of North 43 degrees 13 minutes 39 seconds East and chord distance of 121.98 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 43.42 feet along a curve to the left having a radius of 285.00 feet, chord bearing of North 50 degrees 01 minutes 36 seconds East and chord distance of 43.38 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 26.59 feet along a curve to the left having a radius of 285.00 feet, chord bearing of North 42 degrees 59 minutes 20 seconds East and chord distance of 26.58 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, 31.98 feet along a curve to the left having a radius of 285.00 feet, chord bearing of North 36 degrees 07 minutes 03 seconds East and chord distance of 31.97 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, North 34 degrees 01 minutes 38 seconds East, a distance of 26.29 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, North 33 degrees 36 minutes 24 seconds East, a distance of 13.34 feet to a set iron rebar in the southern right-of-way of said Wait Avenue; thence along the said southern right-of-way line of Wait Avenue, South 56 degrees 07 minutes 41 seconds East, a distance of 27.89 feet to a set iron rebar, the POINT OF BEGINNING.

Said new Town of Wake Forest greenway and utility easement contains 19,372 square feet or 0.445 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**WEST**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**TEMPORARY CONSTRUCTION EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

That certain new temporary construction easement located in Wake Forest Township, Wake County, North Carolina, and being shown as Temporary Construction Easement on an easement map entitled, "Easement Map Town of Wake Forest Dunn Creek Greenway Ph. III Fisher Property" by VHB Engineering NC, P.C. and dated May 17, 2018. Said easement being more particularly described by metes and bounds as follows:

Commencing at a set survey GPS project nail having NC Grid NAD 83/2011 Coordinates of North=809,261.49 survey feet and East=2,149,426.01 survey feet as shown on said Easement Map by VHB Engineering NC, P.C., thence from said GPS project nail South 46 degrees 50 minutes 06 seconds East, a distance of 45.67 feet (all bearings and distances referenced are ground unless otherwise stated) to a set iron rebar in the southern right-of-way line of Wait Avenue (variable width public right-of-way) and also being a common property corner for now or formerly Joel D. Fisher property as shown in Deed Book (DB) 8261, Page (Pg.) 923 and Book of Maps (BM) 1999, (Pg.) 335 Wake County Register of Deeds, and of now or formerly Hillside Nursing Center, LLC property as shown in (DB) 8389, (Pg.) 420 Wake County Register of Deeds; thence along said southern right-of-way line of Wait Avenue, North 56 degrees 07 minutes 41 seconds West, a distance of 27.89 feet to a set iron rebar; thence leaving said southern right-of-way line of Wait Avenue along a new Town of Wake Forest greenway and utility easement line on said Joel D. Fisher property, South 33 degrees 36 minutes 24 seconds West, a distance of 13.34 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, South 34 degrees 01 minutes 38 seconds West, a distance of 3.00 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and a new temporary construction easement line, South 34 degrees 01 minutes 38 seconds West, a distance of 23.29 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and temporary construction easement line, 31.98 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 37 degrees 06 minutes 03 seconds West and chord distance of 31.97 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and NCDOT drainage and utility easement line, 26.59 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 42 degrees 59 minutes 20 seconds West and chord distance of 26.58 feet to a set iron rebar, the same being hereinafter referred to as the POINT OF BEGINNING.

Thence from POINT OF BEGINNING in a clockwise direction along a new Town of Wake Forest greenway and utility easement line and a new temporary construction easement line the following three courses and distances: 43.42 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 50 degrees 01 minutes 36 seconds West and chord distance of 43.38 feet to a set iron rebar; thence 122.75 feet along a curve to the left having a radius of 315.00 feet, chord bearing of South 43 degrees 13 minutes 39 seconds West and chord distance of 121.98 feet to a set iron rebar; thence 217.55 feet along a curve to the right having a radius of 485.00 feet, chord bearing of South 44 degrees 54 minutes 50 seconds West and chord distance of 215.73 feet to a set iron rebar, thence leaving said new Town of Wake Forest greenway and utility easement line along a new temporary construction easement line, North 48 degrees 04 minutes 26 seconds East, a distance of 97.23 feet to a point in the northern edge of an existing 20-foot wide Town of Wake Forest permanent easement; thence along said northern edge of Town of Wake Forest permanent easement and a new temporary construction easement line, North 36 degrees 49 minutes 22 seconds East, a distance of 254.11 to a point; thence leaving said northern edge of

Town of Wake Forest permanent easement along a new temporary construction easement, North 77 degrees 01 minutes 16 seconds East, a distance of 38.18 feet to a point in a new NCDOT drainage and utility easement line; thence along said new NCDOT drainage and utility easement line and a new temporary construction easement line, South 44 degrees 16 minutes 46 seconds East, a distance of 10.39 feet to a set iron rebar, the POINT OF BEGINNING.

Said new temporary construction easement contains 4,544 square feet or 0.104 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**SOUTHEAST**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**TEMPORARY CONSTRUCTION EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

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Thence from POINT OF BEGINNING in a clockwise direction along a new temporary easement line on said now or formerly Joel D. Fisher property, South 35 degrees 16 minutes 32 seconds West, a distance of 21.26 feet to a point; thence along a new temporary construction easement line, South 44 degrees 31 minutes 42 seconds West, a distance of 1.61 feet to a point; thence along a new temporary construction easement line, South 53 degrees 46 minutes 53 seconds West., a distance of 21.73 feet to a point in a new Town of Wake Forest greenway and utility easement line; thence along said Town of Wake Forest greenway and utility easement line and a new temporary construction easement line, 44.05 feet along a curve to the left having a radius of 515.00 feet, chord bearing of North 44 degrees 37 minutes 31 seconds East and chord distance of 44.04 feet to the POINT OF BEGINNING.

Said new temporary construction easement contains 65 square feet or 0.001 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**NORTHWEST**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**TEMPORARY CONSTRUCTION EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

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Thence from POINT OF BEGINNING in a clockwise direction along a new Town of Wake Forest greenway and utility easement line and a new temporary construction easement line on said now or formerly Joel D. Fisher property, South 34 degrees 01 minutes 38 seconds West, a distance of 23.29 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and temporary construction easement line, 31.98 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 37 degrees 06 minutes 03 seconds West and chord distance of 31.97 feet to a set iron rebar; thence leaving said new Town of Wake Forest greenway and utility easement line along a new NCDOT drainage and utility easement line and new temporary construction easement line, North 49 degrees 37 minutes 37 seconds West, a distance of 9.05 feet to a point; thence leaving said new NCDOT drainage and utility easement line along a new temporary construction easement line, North 42 degrees 35 minutes 01 seconds East, a distance of 54.81 feet to a point in a new NCDOT drainage and utility easement line; thence along said NCDOT drainage and utility easement line and a new temporary construction easement line, South 56 degrees 11 minutes 56 seconds East, a distance of 2.56 feet to a set iron rebar, the POINT OF BEGINNING.

Said new temporary construction easement contains 348 square feet or 0.008 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**NORTHEAST**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**TEMPORARY CONSTRUCTION EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

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Thence from POINT OF BEGINNING in a clockwise direction along said common property line of now or formerly Joel D. Fisher and Hillside Nursing Center, LLC property and a new temporary construction easement line, South 34 degrees 52 minutes 39 seconds West, a distance of 43.25 feet to a point; thence leaving said common property line of now or formerly Joel D. Fisher and Hillside Nursing Center, LLC property along a new temporary construction easement line, South 63 degrees 25 minutes 12 seconds West, a distance of 44.87 feet to a point; thence along a new temporary construction easement line, 20.67 feet along a curve to the right having a radius of 285.00 feet, chord bearing of North 52 degrees 18 minutes 48 seconds East and chord distance of 20.67 feet to a point of North 67 degrees 00 minutes 18 seconds West, a distance of 17.80 feet to a point of reverse curvature; thence along a new temporary construction easement line, 64.88 feet along a curve to the left having a radius of 315.23 feet, chord bearing of North 48 degrees 29 minutes 34 seconds East and chord distance of 64.77 feet to the POINT OF BEGINNING.

Said new temporary construction easement contains 350 square feet or 0.008 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**SOUTH**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**NCDOT DRAINAGE AND UTILTIY EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

That certain new NCDOT drainage and utility easement located in Wake Forest Township, Wake County, North Carolina, and being shown as Temporary Construction Easement on an easement map entitled, "Easement Map Town of Wake Forest Dunn Creek Greenway Ph. III Fisher Property" by VHB Engineering NC, P.C. and dated May 17, 2018. Said easement being more particularly described by metes and bounds as follows:

Commencing at a set survey GPS project nail having NC Grid NAD 83/2011 Coordinates of North=809,261.49 survey feet and East=2,149,426.01 survey feet as shown on said Easement Map by VHB Engineering NC, P.C., thence from said GPS project nail South 46 degrees 50 minutes 06 seconds East, a distance of 45.67 feet (all bearings and distances referenced are ground unless otherwise stated) to a set iron rebar in the southern right-of-way line of Wait Avenue (variable width public right-of-way) and also being a common property corner for now or formerly Joel D. Fisher property as shown in Deed Book (DB) 8261, Page (Pg.) 923 and Book of Maps (BM) 1999, (Pg.) 335 Wake County Register of Deeds, and of now or formerly Hillside Nursing Center, LLC property as shown in (DB) 8389, (Pg.) 420 Wake County Register of Deeds; thence along said southern right-of-way line of Wait Avenue, North 56 degrees 07 minutes 41 seconds West, a distance of 27.89 feet to a set iron rebar; thence leaving said southern right-of-way line of Wait Avenue along a new Town of Wake Forest greenway and utility easement line on said Joel D. Fisher property, South 33 degrees 36 minutes 24 seconds West, a distance of 13.34 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line, South 34 degrees 01 minutes 38 seconds West, a distance of 3.00 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and a new temporary construction easement line, South 34 degrees 01 minutes 38 seconds West, a distance of 23.29 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and temporary construction easement line, 31.98 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 37 degrees 06 minutes 03 seconds West and chord distance of 31.97 feet to a set iron rebar; the same being hereinafter referred to as the POINT OF BEGINNING.

Thence from POINT OF BEGINNING in a clockwise direction on said Joel D. Fisher property along a new Town of Wake Forest greenway and utility easement line and a new NCDOT drainage and utility easement line, 26.59 feet along a curve to the right having a radius of 285.00 feet, chord bearing of South 42 degrees 59 minutes 20 seconds West and chord distance of 26.58 feet to a set iron rebar; thence leaving said new Town of Wake Forest greenway and utility easement line along a new NCDOT drainage and utility easement line, North 44 degrees 16 minutes 46 seconds West, a distance of 22.96 feet to a set iron rebar; thence along a new NCDOT drainage and utility easement line, North 40 degrees 42 minutes 08 seconds East a distance of 24.42 feet to a set iron rebar; thence along a new NCDOT drainage and utility easement line, South 49 degrees 37 minutes 37 seconds East, a distance of 23.93 feet to a set iron rebar, the POINT OF BEGINNING.

Said new NCDOT drainage and utility easement contains 602 square feet or 0.014 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

**NORTH**
**METES AND BOUNDS DESCRIPTION FOR**
**DUNN CREEK GREENWAY PHASE III**
**NCDOT DRAINAGE AND UTILTIY EASEMENT**
**PROPERTY OF JOEL D. FISHER**
**FOR THE TOWN OF WAKE FOREST**
**WAKE COUNTY, NORTH CAROLINA**

That certain new NCDOT drainage and utility easement located in Wake Forest Township, Wake County, North Carolina, and being shown as Temporary Construction Easement on an easement map entitled, "Easement Map Town of Wake Forest Dunn Creek Greenway Ph. III Fisher Property" by VHB Engineering NC, P.C. and dated May 17, 2018. Said easement being more particularly described by metes and bounds as follows:

Commencing at a set survey GPS project nail having NC Grid NAD 83/2011 Coordinates of North=809,261.49 survey feet and East=2,149,426.01 survey feet as shown on said Easement Map by VHB Engineering NC, P.C., thence from said GPS project nail South 46 degrees 50 minutes 06 seconds East, a distance of 45.67 feet (all bearings and distances referenced are ground unless otherwise stated) to a set iron rebar in the southern right-of-way line of Wait Avenue (variable width public right-of-way) and also being a common property corner for now or formerly Joel D. Fisher property as shown in Deed Book (DB) 8261, Page (Pg.) 923 and Book of Maps (BM) 1999, (Pg.) 335 Wake County Register of Deeds, and of now or formerly Hillside Nursing Center, LLC property as shown in (DB) 8389, (Pg.) 420 Wake County Register of Deeds; thence along said southern right-of-way line of Wait Avenue, North 56 degrees 07 minutes 41 seconds West, a distance of 27.89 feet to a set iron rebar; the same being hereinafter referred to as the POINT OF BEGINNING.

Thence from POINT OF BEGINNING, leaving said southern right-of-way line of Wait Avenue in a clockwise direction on said Joel D. Fisher property along a new Town of Wake Forest greenway and utility easement line and new NCDOT drainage and utility easement line, South 33 degrees 36 minutes 24 seconds West, a distance of 13.34 feet to a set iron rebar; thence along a new Town of Wake Forest greenway and utility easement line and new NCDOT drainage and utility easement line, South 34 degrees 01 minutes 38 seconds West, a distance of 3.00 feet to a set iron rebar; thence leaving said new Town of Wake Forest greenway and utility easement line along a new NCDOT drainage and utility easement line, North 56 degrees 11 minutes 56 seconds West, a distance of 38.43 feet to a set iron rebar; thence along a new NCDOT drainage and utility easement line, North 34 degrees 51 minutes 03 seconds East, a distance of 16.39 feet to a set iron rebar in the southern right-of-way line of Wait Avenue; thence along said southern right-of-way line of Wait Avenue and a new NCDOT drainage and utility easement line, South 56 degrees 07 minutes 41 seconds East, a distance of 40.65 feet to a set iron rebar, the POINT OF BEGINNING.

Said new NCDOT drainage and utility easement contains 668 square feet or 0.015 acres as shown on easement map by VHB Engineering NC, P.C.

The boundary description prepared from the survey embodies the Surveyor's opinion of the location of the boundary lines of the tract and is not to be construed as a certification to quality of title to the property.

This boundary description was prepared by Timothy E. Bowes, PLS of VHB Engineering NC, P.C. Our address is 940 Main Campus Drive, Suite 500, Raleigh, NC, 27606. Our phone number is (919) 829-0328.

Exhibit B

Purchaser Requirements

Purchaser agrees to the following with the Seller.

Updates related to the project will be shared with Dr. Joel D. Fisher monthly throughout the term of the work. This includes updates on contract bidding process, bid award, contract start date, when work will occur on the property and other details that will affect the parcel. When work is occurring on the property, notifications will be weekly rather than monthly. Weekly updates will include information related to the parcel and updates on the 6 items listed below. The final bid documents, contract award, and final construction contract will be sent to Dr. Fisher.

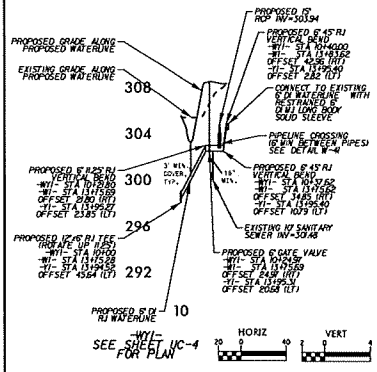
Purchaser will include the terms listed below in Construction Bid Documents and subsequential agreements and contracts. It is noted that Engineer/Contractor is used interchangeably. The final term included in future agreements may differ as it relates to these two terms, but the rest will remain the same.

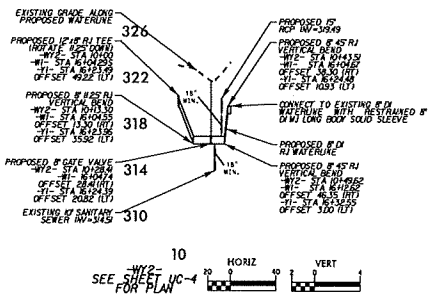
1. Project Boundaries
   The Purchaser will ensure that the boundaries of the easements, both temporary and permanent will be marked prior to construction beginning. A map with a aerial overview and the easements overlayed on top of the aerial will be provided to the Seller prior to construction beginning.
2. Project Additions
   The Town will modify the construction plans to include a 7-foot black or brown fence, 8-foot trees, or other tall landscaping running the length of the parcel to block views of the seller's pool and backyard. Updates to the construction plans will be shared with the seller as developed.
3. Property Owner Contact List
   Engineer/Contractor will coordinate with the Town of Wake Forest to provide names and addresses of each property owner within the project limits. The Engineer/Contractor will send the Town a list of the parcels, their addresses and how the project will affect each individual parcel. Timing of the project should be included. The Town will draft a letter to send out on Town letterhead notifying property owners of anticipated start dates and any need for property access. All points of contact will be addressed in the letter. Property owner contact list will be developed based on Tax Office, GIS information and Register of Deeds data.
4. Establish Temporary Benchmarks
   Engineer/Contractor will provide weekly updates on progress and any delays, to include weather related to the Town. Updates should be provided in a format that is easy to share with the property owner contact list. This is separate from the schedule and should be seen as a high-level overview.
5. Individual Property Owner/Stakeholder Meetings

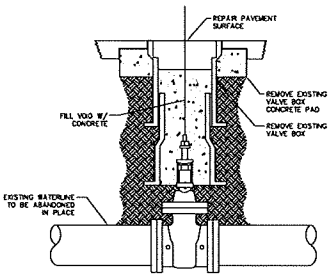
Engineer/Contractor will schedule four (4) stakeholder meetings. Engineer will present the 100% plans to stakeholders and talk through timing, staging and construction timeline of the project. Meetings will not occur without a Town staff member present.

6. Coordination
   Engineer/Contractor will maintain coordination with the Town, and other stakeholders throughout the project. Engineer will maintain coordination with the Town as required for review of analyses, documents, and designs. Engineer will develop a project work plan, summarize the project schedule on a bi-weekly basis, and maintain the schedule for the anticipated project duration.
7. Quality Control/Quality Assurance
   Engineer/Contractor will provide a QA/QC plan to address how staging will occur, and how access will be granted to each property owner affected due to the project. Part of the QA/QC plan will include language that the creek should be protected from people and machinery during construction. In the unlikely event that machinery or people enter the creek during construction, liquidated damages will be assessed. When the project is complete, the seller and Purchaser will walk the property together. The Contractor shall pay for any restoration needed to the property.
8. Schedule
   The Purchaser will send a schedule with expected start and end dates to the Purchaser. Engineer/Contractor will not be held responsible for delays resulting from the Town's failure to carry out their responsibilities, failure of state of federal agencies providing timely approval of permits or encroachments, or weather delays. All delays regardless of fault shall be communicated to the Town. Delays outside of the list above will result in daily liquidated damages. Liquidated damages will also be assessed if any delays are not communicated to the Town.

NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

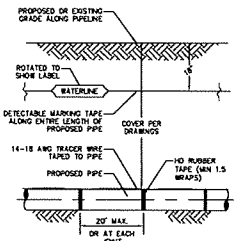


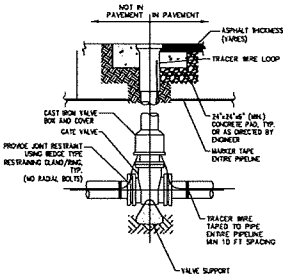




ABANDON EXISTING VALVE IN PLACE
0264014 – NOT TO SCALE

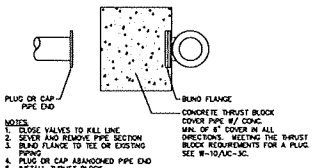
NOTES:
1. CLOSE VALVE.
2. REMOVE UPPER VALVE BOX AND VALVE BOX COVER.
3. REMOVE EXISTING VALVE NUT.
4. FILL VOID AROUND VALVE WITH CONCRETE TO WITHIN 8" OF EXISTING GRADE OR PAVEMENT.
5. AT GRADE REPAIR TO MATCH EXISTING SURFACE.




DETECTABLE MARKING TAPE AND WIRE
DETAIL D1 – NOT TO SCALE




GATE VALVE ASSEMBLY
(FOR 4" THRU 12" VALVES)
0264016 – NOT TO SCALE




NOTES:
1. CLOSE VALVES TO KILL LINE.
2. SEVER AND REMOVE PIPE SECTION
3. BLIND FLANGE TO TEE OR EXISTING PIPING
4. PLUG OR CAP ABANDONED PIPE END
5. INSTALL THRUST BLOCK

CUT AND CAP EXISTING WATERLINE
0280003 – NOT TO SCALE

CITY OF RALEIGH - PLANS ALSO CHECKED FOR CONSTRUCTION

Plans for the proposed water lines indicated by general location on the subdivision entitled DUNN CREEK GREENWAY PHASE 3 are approved by the Raleigh Water Corporation for construction. The property owner, developer, and contractor shall be responsible for the installation and construction of the water lines shown on these plans in accordance with the standards and specifications of the Raleigh Water Corporation. Approval by the Raleigh Water Corporation does not relieve the owner, developer, or contractor of the responsibility to comply with all applicable Federal, State, and Municipal laws and regulations.

Contractor Approved: Not approved & Safety Issued
Approved as a City of Raleigh Public Utility Extension. Approval of this plan does not relieve the owner, developer, or contractor of the responsibility to comply with all applicable Federal, State, and Municipal laws and regulations. Approval by the City of Raleigh does not relieve the owner, developer, or contractor of the responsibility to comply with all applicable Federal, State, and Municipal laws and regulations.

City of Raleigh Development Approval _____
City of Raleigh Permit Officer

| REV. NO. | REVISIONS | DATE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|

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.
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6/25/2024

PREPARED IN THE OFFICE OF:
Kimley»Horn
NC LICENSE #P0776
300 WEST MORGAN STREET, SUITE 1000
DURHAM, NORTH CAROLINA 27701
PHONE: 919 677-2000

UTILITY CONNECTIONS AND DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER MATTHEW L. HARVEY

SCALE: AS SHOWN

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

| JOB NUMBER | SHEET NUMBER |
|---|---|
| 011311041 | UC-34 |

K:\RAL_LDP\011311041_Dunn Crk Greenway - Ph 3\03 Design\Plan\Water\Sewer\Plan\Sheet\011311041_UC_UTILITY_CONNECTIONS_and_details.dgn

TO: PROSPECTIVE BIDDERS HOLDING PLANS AND SPECIFICATIONS FOR
TOWN OF WAKE FOREST, DUNN CREEK GREENWAY PHASE III & IV PROJECT

RE: DUNN CREEK GREENWAY PHASE III & IV PROJECT ADDENDUM NO. 2

The following changes and clarifications are applicable to the referenced project and are now a part of its contract documents. Where any article, division, or subparagraph of the original contract documents or other addenda is supplemented herein, the provisions of the original documents shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article, division, or subparagraphs are amended, voided, or superseded thereby, the provisions of such article, division, or subparagraph not so specifically amended, voided, or superseded shall remain in effect.

The attention of each contractor is called to the following clarifications, additions to, and changes in the plans sealed May 11, 2023 & July 1, 2024, and specifications sealed July 25, 2024, on the above projects. It will be the responsibility of each contractor to call such clarifications, additions, and changes in plans and specifications to the attention of subcontractors concerned. The Town in no way assumes any responsibility for notifying any subcontractor, material dealers, or others not having received the original contract documents.

Bidder must acknowledge receipt of Addendum No. 2 by signing appropriately on each of the revised Itemized Proposal and submitting them with other bid documents. Original Pages with strikethroughs will not be accepted.

**Item 1: Dunn Creek Ph. III Forms and Table of Contents Revision**
Add "E-589CI Affidavit of Capital Improvement" Page F-56 – F-59 following Page F-55 of the project specifications. A new heading was added to the Appendix, see the Table of Contents provided in Addendum No. 2, Page 3.

**Item 2: Dunn Creek Ph. III Composite Wood Safety Fence Special Provision Revision (Revised to match updated manufacturer information)**
Replace the Roadway Project Special Provisions Page R-11 – R-12 with Addendum No. 2 Page R-11 – R-12.

**Item 3: Dunn Creek Ph. III Earthwork Summary Sheet**
Add Earthwork Summary Sheet Page CD-2A following Page CD-2 of the Plans.

**Item 4: Dunn Creek Ph. III Construction Detail Revision (Revised to match updated manufacturer information)**
Replace the Construction Detail Page CD-4 with Addendum No. 2 Page CD-4.

**Item 5: Dunn Creek Ph. III Cross Section Revision (Revised to correct cross section sheet elevations)**
Replace the Cross Section Sheets Page X-2 – X-27 with Addendum No. 2 Page X-2 – X-27.

**Item 6: Dunn Creek Ph. IV Forms and Table of Contents Revision**
Add "E-589CI Affidavit of Capital Improvement" Page F-54 – F-57 following Page F-53 of the project specifications. A new heading was added to the Appendix, see the Table of Contents provided in Addendum No. 2, Page 3.

**Item 7: Dunn Creek Ph. IV Composite Wood Safety Fence Special Provision Revision (Revised to match updated manufacturer information)**
Replace the Roadway Project Special Provisions Page R-3 – R-4 with Addendum No. 2 Page R-3 – R-4.

**Item 8: Dunn Creek Ph. IV Earthwork Summary Sheet**
Add Earthwork Summary Sheet Page CD-2A following Page CD-2 of the Plans.

**Item 9: Dunn Creek Ph. IV Construction Detail Revision (Revised to match updated manufacturer information)**

Replace the Construction Detail Page CD-3 with Addendum No. 2 Page CD-3.

**ATTACHMENTS:**

- Questions Prior to 08/19/2024 at 1:00pm
- Addendum No. 2 – Dunn Creek Phase III Table of Contents, E-589CI Affidavit of Capital Improvement, Roadway Project Special Provisions, Earthwork Summary Sheet, Construction Detail Sheet & Cross Sections and Dunn Creek Phase IV Table of Contents, E-589CI Affidavit of Capital Improvement, Roadway Project Special Provisions, Earthwork Summary Sheet & Construction Detail Sheet

ALL OTHER CONDITIONS REMAIN THE SAME.

By: Caleb D. Lowman, P.E.
Kimley-Horn and Associates, Inc.




END OF ADDENDA #2

Docusign Envelope ID: BA004DE6-6DB2-4FB0-96F8-05B1F9BA221E



**Dunn Creek Greenway Phase III & IV**
**Questions Prior to 08/19/2024 at 1:00pm**

**Question:** Is there a budget for the referenced Project?

**Response:** Yes, the Town has a budget but it will not be shared at this time. The bond provided should reflect your contractors bid.

**Question:** There are 2 alternates (Alternate 1 structure 3 (-L2- 22+77.67) PC Boardwalk & Alternate 2 structure 3 (-L2 22+77.67) PC Boardwalk) are these the same thing and one of them should be deleted?

**Response:** They are separate items. Both alternates will have the precast concrete boardwalk component but alternate #1 has metal railing, alternate #2 has timber railing. See page S-15A for the structure details.

**Question:** The composite wood safety rail shown on the plans is no longer available. The manufacturer stopped making this product about 5 years ago. Is there a alternate that can be used?

**Response:** As a part of Addendum #2; The project specifications and plan sheets will be re-issued to reflect the change in composite wood safety fence product information: Derby Fence – Ranch Fencing – Four Rail – Grey.

**Question:** Would it be possible for us to get the CAD files please for Dunn Creek phase III and IV? This would really help us in bidding, given the short time frame we have, and would allow us to be as accurate as possible and give the best price. We are glad to sign a release if needed. Please let me know ASAP as time is of the essence.

**Response:** Per the pre-bid meeting and minutes, electronic CAD files will only be provided to the selected contractor. CAD files will not be provided during the bidding process.

**Question:** Per our fencing subcontractor/supplier, "The composite wood rail fence that is shown in the details is no longer available. The manufacturer stopped making it several years ago. We have tried to find an alternate but there is nothing even close to this detail on the market." Can you provide an alternate design or type which is available?

**Response:** As a part of Addendum #2; The project specifications and plan sheets will be re-issued to reflect the change in composite wood safety fence product information: Derby Fence – Ranch Fencing – Four Rail – Grey.

**Question:** I didn't see a summary of earthwork table in the plans. Could you provide one please for each of the Phases III and IV? Those are helpful for checking our takeoffs, especially on 1 Lump Sum grading items.

**Response:** As a part of Addendum #2; Earthwork summary tables will be added to each plan set.

**Question:** The Phase IV bid form provided under Addendum #1 has unit prices provided for "Line Item #4 - Supplemental Field Survey" and "Line Item #5 – Supplemental Surveying Office Calculations". However Phase III bid form does not have those unit prices provided. You want the contractor to use those unit prices on Phase III bid form?

**Response:** Per Addendum #1; The Line Item #4 - Supplemental Field Survey" and "Line Item #5 – Supplemental Surveying Office Calculations" shown on the schedule of prices page F-1 for Phase III and Phase IV both have the unit prices shown.

Docusign Envelope ID: BA004DE6-6DB2-4FB0-96F8-05B1F9BA221E



**Question:** Can the Town provide any leads/contacts for vendors and/or subs who have worked with Wake Forest on similar projects?

**Response:** Sign Vendors are:

CASCO Signs, Lake City Florida
Arrowline Markings, Raleigh NC
Alpha Graphics, Raleigh NC
RAG Signsm , Willington NC
Sign Works, Greenville NC
Sign By Tomorrow, Willington NC

**Question:** Under section 15, Items required to be submitted with the bid, it lists an E-589 CI Form. Is this something that needs to be with the bid documents up front or upon award of contract?

**Response:** As a part of Addendum #2; E-589 CI form has been added to the bid documents.

**Question:** Many cross sections in Dunn Creek Greenway Phase III are not in alignment with the major and minor grid lines of the page. We request that the cross sections be revised and corrected such that the major and minor grid lines accurately match the grades as written. Since this will set us back on our takeoff exercise, we also request 2 additional weeks on the bid date so we can most accurately assemble our bid.

**Response:** We have reviewed the cross sections for the alignments. The discrepancy noted has been fixed for the cross sections in question. The cross sections themselves were accurate but existing ground elevations references were not matching. Elevations have been revised to align with major grid lines. The revised cross sections sheets will be posted as a part of Addendum #2. Based on coordination with the Town, the bid opening date and time will remain the same.

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NCDOR
Web-Fill
7-18

# E-589CI
## Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

**Section I. Single Use** *(Complete this section to issue the affidavit for a single capital improvement.)*

A

**Owner, Lessee//Tenant, or RealProperty Contractor**

TOWN OF WAKE FOREST

**Address**

301 S. BROOKS STREET

| **City** | **State** | **Zip Code** |
|---|---|---|
| WAKE FOREST | NC | 27587 |

B

**Real Property Contractor** *(General Contractoror Subcontractor)* *Hired to perform capital improvement*

**Address**

| **City** | **State** | **Zip Code** |
|---|---|---|
| | | |

**Describe capital improvement to be performed:**

**Project Name**

**Project Address** (where the work is tobe performed) **City** **State** **Zip Code**

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

**Section II. Blanket Use** *(Complete this section to execute a blanket affidavit for capital improvements.)*

| C | D |
|---|---|
| **Real Property Contractor** | **Real Property Contractor or Subcontractor** *Hired to perform capital improvement* |
| **Address** | **Address** |
| **City** **State** **Zip Code** | **City** **State** **Zip Code** |

**To be completed by the Real Property Contractor identified in Box C.**

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

Docusign Envelope ID: BA004DE6-6DB2-4FB0-96F8-05B1F9BA221E



# Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, may be issued to substantiate that a contract, or a portion of work performed to fulfill a contract, is a capital improvement to real property and subject to sales and use tax as a real property contract. Generally, services to real property are retail sales of or the gross receipts derived from repair, maintenance, and installation services, unless a person substantiates that a transaction is subject to tax as a real property contract, subject to tax as a mixed transaction contract, or the transaction is not subject to sales and use tax. A "real property contract" is a contract between a real property contractor and another person to perform a capital improvement to real property.

A mixed transaction contract is a contract that includes both a real property contract for a capital improvement and repair, maintenance, and installation services for real property that are not related to the capital improvement. For a mixed transaction contract, if the allocated sales price of the taxable repair, maintenance, and installation services included in the contract is less than or equal to twenty-five percent (25%) of the contract price, then the repair, maintenance, and installation services portion of the contract, and the tangible personal property, digital property, or service used to perform those services, are taxable as a real property contract for sales and use tax purposes.

- A person that issues Form E-589CI is liable for any additional tax due on the transaction in excess of tax paid on purchases pursuant to N.C. Gen. Stat. § 105-164.4H(a), if it is determined that the transaction is not a capital improvement, but rather the transaction is subject to tax as a retail sale.
- A person who receives Form E-589CI from another person, absent fraud or other egregious activities, is not liable for any additional tax on the gross receipts from the transaction if it is determined that the transaction is not a capital improvement.
- Form E-589CI **is not an affidavit of tax paid** on tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI may not to be used to purchase tangible personal property, or digital property exempt from sales and use tax.

**Exceptions from the Issuance of Form E-589CI to Establish a Transaction is to be Taxed as a Real Property Contract**
In lieu of issuing an affidavit of capital improvement, a person may substantiate by other records that a transaction is a real property contract or a mixed transaction contract subject to tax as a real property contract, as discussed above, for a capital improvement to real property. However, where subcontractors are involved, it may be in the best interest of all parties to use Form E-589CI to ensure proper application of the sales and use tax laws.

**Section I. Single Use Instructions**
A person may complete "Section I - Single Use" for a one time use to substantiate that a transaction is a real property contract for a single capital improvement to real property and subject to sales and use tax as a real property contract. When a real property contractor hires a subcontractor to perform a portion of the overall real property contract and there is not a recurring business relationship between the two parties (when a period of no more than twelve months elapse between transactions between two parties), "Section I – Single Use" may be completed and the form issued to the subcontractor as notice that the transaction is subject to sales and use tax as a real property contract.

The following scenarios are for reference to assist a person to complete and issue Form E-589CI. The scenarios presented are not intended to cover all possible uses of the form.

A property owner oversees the entire activity to real property that is a real property contract for a capital improvement to real property. The property owner hires various subcontractors to complete the real property contract or portions thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter a single subcontractor's name and address.
- Owner listed in Box A must describe the real property contract activity to be performed.
- Owner listed in Box A must enter the project address (if different than the address entered in BoxA).
- Authorized Person (owner) signs, enters title (owner), enters the date, and issues to the person listed in Box B.

A property owner hires a general contractor to oversee the entire activity to real property that is a real property contract for a capital improvement to real property. The general contractor hires a subcontractor to perform the real property contract, or portion thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter subcontractor's name and address.
- General contractor listed in Box A must describe the real property contract activity to be performed.
- General contractor listed in Box A must enter the project address.
- Authorized Person (general contractor) signs, enters title (general contractor), enters the date, and issues to the person listed in Box B.

A lessee/tenant hires a general contractor for the installation of equipment that is to be attached to real property and will be depreciated under the Internal Revenue Code:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter lessee/tenant's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter general contractor's name and address.
- Lessee or tenant listed in Box A must describe the capital improvement to be performed and indicate the equipment will be depreciated under the Internal Revenue Code.
- Authorized Person (typically lessee or tenant) signs, enters title (lessee or tenant), enters the date, and issues to the person listed in Box B.

**Section II. Blanket Use Instructions**
A real property contractor may complete "Section II – Blanket Use" and issue the form to another real property contractor (subcontractor) who is used **exclusively** to perform part, or all, of real property contracts with respect to capital improvements to real properties, where the parties have a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties). A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship or until the affidavit is withdrawn or otherwise notified by the issuer of the form.

The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling or renovation and the activities performed by the subcontractor(s) for the other party are never repair, maintenance, and installation services for real property based on the contract or agreement between the parties; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts for capital improvements to real properties.



Addendum #2 _____

A general contractor or subcontractor hires a subcontractor that will replace the complete electrical wiring in all renovated homes:

- **Box C - Real Property Contractor:** Enter the hiring real property contractor's name and address.
- **Box D - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter the hired subcontractor's name and address.
- Authorized person listed in Box C signs, enters title, enters the date, and issues to the person listed in Box D.

Seegars Fence Company
7225 Becky Circle
Raleigh, NC 27615
919-876-1016
www.seegarfence.com

**Construction Requirements**

Embedment of fence posts shall conform to manufacturer recommendations.

The Contractor shall be responsible for protecting the fence components from damage during storage, handling, installation, and subsequent construction operations. Damage to fence components shall be grounds for rejection of the work. The Contractor shall clean the installed fencing, prior to final acceptance, in accordance with manufacturer specifications.

**Method of Measurement and Basis of Payment**

The quantity of aluminum railing shall be measured on the number of linear feet of fencing installed complete and accepted. The quantity of aluminum railing shall be paid for at the contract unit price per linear feet for "Pedestrian Hand Rail". The contract unit price shall be full compensation for all time, labor, concrete fill, and materials needed to complete the work covered in this section.

Payment will be made under:

| **Pay Item** | **Pay Unit** |
|---|---|
| Pedestrian Hand Rail | Linear Feet |

**COMPOSITE WOOD SAFETY FENCE**

SP (Kimley-Horn and Associates, Inc.)

**Description**

This item consists of installation of Composite Wood Safety Fence at locations shown on the plans.

**Materials**

Composite Wood Safety Fence shall be installed in the locations designated on the plans and in accordance with the details shown in the plans. Composite Wood Safety Fence shall be constructed with composite lumber materials with solid wood inserts for both post and rail. Brackets and associated hardware shall be stainless steel and powder coated finish to match safety railing. Posts shall be placed vertically in concrete in accordance with the applicable requirements of Section 825 of the Standard Specifications and project details.

Style: Ranch Fencing – Four Rail HDPE
Color: Grey

**Quality Assurance**

The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified. All fencing shall be obtained from a single source with resources to provide components of consistent quality in appearance and physical properties.

**Delivery, Storage, and Handling**

Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in original undamaged packages and containers until ready for installation to protect against damage, weather, vandalism, and theft.

**Warranty**

The contractor shall provide a one year warranty against defects in materials or workmanship on all fencing and gates. This warranty period shall begin at substantial completion of the project.

**Measurement and Payment**

The quantity of safety rail will be paid for at the contract unit price per linear foot for "Composite Wood Safety Fence" placed and accepted. The unit price will include all materials, fabrication, shipping, excavation, nuts, bolts, concrete, stone and all other incidentals required to complete the installation of Composite Wood Safety Fence.

Payment will be made under:

| Pay Item | Pay Unit |
|---|---|
| Composite Wood Safety Fence | Linear Foot |

**WOOD PRIVACY FENCE**

SP (Kimley-Horn and Associates, Inc.)

**Description**

This item consists of installation of wood privacy fence at locations shown on the plans.

**Materials**

Wood Privacy Fence shall be constructed with all wood components of pressure treated pine. All hardware shall be galvanized for weather resistance. Posts shall be placed vertically in concrete in accordance with the applicable requirements of Section 825 of the Standard Specifications.

**Quality Assurance**

The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified. All fencing shall be obtained from a single source with resources to provide components of consistent quality in appearance and physical properties.

COMPUTED BY SMS DATE 08/13/2024
CHECKED BY CDL DATE 08/13/2024

# STATE OF NORTH CAROLINA
# DIVISION OF HIGHWAYS

## *SUMMARY OF EARTHWORK*

*IN CUBIC YARDS*

| LOCATION | UNCLASSIFIED EXCAVATION | UNDERCUT EXCAVATION | EMBANKMENT +15% | BORROW | TOTAL WASTE |
|---|---|---|---|---|---|
| -L1- 9+80.00 TO 25+54.00 | 262 | | 1776 | 1514 | |
| -L2- 10+00.00 TO 35+59.99 | 683 | | 2578 | 1895 | |
| -L3- 10+00.00 TO 41+94.64 | 808 | | 2801 | 1993 | |
| -L4- 10+00.00 TO 24+35.47 | 402 | | 1383 | 981 | |
| -Y1- 10+00.00 TO 20+02.00 | 408 | | 1004 | 596 | |
| | | | | | |
| SUBTOTAL | 2155 | | 8538 | 6383 | |
| | | | | | |
| ADDITIONAL UNDERCUT FROM GEOTECH RECS | | 500 | 575 | 575 | 500 |
| | | | | | |
| SUBTOTAL | 2155 | | 9113 | 6958 | 500 |
| | | | | | |
| EST. 5% TO REPLACE TOPSOIL ON BORROW PIT | | | | 348 | |
| | | | | | |
| TOTALS | 2155 | 500 | 9113 | 7305 | 500 |
| | | | | | |
| SAY | 2200 | | | 7400 | |

NOTE: EARTHWORK QUANTITES ARE CALCULATED BY THE ROADWAY DESIGN UNIT. THESE EARTHWORK QUANTITIES ARE BASED IN PART ON SUBSURFACE DATA PROVIDED BY THE GEOTECHNICAL ENGINEERING UNIT.

K:\RAL_LDEV\053094_Dunn Cr's_DRNWY-PVN\ROW\Plan Plan Sheet\Dunn_earthsh

8/13/2024

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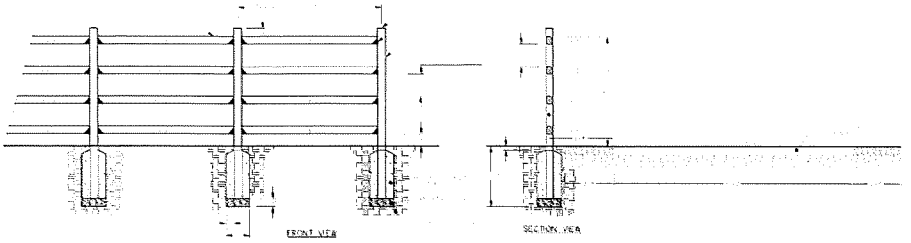
PREPARED IN THE OFFICE OF:

Kimley»Horn
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000
© 2024

EARTHWORK SUMMARY SHEET

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

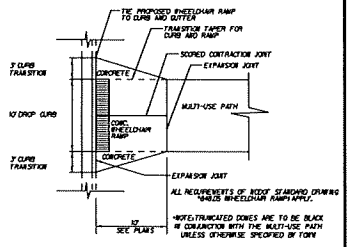
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|---|---|
| 51311041 | C3-2A |




COMPOSITE WOOD SAFETY FENCE
NOT TO SCALE

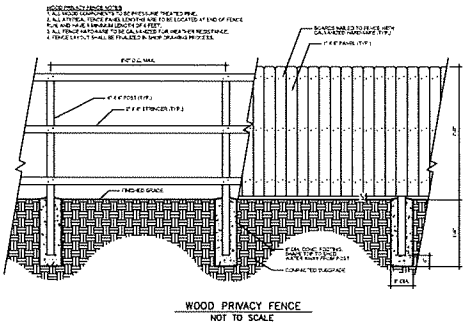
COMPOSITE FENCING PRODUCT DATA

| | |
|---|---|
| MANUFACTURER: | BOBBY FENCE COMPANY |
| STYLE: | RANCH FENCING – FOUR RAIL HOPE |
| COLOR: | GREY |

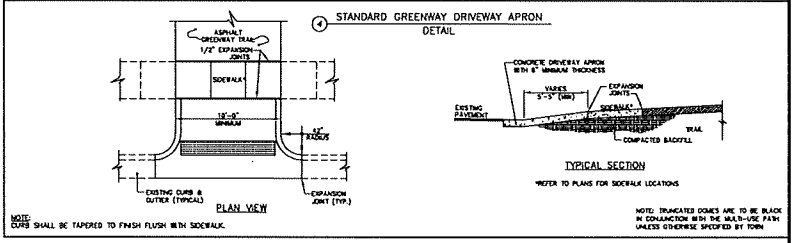



DETAIL SHOWING TYPICAL MULTI-USE PATH
CURB RAMP (TOWN)
(PLAN VIEW)

CONCRETE CURB CUT WHEELCHAIR RAMPS WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH "CONCRETE CURB RAMP (MUP)".




WOOD PRIVACY FENCE
NOT TO SCALE




NOTE:
CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.

| NO. | REVISION | DATE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|

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PHONE: (919) 677-2000
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CONSTRUCTION DETAILS

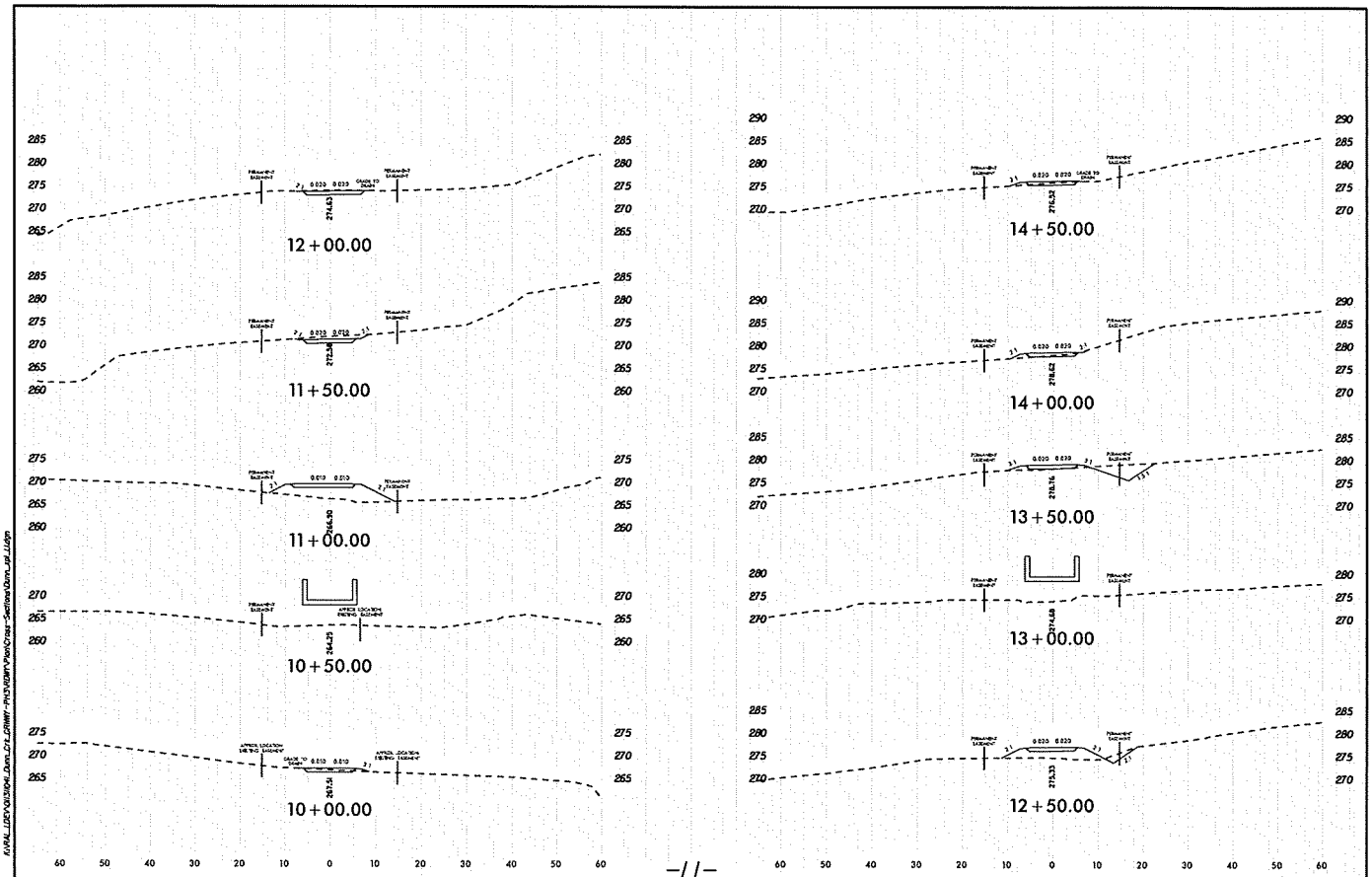
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040996 CHRISTOPHER D. LOVEDAHL

NOT TO SCALE

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

| HR NUMBER | SHEET NUMBER |
|---|---|
| 011311041 | CD-6 |

8/16/2024
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-11-

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CROSS SECTION SHEET

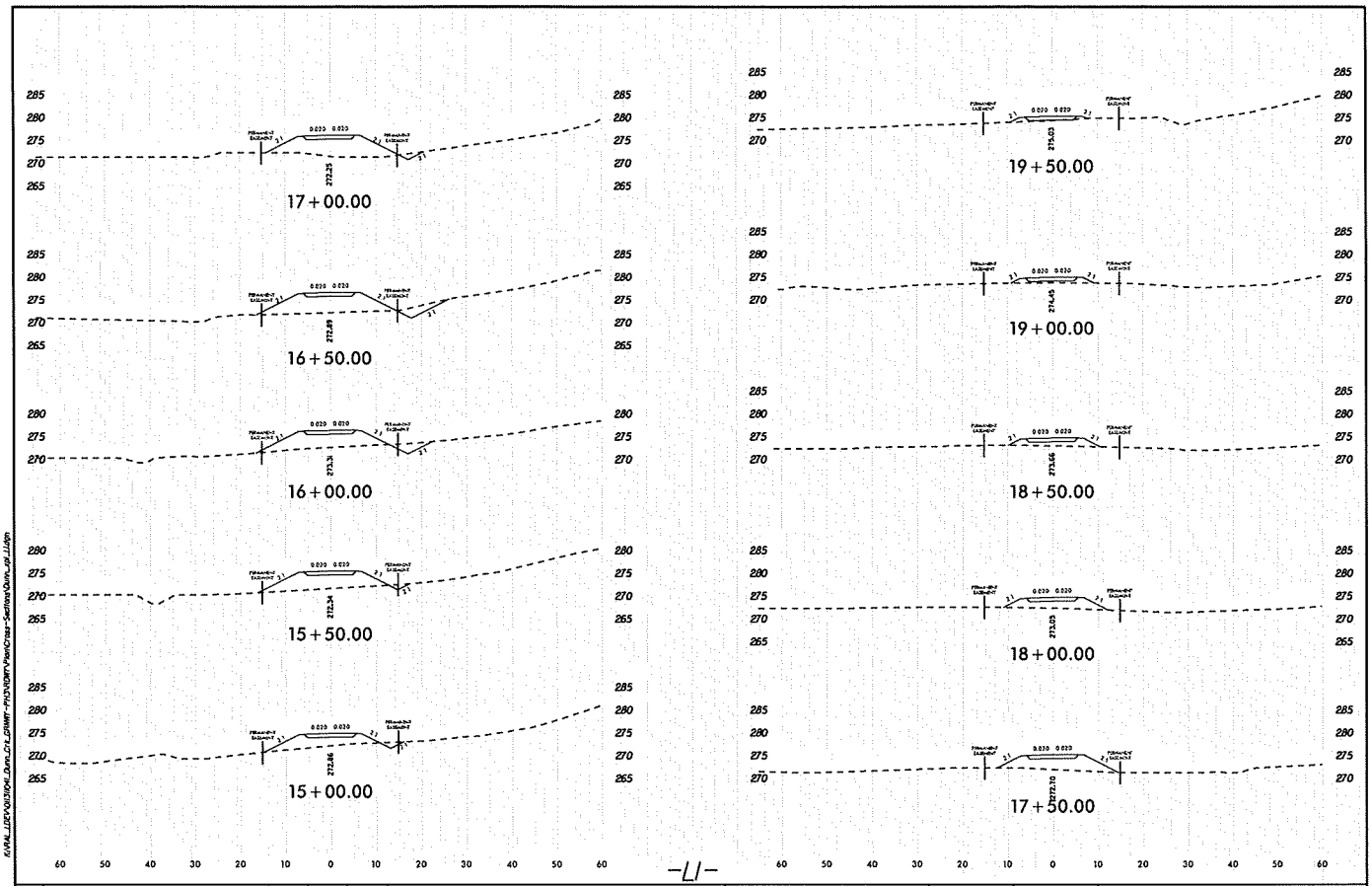
PROJECT:

DUNN CREEK GREENWAY
PHASE 3

011311041

X-2

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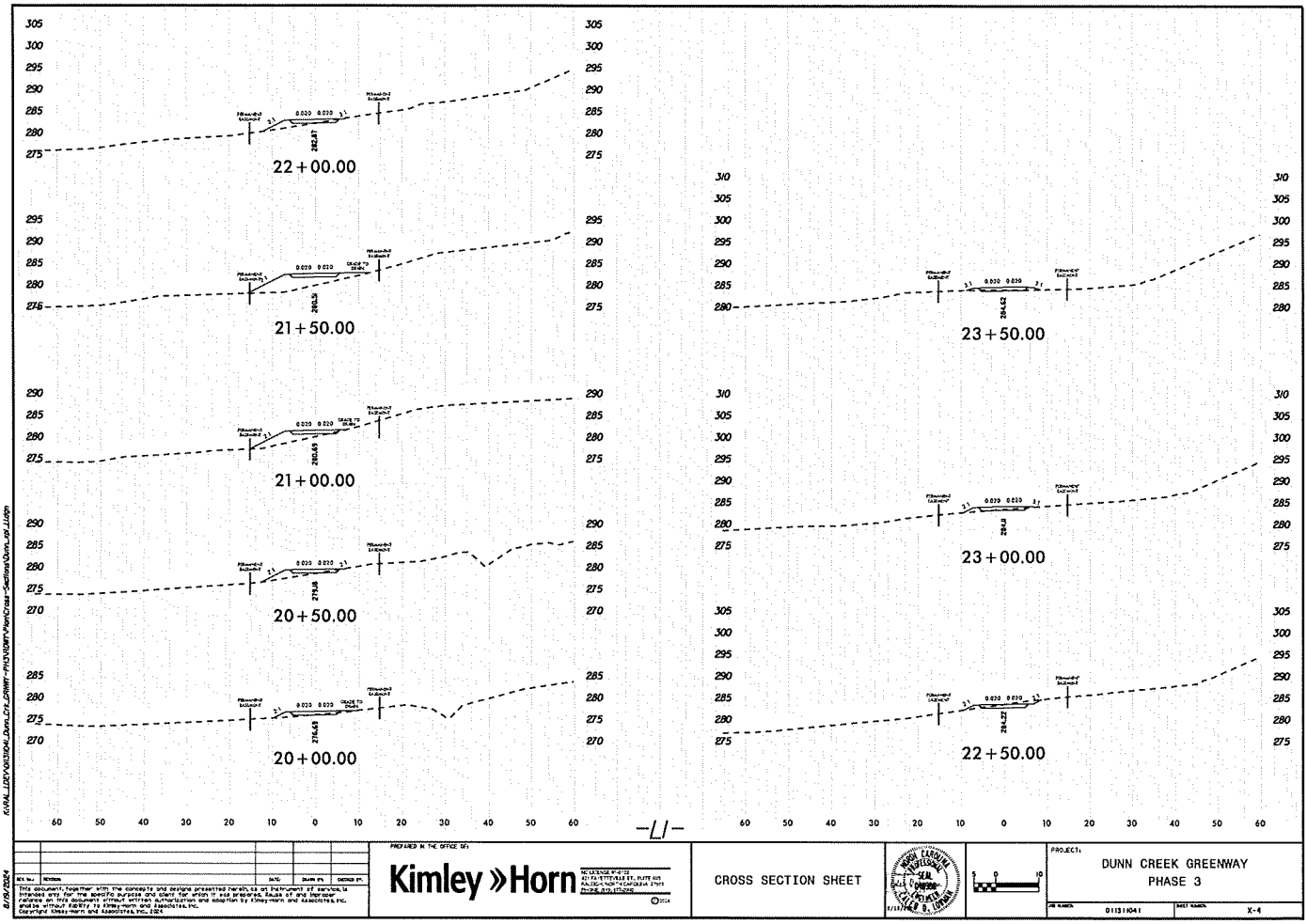
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PROJECT:

DUNN CREEK GREENWAY
PHASE 3

011311041

X-3




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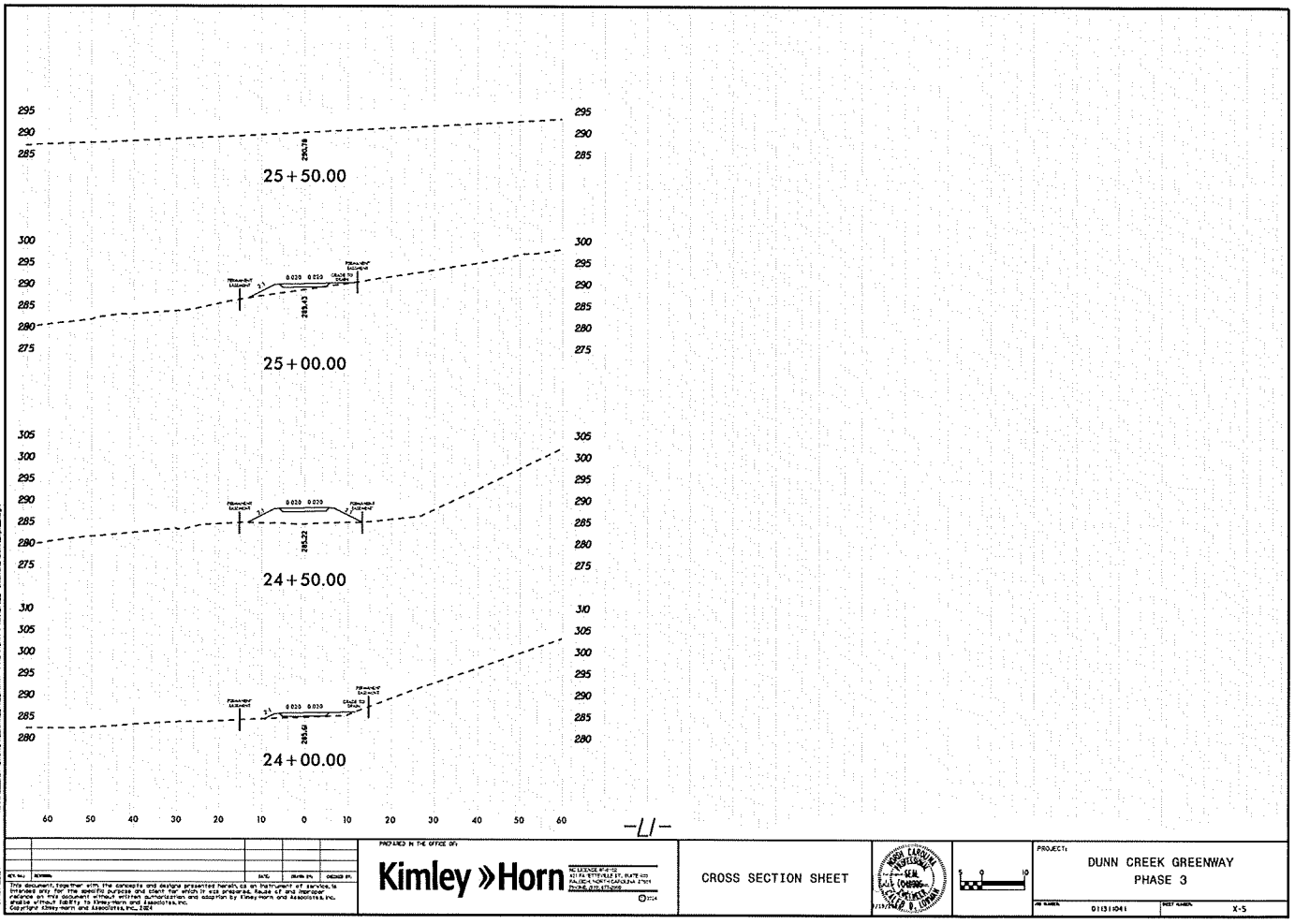
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PROJECT:

DUNN CREEK GREENWAY
PHASE 3

011311041

X-4




-11-

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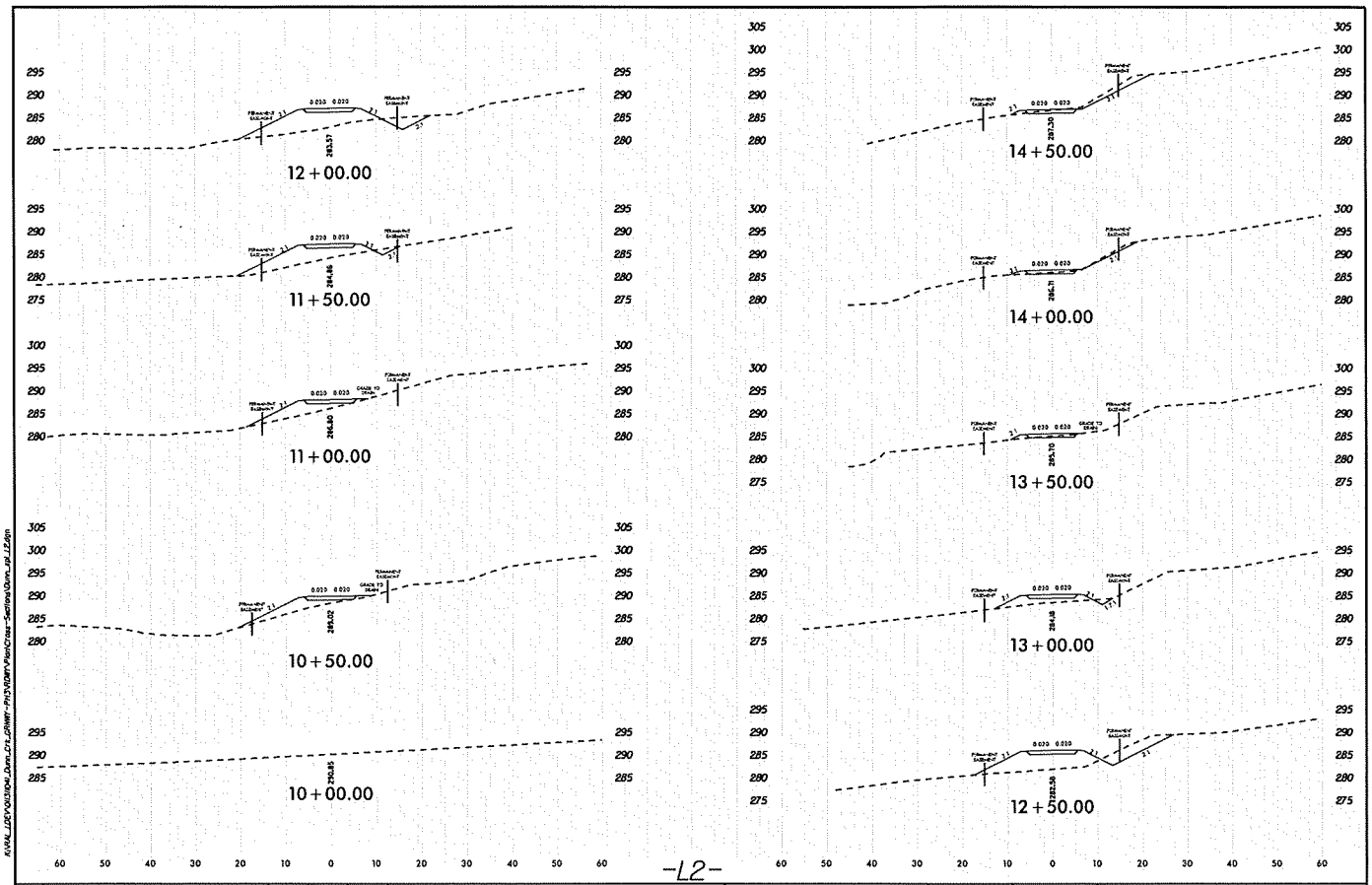
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047406 ENGINEERING JACK COHRS 7/31/2024

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER: 011311041
SHEET NUMBER: X-5

8/9/2024

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-12-

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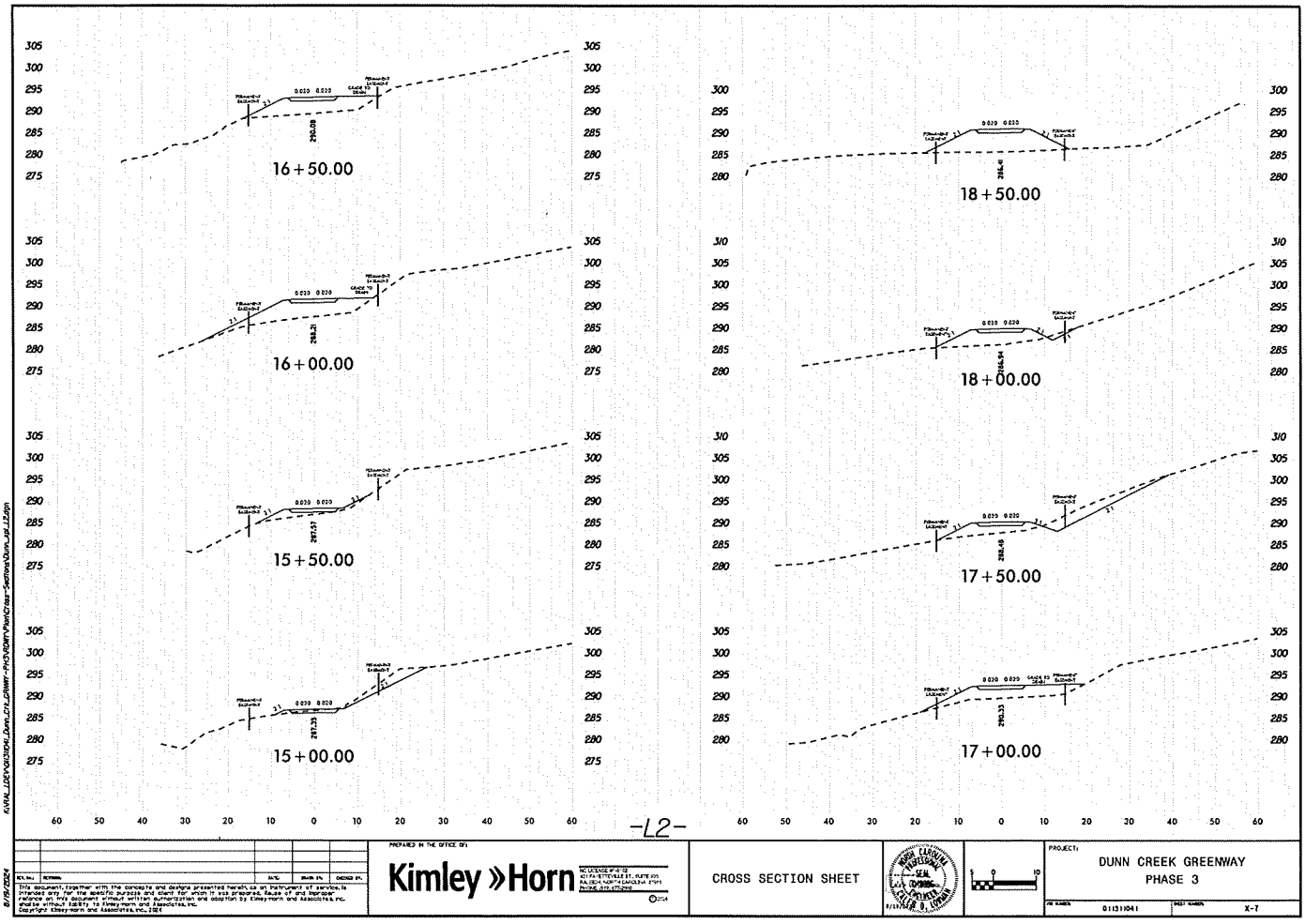
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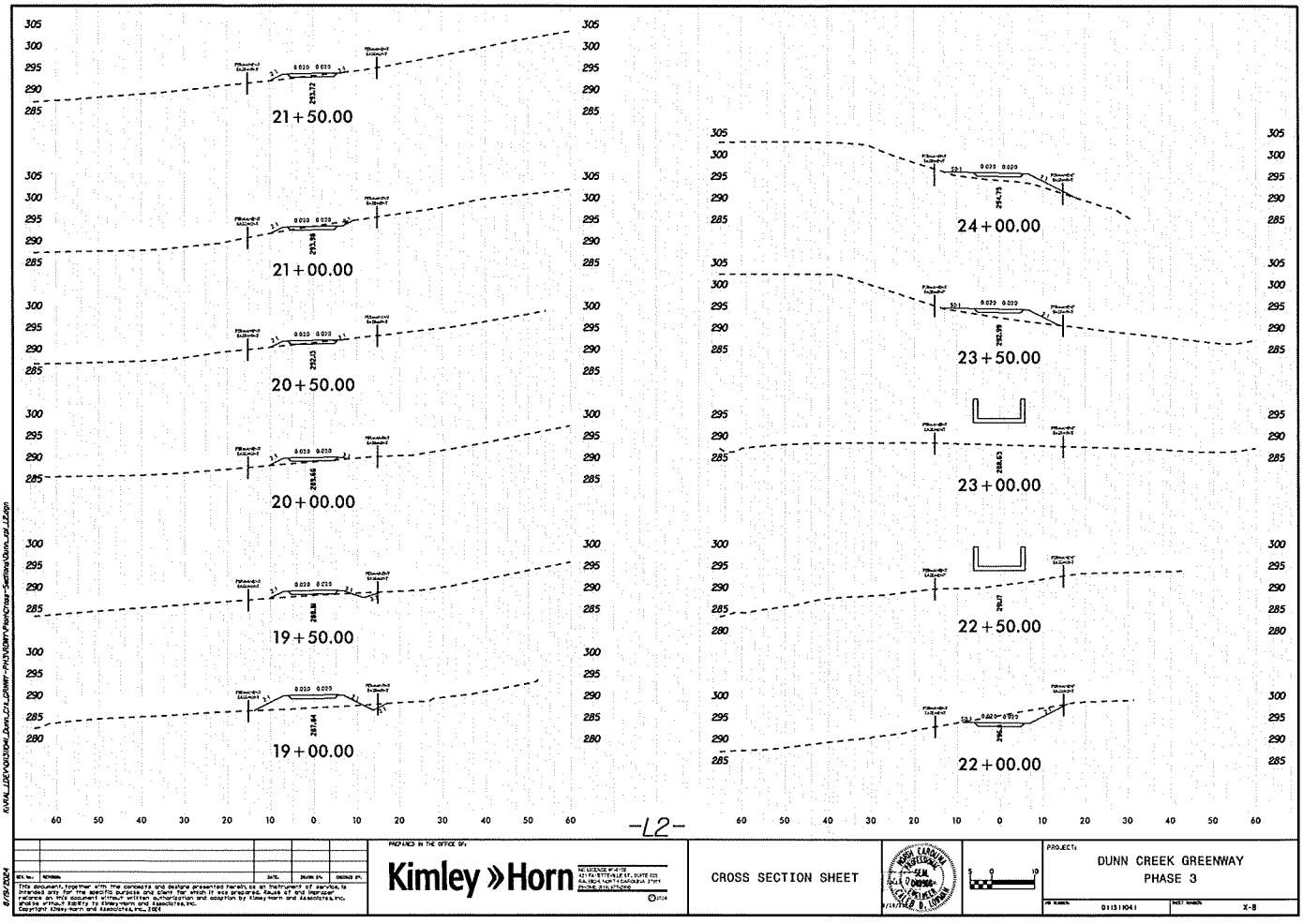
PROJECT:

DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER: 011311041

SHEET NUMBER: X-6


16+50.00
16+00.00
15+50.00
15+00.00
18+50.00
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Kimley»Horn
CROSS SECTION SHEET
DUNN CREEK GREENWAY
PHASE 3



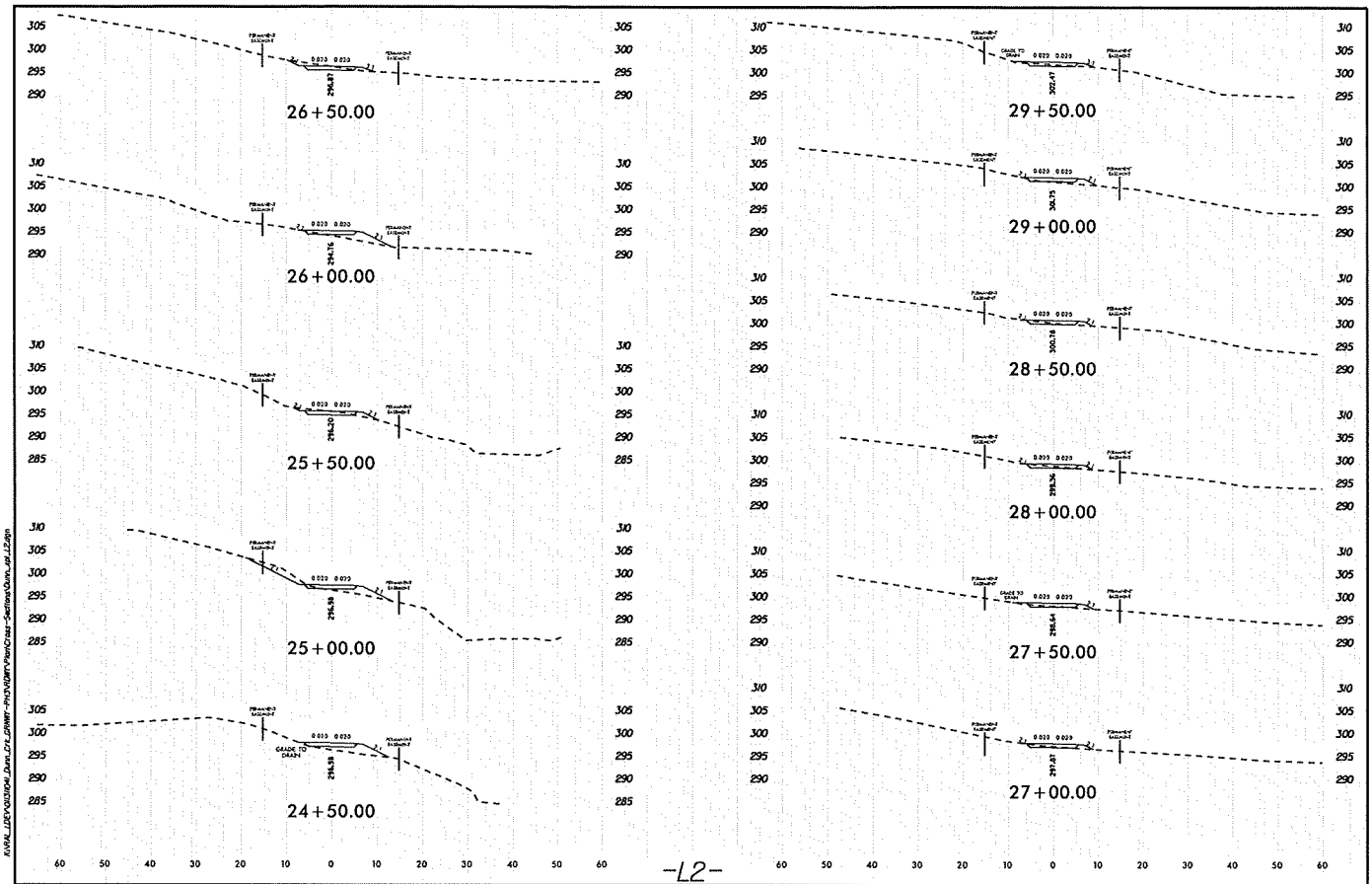

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PROJECT:
DUNN CREEK GREENWAY
PHASE 3

X-8




-12-

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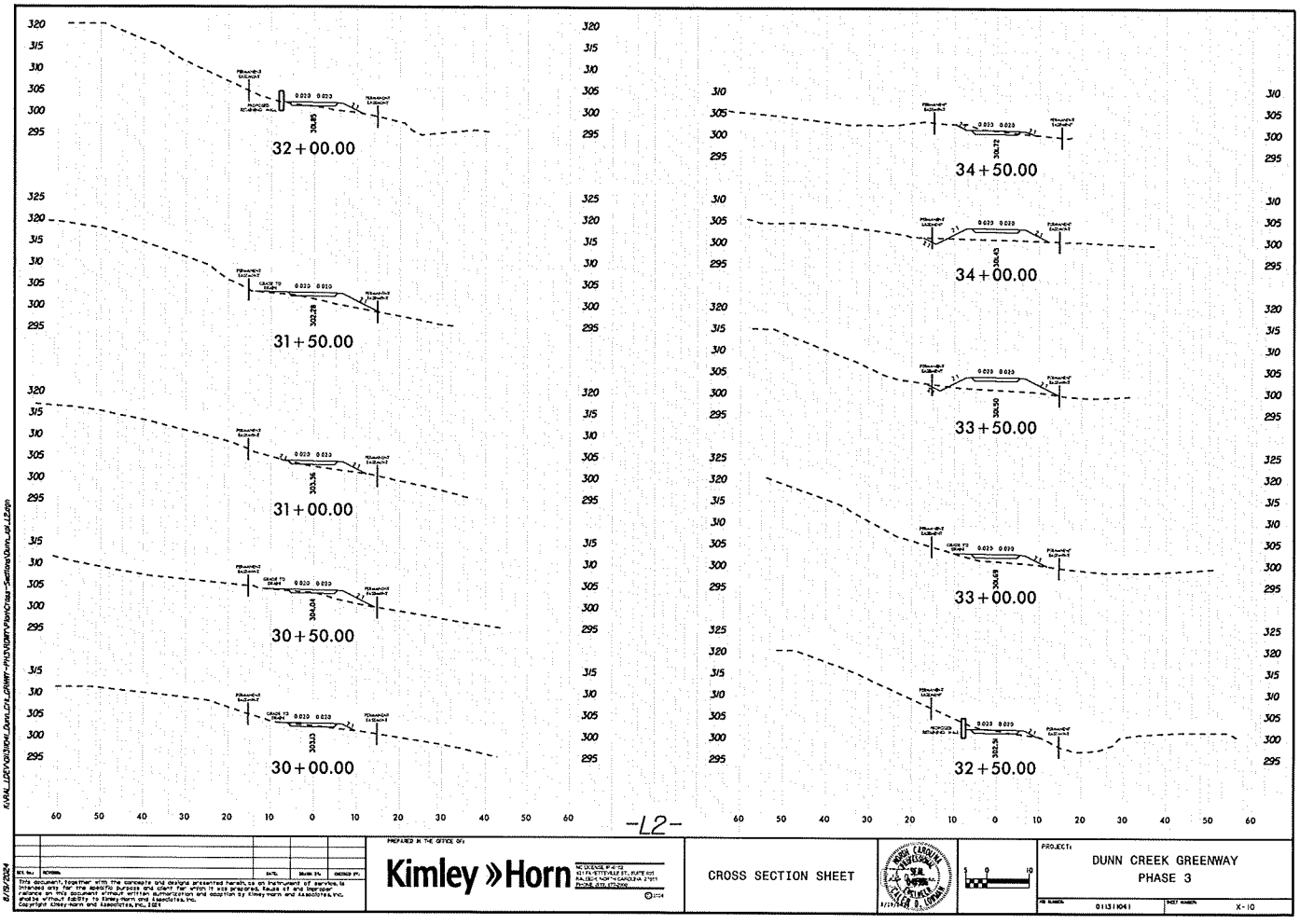
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PROJECT:

DUNN CREEK GREENWAY
PHASE 3

X-9

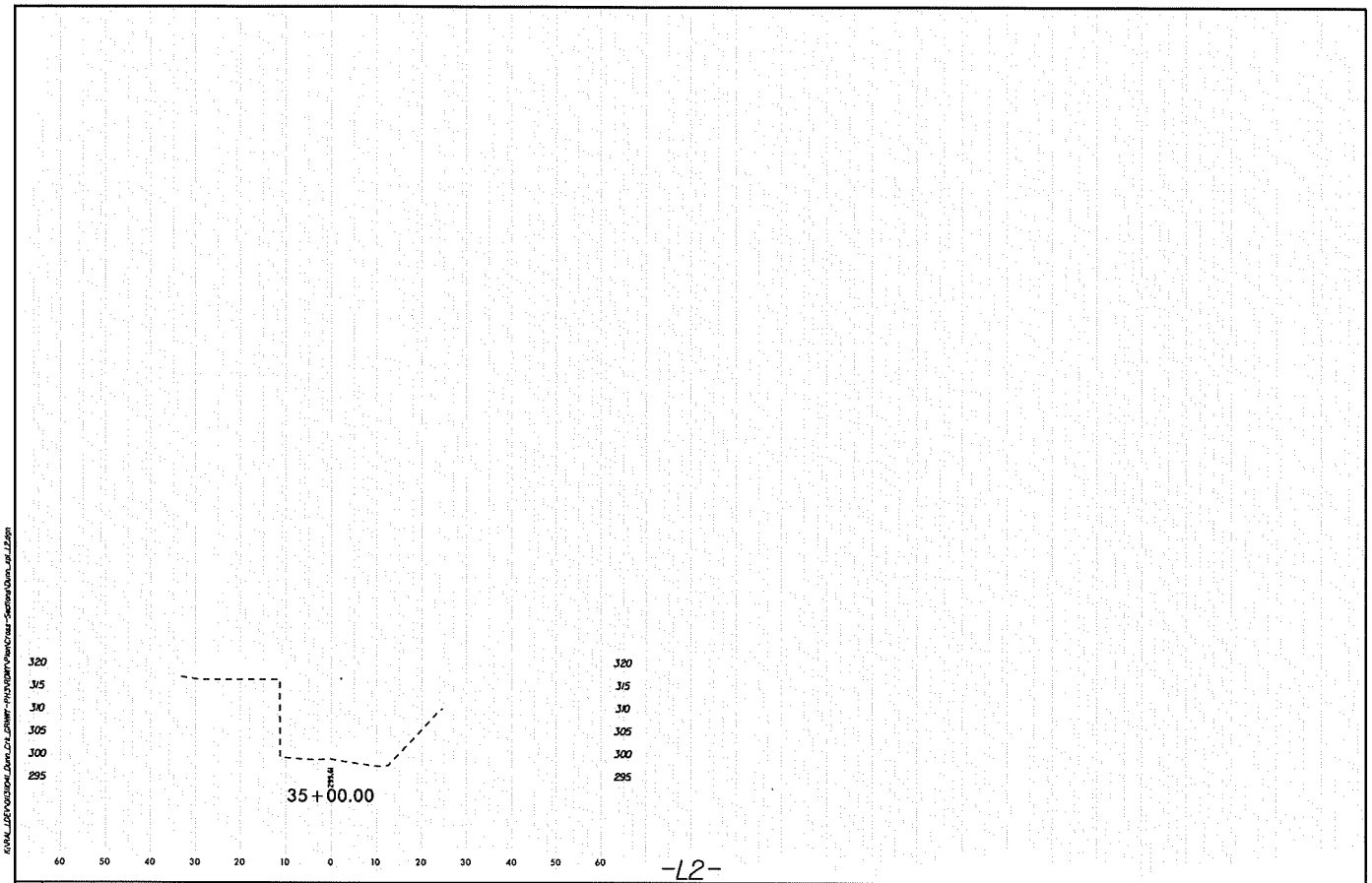



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PROJECT:
DUNN CREEK GREENWAY
PHASE 3

X-10




-L2-

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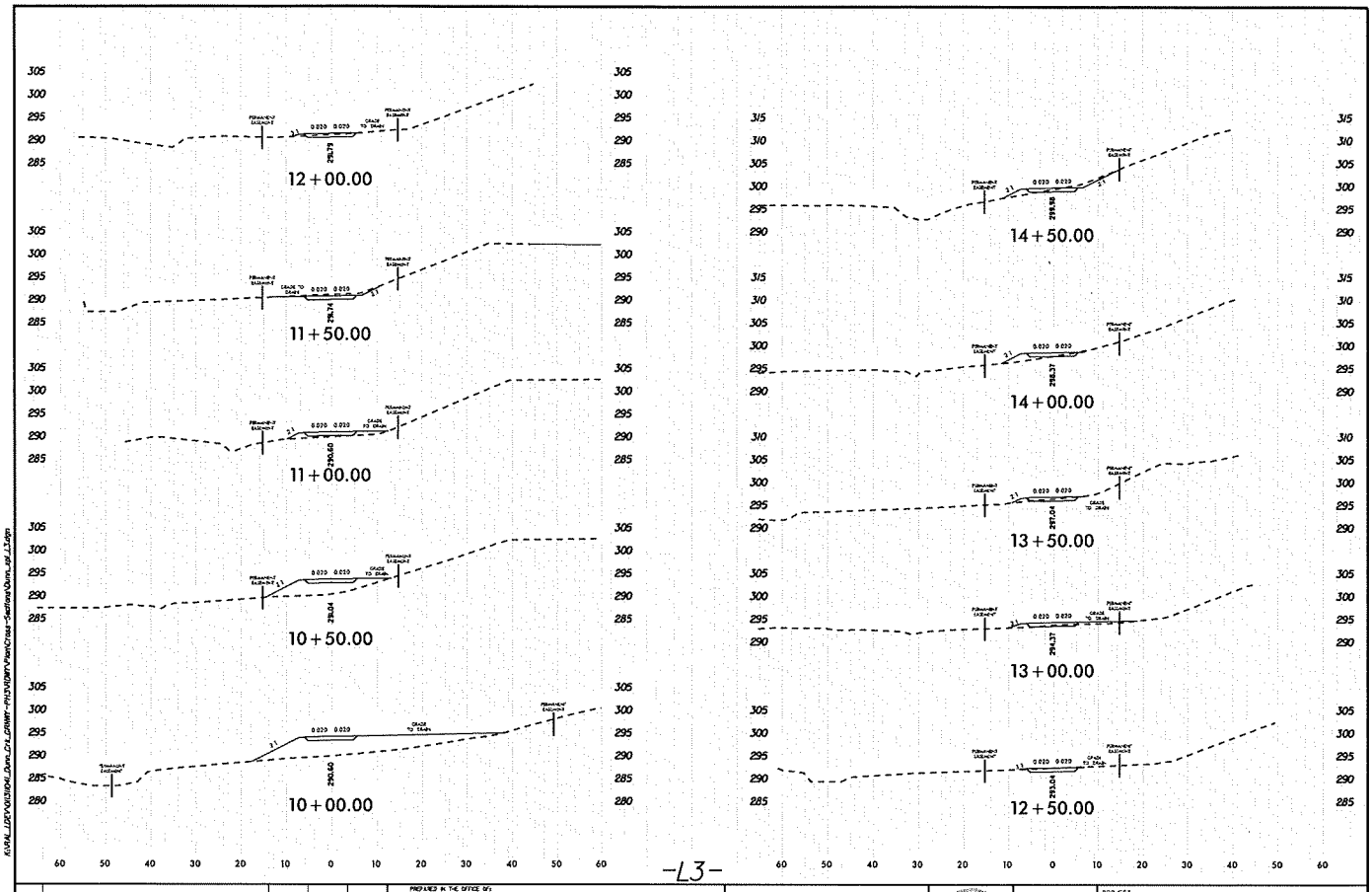
PROJECT:
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER 011311041 SHEET NUMBER X-11

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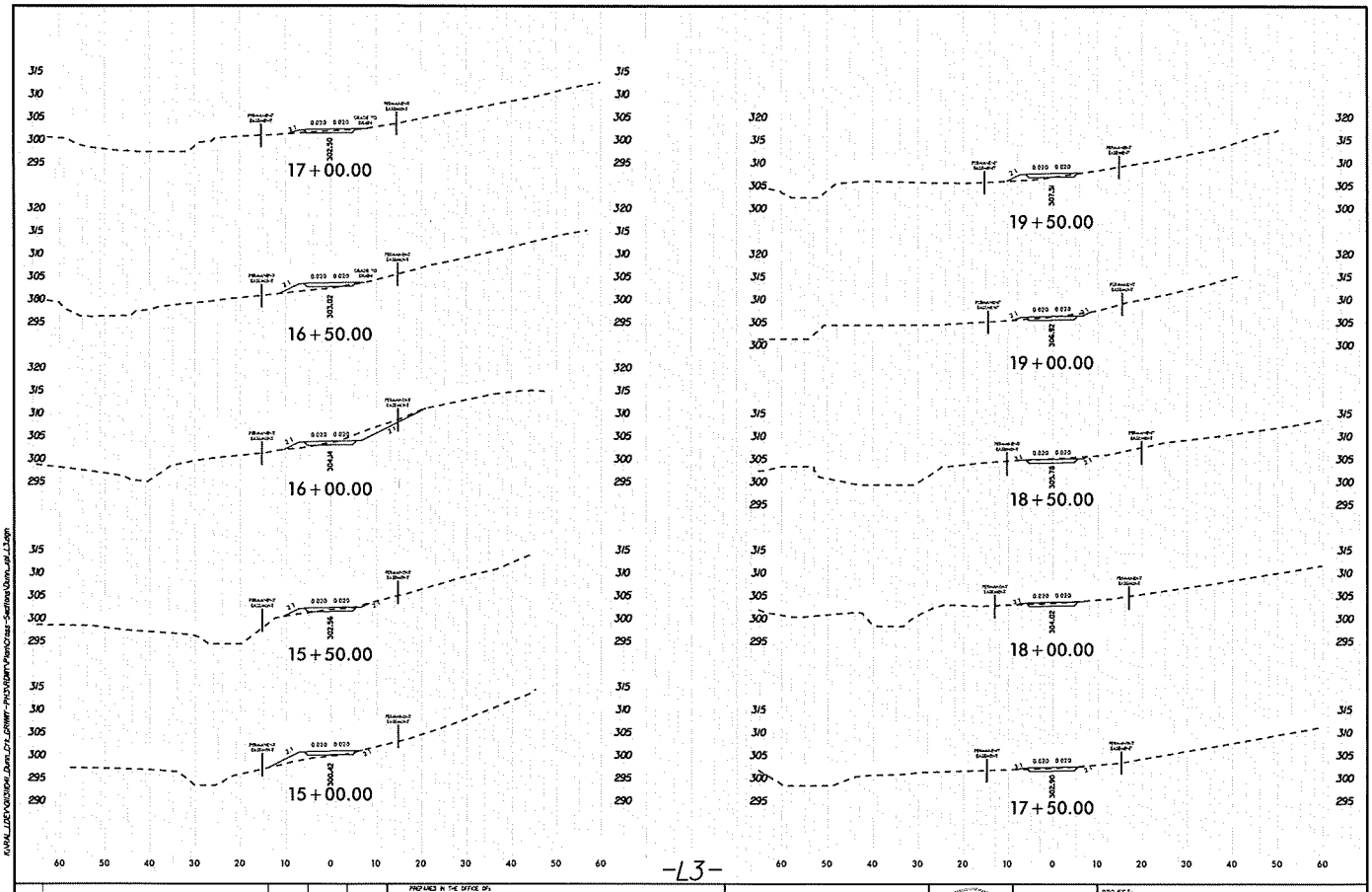

-L3-

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DUNN CREEK GREENWAY
PHASE 3

X-12



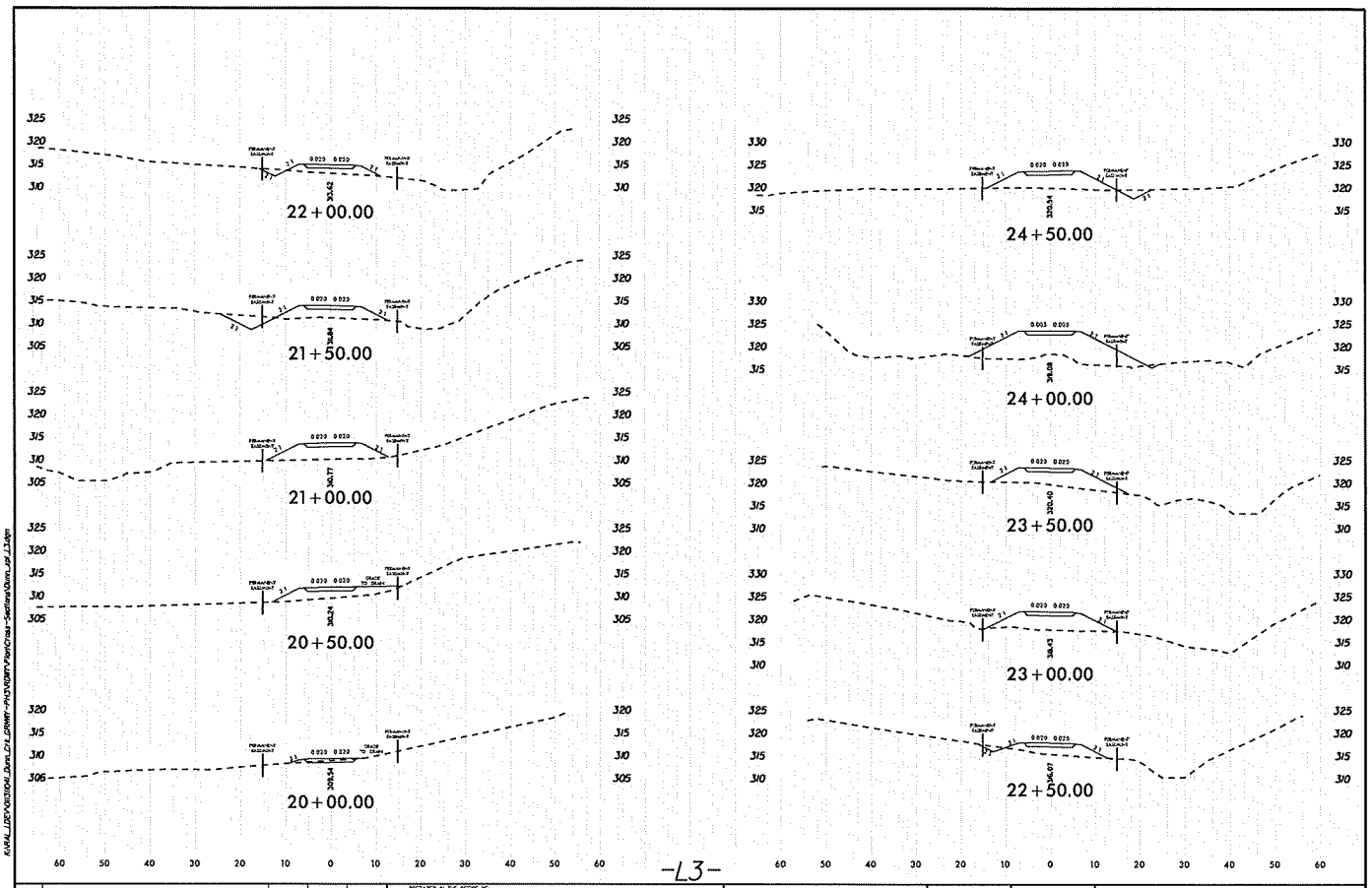

-L3-

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

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X-13




-L3-

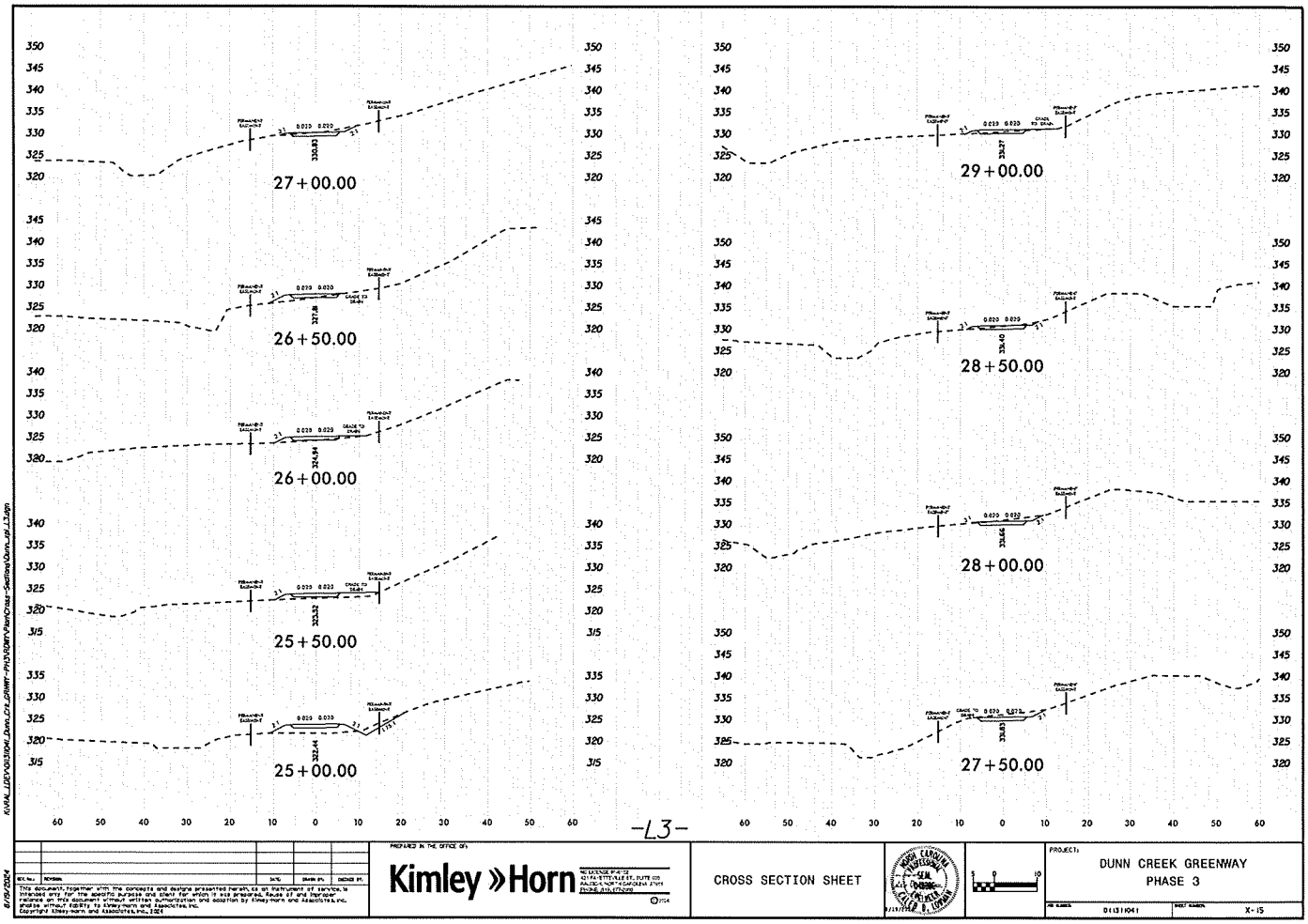
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DUNN CREEK GREENWAY
PHASE 3

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SHEET NUMBER X-14

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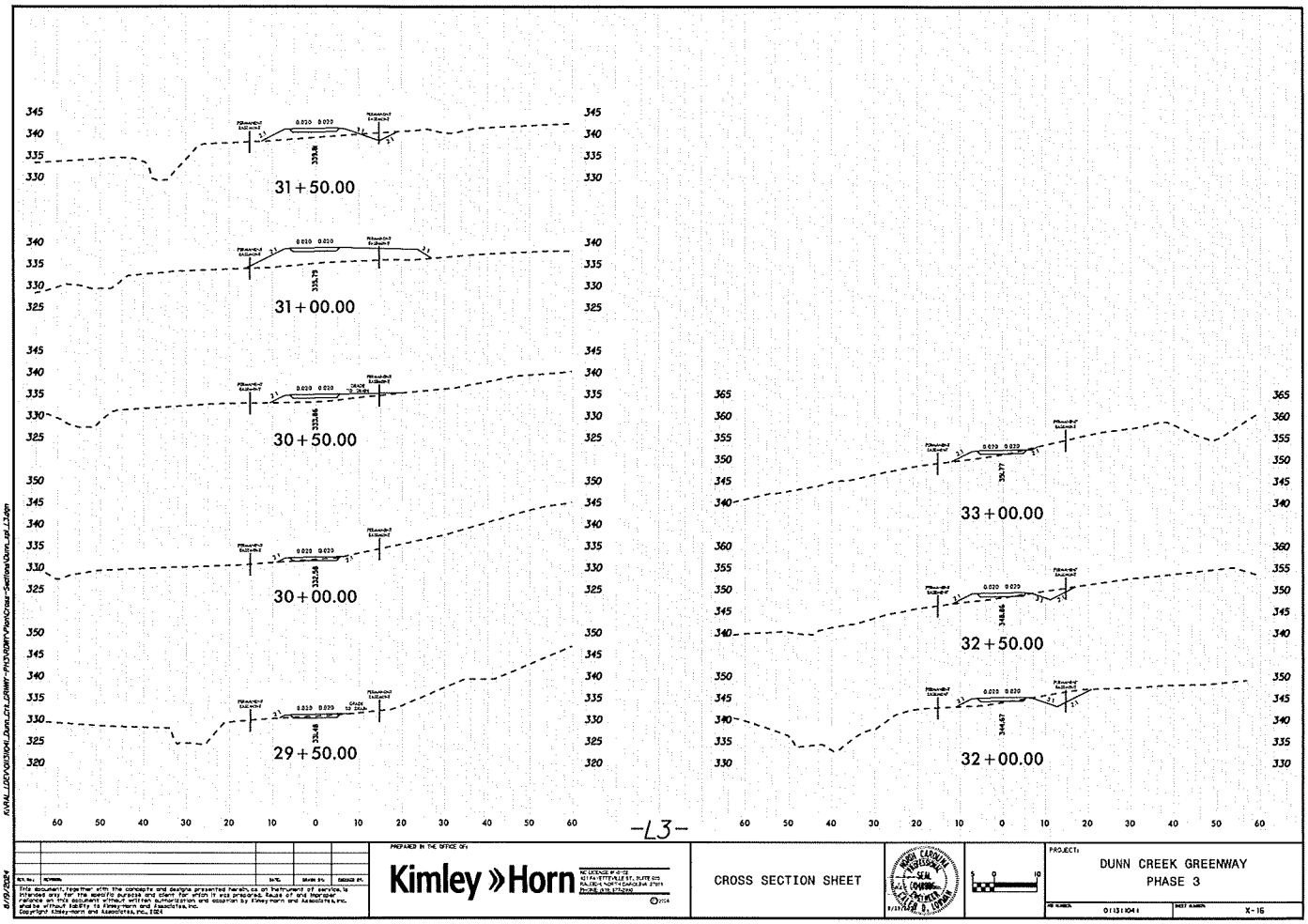



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PROJECT:
DUNN CREEK GREENWAY
PHASE 3

X-15

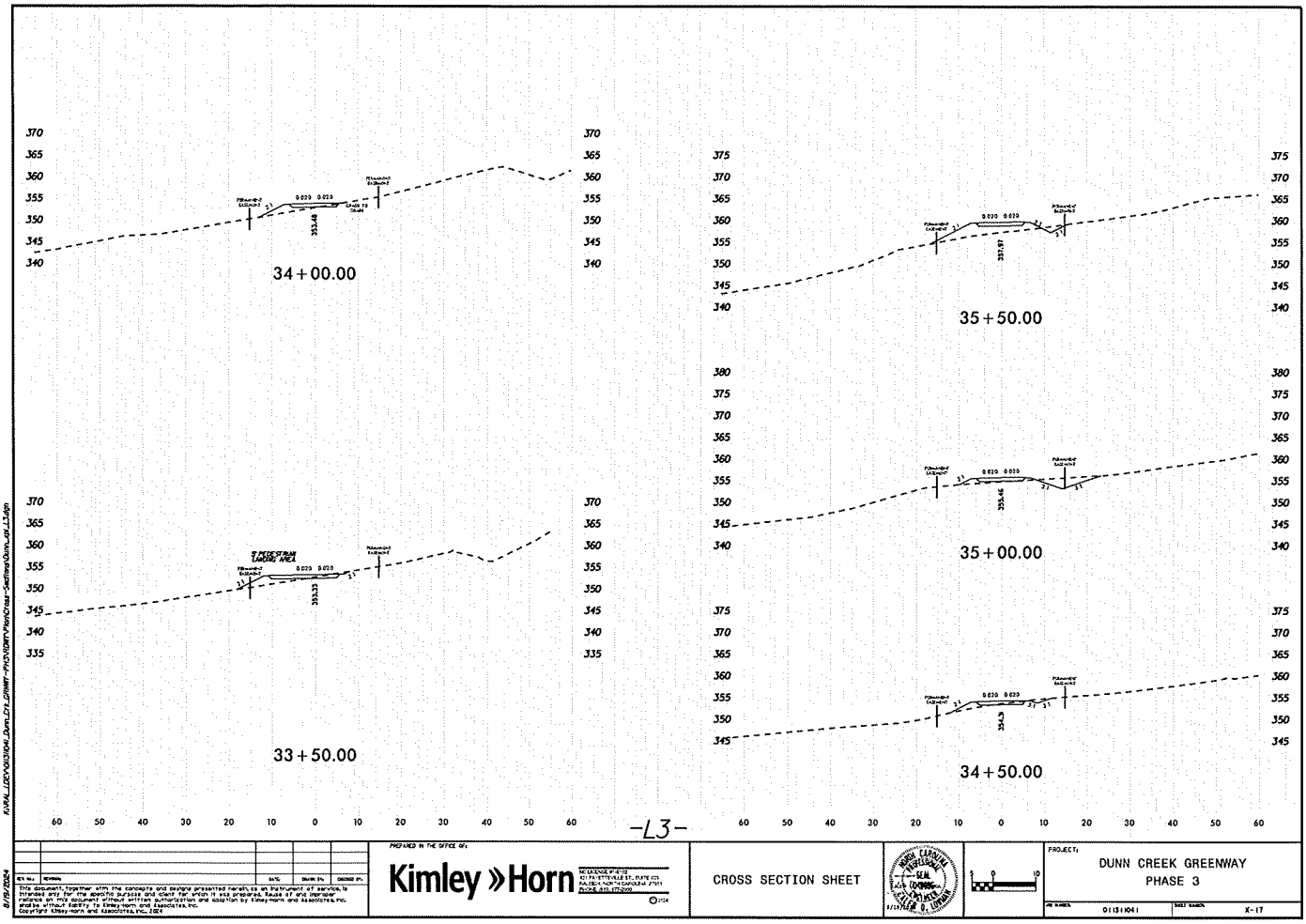



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PROJECT:
DUNN CREEK GREENWAY
PHASE 3

X-16

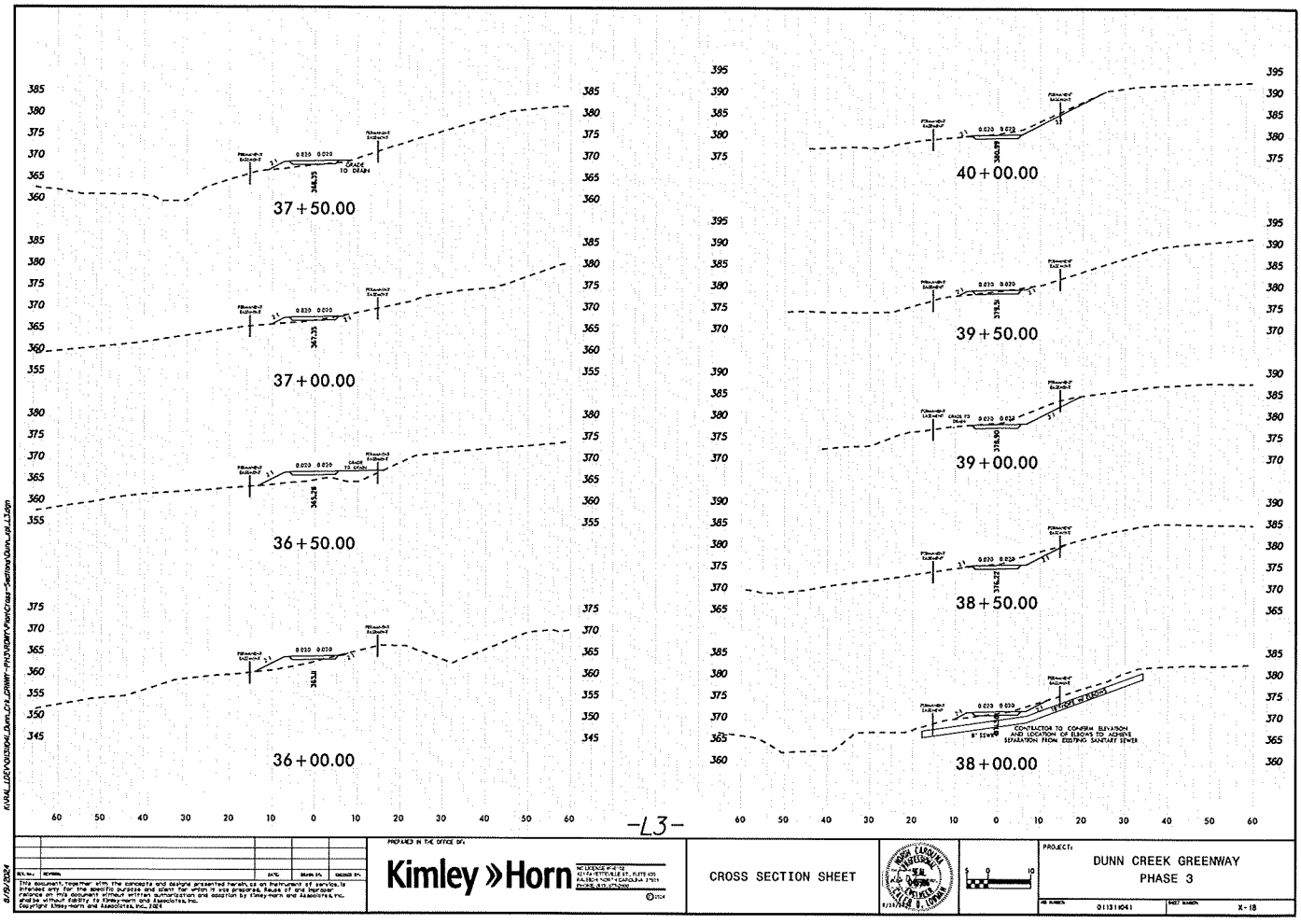



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CROSS SECTION SHEET

DUNN CREEK GREENWAY
PHASE 3

X-17




-L3-

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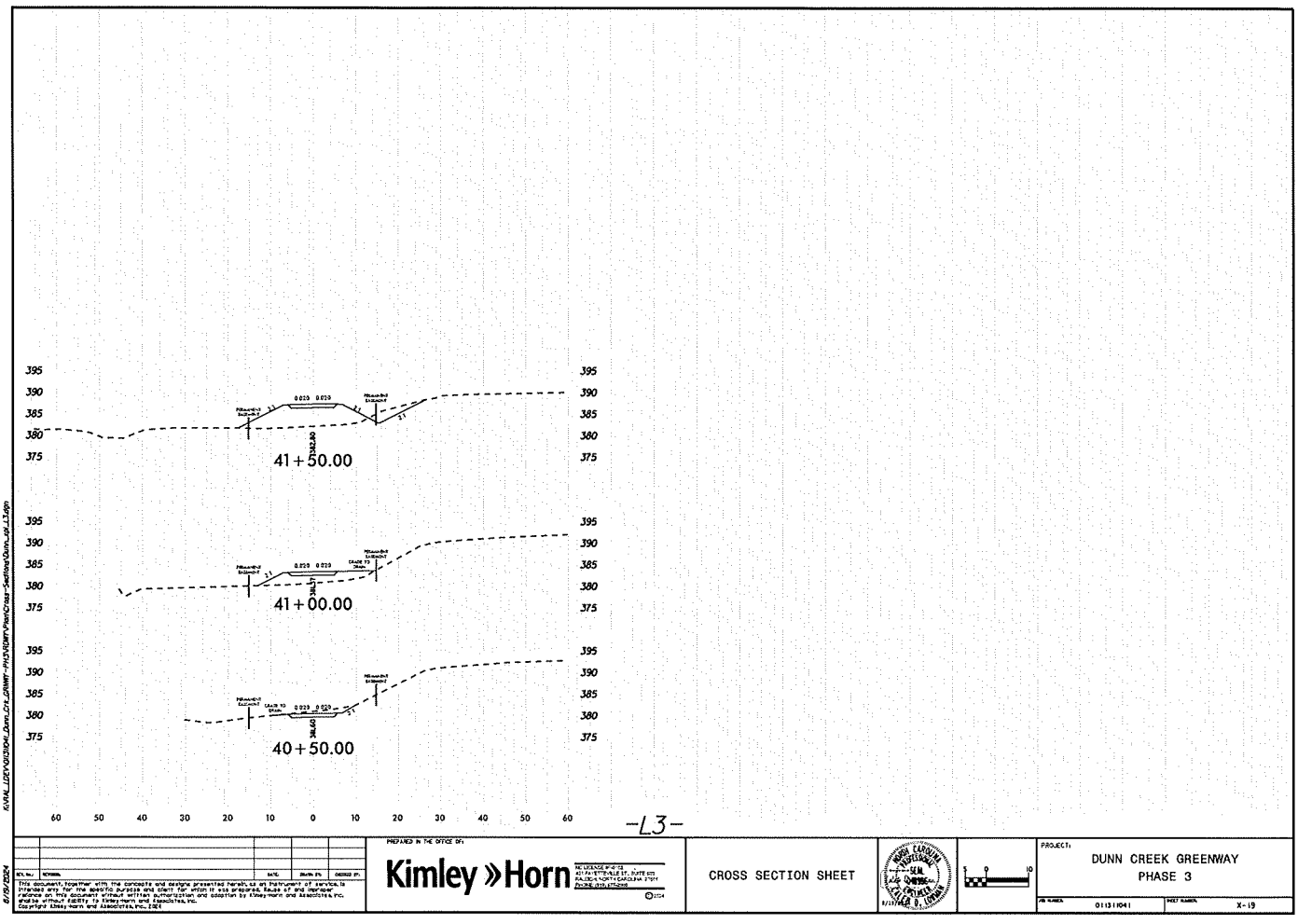
CROSS SECTION SHEET

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

011311041

X-18

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CROSS SECTION SHEET

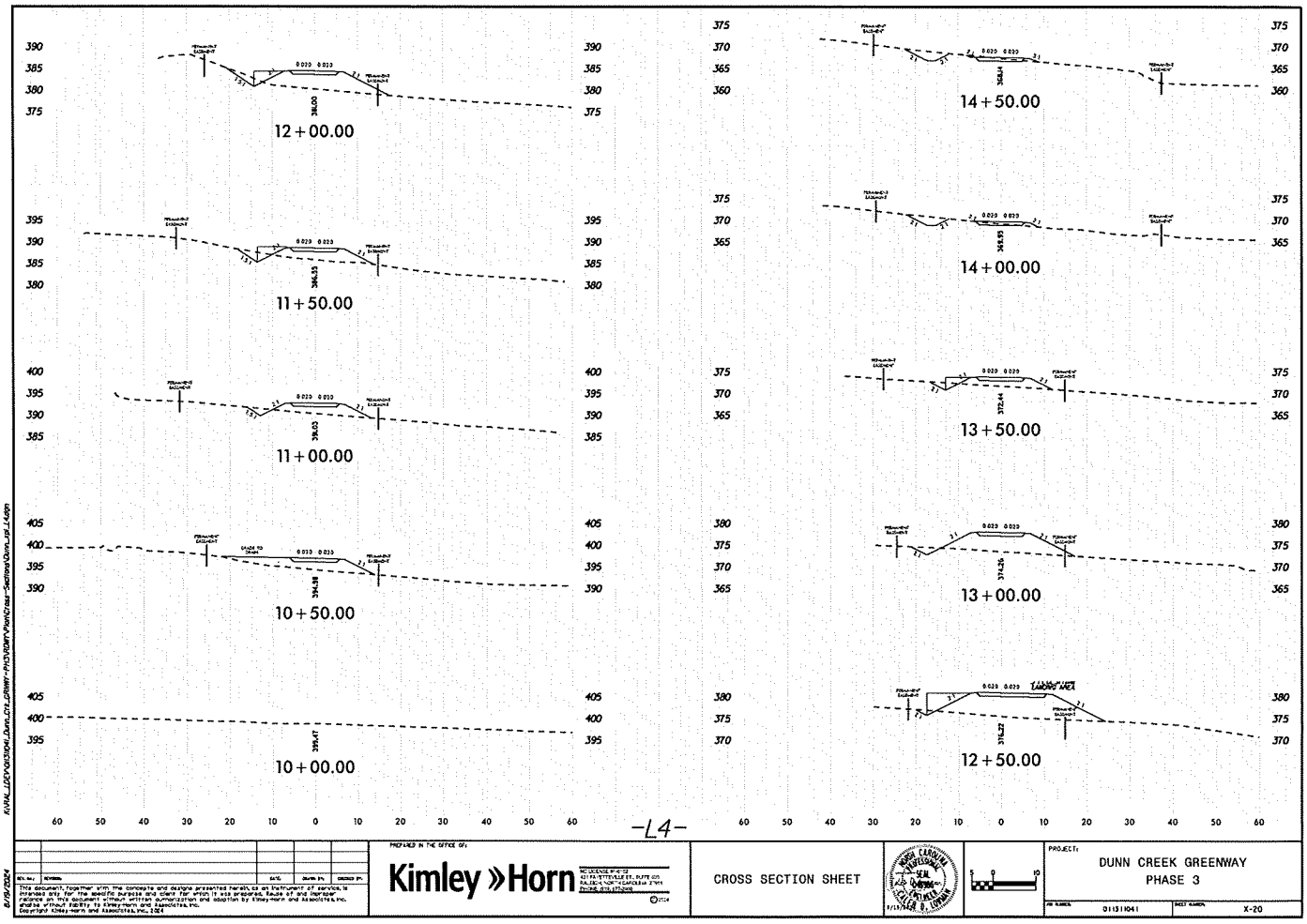
PROJECT:

DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER: 011311041

SHEET NUMBER: X-19

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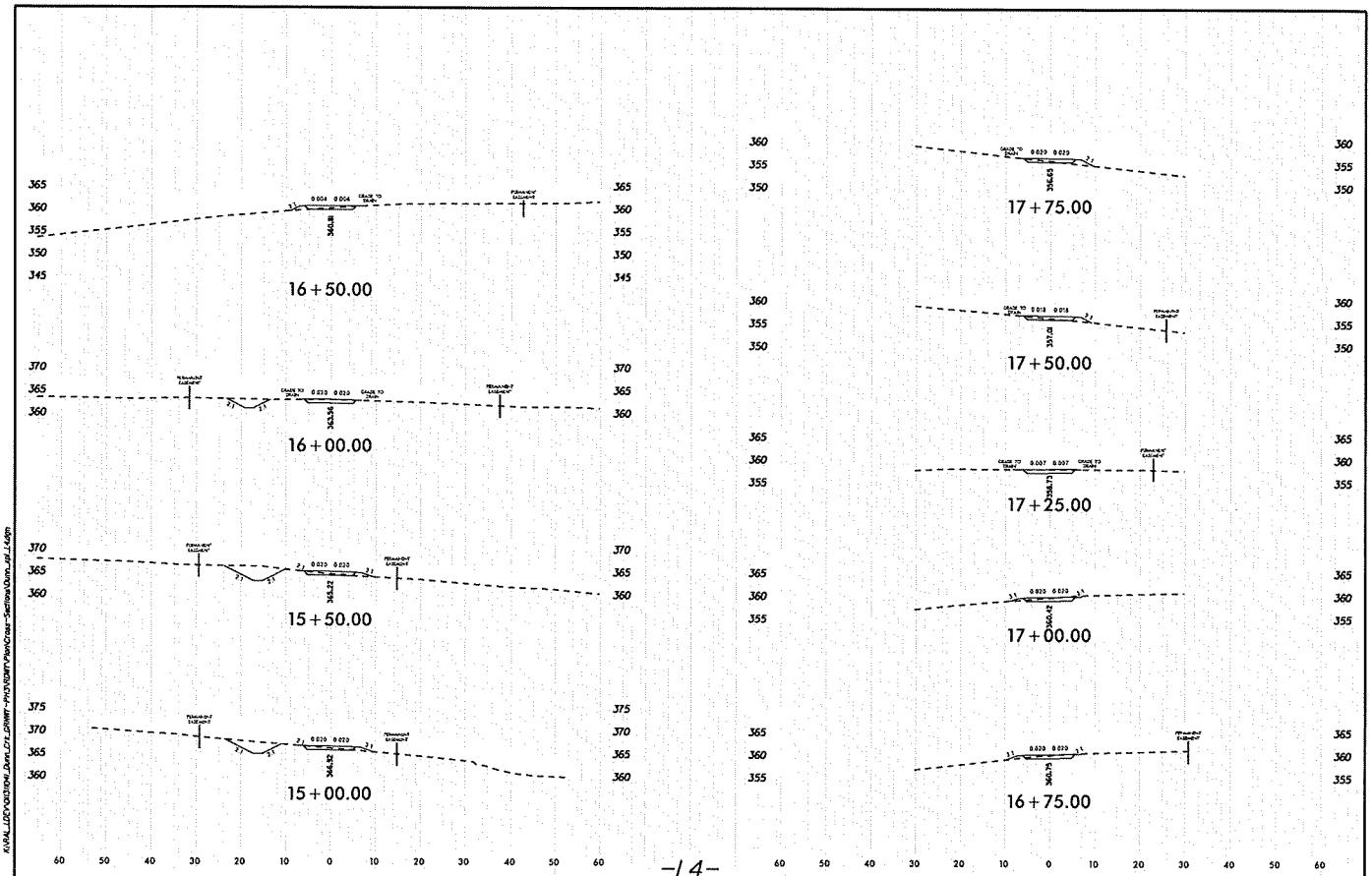

PROJECT: DUNN CREEK GREENWAY PHASE 3

CROSS SECTION SHEET

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PROJECT NUMBER 011311041

SHEET NUMBER X-20




-L4-

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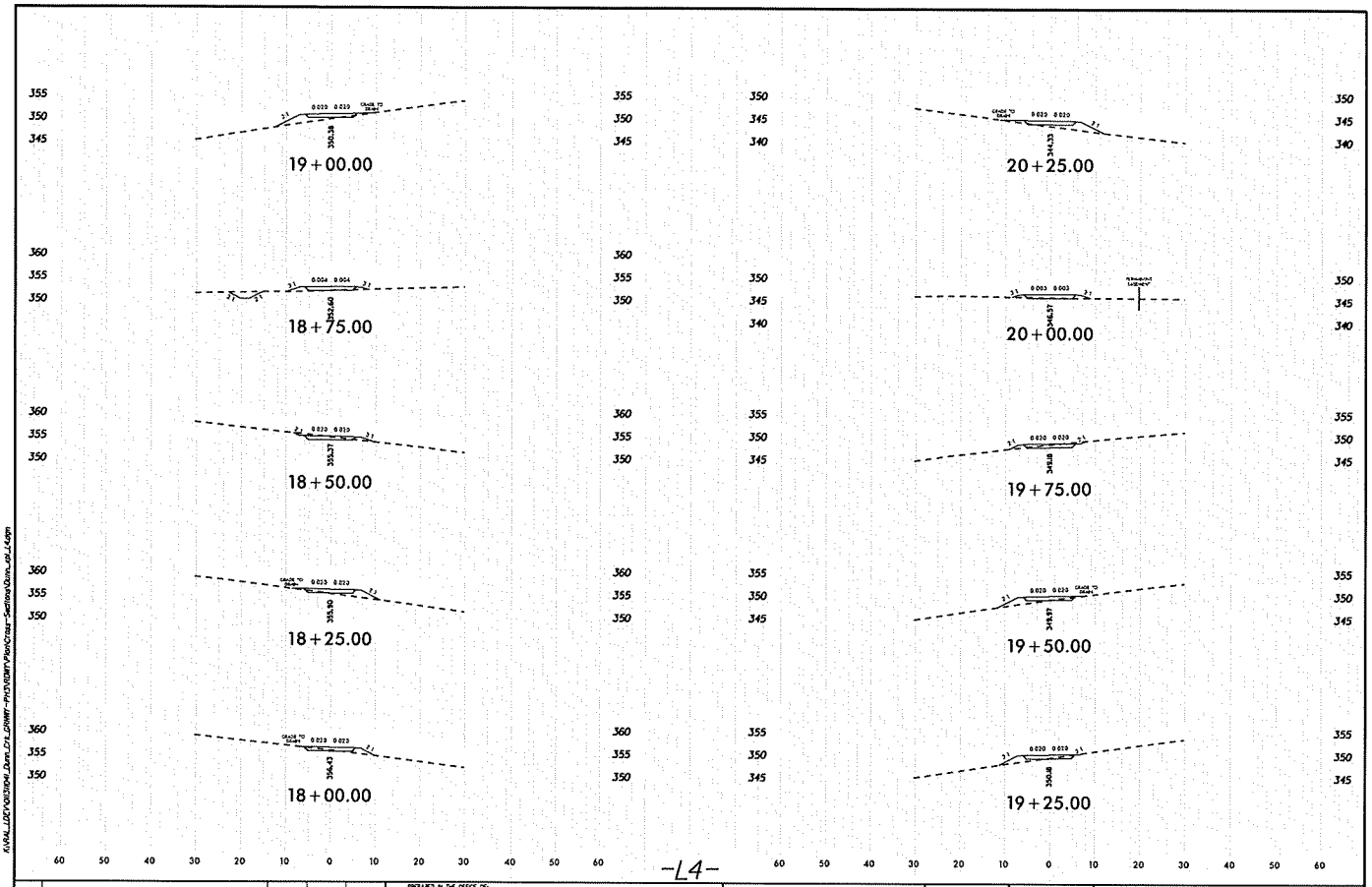
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PROJECT:
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER 011131041

SHEET NUMBER X-21

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PROJECT:

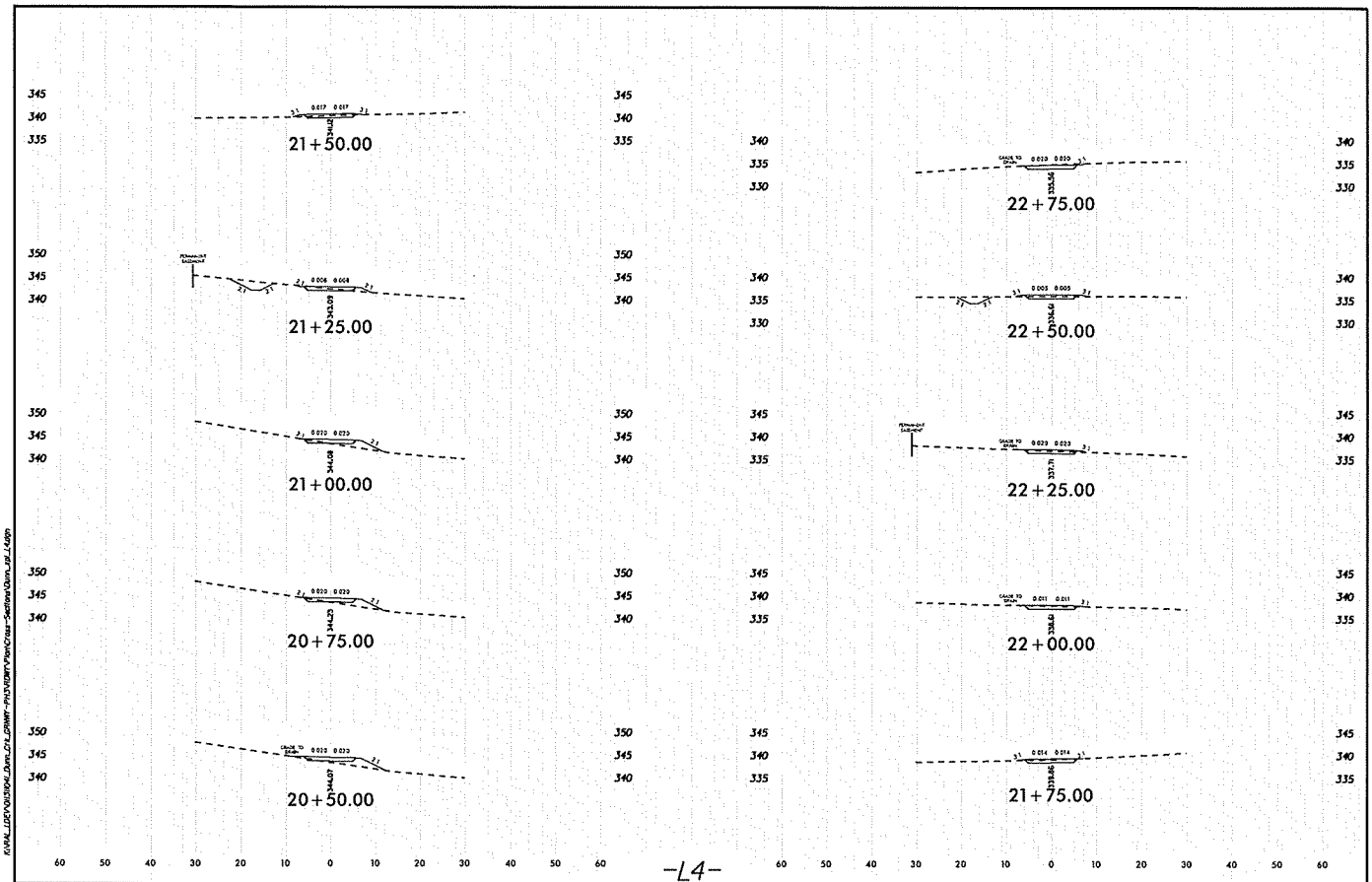
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER 011313041

SHEET NUMBER X-22

8/15/2024

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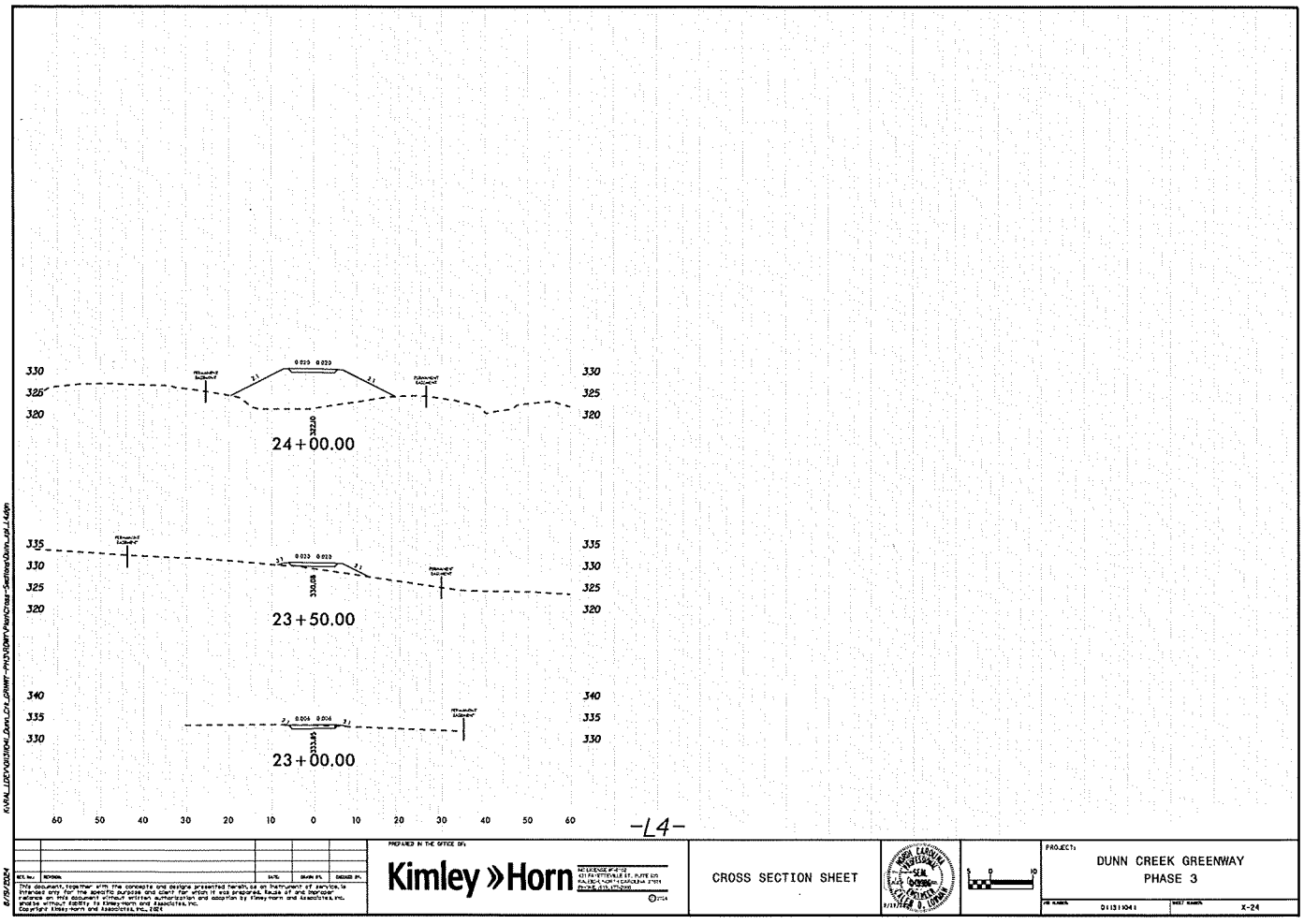
PROJECT:

DUNN CREEK GREENWAY
PHASE 3

AE NUMBER: 011310041

SHEET NUMBER: X-23

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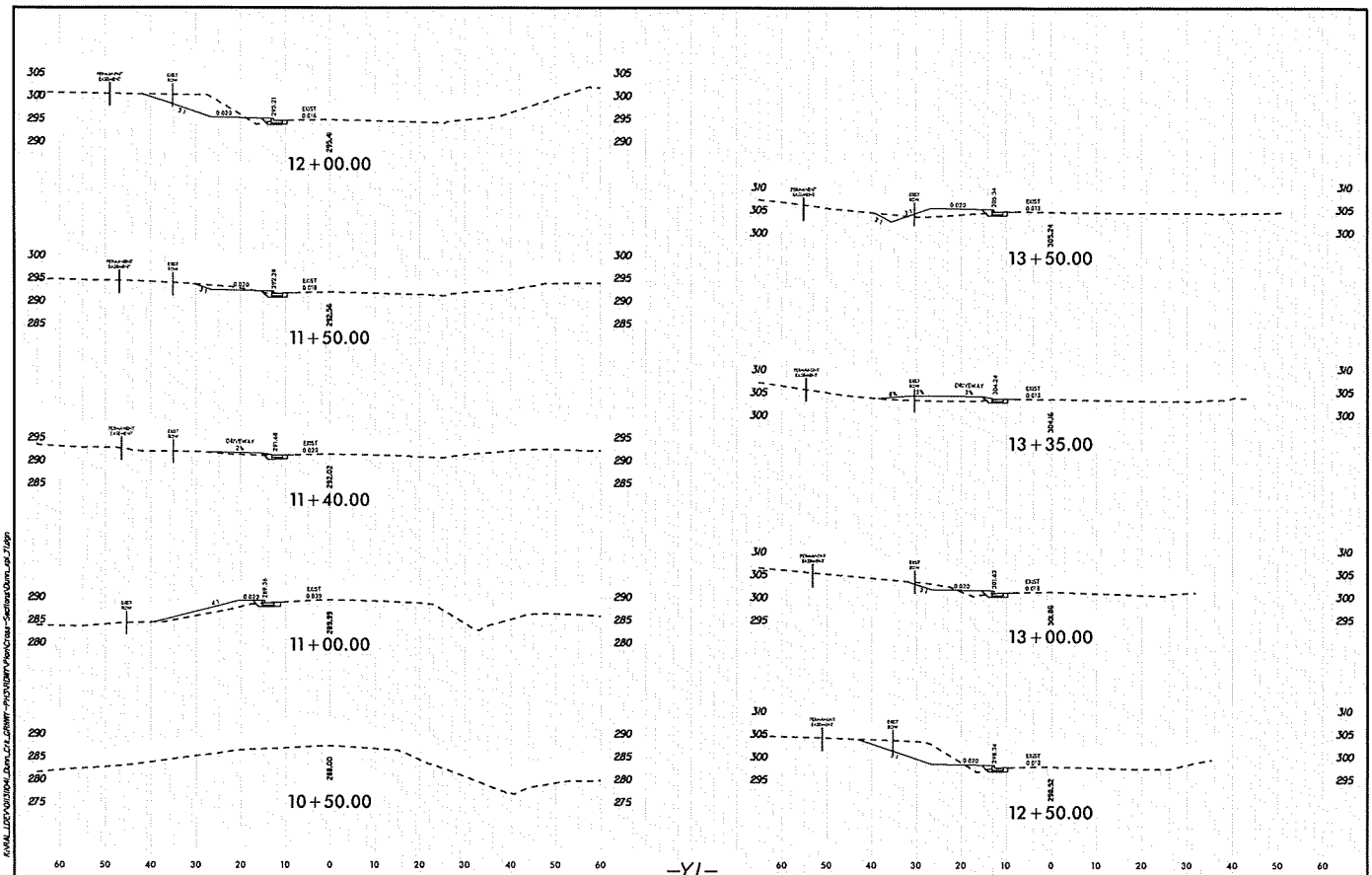
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PROJECT:

DUNN CREEK GREENWAY
PHASE 3

X-24

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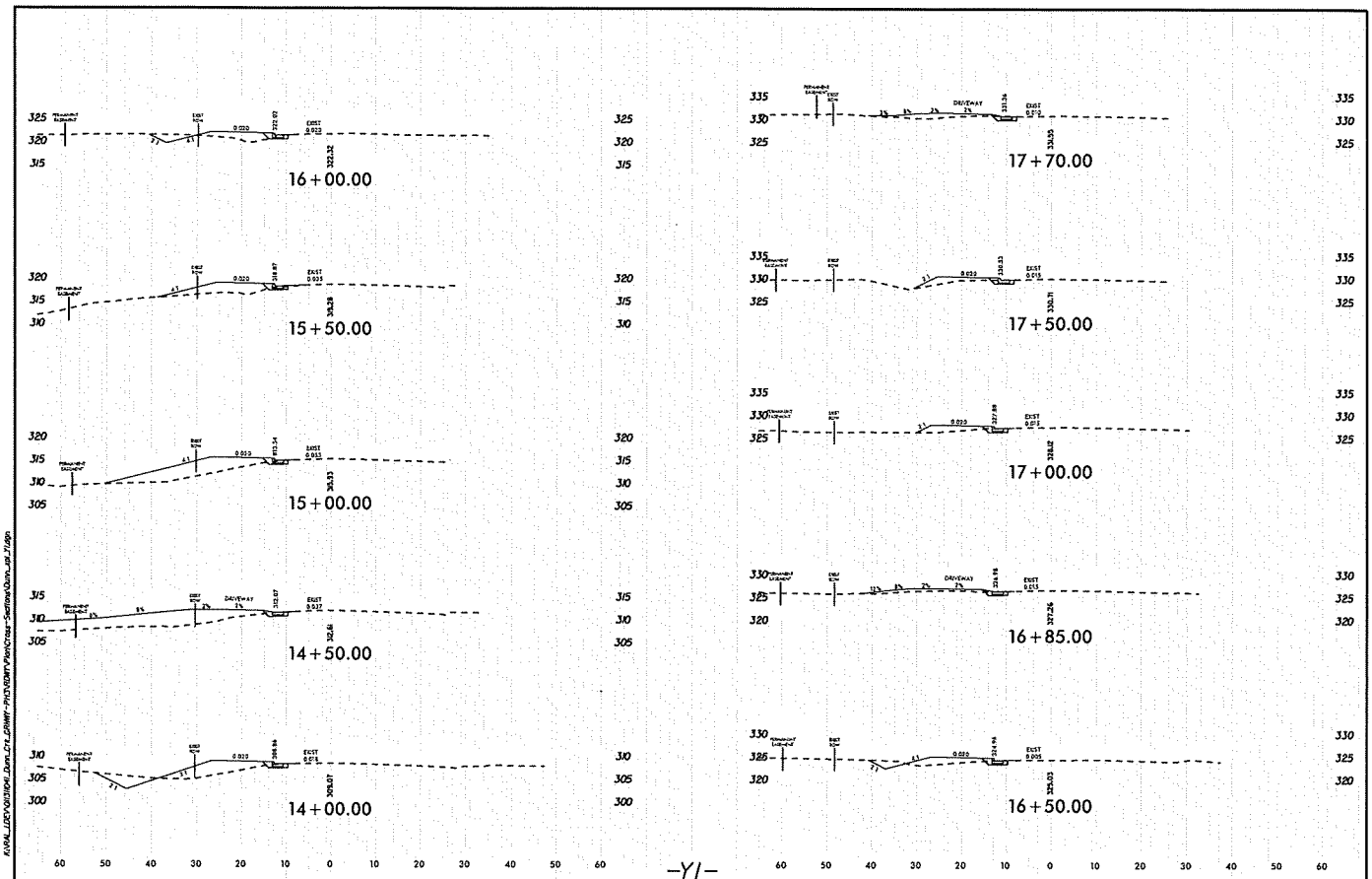
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CROSS SECTION SHEET

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER 011131041

SHEET NUMBER X-25



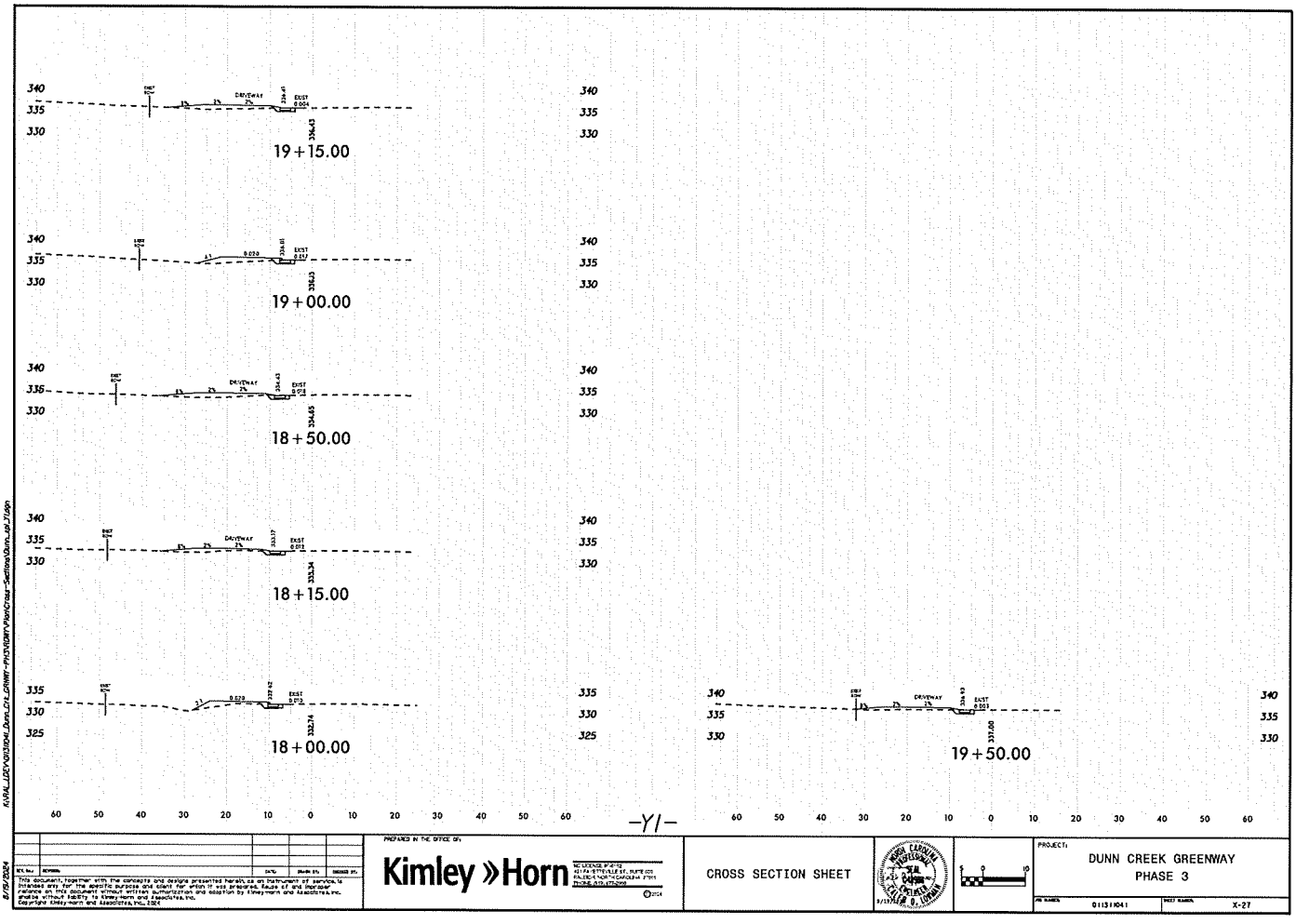

-Y1-

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CROSS SECTION SHEET

DUNN CREEK GREENWAY
PHASE 3

X-26




-Y1-

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NC LICENSE #-####
### FAYETTEVILLE ST., SUITE ###
CITY, STATE ZIP CODE
PHONE ###-###-####

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CROSS SECTION SHEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047141 ENGINEER D. LYNAM 8/13/2024

0 5 10

PROJECT:
DUNN CREEK GREENWAY
PHASE 3

JOB NUMBER: 011131041
SHEET NUMBER: X-27

8/15/2024

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PROPOSAL FORM

*DUNN CREEK GREENWAY PHASE IV*

The undersigned bidder affirms and declares that he has carefully examined all bidding documents and Instructions to Bidders which are acknowledged to be a part of this proposal, and agrees to provide all labor, materials, equipment, supervision, permits; abide by all local, state and federal laws, rules, regulations, and ordinances applicable to perform the work listed in the specifications and scope of work for the following sum to wit:

**TOTAL BASE BID – Lump Sum**

two million, two hundred and eighty-five thousand, three hundred and eighty-eight dollars and eighty-six cents Dollars $2,285,388.86

**TOTAL BID ALTERNATE 1 – Lump Sum**

three hundred and twenty-eight thousand, five hundred and eighty-six dollars and fifty-three cents Dollars $328,586.53

**Construction Duration is** 300 Consecutive Calendar Days **from the date the contractor elects to begin the work. Dunn Creek Greenway Phase IV shall be completed prior to or no later than Dunn Creek Greenway Phase III completion date.**

Address technical questions about the project to the Project Engineer, Caleb Lowman, P.E. at caleb.lowman@kimley-horn.com

Written questions received up to 5 business days prior to bid opening will receive a proper response.

**ITEM 1- Scope of Project**

GREENWAY FROM THE ORCHARDS AT TRADITIONS EXISTING GREENWAY SEGMENT TO FLAHERTY PARK WITH A SPUR TRAIL TO FLAHERTY FARMS AND TO THE SOUTHERN TERMINUS OF DUNN CREEK GREENWAY NEAR CALISTA DR.

**ITEM 2- Addendums**

**All addendums must be acknowledged in order for the proposal to be considered.**

**Addendum #1** X

**Addendum #2** X

**Addendum#3** _____

The Town of Wake Forest intends to award a contract **for Dunn Creek Greenway Phase III and Dunn Creek Greenway Phase IV** to the overall lowest responsible, responsive bidder taking into consideration quality, performance, and the time specified in this bid. **The overall lowest bidder selected will be based on the combined total of the base bids of Dunn Creek Greenway Phase III and Dunn Creek Greenway Phase IV.** The Town of Wake Forest reserves the right to reject or all proposals and to make the award as deemed in the best interest of the Town of Wake Forest. **Bid alternates will not be considered in the award of this contract and only authorized if needed**

**All bidders** MUST **complete and submit with their bid the enclosed Non-Collusion Affidavit of Prime Bidder.**

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



# STATE OF NORTH CAROLINA
# TOWN OF WAKE FOREST
# RALEIGH, NC

## BID BOND

Principal: Crowder Construction Company
Name of Principal Contractor

Surety: Liberty Mutual Insurance Company
Name of Surety

Contract Number: Dunn Creek Greenway Phase 4; 0001-2024 County: Wake

Date of Bid: August 22, 2024

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the **TOWN OF WAKE FOREST** in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the **TOWN OF WAKE FOREST** shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the **TOWN OF WAKE FOREST** makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the **TOWN OF WAKE FOREST** as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 22nd day of August, 20 24

Liberty Mutual Insurance Company
Surety

By _____
General Agent or Attorney-in-Fact Signature

*Seal of Surety*

Jennifer C. Hoehn, Attorney-In-Fact
Print or type Signer's Name

Contract No. 0001-2024
County Wake

Rev. 8-28-23

# BID BOND

## CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Crowder Construction Company

Full name of Corporation

6409 Brookshire Blvd - Charlotte, NC 28216

Address as prequalified

By _____
**Executive Vice President**

CROWDER CONSTRUCTION COMPANY INCORPORATED SEAL 1953 Charlotte, N.C.

*Affix Corporate Seal*

George F. Ellis

Print or type Signer's name

Attest _____
**Assistant Secretary**

Chris Boyd

Print or type Signer's name

Liberty Mutual SURETY

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.**

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

**Certificate No:** 8209659- 969489

# POWER OF ATTORNEY

**KNOWN ALL PERSONS BY THESE PRESENTS:** That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy Daugherty, Angela D. Ramsey, Elizabeth D. Drum, G. Timothy Wilkerson, J. David Pollack, Jr., Jennifer C. Hoehn, Katherine Fowler, Laura W. Dennison all of the city of Charlotte state of NC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

**IN WITNESS WHEREOF,** this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of March 2023.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of March, 2023, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

**IN WITNESS WHEREOF,** I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS:** Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII - Execution of Contracts:** Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and affixed the seals of said Companies this 22nd day of August 2024

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

## SCHEDULE OF PRICES

PROJECT: **Dunn Creek Greenway Phase IV**
COUNTY: **Wake County**

The low bidder shall be determined based on the lowest submitted bid amount for the items that comprise the base bid. Bid Alternate Items may be included on the bid sheet but shall not be considered as part of the base bid. Only after the low bidder is determined should bid alternate items be considered. The owner reserves the right to elect any Alternate or combination of Alternate items.

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 1 | 800 | Mobilization (5%) | 1 | LS | $ 399,998.85 | $ 399,998.85 |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161.00 | $ 4,322.00 |
| 3 | 801 | Construction Surveying | 1 | LS | $ 19,040.50 | $ 19,040.50 |
| 4 | 801 | Supplemental Field Surveying | 20 | HR | $ 145.00 | $ 2,900.00 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 85.00 | $ 850.00 |
| 6 | 226 | Grading | 1 | LS | $ 383,395.96 | $ 383,395.96 |
| 7 | 226 | Undercut Excavation | 340 | CY | $ 112.53 | $ 38,260.20 |
| 8 | 240 | Drainage Ditch Excavation | 10 | CY | $ 79.00 | $ 790.00 |
| 9 | 270 | Geotextile for Soil Stabilization | 590 | SY | $ 6.41 | $ 3,781.90 |
| 10 | 310 | 15" RC Pipe Culverts, Class III | 188 | LF | $ 191.31 | $ 35,966.28 |
| 11 | 310 | 30" RC Pipe Culverts, Class III | 36 | LF | $ 330.79 | $ 11,908.44 |
| 12 | 310 | 42" RC Pipe Culverts, Class III | 24 | LF | $ 590.71 | $ 14,177.04 |
| 13 | 310 | 60" RC Pipe Culverts, Class III | 56 | LF | $ 773.32 | $ 43,305.92 |
| 14 | 310 | 15" Pipe End Section | 3 | EA | $ 5,352.64 | $ 16,057.92 |
| 15 | 310 | 30" Pipe End Section | 1 | EA | $ 11,695.21 | $ 11,695.21 |
| 16 | 310 | 42" CS Pipe Culverts (0.079" Thick) | 44 | LF | $ 477.19 | $ 20,996.36 |
| 17 | 310 | 42" CS Pipe Elbows (0.079" Thick) | 2 | EA | $ 2,857.71 | $ 5,715.42 |
| 18 | SP | Structure 1 Prefabricated Pedestrian Bridge | 1 | LS | $ 230,183.10 | $ 230,183.10 |
| 19 | SP | Structure 1 Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 263,044.25 | $ 263,044.25 |
| 20 | 505 | Shallow Undercut | 75 | CY | $ 137.84 | $ 10,338.00 |
| 21 | 505 | Class IV, Subgrade Stabilization | 120 | TON | $ 79.66 | $ 9,559.20 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 22 | 520 | Aggregate Base Course | 2610 | TON | $ 49.68 | $ 129,664.80 |
| 23 | 545 | Incidental Stone Base | 100 | TON | $ 51.32 | $ 5,132.00 |
| 24 | 607 | Milling Asphalt Pavement, 3" Depth | 25 | SY | $ 315.00 | $ 7,875.00 |
| 25 | 610 | Asphalt Conc Base Course, Type B25.0C | 10 | TON | $ 650.00 | $ 6,500.00 |
| 26 | 610 | Asphalt Conc Intermediate Course, Type I19.0C | 10 | TON | $ 650.00 | $ 6,500.00 |
| 27 | 610 | Asphalt Conc Surface Course, Type S9.5C | 10 | TON | $ 1,490.00 | $ 14,900.00 |
| 28 | 610 | Asphalt Conc Surface Course S9.5B | 429 | TON | $ 230.00 | $ 98,670.00 |
| 29 | 838 | Endwalls | 13 | CY | $ 6,648.38 | $ 86,428.94 |
| 30 | 838 | Reinforced Endwalls | 14 | CY | $ 2,591.92 | $ 36,286.88 |
| 31 | SP | Flowable Fill (2500 psi) | 10 | CY | $ 1,086.27 | $ 10,862.70 |
| 32 | 840 | Masonry Drainage Structures | 3 | EA | $ 10,288.59 | $ 30,865.77 |
| 33 | 840 | Masonry Drainage Structures | 4 | LF | $ 1,968.88 | $ 7,875.52 |
| 34 | 840 | Frame With Grate, Std. 840.16 | 2 | EA | $ 1,749.35 | $ 3,498.70 |
| 35 | 840 | Frame with Cover, STD 840.54 | 1 | EA | $ 1,749.35 | $ 1,749.35 |
| 36 | 846 | 2'-6" Concrete Curb & Gutter | 100 | LF | $ 35.25 | $ 3,525.00 |
| 37 | 848 | 4" Concrete Sidewalk | 100 | SY | $ 61.20 | $ 6,120.00 |
| 38 | 848 | Concrete Curb Ramp | 1 | EA | $ 3,800.00 | $ 3,800.00 |
| 39 | 848 | Concrete Curb Ramp (Multi-Use Path) | 1 | EA | $ 4,500.00 | $ 4,500.00 |
| 40 | 848 | 6" Concrete Driveway | 20 | SY | $ 81.90 | $ 1,638.00 |
| 41 | SP | Composite Wood Safety Fence | 410 | LF | $ 24.00 | $ 9,840.00 |
| 42 | SP | Fixed Steel Bollard | 6 | EA | $ 2,953.18 | $ 17,719.08 |
| 43 | SP | Hinged Metal Bollard | 3 | EA | $ 4,470.04 | $ 13,410.12 |
| 44 | 858 | Adjustment of Manholes | 4 | EA | $ 950.00 | $ 3,800.00 |
| 45 | 876 | Rip-Rap, Class I | 64 | TON | $ 143.25 | $ 9,168.00 |
| 46 | 876 | Rip-Rap, Class II | 15 | TON | $ 230.78 | $ 3,461.70 |
| 47 | 876 | Rip-Rap, Class B | 48 | TON | $ 166.05 | $ 7,970.40 |
| 48 | 876 | Geotextile for Drainage | 302 | SY | $ 5.17 | $ 1,561.34 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 49 | SP | E3 - Trailhead Marker | 3 | EA | $ 500.00 | $ 1,500.00 |
| 50 | SP | D1 - Directional Sign 3 Blades | 2 | EA | $ 1,000.00 | $ 2,000.00 |
| 51 | SP | D1 - Directional Sign 1 Blade | 1 | EA | $ 1,000.00 | $ 1,000.00 |
| 52 | SP | G1/G2 - Vehicular Sign Double Sided | 3 | EA | $ 750.00 | $ 2,250.00 |
| 53 | SP | G1 - Vehicular Sign Single Sided | 1 | EA | $ 750.00 | $ 750.00 |
| 54 | SP | G2 - Vehicular Sign Single Sided | 1 | EA | $ 750.00 | $ 750.00 |
| 55 | SP | R1 - Rules & Regulations Sign | 4 | EA | $ 1,000.00 | $ 4,000.00 |
| 56 | SP | EM-1 - Emergency Sign | 17 | EA | $ 600.00 | $ 10,200.00 |
| 57 | SP | MM2 - Mileage Marker | 1 | EA | $ 1,000.00 | $ 1,000.00 |
| 58 | SP | W1 - Clearance Sign | 20 | EA | $ 600.00 | $ 12,000.00 |
| 59 | SP | Supports, Aluminum | 225 | LF | $ 15.00 | $ 3,375.00 |
| 60 | 1205 | Thermoplastic Pavement Marking lines (4", 90 Mils) | 70 | LF | $ 7.50 | $ 525.00 |
| 61 | SP | Replace Sanitary Sewer Cleanout Top | 2 | EA | $ 173.74 | $ 347.48 |
| 62 | SP | Replace Sanitary Sewer Cleanout Top (Traffic Bearing) | 3 | EA | $ 173.74 | $ 521.22 |
| 63 | 1520 | Sewer Service Line | 40 | LF | $ 151.52 | $ 6,060.80 |
| 64 | SP | Fabric Insert Inlet Protection, Type 2 | 5 | EA | $ 250.00 | $ 1,250.00 |
| 65 | SP | Fabric Insert Inlet Protection Cleanout | 5 | EA | $ 250.00 | $ 1,250.00 |
| 66 | SP | Safety Fence | 2130 | LF | $ 6.00 | $ 12,780.00 |
| 67 | SP | Mud Mats | 170 | LF | $ 196.44 | $ 33,394.80 |
| 68 | 1605 | Temporary Silt Fence | 4805 | LF | $ 3.00 | $ 14,415.00 |
| 69 | 1610 | Stone For Erosion Control, Class A | 100 | TON | $ 110.58 | $ 11,058.00 |
| 70 | 1610 | Stone For Erosion Control, Class B | 100 | TON | $ 96.83 | $ 9,683.00 |
| 71 | 1610 | Sediment Control Stone | 200 | TON | $ 80.87 | $ 16,174.00 |
| 72 | 1615 | Temporary Mulching | 5.6 | ACR | $ 2,100.00 | $ 11,760.00 |
| 73 | 1620 | Seed for Temporary Seeding | 320 | LB | $ 3.00 | $ 960.00 |
| 74 | 1620 | Fertilizer for Temporary Seeding | 1.1 | TON | $ 7.00 | $ 7.70 |
| 75 | 1630 | Silt Excavation | 200 | CY | $ 28.06 | $ 5,612.00 |

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 76 | 1631 | Matting for Erosion Control | 150 | SY | $ 2.00 | $ 300.00 |
| 77 | SP | Permanent Soil Reinforcement Mat | 200 | SY | $ 8.90 | $ 1,780.00 |
| 78 | 1632 | 1/4" Hardware Cloth | 530 | LF | $ 6.00 | $ 3,180.00 |
| 79 | 1636 | Temporary Pipe for Stream Crossing (24") | 48 | LF | $ 92.29 | $ 4,429.92 |
| 80 | SP | Temporary Stream Crossing | 1 | EA | $ 8,794.87 | $ 8,794.87 |
| 81 | 1639 | Special Stilling Basin | 4 | EA | $ 475.00 | $ 1,900.00 |
| 82 | 1642 | Wattle | 150 | LF | $ 13.00 | $ 1,950.00 |
| 83 | 1660 | Seeding & Mulching | 5.6 | ACR | $ 2,900.00 | $ 16,240.00 |
| 84 | 1660 | Mowing | 2.8 | ACR | $ 200.00 | $ 560.00 |
| 85 | 1661 | Seed for Repair Seeding | 50 | LB | $ 7.00 | $ 350.00 |
| 86 | 1661 | Fertilizer for Repair Seeding | 0.25 | TON | $ 1,000.00 | $ 250.00 |
| 87 | 1662 | Seed for Supplemental Seeding | 100 | LB | $ 7.00 | $ 700.00 |
| 88 | 1665 | Fertilizer Topdressing | 2.09 | TON | $ 1,000.00 | $ 2,090.00 |
| 89 | 1670 | Permanent Seeding (Wetland Mix) | 0.5 | ACR | $ 5,800.00 | $ 2,900.00 |
| 90 | SP | Concrete Washout Structure | 2 | EA | $ 4,365.11 | $ 8,730.22 |
| 91 | 1675 | Response for Erosion Control | 20 | EA | $ 350.00 | $ 7,000.00 |
| **TOTAL BID** | | | | | **$** | **$ 2,285,388.86** |
| 92 | SP | Structure 1 Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 328,586.53 | $ 328,586.53 |
| **BID ALTERNATE 1** | | | | | | **$ 328,586.53** |

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



PHASE 4 - DUNN GREENWAY



## LISTING OF DBE SUBCONTRACTORS

Sheet 1 of 2

| Firm Name and Address | Item No. | Item Description | * Agreed upon Unit Price | ** Dollar Volume of Item |
|---|---|---|---|---|
| **Name** STATE CONTRACTING INC<br>Address PO Box 1934,<br>WAKE FOREST, NC 27588 | MULTIPLE | ASPHALT PAVING | VARIES | $147,145.00 |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |

* The Dollar Volume shown in this column shall be the Actual Price Agreed Upon by the Prime Contractor and the DBE subcontractor, and these prices will be used to determine the percentage of the DBE participation in the contract.

** Dollar Volume of DBE Subcontractor Percentage of Total Contract Bid Price:
*If firm is a Material Supplier Only, show Dollar Volume as 60% of Agreed Upon Amount from Letter of Intent.*
*If firm is a Manufacturer, show Dollar Volume as 100% of Agreed Upon Amount from Letter of Intent.*

Rev 11-4-13

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



PHASE 4 - DUNN GREENWAY



## LISTING OF DBE SUBCONTRACTORS

Sheet 2 of 2

| Firm Name and Address | Item No. | Item Description | * Agreed upon Unit Price | ** Dollar Volume of Item |
|---|---|---|---|---|
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |
| **Name**<br>Address | | | | |

* The Dollar Volume shown in this column shall be the Actual Price Agreed Upon by the Prime Contractor and the DBE subcontractor, and these prices will be used to determine the percentage of the DBE participation in the contract.

** **Dollar Volume of DBE Subcontractor** $ $147,145

**Percentage of Total Contract Bid Price** 6.44 %(*)

** Dollar Volume of DBE Subcontractor Percentage of Total Contract Bid Price:
*If firm is a Material Supplier Only, show Dollar Volume as 60% of Agreed Upon Amount from Letter of Intent.*
*If firm is a Manufacturer, show Dollar Volume as 100% of Agreed Upon Amount from Letter of Intent.*

(*)Per project specification "*The Town of Wake Forest's minority participation goal is 10% of the total combined bid amount for the projects Dunn Creek Greenway Phase III & IV*".

| PHASE | DBE $ | BASE BID $ | DBE % |
|---|---|---|---|
| 3 | $ 777,027.50 | $ 5,714,588.18 | 13.60% |
| 4 | $ 147,145.00 | $ 2,285,388.86 | 6.44% |
| | | | |
| TOTALS | $ 924,172.50 | $ 7,999,977.04 | 11.55% |

Rev. 8-28-23

Contract No. 0001-2024
County Mecklenburg

# NON-COLLUSION, DEBARMENT AND GIFT BAN CERTIFICATION

## CORPORATION

The prequalified bidder, declares (or certifies, verifies, or states) under penalty of perjury under the laws of the United States that neither he, nor any official, agent or employee has entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of free competitive bidding in connection with any bid or contract, that the prequalified bidder has not been convicted of violating *N.C.G.S. §133-24* within the last three years, and that the prequalified bidder intends to do the work with his own bona fide employees or subcontractors and will not bid for the benefit of another contractor.

By submitting this non-collusion, debarment and gift ban certification, the Contractor is attesting his status under penalty of perjury under the laws of the United States in accordance with the Debarment Certification attached, provided that the Debarment Certification also includes any required statements concerning exceptions that are applicable.

*N.C.G.S. §133-32* and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

## SIGNATURE OF PREQUALIFIED BIDDER

Crowder Construction Company
Full name of Corporation

6409 Brookshire Blvd - Charlotte,NC 28216
Address as Prequalified

Attest _____ By _____

Assistant Secretary
*(Select appropriate title)*

Executive Vice President
*(Select appropriate title)*

Chris Boyd
Print or Type Signer's name

George F. Ellis
Print or Type Signer's name

**CORPORATE SEAL**

CROWDER CONSTRUCTION COMPANY INCORPORATED
SEAL
1953
Charlotte, N.C.

Docusign Envelope ID: 5517943D-0A63-4EFA-A436-4EE42728D1FC



Contract No. 0001-2024
County Mecklenburg

Rev. 8-28-23

## DEBARMENT CERTIFICATION

Conditions for certification:

1. The prequalified bidder shall provide immediate written notice to the Department if at any time the bidder learns that his certification was erroneous when he submitted his debarment certification or explanation that is file with the Department, or has become erroneous because of changed circumstances.

2. The terms *covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal,* and *voluntarily excluded,* as used in this provision, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. A copy of the Federal Rules requiring this certification and detailing the definitions and coverages may be obtained from the Contract Officer of the Department.

3. The prequalified bidder agrees by submitting this form, that he will not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in NCDOT contracts, unless authorized by the Department.

4. For Federal Aid projects, the prequalified bidder further agrees that by submitting this form he will include the Federal-Aid Provision titled *Required Contract Provisions Federal-Aid Construction Contract (Form FHWA PR 1273*) provided by the Department, without subsequent modification, in all lower tier covered transactions.

5. The prequalified bidder may rely upon a certification of a participant in a lower tier covered transaction that he is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless he knows that the certification is erroneous. The bidder may decide the method and frequency by which he will determine the eligibility of his subcontractors.

6. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this provision. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

7. Except as authorized in paragraph 6 herein, the Department may terminate any contract if the bidder knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available by the Federal Government.

Contract No. 0001-2024
County Mecklenburg

Rev. 8-28-23

## DEBARMENT CERTIFICATION

The prequalified bidder certifies to the best of his knowledge and belief, that he and his principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph b. of this certification; and

d. Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

e. Will submit a revised Debarment Certification immediately if his status changes and will show in his bid proposal an explanation for the change in status.

If the prequalified bidder cannot certify that he is not debarred, he shall provide an explanation with this submittal. An explanation will not necessarily result in denial of participation in a contract.

Failure to submit a non-collusion affidavit and debarment certification will result in the prequalified bidder's bid being considered non-responsive.

☐ Check here if an explanation is attached to this certification.

REFERENCES

## Crabtree Creek West Greenway

**RALEIGH, NORTH CAROLINA**



The Crabtree Creek West Greenway project consisted of constructing approximately 1.8 miles of 12' wide concrete and asphalt multi-use path which became the final greenway connection to Umstead State Park in Raleigh, NC. It included four prefabricated steel bridges ranging from 40' to 100' in length, and one 216' suspension bridge. The project scope also included segments of fencing, signage, landscaping, grading, storm drainage pipe, timber boardwalk, gravity and MSE retaining walls, and a trailhead parking lot.

The project required approximately 750 CY of concrete placed by Crowder for bridge construction, six each 12x53 driven H-piles, two each 42" diameter drilled shafts and storm drainage pipes from 15" to 36" diameter. The proximity to residential neighborhoods required a proactive approach to public involvement including two public meetings, social media, and a corridor walk-through with residents to provide a better perspective on the relationship between the greenway and proximity to their homes.

Crowder also constructed an elaborate switchback boardwalk system for pedestrians and bikers on the path. The natural slope of that part of the trail resembled a cliff and was too steep for a standard path, so an elevated switchback boardwalk was constructed to facilitate walking up and down the grade change.

**OWNER**

**City of Raleigh Parks, Recreation and Cultural Resources Dept.**
222 West Hargett Street,
Suite 400, Raleigh, NC 27601
Benjamin Possiel, PE
Senior Engineer
919-996-4057
benjamin.possiel@raleighnc.gov

## White Oak Pedestrian Tunnel and Trail

**CARY, NORTH CAROLINA**



This project upgraded the Allison Creek Access Area on Lake Wylie in York County, SC. Upgrades included the installation and removal of erosion control devices; clearing and removal of debris as necessary to accommodate project layout; site clearing — mulch and debris generated from the clearing to be removed and disposed of offsite; Installation of all upgrades included RV campground, primitive camping sites, two bath houses, two restrooms, canoe/kayak launch, picnic facilities including two picnic shelters, trails, a gatehouse, ranger house, utility building, parking lots, signage, landscaping, and all associated utilities.

Crowder paid special attention to parking lot drainage and under-drain installation. The improvements required more than 8,000 LF of water and sewer line for the new buildings and camp sites.

Coordination with Duke Energy and York Electric was required for installation of all electrical service and lighting. Electrical services and lighting were furnished and installed by York Electric.

**OWNER**

**Town of Cary**
316 N. Academy Street
Cary, NC 27513
Amy Mackintosh, Project Manager
919-460-4973
amy.mackintosh@townofcary.org

## Allison Creek Access Improvements

**YORK, SOUTH CAROLINA**



This project upgraded the Allison Creek Access Area on Lake Wylie in York County, SC. Upgrades included the installation and removal of erosion control devices; clearing and removal of debris as necessary to accommodate project layout; site clearing — mulch and debris generated from the clearing to be removed and disposed of offsite; Installation of all upgrades included RV campground, primitive camping sites, two bath houses, two restrooms, canoe/kayak launch, picnic facilities including two picnic shelters, trails, a gatehouse, ranger house, utility building, parking lots, signage, landscaping, and all associated utilities.

Crowder paid special attention to parking lot drainage and under-drain installation. The improvements required more than 8,000 LF of water and sewer line for the new buildings and camp sites. Coordination with Duke Energy and York Electric was required for installation of all electrical service and lighting. Electrical services and lighting were furnished and installed by York Electric.

**OWNER**

**Duke Energy**
526 S Church Street,
Charlotte, NC 28202
Ryan Snitker, Project Manager
704-935-6271
ryan.snitker@duke-energy.com

## US21/US178 Corridor Improvements

### ORANGEBURG COUNTY, SOUTH CAROLINA

The US21/US178 Corridor Improvements project consisted of pedestrian improvements — including sidewalks, ADA accessible ramps, a shared use path and additional access to the current pedestrian bridge. It also included reconstruction of the guardhouse entrance to SC State University and improved lighting and signals throughout the project.

The project was a beautification effort to improve the aesthetic and safety of the road outside the SC State University campus. Improvement of the sidewalks and the addition of a median with ornate barriers eliminated left-turn options for vehicles and forced pedestrians to cross at designated cross walks. Crowder also designed the 600 SF guardhouse as part of the project.

Work done included clearing and widening/grading, MSE walls, drainage, flatwork, design-build culvert, guardhouse relocation, lighting and signals, and mill and overlay of US 178. In addition to striping, fencing and landscaping and seeding, the asphalt paving included a 10' wide trail.

This project was on a high-volume highway so our team worked closely with the SCDOT to coordinate and schedule lane closures to minimize public inconvenience.



**OWNER**

**SCDOT**
PO Box 1086,
Orangeburg, SC 29116
Darryl Kennerly
Resident Construction Engineer
803-531-6850
kennerlydt@scdot.org

## Riverwalk Trail Bridge Replacements

### CLAYTON, NORTH CAROLINA

The Clayton Riverwalk Trail Bridge Replacement Progressive Design-Build project included the replacement of three existing boardwalk structures along the Neuse River and refurbishment of the existing asphalt trail. The existing timber boardwalks had reached the end of their life and were demolished and replaced with 88ft long prefabricated aluminum truss bridges.

The team also resurfaced 1/2 mile of greenway with 700 tons of asphalt and created a detour for pedestrians so the greenway could remain accessible to the public during construction. The three bridges were constructed in immediate succession with minimal downtime due to concrete components being precast off site.

Since the project was located in a residential neighborhood, an emphasis was placed on minimizing impact to the community and environment. It was imperative that the greenway remain accessible to the public, so the team collaborated with the town of Clayton to establish a pedestrian detour route through the already existing greenway and adjacent neighborhood.



**OWNER**

**Town of Clayton**
111 East Second St
Clayton, NC 27520
Shannon Poole,
Engineering Technician
919-621-0017
spoole@townofclaytonnc.org

## NONDISCRIMINATION CLAUSE

It is specifically agreed as part of the consideration of the signing of the Contract that the parties hereto, their agents, officials, employees or servants will not discriminate in any manner on the basis of age, handicap, race, color, creed, sexual orientation or national origin with reference to the subject matter of the Contract, no matter how remote. The parties hereto further agree in all respects to conform with the provisions and intent of WAKE COUNTY, North Carolina Ordinance No. 1969-889 as amended.

This provision being incorporated for the benefit of WAKE COUNTY and its residents may be enforced as set out in said ordinances, enforcement of this provision shall be by action for specific performance, injunctive relief, or other remedy as by law provided.

This provision shall be binding on the successors and assigns of the parties hereto with reference to the subject matter of this Contract.

(Use the following form for signatures by a CORPORATION):

Crowder Construction Company
Corporate Name

ATTEST:

_____ BY: _____

(Assistant) Secretary — Executive Vice President

Chris Boyd
(Printed Name)

George F. Ellis
(Printed Name)

(Corporate Seal) CROWDER CONSTRUCTION COMPANY INCORPORATED SEAL 1953 Charlotte, N.C.

(Use the following form for signatures by an INDIVIDUAL):

BY: _____ (SEAL)

_____
(Printed Name)

WITNESS:

_____
Emily Gulledge
(Printed Name)

**STATE OF NORTH CAROLINA**
**E-VERIFY AFFIDAVIT**
**TOWN OF WAKE FORST**

NOW COMES Affiant, first being sworn, deposes and says as follows:

1. I have submitted a bid for contract or desire to enter into a contract with the Town of Wake Forest.

2. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

_X_ After hiring an employee to work in the United States I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

___ I employ less than twenty-five (25) employees in the State of North Carolina.

3. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that to the best of my knowledge any subcontractors employed as a part of this bid and/or contract are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

_X_ After hiring an employee to work in the United States the subcontractor verifies the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

___ Employ less than twenty-five (25) employees in the State of North Carolina.

Specify subcontractor: _____

This the 4th day of Sept, 2024.

George F. Ellis _____
Affiant

Sworn to and subscribed before me, this the 4th day of September, 2024.

[OFFICIAL SEAL]

EMILY GULLEDGE NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires

_____, Notary Public

My Commission Expires: 8/1/27

NCDOR
Web-Fill
7-18

# E-589CI
## Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

**Section I. Single Use** *(Complete this section to issue the affidavit for a single capital improvement.)*

A

**Owner, Lessee/Tenant, or RealProperty Contractor**

TOWN OF WAKE FOREST

**Address**

301 S. BROOKS STREET

| City | State | Zip Code |
|---|---|---|
| WAKE FOREST | NC | 27587 |

B

**Real Property Contractor** *(General Contractoror Subcontractor)* *Hired to perform capital improvement*

Crowder Construction Company

**Address**

6409 Brookshire Blvd

| City | State | Zip Code |
|---|---|---|
| Charlotte | NC | 28216 |

**Describe capital improvement to be performed:**

Phase III - GREENWAY FROM NORTHERN TERMINUS OF DUNN CREEK GREENWAY PHASE II (EL-5100AE) TO NORTH OF WILDFLOWER RIDGE ROAD WITH A SPUR TRAIL TO AILEY YOUNG PARK AND SEVENTH STREET. MULTI-USE PATH ALONG WAIT AVENUE (HWY 98 BUSINESS) FROM GREENWAY TO TRADITIONS GRANDE BOULEVARD

Phase IV - GREENWAY FROM ORCHARDS AT TRADITIONS EXISTING GREENWAY SEGMENT TO FLAHERTY PARK WITH A SPUR TRAIL TO FLAHERTY FARMS AND TO THE SOUTHERN TERMINUS OF DUNN CREEK GREENWAY NEAR CLAISTA DR.

**Project Name** Dunn Creek Greenway Phase II and Phase IV

**Project Address** (where the work is tobe performed) **City** Wake Forest **State** NC **Zip Code** 27587

The project area is located adjacent to Flaherty Avenue, Gillcrest Farm Road, and North White Street

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person: George F. Ellis Title: Executive Vice President Date: 8/19/24

**Section II. Blanket Use** *(Complete this section to execute a blanket affidavit for capital improvements.)*

| C | D |
|---|---|
| **Real Property Contractor** | **Real Property Contractor or Subcontractor** *Hired to perform capital improvement* |
| **Address** | **Address** |
| **City** **State** **Zip Code** | **City** **State** **Zip Code** |

**To be completed by the Real Property Contractor identified in Box C.**

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

# Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, may be issued to substantiate that a contract, or a portion of work performed to fulfill a contract, is a capital improvement to real property and subject to sales and use tax as a real property contract. Generally, services to real property are retail sales of or the gross receipts derived from repair, maintenance, and installation services, unless a person substantiates that a transaction is subject to tax as a real property contract, subject to tax as a mixed transaction contract, or the transaction is not subject to sales and use tax. A "real property contract" is a contract between a real property contractor and another person to perform a capital improvement to real property.

A mixed transaction contract is a contract that includes both a real property contract for a capital improvement and repair, maintenance, and installation services for real property that are not related to the capital improvement. For a mixed transaction contract, if the allocated sales price of the taxable repair, maintenance, and installation services included in the contract is less than or equal to twenty-five percent (25%) of the contract price, then the repair, maintenance, and installation services portion of the contract, and the tangible personal property, digital property, or service used to perform those services, are taxable as a real property contract for sales and use tax purposes.

- A person that issues Form E-589CI is liable for any additional tax due on the transaction in excess of tax paid on purchases pursuant to N.C. Gen. Stat. § 105-164.4H(a), if it is determined that the transaction is not a capital improvement, but rather the transaction is subject to tax as a retail sale.
- A person who receives Form E-589CI from another person, absent fraud or other egregious activities, is not liable for any additional tax on the gross receipts from the transaction if it is determined that the transaction is not a capital improvement.
- Form E-589CI **is not an affidavit of tax paid** on tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI may not to be used to purchase tangible personal property, or digital property exempt from sales and use tax.

**Exceptions from the Issuance of Form E-589CI to Establish a Transaction is to be Taxed as a Real Property Contract**
In lieu of issuing an affidavit of capital improvement, a person may substantiate by other records that a transaction is a real property contract or a mixed transaction contract subject to tax as a real property contract, as discussed above, for a capital improvement to real property. However, where subcontractors are involved, it may be in the best interest of all parties to use Form E-589CI to ensure proper application of the sales and use tax laws.

**Section I. Single Use Instructions**
A person may complete "Section I - Single Use" for a one time use to substantiate that a transaction is a real property contract for a single capital improvement to real property and subject to sales and use tax as a real property contract. When a real property contractor hires a subcontractor to perform a portion of the overall real property contract and there is not a recurring business relationship between the two parties (when a period of no more than twelve months elapse between transactions between two parties), "Section I – Single Use" may be completed and the form issued to the subcontractor as notice that the transaction is subject to sales and use tax as a real property contract.

The following scenarios are for reference to assist a person to complete and issue Form E-589CI. The scenarios presented are not intended to cover all possible uses of the form.

A property owner oversees the entire activity to real property that is a real property contract for a capital improvement to real property. The property owner hires various subcontractors to complete the real property contract or portions thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter a single subcontractor's name and address.
- Owner listed in Box A must describe the real property contract activity to be performed.
- Owner listed in Box A must enter the project address (if different than the address entered in BoxA).
- Authorized Person (owner) signs, enters title (owner), enters the date, and issues to the person listed in Box B.

A property owner hires a general contractor to oversee the entire activity to real property that is a real property contract for a capital improvement to real property. The general contractor hires a subcontractor to perform the real property contract, or portion thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter subcontractor's name and address.
- General contractor listed in Box A must describe the real property contract activity to be performed.
- General contractor listed in Box A must enter the project address.
- Authorized Person (general contractor) signs, enters title (general contractor), enters the date, and issues to the person listed in Box B.

A lessee/tenant hires a general contractor for the installation of equipment that is to be attached to real property and will be depreciated under the Internal Revenue Code:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter lessee/tenant's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter general contractor's name and address.
- Lessee or tenant listed in Box A must describe the capital improvement to be performed and indicate the equipment will be depreciated under the Internal Revenue Code.
- Authorized Person (typically lessee or tenant) signs, enters title (lessee or tenant), enters the date, and issues to the person listed in Box B.

**Section II. Blanket Use Instructions**
A real property contractor may complete "Section II – Blanket Use" and issue the form to another real property contractor (subcontractor) who is used **exclusively** to perform part, or all, of real property contracts with respect to capital improvements to real properties, where the parties have a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties). A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship or until the affidavit is withdrawn or otherwise notified by the issuer of the form.

The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling or renovation and the activities performed by the subcontractor(s) for the other party are never repair, maintenance, and installation services for real property based on the contract or agreement between the parties; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts for capital improvements to real properties.



Addendum #2 

TO: PROSPECTIVE BIDDERS HOLDING PLANS AND SPECIFICATIONS FOR
TOWN OF WAKE FOREST, DUNN CREEK GREENWAY PHASE III & IV PROJECT

RE: DUNN CREEK GREENWAY PHASE III & IV PROJECT ADDENDUM NO. 1

The following changes and clarifications are applicable to the referenced project and are now a part of its contract documents. Where any article, division, or subparagraph of the original contract documents or other addenda is supplemented herein, the provisions of the original documents shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article, division, or subparagraphs are amended, voided, or superseded thereby, the provisions of such article, division, or subparagraph not so specifically amended, voided, or superseded shall remain in effect.

The attention of each contractor is called to the following clarifications, additions to, and changes in the plans sealed May 11, 2023 & July 1, 2024, and specifications sealed July 25, 2024, on the above projects. It will be the responsibility of each contractor to call such clarifications, additions, and changes in plans and specifications to the attention of subcontractors concerned. The Town in no way assumes any responsibility for notifying any subcontractor, material dealers, or others not having received the original contract documents.

Bidder must acknowledge receipt of Addendum No. 1 by signing appropriately on each of the revised Itemized Proposal and submitting them with other bid documents. Original Pages with strikethroughs will not be accepted.

**Item 1: Dunn Creek Ph. III Instructions to Bidders Revision (Revised Location for Bid Submittal & Deadline for Addendums)**
Replace the Instructions to Bidders Page 11 – 13 (Dunn Creek Ph. III) with Addendum No. 1 Page 11 – 14.

**Item 2: Dunn Creek Ph. III Schedule of Prices Revision (Revised line items and unit prices)**
Replace the Schedule of Prices Page F-1 with Addendum No. 1 Page F-1.

**Item 3: Dunn Creek Ph. III Appendix and Table of Contents Revision**
Add "Parcel 4 Agreement" Pages 1 – 17 following Page 379 of the project specifications. A new heading was added to the Appendix, see the revised Table of Contents provided in Addendum No. 1, Page 9.

**Item 4: Dunn Creek Ph. III Utility Construction Detail Revision (Revised utility profiles)**
Replace the Utility Construction Detail Page UC-3A with Addendum No. 1 Page UC-3A.

**Item 5: Dunn Creek Ph. IV Instructions to Bidders Revision (Revised Location for Bid Submittal)**
Replace the Instructions to Bidders Page 10-13 with Addendum No. 1 Page 10-13.

**Item 6: Dunn Creek Ph. IV Schedule of Prices Revision (Revised line items and unit prices)**
Replace the Schedule of Prices Pages F-1 through F-4 with Addendum No. 1 Pages F-1 through F-4. Revised multiple items.

**ATTACHMENTS:**

- Pre-Bid Meeting Minutes
- Pre-Bid Questions 08/08/2024
- Pre-Bid Questions following the meeting up to Monday August 12th at 12pm
- Addendum No. 1 – Dunn Creek Phase III Table of Contents, Parcel 4 Agreement, Instructions to Bidders, Schedule of Prices, & Utility Construction Detail Sheet, and Dunn Creek Phase IV Instructions to Bidders, & Schedule of Prices



Addendum #1 _____

ALL OTHER CONDITIONS REMAIN THE SAME.

By: Caleb D. Lowman, P.E.
Kimley-Horn and Associates, Inc.




END OF ADDENDA #1



Addendum #1 _____

**Dunn Creek Greenway Phase III & IV**
**Pre-Bid Meeting Minutes**
**Thursday, August 8th, 2024 at 1pm**

- Sign-In Sheet and Introduction

| NAME | REPRESENTING | PHONE | EMAIL |
|---|---|---|---|
| Nick Nolte | Town of Wake Forest | 919-435-9449 | nnolte@wakeforestnc.gov |
| Randy Driver | Town of Wake Forest | 919-435-9474 | rdriver@wakeforestnc.gov |
| Caleb Lowman | Kimley-Horn | 919-677-2108 | caleb.lowman@kimley-horn.com |
| Spencer Stringfellow | Kimley-Horn | 984-777-5603 | spencer.stringfellow@kimley-horn.com |
| Kevin Register | Bruce Allen | 919-235-8866 | kevin@bruceallencc.com |
| Sam Gore | Browe Construction | 919-422-9512 | sam.gore@browecm.com |
| Joshua Locklear | Fred Smith Company | 919-480-0265 | jlocklear@fredsmithcompany.net |
| Darryl Smith | Fred Smith Company | 919-614-4779 | dsmith@fredsmithcompany.net |
| Scott D. Dawson, Sr. | Engineered Construction Company | 919-954-9090 | sdawsonsr@engrconst.com |
| Jeremy Lanier | Lanier Construction | Unknown | Unknown |
| BJ Lanier | Lanier Construction | Unknown | BJ@lanierconstruction.com |
| Randy Damm | Crowder Construction | Unknown | cboyd@crowderusa.com |

- **Project Overview:** The project includes two greenway segments described below:
  - **Dunn Creek Phase III:** Proposed greenway from Northern terminus of Dunn Creek Greenway Phase II to North of Wildflower Ridge Road with a spur trail to Ailey Young Park and Seventh Street. Multi-use path along Wait Avenue (Hwy 98 Business) from greenway to Traditions Grande Boulevard.
    - *The work includes grading, landscaping, structures, storm drainage, paving, curb and gutter, sidewalk, signing, pavement markings, utilities, erosion control, and other related items as shown on the plans.*
  - **Dunn Creek Phase IV:** Proposed greenway from Orchards at Traditions existing greenway segment to Flaherty Park with a spur trail to Flaherty Farms and to the southern terminus of Dunn Creek Greenway near Claista Drive.
    - *The work includes grading, landscaping, structures, storm drainage, paving, curb and gutter, sidewalk, signing, pavement markings, erosion control, and other related items as shown on the plans.*

- **Bid Opening**: August 22, 2024 at 1:00 pm
  - Submit bids to: Town of Wake Forest Planning Department; Attention: BID # 0001-2024 – Dunn Creek Greenway Phase III & IV; 301 S. Brooks Street, Wake Forest, NC, 27587
  - Bidders must be properly licensed under Chapter 87-10 of the General Statutes of North Carolina and must comply with nondiscriminatory provisions.
  - Bid Bond is 5% and must be submitted with bid
  - Project is Town Funded

- **Construction Time**
  - Dunn Creek Phase III 480 days
  - Dunn Creek Phase IV 300 days (completed within the 480 Days of Phase III)

- **Liquidated Damages**
  - Contract Time - $1,200 per day will be assessed for each calendar day of delay, until the work is completed.
  - ICT No.1 - $250 per 15 minutes for roadway restrictions
  - ICT No.2 – $250 per 15 minutes for roadway restrictions on or during holiday weekends, special events, or when traffic is unusually heavy

- **Notice to Proceed (Date of Availability)** – To be determined with contractor after selection.
- **Status of Utility Relocations**
  - None noted outside or project water/sewer work
    - Will be performed and coordinated during construction as part of contract (City of Raleigh owned)
  - Companies with the corridor:
    - Wake Forest Power
    - Wake Electric
    - Centurylink
    - Brightspeed
    - Dominion
    - Spectrum
  - Contractor is to coordinate with utility companies as needed throughout the project construction

- **Town Contacts**
  - Nick Nolte will serve as the Town contact for the project.
  - The Town is providing full-time inspection for the project.
  - Town will provide materials testing for project.

- **Construction Meetings**
  - The Contractor will be represented at Monthly Progress meetings during the construction of this project. The meetings will be held at the project site or in the Town offices, as determined by the Town.

- **DBE Requirements**
  - The Town expects that the bidders provide a good faith effort to achieve the DBE participation goal of 10%. The DBE contractors must have current certification with the NCDOT. (F-5)
  - Nondiscrimination clause needs to be submitted as part of your Bid Package (F-7)
  - The Town requests that the Letter of Intent to Perform as a Subcontractor be provided within 5 calendar days after the opening of bids from ALL subcontractors. (F-43) – Form is for DBE companies only

- **Right-of-way Acquisitions**
  - Easements have already been acquired by the Town of Wake Forest

- **Public Advisory and Business Access**
  - Citizen Notification – Contractor shall be responsible for notifying, in writing, all property owner/residents/tenants directly affected by this project just prior to beginning construction. (G-38)
  - 72 hour notice prior to interruption to any water/sewer service (See City of Raleigh Public Utility Guidelines)

- **Adjacent Development Coordination**
  - No adjacent development anticipated at this time
- **Electronic files**
  - Electronic CAD files will be provide to the selected contractor.
  - **Contractor shall submit hard copy of Schedule of Prices with their Bids and sign each addendum sheet at the bottom.**

- **Permit Status**
  - All permits are acquired and are listed in the appendix for each project.

- **Addendums**
  - An addendum is anticipated which will include the Pre-Bid meeting minutes, which will go to all official bidders in attendance
  - The addendum will include any Plan or Bid Clarifications questions resulting from this Pre-Bid Meeting
  - Any questions need to be sent to Nick Nolte at nnolte@wakeforestnc.gov or Caleb Lowman at Caleb.Lowman@kimley-horn.com by 1:00 pm on Thursday, August 15th.
  - Addendum No. 1 is projected to be sent out to Contractors on Monday, August 19th at 1:00 pm.

- **Bidders**
  - Hard copies of all required forms/documents are required for the bid submittal. Only bids from bidders on the official bidder list from Accent Imaging will be considered by the Town. Plans are available via the Accent Imaging website (www.accentimaging.com). Note that plans must be purchased via the Accent Imaging website for bidders to be registered on the official bidders list.

- **Additional Discussion**
  - Item 9 on page 11: revise to - Thursday, August 19th, 2024, at 1pm.
  - Item 1 on page 11: revise location to ground floor conference room. Any bids being mailed or delivered prior to 12:00 pm on August 22nd, 2024 shall be delivered to the 3rd floor, ATTN: Nick Nolte. Anything delivered after 12pm should be delivered to the ground floor conference room.
  - Town noted that Bid Bonds are required to be submitted with each bid.

- **Pre-Bid Questions 08/08/2024**

**Question:** Is this a mandatory Pre-Bid?
**Response:** Yes.
**Question:** Is it expected that Contractors physically submit the addenda?
**Response:** Yes, hard copies of addenda are required to be submitted with each bid. Additionally, contractors will be required to initial under Item 2 on the Proposal Form to acknowledge receipt of addenda.
**Question:** Are the plans Vectorized?
**Response:** Kimley-Horn is not familiar with this, and cannot confirm an answer. The plans are pdf searchable.
**Question:** Will the Letter of Intent to Perform as a Subcontractor be required for all subcontractors or just DBE subcontractors?
**Response:** It will only be required for the DBE subcontractors.
**Question:** Will two (2) Bid Bonds be required or just one (1) total for both projects?
**Response:** Two (2) Bid Bonds will be required, one for each project.
**Question:** Will fees be required for Permits?
**Response:** All permits were acquired by the Town. No fees are anticipated by the selected Contractor.
**Question:** How will bids be accepted; Is it the low bidder for each project or the low bidder combined?
**Response:** The Town intends to select one Contractor for both projects. The collective low base bid of Dunn Creek Greenway Phase III & IV shall be awarded the contract. See page 20 of Dunn Creek Phase III specifications or page 19 of the Dunn Creek Phase IV Specifications for specific information.
**Question:** Can the bids be Lump Sum with unit prices shown?
**Response:** The Town prefers to receive bids as listed in the schedule of prices.
**Question:** The line items between the projects are different, should they be cleaned up to match?
**Response:** Yes, please see attached addendum pages for clarifications and changes.
**Question:** Can the Town/Engineer clarify the contract times?
**Response:** Dunn Creek Greenway Phase III has a contract time of 480 days. Dunn Creek Greenway Phase IV has a contract time of 300 days. Each project will have independent notice to proceed dates, however, the Contractor shall finish both projects within 480 of notice to proceed of Phase III. The contractor will not be required to start work on Phase III and Phase IV at the same time. See page 20 of Dunn Creek Phase III specifications or page 19 of the Dunn Creek Phase IV Specifications for more information.

**Question:** The typical sections of the greenways between Phase III and IV have different shoulders widths with respect to the ABC base. Should we assume this is intended?

**Response:** 1'shoulder on phase III will remain as shown in the plans. 2' shoulder on phase IV will remain as shown in the plans.

**Question:** Is there a laydown area on both projects?

**Response:** Construction entrances and laydown areas are shown on each project's erosion control plans.

**Question:** Can you clarify the asphalt adjustment discrepancy between the two projects and why it is not shown on Phase III?

**Response:** Line Item #30 will be removed from Phase IV to be consistent with the Specifications.

**Question:** Is the LOD listed in the plans?

**Response:** Yes, the LOD is the grey shape represented by the dotted line in the erosion control plans.

**Question:** Can you provide a menu of manufactures for the structures on the project?

**Response:** An approved list of manufacturers is on the NCDOT website. Please refer to this list.

- **Pre-Bid Questions following the meeting up to Monday August 12th at 12pm:**

  **Question:** Is there a budget for the referenced project?
  **Response:** Yes, the Town has a budget, but it will not be shared at this time. The bond provided should reflect your contractors bid

# Instruction to Bidders

1. **SUBMITTAL**

   All *bids* must be submitted by *Thursday, August 22nd, 2024 at 1:00 pm* to Wake Forest Town Hall, Ground Floor Conference Room A-B, 301 South Brooks Street, Wake Forest, NC 27587. Any *bids* submitted before *Thursday, August 22nd, at 12:00 pm* shall be delivered to Town of Wake Forest Planning Department at the Town of Wake Forest Planning Department, North Carolina, Wake Forest Town Hall, Third Floor, 301 S Brooks St, Wake Forest, NC 27587, ATTN: Nick Nolte. Anything delivered after 12:00 pm should be delivered to the Ground Floor Conference Room A-B. All *bids* must be submitted in a sealed envelope marked: *Bid # 0001-2024 – Dunn Creek Greenway Phase IV*

2. **PREBID MEETING**

   *A Mandatory pre-bid conference will be held on Thursday, August 8th, 2024 at 1:00 pm at Ground Floor Conference Room, 301 South Brooks Street, Wake Forest, NC 27587. All prospective bidders are required to attend.*

3. **USE OF CONTRACT DOCUMENTS**

   These Bidding Documents are to be used only for the purpose of understanding this bid and consideration toward submitting a proposal. They may not be used for any other purpose.

4. **SPECIFICATIONS**

   The Specifications are intended to describe the complete project including all materials, processes, equipment, etc. Bidders are expected to carefully examine the Contract Documents, visit the site of the proposed construction, and determine the availability of materials and method required, in order to become thoroughly familiar with the project, the requirements, and to include the cost thereof in the proposal. Bidders shall contact the Project Coordinator at least five (5) days prior to the bid date for clarification of any item not fully understood.

5. **BIDDER'S QUALIFICATIONS**

   For projects exceeding $30,000, consideration will be given only to Contractors who submit evidence that they are properly licensed as required by Chapter 87 of the North Carolina Licensed General Statutes to bid and perform the work described herein as the general contractor. In addition, the Owner may make such other investigations as he deems necessary to determine the ability of the Bidder to perform the work, and the Bidder shall furnish the Owner all such information and data for this purpose as the Owner may request.

   The Owner reserves the right to consider as unqualified to do the work of general construction any Bidder who does not habitually perform with his own forces a minimum of ten percent (10%) of the work involved in construction of the improvements embraced in this contract.

   Awarded contractor shall be authorized to conduct business in the state of North Carolina as found by checking the Secretary of State records and/or Register of Deeds office, indicating



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proper registration and active status. This is a condition of executing the contract.

6. **FAMILIARITY WITH LAWS**
It is assumed that the Bidders are familiar with local, state, and federal laws, rules, ordinances, and regulations that may in any manner affect those engaged or employed in the work, or the materials or equipment used in or upon the work, or in any way affects the conduct of the work. No plea for misunderstanding or ignorance on the part of the Contractor will in any way serve to modify the provisions of this contract. The Contractor agrees that in carrying out this contract he will comply with all applicable Federal, state and local laws, specifically including, without limitation, the Occupational Safety and Health Act of 1970 and Section 1324A, the Immigration Reform and Control Act.

7. **AMERICAN WITH DISABILITIES ACT (ADA)**
The Contractor shall comply with the provisions of the Americans with Disabilities Act (ADA) (www.ADA.gov) as amended from time to time and all rules and regulations promulgated thereunder. The contractor hereby agrees to indemnify the Owner from and against all claims, suits, damages, costs, losses and expenses in any manner arising out of or connected with the failure of the contractor, its subcontractors, agents, successors, assigns, officers or employees to comply with the provisions of the ADA or rules and regulations promulgated thereunder.

8. **MINORITY PARTICIPATION**
The Town of Wake Forest's minority participation goal is **10%** of the bid amount.

9. **ADDENDA**
No oral interpretation will be made to any Bidder as to the meaning of the Bidding Documents. Questions and requests for such interpretation shall be made in writing to the Project Coordinator listed. Any Addenda will be provided to known interested parties, but it shall be the Bidder's responsibility to make inquiry as to any Addenda issued. All such Addenda shall become part of the Contract and all Bidders shall be bound by such Addenda whether or not received or acknowledged.

The last day for addendums to be issued is *Monday, August 19th, 2024 at 1:00 pm.*

10. **UNBALANCED BIDS**
The Contractor shall not submit a bid containing any unbalanced bid prices. Any unit or lump sum bid price that does not reflect reasonable actual costs that the Contractor anticipates for the performance of the item(s) in question along with a reasonable proportional share of the Contractor's anticipated profit, overhead cost, and other indirect costs is an unbalanced bid price. Any bid containing unbalanced bid prices may be deemed non-responsive and rejected.

11. **COLLUSIVE AGREEMENTS**
Each bidder submitting a bid shall execute and attach the Non-Collusion Affidavit of Prime Bidder affidavit attesting that he has not entered into a collusive agreement with any other person, firm or corporation in regard to any bid submitted.

12. **BID BOND**
*5% of bid amount for this project*



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13. **PERFORMANCE AND PAYMENT BOND**
*100% of bid amount for this project.*

14. **PREPARATION OF BID**
The Town's bid forms must be used when provided – submit one original. Bidders shall label their bid proposal with business name, bid name and bid date, then seal their bid proposal inside an envelope. If mailing a bid proposal, provide a sealed envelope within the postal envelope.

15. **ITEMS REQUIRED TO BE SUBMITTED WITH THE BID**
Failure to submit the following with the bid is considered a non-responsive bid and the bid will not be considered:

_____Bid Form with bid price(s) written ortyped

_____ Signatures on Forms and notarized wherenoted

_____ Non-Collusion Affidavit of PrimeBidder

_____ Addendums (If Issued)

_____ Minority Participation forms

_____ E-589 CI Form

_____ Bid Bond (If Required)

16. **RECEIPT AND OPENING OF BIDS**
Each Bid is to be submitted in a sealed envelope and plainly marked with the project name, bid number, and bid opening time. If mailed, the sealed envelope containing the Bid is to be enclosed in another envelope to avoid it being opened before the advertised time. Bids received prior to the advertised bid opening will be securely kept as sealed. Bids received after the advertised bid opening time will be returned to the Bidder unopened.

17. **WITHDRAWAL OF BIDS**
Bids may be withdrawn by written request prior to or within seventy-two hours (72) after the opening of bids by contacting the bidding officer. To withdraw an opened bid, proof must be given of a mathematical error or omission as opposed to judgment or interpretation error.

18. **MINIMUM NUMBER OF BIDS (FORMAL CONTRACTS ONLY)**
North Carolina General Statute 143-129 and 143-132 prohibits the awarding of a formal contract unless at least three (3) competitive bids are received from reputable and qualified contractors. Therefore, if fewer than three (3) such bids are received, they will not be opened but returned to the contractors; and the project may be re advertised. The Town's formal limit is $500,000.

19. **ALTERNATIVE BIDS**
No alternative bids will be considered unless alternative bids are specifically requested.

20. **AWARD OF CONTRACT; REJECTION OF BIDS**
The Town reserves the right to hold bids for a period of sixty (60) days for the purpose of

reviewing the bids and investigating the qualifications of the Bidders. The Town reserves the right to reject any or all bids, for any reason. The Town intends to award a contract to the lowest responsive, responsible bidder, complying with the conditions of the bidding documents. The Town reserves the right to award a contract that is deemed in its best interest.

**21. BID PROTEST PROCEDURE**

Prospective bidders or suppliers who feel disadvantaged by the solicitation must submit a written protest within five (5) calendar days prior to the opening of proposals. Actual bidders or subcontractors who are aggrieved by the award of a contract must submit a written protest within five (5) days of the Town announcing its intent to award. The protest must be addressed to the Purchasing Manager, Town of Wake Forest, who will make the final determination after consulting with counsel.

**22. EXECUTION OF AGREEMENT**

The successful Bidder is required to execute a Contract within ten days (10) days after notice of award. Failure to do so constitutes a default and the Owner may elect to award to the next lowest bidder or re-advertise the bid.

**23. LIQUIDATED DAMAGES**

*See Project Special Provisions – General section of the Specifications.*

**24. INSURANCE REQUIRMENTS**

A. Workers' Compensation: Insurance covering all employees meeting Statutory limits in compliance with the applicable state and federal laws. The coverage must include employer's liability with a minimum limit of $1,000,000 for each accident.

B. Commercial General Liability: Coverage shall have minimum limits of $1,000,000 per occurrence, general aggregate, products/completed operations aggregate, personal and advertising injury. This shall include premises and operations, independent contractors, products and completed operations, broad form property damage, XCU coverage and contractual liability. The coverage shall be written on an occurrence basis. This limit should apply on a per project or per location aggregate basis. **The Town of Wake Forest shall be listed as an additional insured, under this coverage.**

C. Business Auto Liability: Coverage shall have a minimum limit of $500,000 per occurrence, combined single limit for bodily injury liability and property damage liability. This shall include owned vehicles, hired vehicles and non-owned vehicles.

D. Umbrella/Excess Liability: At the option of the contractor, the limits of the primary general liability, auto liability and employers' liability may be less than stipulated herein, with an excess policy providing the additional limits needed. This form of coverage must be approved by the municipality and will only be acceptable when both the primary and excess policies include the coverage and endorsements required herein.

E. Professional Liability: Coverage shall have a minimum limit of $1,000,000 per occurrence, unless a higher limit is required by the Town. This coverage is only required for contracts that include professional services.



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## SCHEDULE OF PRICES

PROJECT: **Dunn Creek Greenway Phase IV**

COUNTY: **Wake County**

The low bidder shall be determined based on the lowest submitted bid amount for the items that comprise the base bid. Bid Alternate Items may be included on the bid sheet but shall not be considered as part of the base bid. Only after the low bidder is determined should bid alternate items be considered. The owner reserves the right to elect any Alternate or combination of Alternate items.

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 1 | 800 | Mobilization (5%) | 1 | LS | $ | $ |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161 | $ 4,322 |
| 3 | 801 | Construction Surveying | 1 | LS | $ | $ |
| 4 | 801 | Supplemental Field Surveying | 20 | HR | $ 145 | $ 2,900 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 85 | $ 850 |
| 6 | 226 | Grading | 1 | LS | $ | $ |
| 7 | 226 | Undercut Excavation | 340 | CY | $ | $ |
| 8 | 240 | Drainage Ditch Excavation | 10 | CY | $ | $ |
| 9 | 270 | Geotextile for Soil Stabilization | 590 | SY | $ | $ |
| 10 | 310 | 15" RC Pipe Culverts, Class III | 188 | LF | $ | $ |
| 11 | 310 | 30" RC Pipe Culverts, Class III | 36 | LF | $ | $ |
| 12 | 310 | 42" RC Pipe Culverts, Class III | 24 | LF | $ | $ |
| 13 | 310 | 60" RC Pipe Culverts, Class III | 56 | LF | $ | $ |
| 14 | 310 | 15" Pipe End Section | 3 | EA | $ | $ |
| 15 | 310 | 30" Pipe End Section | 1 | EA | $ | $ |
| 16 | 310 | 42" CS Pipe Culverts (0.079" Thick) | 44 | LF | $ | $ |
| 17 | 310 | 42" CS Pipe Elbows (0.079" Thick) | 2 | EA | $ | $ |
| 18 | SP | Structure 1 Prefabricated Pedestrian Bridge | 1 | LS | $ | $ |
| 19 | SP | Structure 1 Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ | $ |
| 20 | 505 | Shallow Undercut | 75 | CY | $ | $ |
| 21 | 505 | Class IV, Subgrade Stabilization | 120 | TON | $ | $ |



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| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 22 | 520 | Aggregate Base Course | 2610 | TON | $ | $ |
| 23 | 545 | Incidental Stone Base | 100 | TON | $ | $ |
| 24 | 607 | Milling Asphalt Pavement, 3" Depth | 25 | SY | $ | $ |
| 25 | 610 | Asphalt Conc Base Course, Type B25.0C | 10 | TON | $ | $ |
| 26 | 610 | Asphalt Conc Intermediate Course, Type I19.0C | 10 | TON | $ | $ |
| 27 | 610 | Asphalt Conc Surface Course, Type S9.5C | 10 | TON | $ | $ |
| 28 | 610 | Asphalt Conc Surface Course S9.5B | 429 | TON | $ | $ |
| 29 | 838 | Endwalls | 13 | CY | $ | $ |
| 30 | 838 | Reinforced Endwalls | 14 | CY | $ | $ |
| 31 | SP | Flowable Fill (2500 psi) | 10 | CY | $ | $ |
| 32 | 840 | Masonry Drainage Structures | 3 | EA | $ | $ |
| 33 | 840 | Masonry Drainage Structures | 4 | LF | $ | $ |
| 34 | 840 | Frame With Grate, Std. 840.16 | 2 | EA | $ | $ |
| 35 | 840 | Frame with Cover, STD 840.54 | 1 | EA | $ | $ |
| 36 | 846 | 2'-6" Concrete Curb & Gutter | 100 | LF | $ | $ |
| 37 | 848 | 4" Concrete Sidewalk | 100 | SY | $ | $ |
| 38 | 848 | Concrete Curb Ramp | 1 | EA | $ | $ |
| 39 | 848 | Concrete Curb Ramp (Multi-Use Path) | 1 | EA | $ | $ |
| 40 | 848 | 6" Concrete Driveway | 20 | SY | $ | $ |
| 41 | SP | Composite Wood Safety Fence | 410 | LF | $ | $ |
| 42 | SP | Fixed Steel Bollard | 6 | EA | $ | $ |
| 43 | SP | Hinged Metal Bollard | 3 | EA | $ | $ |
| 44 | 858 | Adjustment of Manholes | 4 | EA | $ | $ |
| 45 | 876 | Rip-Rap, Class I | 64 | TON | $ | $ |
| 46 | 876 | Rip-Rap, Class II | 15 | TON | $ | $ |
| 47 | 876 | Rip-Rap, Class B | 48 | TON | $ | $ |
| 48 | 876 | Geotextile for Drainage | 302 | SY | $ | $ |



Addendum #1 _____

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 49 | SP | E3 - Trailhead Marker | 3 | EA | $ | $ |
| 50 | SP | D1 - Directional Sign 3 Blades | 2 | EA | $ | $ |
| 51 | SP | D1 - Directional Sign 1 Blade | 1 | EA | $ | $ |
| 52 | SP | G1/G2 - Vehicular Sign Double Sided | 3 | EA | $ | $ |
| 53 | SP | G1 - Vehicular Sign Single Sided | 1 | EA | $ | $ |
| 54 | SP | G2 - Vehicular Sign Single Sided | 1 | EA | $ | $ |
| 55 | SP | R1 - Rules & Regulations Sign | 4 | EA | $ | $ |
| 56 | SP | EM-1 - Emergency Sign | 17 | EA | $ | $ |
| 57 | SP | MM2 - Mileage Marker | 1 | EA | $ | $ |
| 58 | SP | W1 - Clearance Sign | 20 | EA | $ | $ |
| 59 | SP | Supports, Aluminum | 225 | LF | $ | $ |
| 60 | 1205 | Thermoplastic Pavement Marking lines (4", 90 Mils) | 70 | LF | $ | $ |
| 61 | SP | Replace Sanitary Sewer Cleanout Top | 2 | EA | $ | $ |
| 62 | SP | Replace Sanitary Sewer Cleanout Top (Traffic Bearing) | 3 | EA | $ | $ |
| 63 | 1520 | Sewer Service Line | 40 | LF | $ | $ |
| 64 | SP | Fabric Insert Inlet Protection, Type 2 | 5 | EA | $ | $ |
| 65 | SP | Fabric Insert Inlet Protection Cleanout | 5 | EA | $ | $ |
| 66 | SP | Safety Fence | 2130 | LF | $ | $ |
| 67 | SP | Mud Mats | 170 | LF | $ | $ |
| 68 | 1605 | Temporary Silt Fence | 4805 | LF | $ | $ |
| 69 | 1610 | Stone For Erosion Control, Class A | 100 | TON | $ | $ |
| 70 | 1610 | Stone For Erosion Control, Class B | 100 | TON | $ | $ |
| 71 | 1610 | Sediment Control Stone | 200 | TON | $ | $ |
| 72 | 1615 | Temporary Mulching | 5.6 | ACR | $ | $ |
| 73 | 1620 | Seed for Temporary Seeding | 320 | LB | $ | $ |
| 74 | 1620 | Fertilizer for Temporary Seeding | 1.1 | TON | $ | $ |
| 75 | 1630 | Silt Excavation | 200 | CY | $ | $ |



Addendum #1 _____

| Line Item | Sec No | Pay Item | Quantity | Unit | Unit Price | Amount |
|---|---|---|---|---|---|---|
| 76 | 1631 | Matting for Erosion Control | 150 | SY | $ | $ |
| 77 | SP | Permanent Soil Reinforcement Mat | 200 | SY | $ | $ |
| 78 | 1632 | 1/4" Hardware Cloth | 530 | LF | $ | $ |
| 79 | 1636 | Temporary Pipe for Stream Crossing (24") | 48 | LF | $ | $ |
| 80 | SP | Temporary Stream Crossing | 1 | EA | $ | $ |
| 81 | 1639 | Special Stilling Basin | 4 | EA | $ | $ |
| 82 | 1642 | Wattle | 150 | LF | $ | $ |
| 83 | 1660 | Seeding & Mulching | 5.6 | ACR | $ | $ |
| 84 | 1660 | Mowing | 2.8 | ACR | $ | $ |
| 85 | 1661 | Seed for Repair Seeding | 50 | LB | $ | $ |
| 86 | 1661 | Fertilizer for Repair Seeding | 0.25 | TON | $ | $ |
| 87 | 1662 | Seed for Supplemental Seeding | 100 | LB | $ | $ |
| 88 | 1665 | Fertilizer Topdressing | 2.09 | TON | $ | $ |
| 89 | 1670 | Permanent Seeding (Wetland Mix) | 0.5 | ACR | $ | $ |
| 90 | SP | Concrete Washout Structure | 2 | EA | $ | $ |
| 91 | 1675 | Response for Erosion Control | 20 | EA | $ | $ |
| | | | | **TOTAL BID** | $ | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 92 | SP | Structure 1 Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ | $ |
| | | | | **BID ALTERNATE 1** | $ | |



Addendum #1 _____

Docusign Envelope ID: BA004DE6-6DB2-4FB0-96F8-05B1F9BA221E



TO: PROSPECTIVE BIDDERS HOLDING PLANS AND SPECIFICATIONS FOR
TOWN OF WAKE FOREST, DUNN CREEK GREENWAY PHASE III & IV PROJECT

RE: DUNN CREEK GREENWAY PHASE III & IV PROJECT ADDENDUM NO. 2

The following changes and clarifications are applicable to the referenced project and are now a part of its contract documents. Where any article, division, or subparagraph of the original contract documents or other addenda is supplemented herein, the provisions of the original documents shall remain in effect. All the supplemental provisions shall be considered as added thereto. Where any such article, division, or subparagraphs are amended, voided, or superseded thereby, the provisions of such article, division, or subparagraph not so specifically amended, voided, or superseded shall remain in effect.

The attention of each contractor is called to the following clarifications, additions to, and changes in the plans sealed May 11, 2023 & July 1, 2024, and specifications sealed July 25, 2024, on the above projects. It will be the responsibility of each contractor to call such clarifications, additions, and changes in plans and specifications to the attention of subcontractors concerned. The Town in no way assumes any responsibility for notifying any subcontractor, material dealers, or others not having received the original contract documents.

Bidder must acknowledge receipt of Addendum No. 2 by signing appropriately on each of the revised Itemized Proposal and submitting them with other bid documents. Original Pages with strikethroughs will not be accepted.

**Item 1: Dunn Creek Ph. III Forms and Table of Contents Revision**
Add "E-589CI Affidavit of Capital Improvement" Page F-56 – F-59 following Page F-55 of the project specifications. A new heading was added to the Appendix, see the Table of Contents provided in Addendum No. 2, Page 3.

**Item 2: Dunn Creek Ph. III Composite Wood Safety Fence Special Provision Revision (Revised to match updated manufacturer information)**
Replace the Roadway Project Special Provisions Page R-11 – R-12 with Addendum No. 2 Page R-11 – R-12.

**Item 3: Dunn Creek Ph. III Earthwork Summary Sheet**
Add Earthwork Summary Sheet Page CD-2A following Page CD-2 of the Plans.

**Item 4: Dunn Creek Ph. III Construction Detail Revision (Revised to match updated manufacturer information)**
Replace the Construction Detail Page CD-4 with Addendum No. 2 Page CD-4.

**Item 5: Dunn Creek Ph. III Cross Section Revision (Revised to correct cross section sheet elevations)**
Replace the Cross Section Sheets Page X-2 – X-27 with Addendum No. 2 Page X-2 – X-27.

**Item 6: Dunn Creek Ph. IV Forms and Table of Contents Revision**
Add "E-589CI Affidavit of Capital Improvement" Page F-54 – F-57 following Page F-53 of the project specifications. A new heading was added to the Appendix, see the Table of Contents provided in Addendum No. 2, Page 3.

**Item 7: Dunn Creek Ph. IV Composite Wood Safety Fence Special Provision Revision (Revised to match updated manufacturer information)**
Replace the Roadway Project Special Provisions Page R-3 – R-4 with Addendum No. 2 Page R-3 – R-4.

**Item 8: Dunn Creek Ph. IV Earthwork Summary Sheet**
Add Earthwork Summary Sheet Page CD-2A following Page CD-2 of the Plans.



Addendum #2 _____

**Item 9: Dunn Creek Ph. IV Construction Detail Revision (Revised to match updated manufacturer information)**

Replace the Construction Detail Page CD-3 with Addendum No. 2 Page CD-3.

**ATTACHMENTS:**

- Questions Prior to 08/19/2024 at 1:00pm
- Addendum No. 2 – Dunn Creek Phase III Table of Contents, E-589CI Affidavit of Capital Improvement, Roadway Project Special Provisions, Earthwork Summary Sheet, Construction Detail Sheet & Cross Sections and Dunn Creek Phase IV Table of Contents, E-589CI Affidavit of Capital Improvement, Roadway Project Special Provisions, Earthwork Summary Sheet & Construction Detail Sheet

ALL OTHER CONDITIONS REMAIN THE SAME.

By: Caleb D. Lowman, P.E.
Kimley-Horn and Associates, Inc.




END OF ADDENDA #2

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**Dunn Creek Greenway Phase III & IV**
**Questions Prior to 08/19/2024 at 1:00pm**

**Question:** Is there a budget for the referenced Project?

**Response:** Yes, the Town has a budget but it will not be shared at this time. The bond provided should reflect your contractors bid.

**Question:** There are 2 alternates (Alternate 1 structure 3 (-L2- 22+77.67) PC Boardwalk & Alternate 2 structure 3 (-L2 22+77.67) PC Boardwalk) are these the same thing and one of them should be deleted?

**Response:** They are separate items. Both alternates will have the precast concrete boardwalk component but alternate #1 has metal railing, alternate #2 has timber railing. See page S-15A for the structure details.

**Question:** The composite wood safety rail shown on the plans is no longer available. The manufacturer stopped making this product about 5 years ago. Is there a alternate that can be used?

**Response:** As a part of Addendum #2; The project specifications and plan sheets will be re-issued to reflect the change in composite wood safety fence product information: Derby Fence – Ranch Fencing – Four Rail – Grey.

**Question:** Would it be possible for us to get the CAD files please for Dunn Creek phase III and IV? This would really help us in bidding, given the short time frame we have, and would allow us to be as accurate as possible and give the best price. We are glad to sign a release if needed. Please let me know ASAP as time is of the essence.

**Response:** Per the pre-bid meeting and minutes, electronic CAD files will only be provided to the selected contractor. CAD files will not be provided during the bidding process.

**Question:** Per our fencing subcontractor/supplier, "The composite wood rail fence that is shown in the details is no longer available. The manufacturer stopped making it several years ago. We have tried to find an alternate but there is nothing even close to this detail on the market." Can you provide an alternate design or type which is available?

**Response:** As a part of Addendum #2; The project specifications and plan sheets will be re-issued to reflect the change in composite wood safety fence product information: Derby Fence – Ranch Fencing – Four Rail – Grey.

**Question:** I didn't see a summary of earthwork table in the plans. Could you provide one please for each of the Phases III and IV? Those are helpful for checking our takeoffs, especially on 1 Lump Sum grading items.

**Response:** As a part of Addendum #2; Earthwork summary tables will be added to each plan set.

**Question:** The Phase IV bid form provided under Addendum #1 has unit prices provided for "Line Item #4 - Supplemental Field Survey" and "Line Item #5 – Supplemental Surveying Office Calculations". However Phase III bid form does not have those unit prices provided. You want the contractor to use those unit prices on Phase III bid form?

**Response:** Per Addendum #1; The Line Item #4 - Supplemental Field Survey" and "Line Item #5 – Supplemental Surveying Office Calculations" shown on the schedule of prices page F-1 for Phase III and Phase IV both have the unit prices shown.

**Question:** Can the Town provide any leads/contacts for vendors and/or subs who have worked with Wake Forest on similar projects?

**Response:** Sign Vendors are:

CASCO Signs, Lake City Florida
Arrowline Markings, Raleigh NC
Alpha Graphics, Raleigh NC
RAG Signsm , Willington NC
Sign Works, Greenville NC
Sign By Tomorrow, Willington NC

**Question:** Under section 15, Items required to be submitted with the bid, it lists an E-589 CI Form. Is this something that needs to be with the bid documents up front or upon award of contract?

**Response:** As a part of Addendum #2; E-589 CI form has been added to the bid documents.

**Question:** Many cross sections in Dunn Creek Greenway Phase III are not in alignment with the major and minor grid lines of the page. We request that the cross sections be revised and corrected such that the major and minor grid lines accurately match the grades as written. Since this will set us back on our takeoff exercise, we also request 2 additional weeks on the bid date so we can most accurately assemble our bid.

**Response:** We have reviewed the cross sections for the alignments. The discrepancy noted has been fixed for the cross sections in question. The cross sections themselves were accurate but existing ground elevations references were not matching. Elevations have been revised to align with major grid lines. The revised cross sections sheets will be posted as a part of Addendum #2. Based on coordination with the Town, the bid opening date and time will remain the same.

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Addendum #2 _____

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NCDOR
Web-Fill
7-18

# E-589CI
## Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

**Section I. Single Use** *(Complete this section to issue the affidavit for a single capital improvement.)*

A

**Owner, Lessee//Tenant, or RealProperty Contractor**

TOWN OF WAKE FOREST

**Address**

301 S. BROOKS STREET

**City** | **State** | **Zip Code**

WAKE FOREST | NC | 27587

B

**Real Property Contractor** *(General Contractoror Subcontractor)* *Hired to perform capital improvement*

**Address**

**City** | **State** | **Zip Code**

**Describe capital improvement to be performed:**

**Project Name**

**Project Address** (where the work is tobe performed) **City** **State** **Zip Code**

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

**Section II. Blanket Use** *(Complete this section to execute a blanket affidavit for capital improvements.)*



Addendum #2 _____

| C | D |
|---|---|
| **Real Property Contractor** | **Real Property Contractor or Subcontractor** *Hired to perform capital improvement* |
| **Address** | **Address** |
| **City** **State** **Zip Code** | **City** **State** **Zip Code** |

**To be completed by the Real Property Contractor identified in Box C.**

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person:_____ Title:_____ Date: _____

# Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, may be issued to substantiate that a contract, or a portion of work performed to fulfill a contract, is a capital improvement to real property and subject to sales and use tax as a real property contract. Generally, services to real property are retail sales of or the gross receipts derived from repair, maintenance, and installation services, unless a person substantiates that a transaction is subject to tax as a real property contract, subject to tax as a mixed transaction contract, or the transaction is not subject to sales and use tax. A "real property contract" is a contract between a real property contractor and another person to perform a capital improvement to real property.

A mixed transaction contract is a contract that includes both a real property contract for a capital improvement and repair, maintenance, and installation services for real property that are not related to the capital improvement. For a mixed transaction contract, if the allocated sales price of the taxable repair, maintenance, and installation services included in the contract is less than or equal to twenty-five percent (25%) of the contract price, then the repair, maintenance, and installation services portion of the contract, and the tangible personal property, digital property, or service used to perform those services, are taxable as a real property contract for sales and use tax purposes.

- A person that issues Form E-589CI is liable for any additional tax due on the transaction in excess of tax paid on purchases pursuant to N.C. Gen. Stat. § 105-164.4H(a), if it is determined that the transaction is not a capital improvement, but rather the transaction is subject to tax as a retail sale.
- A person who receives Form E-589CI from another person, absent fraud or other egregious activities, is not liable for any additional tax on the gross receipts from the transaction if it is determined that the transaction is not a capital improvement.
- Form E-589CI **is not an affidavit of tax paid** on tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI may not to be used to purchase tangible personal property, or digital property exempt from sales and use tax.

**Exceptions from the Issuance of Form E-589CI to Establish a Transaction is to be Taxed as a Real Property Contract**
In lieu of issuing an affidavit of capital improvement, a person may substantiate by other records that a transaction is a real property contract or a mixed transaction contract subject to tax as a real property contract, as discussed above, for a capital improvement to real property. However, where subcontractors are involved, it may be in the best interest of all parties to use Form E-589CI to ensure proper application of the sales and use tax laws.

**Section I. Single Use Instructions**
A person may complete "Section I - Single Use" for a one time use to substantiate that a transaction is a real property contract for a single capital improvement to real property and subject to sales and use tax as a real property contract. When a real property contractor hires a subcontractor to perform a portion of the overall real property contract and there is not a recurring business relationship between the two parties (when a period of no more than twelve months elapse between transactions between two parties), "Section I – Single Use" may be completed and the form issued to the subcontractor as notice that the transaction is subject to sales and use tax as a real property contract.

The following scenarios are for reference to assist a person to complete and issue Form E-589CI. The scenarios presented are not intended to cover all possible uses of the form.

A property owner oversees the entire activity to real property that is a real property contract for a capital improvement to real property. The property owner hires various subcontractors to complete the real property contract or portions thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter a single subcontractor's name and address.
- Owner listed in Box A must describe the real property contract activity to be performed.
- Owner listed in Box A must enter the project address (if different than the address entered in BoxA).
- Authorized Person (owner) signs, enters title (owner), enters the date, and issues to the person listed in Box B.

A property owner hires a general contractor to oversee the entire activity to real property that is a real property contract for a capital improvement to real property. The general contractor hires a subcontractor to perform the real property contract, or portion thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter subcontractor's name and address.
- General contractor listed in Box A must describe the real property contract activity to be performed.
- General contractor listed in Box A must enter the project address.
- Authorized Person (general contractor) signs, enters title (general contractor), enters the date, and issues to the person listed in Box B.

A lessee/tenant hires a general contractor for the installation of equipment that is to be attached to real property and will be depreciated under the Internal Revenue Code:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter lessee/tenant's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter general contractor's name and address.
- Lessee or tenant listed in Box A must describe the capital improvement to be performed and indicate the equipment will be depreciated under the Internal Revenue Code.
- Authorized Person (typically lessee or tenant) signs, enters title (lessee or tenant), enters the date, and issues to the person listed in Box B.

**Section II. Blanket Use Instructions**
A real property contractor may complete "Section II – Blanket Use" and issue the form to another real property contractor (subcontractor) who is used **exclusively** to perform part, or all, of real property contracts with respect to capital improvements to real properties, where the parties have a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties). A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship or until the affidavit is withdrawn or otherwise notified by the issuer of the form.

The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling or renovation and the activities performed by the subcontractor(s) for the other party are never repair, maintenance, and installation services for real property based on the contract or agreement between the parties; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts for capital improvements to real properties.

A general contractor or subcontractor hires a subcontractor that will replace the complete electrical wiring in all renovated homes:

- **Box C - Real Property Contractor:** Enter the hiring real property contractor's name and address.
- **Box D - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter the hired subcontractor's name and address.
- Authorized person listed in Box C signs, enters title, enters the date, and issues to the person listed in Box D.

**Measurement and Payment**

*Incidental Stone Base* will be measured and paid in accordance with Article 545-6 of the *Standard Specifications*.

**FUEL PRICE ADJUSTMENT:**

SP (Kimley-Horn and Associates, Inc.)

No Payment shall be made for Fuel Price Adjustment.

**PRICE ADJUSTMENT - ASPHALT BINDER FOR PLANT MIX:**

SP (Kimley-Horn and Associates, Inc.)

No Payment shall be made for Asphalt Binder for Plant Mix.

**FINAL SURFACE TESTING NOT REQUIRED:**

(5-18-04) (Rev. 2-16-16) 610 SP6 R45

Final surface testing is not required on this project in accordance with Section 610-13, *Final Surface Testing and Acceptance*.

**ADJUSTMENT TO MANHOLES:**

(7-1-95)(Rev. 1-16-24) 858 SP8 R96R

The Contractor's attention is directed to Section 858-3 of the *Standard Specifications*.

Make adjustments to manholes on this project by using rings or rapid set (grout, mortar, or concrete) as approved by the Engineer.

**COMPOSITE WOOD SAFETY FENCE:**

SP (Kimley-Horn and Associates, Inc.)

**Description**

This item consists of installation of Composite Wood Safety Fence at locations shown on the plans.

**Materials**

Composite Wood Safety Fence shall be installed in the locations designated on the plans and in accordance with the details shown in the plans. Composite Wood Safety Fence shall be constructed with composite lumber materials with solid wood inserts for both post and rail. Brackets and associated hardware shall be stainless steel and powder coated finish to match safety railing. Posts shall be placed vertically in concrete in accordance with the applicable requirements of Section 825 of the Standard Specifications and project details.

Style: Ranch Fencing, Four Rail HDPE
Color: Grey

**Quality Assurance**

The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified. All fencing shall be obtained from a single source with resources to provide components of consistent quality in appearance and physical properties.

**Delivery, Storage, and Handling**

Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in original undamaged packages and containers until ready for installation to protect against damage, weather, vandalism, and theft.

**Warranty**

The contractor shall provide a one year warranty against defects in materials or workmanship on all fencing and gates. This warranty period shall begin at substantial completion of the project.

**Measurement and Payment**

The quantity of safety rail will be paid for at the contract unit price per linear foot for "Composite Wood Safety Fence" placed and accepted. The unit price will include all materials, fabrication, shipping, excavation, nuts, bolts, concrete, stone and all other incidentals required to complete the installation of Composite Wood Safety Fence.

Payment will be made under:

| Pay Item | Pay Unit |
|---|---|
| Composite Wood Safety Fence | Linear Foot |

**FIXED STEEL BOLLARDS:**

(05/31/2018) SP (Kimley-Horn and Associates, Inc.)

**Description**

This item consists of placement of bollards to restrict vehicular traffic to greenways and pedestrian facilities at locations shown on the plans.

**FIXED STEEL Bollards**

Fixed steel bollards shall be fabricated from 5" diameter schedule 40 galvanized steel with a dome cap welded to the top in accordance with the details shown in the plans. Anchors shall be placed in concrete in accordance with the applicable requirements of Section 825 of the *2018 NCDOT Standard Specifications for Roads and Structures*. All fabrication shall be completed prior to galvanization. Repair of galvanizing shall be in accordance with Section 1076 of the Standard Specifications. Bollards shall have a powder coat finish (black) and reflective tape (alternate white and red).

COMPUTED BY: SMS DATE: 08122024
CHECKED BY: COL DATE: 08132024

# STATE OF NORTH CAROLINA
# DIVISION OF HIGHWAYS

## *SUMMARY OF EARTHWORK*

*IN CUBIC YARDS*

| LOCATION | UNCLASSIFIED EXCAVATION | UNDERCUT EXCAVATION | EMBANKMENT +15% | BORROW | TOTAL WASTE |
|---|---|---|---|---|---|
| -L- 10+00.00 TO 29+60.14 | 1190 | | 1852 | 662 | |
| -Y1- 10+00.00 TO 19+16.73 | 215 | | 1124 | 909 | |
| -Y2- 10+00.00 TO 12+94.88 | 266 | | 484 | 218 | |
| -Y3- 10+00.00 TO 10+95.92 | 5 | | 28 | 23 | |
| | | | | | |
| SUBTOTAL | 1676 | | 3486 | 1810 | |
| | | | | | |
| ADDITIONAL UNDERCUT FROM GEOTECH RECS | | 340 | 391 | 391 | 340 |
| | | | | | |
| SUBTOTAL | 1676 | | 3877 | 2201 | 340 |
| | | | | | |
| EST. 5% TO REPLACE TOPSOIL ON BORROW PIT | | | | 110 | |
| | | | | | |
| TOTALS | 1676 | 340 | 3877 | 2311 | 340 |
| | | | | | |
| SAY | 1700 | | | 2400 | |

NOTE: EARTHWORK QUANTITIES ARE CALCULATED BY THE ROADWAY DESIGN UNIT. THESE EARTHWORK QUANTITIES ARE BASED IN PART ON SUBSURFACE DATA PROVIDED BY THE GEOTECHNICAL ENGINEERING UNIT.

| NO. | REVISION | DATE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|

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 adaption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
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Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000
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EARTHWORK SUMMARY SHEET

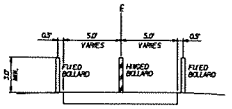
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049826 COLBY L. SMITH

PROJECT:
DUNN CREEK GREENWAY
PHASE 4

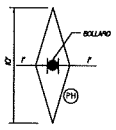
| HR NUMBER | SHEET NUMBER |
|---|---|
| 011311060 | CO-2A |

8/19/2024
K:\RAL_Raleigh\081311060 - Dunn Creek Grwy Ph 4\Plan\Plan Sheets\081311060_Earthsh

## BOLLARD DETAILS



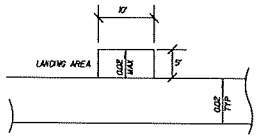

TYPICAL BOLLARD PLACEMENT DETAIL
NOT TO SCALE




TYPICAL BOLLARD MARKINGS DETAIL
NOT TO SCALE

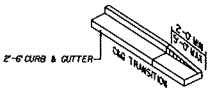
BOLLARD NOTES:
1. BOLLARD POSTS AT INTERSECTIONS TO BE RETROFLECTORIZED.
2. BOLLARD PLACEMENT OFFSET FROM INTERSECTIONS IS A MINIMUM OF 3 FEET.
3. BOLLARD AND SIGNS TO BE INSTALLED BY THE CONTRACTOR.
4. METER TO PLACE FOR LOCATIONS OF WOOD BOLLARDS. WOOD BOLLARDS WILL NOT BE REQUIRED WHERE MOTOR VEHICLE ACCESS IS PREVENTED BY PEDESTRIAN RAILING OR FENCING.

## GREENWAY LANDING AREA DETAIL
NOT TO SCALE

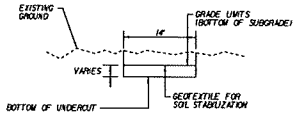


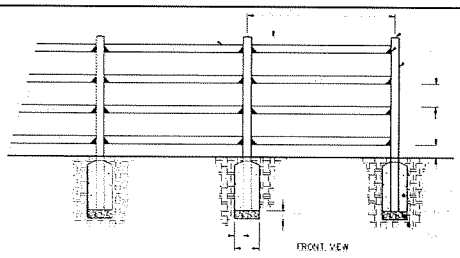

PLAN VIEW
SEE PROFILE FOR LONGITUDINAL GRADE

## CURB & GUTTER END TREATMENT DETAIL
NOT TO SCALE




## UNDERCUT EXCAVATION DETAIL
NOT TO SCALE



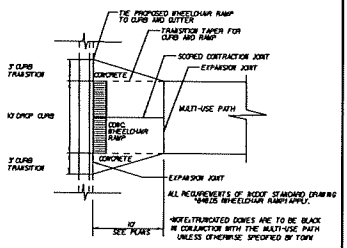







COMPOSITE WOOD SAFETY FENCE
NOT TO SCALE

COMPOSITE FENCING PRODUCT DATA:
MANUFACTURER: DURATA FENCE COMPANY
STYLE: BOARD FENCING - FOUR RAIL HOPE
COLOR: GREY




DETAIL SHOWING TYPICAL MULTI-USE PATH CURB RAMP (TOWN) (PLAN VIEW)

CONCRETE CURB CUT WHEELCHAIR RAMPS WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH "CONCRETE CURB RAMP (MUP)"

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.
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PREPARED IN THE OFFICE OF:
Kimley»Horn
NC LICENSE #-1732
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: 919-677-2000

CONSTRUCTION DETAILS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040896 CLIFFORD B. LANDRUM 8/15/2024

20 0 40

PROJECT:
DUNN CREEK GREENWAY
PHASE 4

PROJECT NUMBER: 011311060
SHEET NUMBER: CD-3

8/16/2024
K:\RAL_Roadway\011311060 - Dunn Creek Greenway Ph 4\Plan\Plan Sheets\CD\CD-3_Bollard.dwg
12/7/2016

Kimley»Horn

September 6, 2024

Nick Nolte
Town of Wake Forest
Stormwater Utility Manager
301 S. Brooks St.
Wake Forest, NC 27587

Re: Dunn Creek Greenway Phase III & IV
Bid Tab Certification

Dear Mr. Nolte:

In the Wake Forest Town Hall at 11:00 am on September 4, 2024, the bidding for the above referenced project was closed. The bids received were opened, and the apparent low bidder was **Fred Smith Company.**

After reviewing the bidding documents, we find Fred Smith Company's. bid to not be in compliance with the contract documents and they provided an incorrect bid amount. The corrected bid amount for Fred Smith Company is $8,133,098.80**.** After reviewing the itemized breakdown, the low bidder was verified to be **Crowder Construction Company** with a bid amount of **$7,999,977.04** for the Dunn Creek Greenway Phase III & IV Projects. The certified bid tabulations are attached.

We find Crowder Construction's bid to be in compliance with the contract documents. **Crowder Construction** provided a base bid amount of **$7,999,977.04** for the Dunn Creek Greenway Phase III & IV Projects. The certified bid tabulations are attached.

If you have any questions, please call me at (919) 677-2108.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Caleb Lowman, P.E.
Project Manager

cc: Randy Driver, Town of Wake Forest
Hollie Aldridge, Town of Wake Forest

**Town of Wake Forest**
**Dunn Creek Greenway Phase III**
**Bid Tabulations**

| | Engineers Estimate | | | Crowder Construction | | Fred Smith Company | |
|---|---|---|---|---|---|---|---|
| **Line Item** | **Sec No** | **Item Description** | **Quantity** | **Unit** | **Price** | **Amount** | Price | Amount | **Price** | **Amount** |
| 1 | 800 | Mobilization | 1 | LS | $ 278,661.13 | $ 278,661.13 | $ 399,998.85 | $ 399,998.85 | $ 296,000.00 | $ 296,000.00 |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161.00 | $ 4,322.00 | $ 2,161.00 | $ 4,322.00 | $ 2,161.00 | $ 4,322.00 |
| 3 | 801 | Construction Surveying | 1 | LS | $ 60,000.00 | $ 60,000.00 | $ 54,169.50 | $ 54,169.50 | $ 133,000.00 | $ 133,000.00 |
| 4 | 801 | Supplemental Field Survey | 20 | HR | $ 175.00 | $ 3,500.00 | $ 145.00 | $ 2,900.00 | $ 145.00 | $ 2,900.00 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 125.00 | $ 1,250.00 | $ 85.00 | $ 850.00 | $ 85.00 | $ 850.00 |
| 6 | 226 | Grading | 1 | LS | $ 1,170,000.00 | $ 1,170,000.00 | $ 957,200.00 | $ 957,200.00 | $ 2,099,000.00 | $ 2,099,000.00 |
| 7 | 226 | Undercut Excavation | 500 | CY | $ 60.00 | $ 30,000.00 | $ 116.57 | $ 58,285.00 | $ 160.00 | $ 80,000.00 |
| 8 | 240 | Drainage Ditch Excavation | 50 | CY | $ 45.00 | $ 2,250.00 | $ 109.59 | $ 5,479.50 | $ 25.00 | $ 1,250.00 |
| 9 | 270 | Geotextile for Soil Stabilization | 1500 | SY | $ 15.00 | $ 22,500.00 | $ 6.42 | $ 9,630.00 | $ 6.50 | $ 9,750.00 |
| 10 | 300 | Foundation Conditioning Material, Minor Structures | 170 | TON | $ 60.00 | $ 10,200.00 | $ 64.65 | $ 10,990.50 | $ 65.00 | $ 11,050.00 |
| 11 | 300 | Foundation Conditioning Geotextiles | 510 | SY | $ 3.00 | $ 1,530.00 | $ 10.33 | $ 5,268.30 | $ 5.50 | $ 2,805.00 |
| 12 | 310 | 8" HDPE Pipe Culverts | 20 | LF | $ 100.00 | $ 2,000.00 | $ 184.86 | $ 3,697.20 | $ 75.50 | $ 1,510.00 |
| 13 | 310 | 15" RC Pipe Culverts, Class IV | 148 | LF | $ 150.00 | $ 22,200.00 | $ 208.03 | $ 30,788.44 | $ 100.00 | $ 14,800.00 |
| 14 | 310 | 18" RC Pipe Culverts, Class IV | 768 | LF | $ 180.00 | $ 138,240.00 | $ 192.20 | $ 147,609.60 | $ 104.00 | $ 79,872.00 |
| 15 | 310 | 18" HDPE Pipe Culverts | 72 | LF | $ 130.00 | $ 9,360.00 | $ 213.90 | $ 15,400.80 | $ 60.00 | $ 4,320.00 |
| 16 | 310 | 24" RC Pipe Culverts, Class IV | 36 | LF | $ 200.00 | $ 7,200.00 | $ 303.23 | $ 10,916.28 | $ 147.00 | $ 5,292.00 |
| 17 | 310 | 30" RC Pipe Culverts, Class IV | 72 | LF | $ 300.00 | $ 21,600.00 | $ 327.87 | $ 23,606.64 | $ 183.00 | $ 13,176.00 |
| 18 | 310 | 36" RC Pipe Culverts, Class IV | 176 | LF | $ 350.00 | $ 61,600.00 | $ 409.21 | $ 72,020.96 | $ 215.00 | $ 37,840.00 |
| 19 | 310 | 36" HDPE Pipe Culverts | 56 | LF | $ 400.00 | $ 22,400.00 | $ 244.56 | $ 13,695.36 | $ 125.00 | $ 7,000.00 |
| 20 | 310 | 60" RC Pipe Culverts, Class IV | 48 | LF | $ 425.00 | $ 20,400.00 | $ 1,422.00 | $ 68,256.00 | $ 596.00 | $ 28,608.00 |
| 21 | 310 | 72" RC Pipe Culverts, Class IV | 32 | LF | $ 450.00 | $ 14,400.00 | $ 1,386.30 | $ 44,361.60 | $ 1,510.00 | $ 48,320.00 |
| 22 | 310 | 18" Pipe End Section (Flared) | 4 | EA | $ 750.00 | $ 3,000.00 | $ 2,522.06 | $ 10,088.24 | $ 2,010.00 | $ 8,040.00 |
| 23 | 310 | 24" Pipe End Section (Flared) | 1 | EA | $ 800.00 | $ 800.00 | $ 4,469.59 | $ 4,469.59 | $ 2,360.50 | $ 2,360.50 |
| 24 | 310 | 36" Pipe End Section (Flared) | 2 | EA | $ 1,000.00 | $ 2,000.00 | $ 5,884.63 | $ 11,769.26 | $ 3,220.00 | $ 6,440.00 |
| 25 | 340 | Pipe Removal | 8 | LF | $ 40.00 | $ 320.00 | $ 85.90 | $ 687.20 | $ 150.00 | $ 1,200.00 |
| 26 | PSP | Traffic Bearing Trench Drain | 1 | LS | $ 7,500.00 | $ 7,500.00 | $ 23,997.79 | $ 23,997.79 | $ 11,900.00 | $ 11,900.00 |
| 27 | 454 | Segmented Gravity Retaining Wall | 215 | SF | $ 125.00 | $ 26,875.00 | $ 77.85 | $ 16,737.75 | $ 99.50 | $ 21,392.50 |
| 28 | 462 | 4" Slope Protection | 10 | SY | $ 150.00 | $ 1,500.00 | $ 72.90 | $ 729.00 | $ 239.00 | $ 2,390.00 |
| 29 | 520 | Aggregate Base Course | 4730 | TON | $ 70.00 | $ 331,100.00 | $ 49.68 | $ 234,986.40 | $ 42.50 | $ 201,025.00 |
| 30 | 545 | Incidental Stone Base | 200 | TON | $ 65.00 | $ 13,000.00 | $ 51.32 | $ 10,264.00 | $ 67.50 | $ 13,500.00 |
| 31 | 607 | Milling Asphalt Pavement, 1.5" Depth | 380 | SY | $ 55.00 | $ 20,900.00 | $ 29.65 | $ 11,267.00 | $ 24.00 | $ 9,120.00 |
| 32 | 610 | Asphalt Conc Base Course, Type B25.0C | 120 | TON | $ 220.00 | $ 26,400.00 | $ 155.00 | $ 18,600.00 | $ 127.00 | $ 15,240.00 |
| 33 | 610 | Asphalt Conc Intermediate Course, Type I19.0C | 30 | TON | $ 400.00 | $ 12,000.00 | $ 205.00 | $ 6,150.00 | $ 184.00 | $ 5,520.00 |
| 34 | 610 | Asphalt Conc Surface Course, Type S9.5C | 70 | TON | $ 200.00 | $ 14,000.00 | $ 315.00 | $ 22,050.00 | $ 227.00 | $ 15,890.00 |
| 35 | 610 | Asphalt Conc Surface Course, Type S9.5B | 850 | TON | $ 175.00 | $ 148,750.00 | $ 225.00 | $ 191,250.00 | $ 158.00 | $ 134,300.00 |
| 36 | PSP | Exploratory Excavation - Standard | 30 | HR | $ 350.00 | $ 10,500.00 | $ 705.25 | $ 21,157.50 | $ 306.00 | $ 9,180.00 |
| 37 | PSP | Exploratory Excavation - Vacuum | 30 | HR | $ 550.00 | $ 16,500.00 | $ 400.00 | $ 12,000.00 | $ 460.00 | $ 13,800.00 |
| 38 | 838 | Endwalls | 56 | CY | $ 2,000.00 | $ 112,000.00 | $ 4,743.40 | $ 265,630.40 | $ 3,250.00 | $ 182,000.00 |
| 39 | 838 | Reinforced Endwalls | 30 | CY | $ 2,500.00 | $ 75,000.00 | $ 3,013.36 | $ 90,400.80 | $ 2,750.00 | $ 82,500.00 |
| 40 | 840 | Masonry Drainage Structures | 9 | EA | $ 5,000.00 | $ 45,000.00 | $ 10,288.58 | $ 92,597.22 | $ 5,150.00 | $ 46,350.00 |
| 41 | 840 | Masonry Drainage Structures | 3 | LF | $ 1,000.00 | $ 3,000.00 | $ 1,967.95 | $ 5,903.85 | $ 1,000.00 | $ 3,000.00 |
| 42 | 840 | Frame with Grate & Hood, STD 840.03, Type F | 5 | EA | $ 900.00 | $ 4,500.00 | $ 1,749.35 | $ 8,746.75 | $ 1,330.00 | $ 6,650.00 |
| 43 | 840 | Frame with Cover, STD 840.54 | 4 | EA | $ 900.00 | $ 3,600.00 | $ 1,749.35 | $ 6,997.40 | $ 850.00 | $ 3,400.00 |
| 44 | 846 | 2'-6" Concrete Curb & Gutter | 750 | LF | $ 40.00 | $ 30,000.00 | $ 35.25 | $ 26,437.50 | $ 40.00 | $ 30,000.00 |
| 45 | 848 | Concrete Curb Ramp (NCDOT) | 2 | EA | $ 3,000.00 | $ 6,000.00 | $ 2,450.00 | $ 4,900.00 | $ 2,850.00 | $ 5,700.00 |
| 46 | 848 | Concrete Curb Ramp (MUP) | 3 | EA | $ 4,000.00 | $ 12,000.00 | $ 2,850.00 | $ 8,550.00 | $ 5,350.00 | $ 16,050.00 |
| 47 | 848 | 6" Concrete Driveway (High Early Strength) | 100 | SY | $ 90.00 | $ 9,000.00 | $ 81.90 | $ 8,190.00 | $ 200.00 | $ 20,000.00 |
| 48 | 848 | 4" Concrete Sidewalk | 330 | SY | $ 75.00 | $ 24,750.00 | $ 61.20 | $ 20,196.00 | $ 49.00 | $ 16,170.00 |
| 49 | PSP | 4.5" Reinforced Concrete Trail | 3060 | SY | $ 80.00 | $ 244,800.00 | $ 73.90 | $ 226,134.00 | $ 58.00 | $ 177,480.00 |
| 50 | PSP | 6" Concrete Spillway | 2 | EA | $ 5,000.00 | $ 10,000.00 | $ 5,116.00 | $ 10,232.00 | $ 6,950.00 | $ 13,900.00 |
| 51 | PSP | Pedestrian Hand Rail | 120 | LF | $ 60.00 | $ 7,200.00 | $ 50.00 | $ 6,000.00 | $ 113.00 | $ 13,560.00 |
| 52 | PSP | Composite Wood Safety Fence | 3090 | LF | $ 90.00 | $ 278,100.00 | $ 24.00 | $ 74,160.00 | $ 31.00 | $ 95,790.00 |
| 53 | PSP | Wood Privacy Fence | 540 | LF | $ 150.00 | $ 81,000.00 | $ 20.00 | $ 10,800.00 | $ 27.50 | $ 14,850.00 |
| 54 | PSP | Fixed Steel Bollard | 8 | EA | $ 1,500.00 | $ 12,000.00 | $ 2,145.91 | $ 17,167.28 | $ 1,630.00 | $ 13,040.00 |
| 55 | PSP | Hinged Metal Bollard | 4 | EA | $ 2,000.00 | $ 8,000.00 | $ 2,571.49 | $ 10,285.96 | $ 3,320.00 | $ 13,280.00 |
| 56 | 858 | Adjustment of Manholes | 18 | EA | $ 2,000.00 | $ 36,000.00 | $ 950.00 | $ 17,100.00 | $ 1,860.00 | $ 33,480.00 |
| 57 | 858 | Adjustment of Meter Boxes or Valve Boxes | 3 | EA | $ 900.00 | $ 2,700.00 | $ 950.00 | $ 2,850.00 | $ 1,230.00 | $ 3,690.00 |
| 58 | 876 | Rip Rap, Class I | 125 | TON | $ 120.00 | $ 15,000.00 | $ 144.92 | $ 18,115.00 | $ 150.00 | $ 18,750.00 |
| 59 | 876 | Rip Rap, Class II | 1000 | TON | $ 120.00 | $ 120,000.00 | $ 109.64 | $ 109,640.00 | $ 98.50 | $ 98,500.00 |
| 60 | 876 | Rip Rap, Class B | 750 | TON | $ 100.00 | $ 75,000.00 | $ 88.36 | $ 66,270.00 | $ 111.00 | $ 83,250.00 |

| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| 61 | 873 | Preformed Scour Hole With Level Spreader Apron | 1 | EA | $ 3,000.00 | $ 3,000.00 | $ 5,000.00 | $ 5,000.00 | $ 5,410.00 | $ 5,410.00 |
| 62 | 876 | Geotextile for Drainage | 5250 | SY | $ 12.00 | $ 63,000.00 | $ 5.14 | $ 26,985.00 | $ 3.40 | $ 17,850.00 |
| 63 | 901 | Contractor Furnished, Type E Sign | 115 | SF | $ 35.00 | $ 4,025.00 | $ 18.50 | $ 2,127.50 | $ 28.00 | $ 3,220.00 |
| 64 | 903 | Supports, 3-LB Steel U-Channel | 555 | LF | $ 15.00 | $ 8,325.00 | $ 6.05 | $ 3,357.75 | $ 12.50 | $ 6,937.50 |
| 65 | 904 | Sign Erection, Type E | 47 | EA | $ 150.00 | $ 7,050.00 | $ 143.00 | $ 6,721.00 | $ 41.00 | $ 1,927.00 |
| 66 | 907 | Stockpile Sign D, E or F | 2 | EA | $ 50.00 | $ 100.00 | $ 158.00 | $ 316.00 | $ 1,290.00 | $ 2,580.00 |
| 67 | PSP | B1 - Banner Sign | 2 | EA | $ 1,500.00 | $ 3,000.00 | $ 1,000.00 | $ 2,000.00 | $ 548.00 | $ 1,096.00 |
| 68 | PSP | E2 - Entrance Sign | 2 | EA | $ 20,000.00 | $ 40,000.00 | $ 10,000.00 | $ 20,000.00 | $ 16,200.00 | $ 32,400.00 |
| 69 | PSP | D1 - Directional Sign 3 Blades | 5 | EA | $ 3,000.00 | $ 15,000.00 | $ 1,000.00 | $ 5,000.00 | $ 3,160.00 | $ 15,800.00 |
| 70 | PSP | G1/G2 - Vehicular Sign Double Sided | 4 | EA | $ 1,500.00 | $ 6,000.00 | $ 750.00 | $ 3,000.00 | $ 615.00 | $ 2,460.00 |
| 71 | PSP | G1 - Vehicular Sign Single Sided | 2 | EA | $ 1,500.00 | $ 3,000.00 | $ 750.00 | $ 1,500.00 | $ 540.00 | $ 1,080.00 |
| 72 | PSP | R1 - Rules & Regulations Sign | 5 | EA | $ 3,500.00 | $ 17,500.00 | $ 1,000.00 | $ 5,000.00 | $ 3,050.00 | $ 15,250.00 |
| 73 | PSP | EM-1 Emergency Sign | 11 | EA | $ 1,000.00 | $ 11,000.00 | $ 600.00 | $ 6,600.00 | $ 154.00 | $ 1,694.00 |
| 74 | PSP | MM2 - Mileage Marker | 3 | EA | $ 2,000.00 | $ 6,000.00 | $ 1,000.00 | $ 3,000.00 | $ 2,570.00 | $ 7,710.00 |
| 75 | PSP | Supports, Aluminum | 340 | LF | $ 50.00 | $ 17,000.00 | $ 15.00 | $ 5,100.00 | $ 16.00 | $ 5,440.00 |
| 76 | PSP | Rectangular Rapid Flashing Beacon Assembly | 2 | EA | $ 25,000.00 | $ 50,000.00 | $ 5,000.00 | $ 10,000.00 | $ 7,096.00 | $ 14,192.00 |
| 77 | PSP | Temporary Traffic Control | 1 | LS | $ 150,000.00 | $ 150,000.00 | $ 74,774.89 | $ 74,774.89 | $ 88,900.00 | $ 88,900.00 |
| 78 | 1205 | Thermoplastic Pavement Marking Lines (4") | 3730 | LF | $ 5.00 | $ 18,650.00 | $ 2.00 | $ 7,460.00 | $ 2.00 | $ 7,460.00 |
| 79 | 1205 | Thermoplastic Pavement Marking Lines (8") | 161 | LF | $ 8.00 | $ 1,288.00 | $ 4.00 | $ 644.00 | $ 4.00 | $ 644.00 |
| 80 | 1205 | Thermoplastic Pavement Marking Lines (24") | 130 | LF | $ 15.00 | $ 1,950.00 | $ 20.00 | $ 2,600.00 | $ 20.00 | $ 2,600.00 |
| 81 | 1205 | Thermoplastic Pavement Marking Character (90 Mils) | 16 | EA | $ 150.00 | $ 2,400.00 | $ 125.00 | $ 2,000.00 | $ 125.00 | $ 2,000.00 |
| 82 | 1205 | Thermoplastic Pavement Marking Symbols (90 Mils) | 13 | EA | $ 150.00 | $ 1,950.00 | $ 150.00 | $ 1,950.00 | $ 150.00 | $ 1,950.00 |
| 83 | 1205 | Heated-In-Place Thermoplastic Pavement Marking Symbol (90 mils) | 4 | EA | $ 250.00 | $ 1,000.00 | $ 475.00 | $ 1,900.00 | $ 475.00 | $ 1,900.00 |
| 84 | 1205 | Paint Pavement Marking Lines (4") | 170 | LF | $ 0.75 | $ 127.50 | $ 2.00 | $ 340.00 | $ 2.00 | $ 340.00 |
| 85 | 1510 | 6" Water Line | 50 | LF | $ 200.00 | $ 10,000.00 | $ 266.67 | $ 13,333.50 | $ 264.00 | $ 13,200.00 |
| 86 | 1510 | 8" Water Line | 53 | LF | $ 220.00 | $ 11,660.00 | $ 290.91 | $ 15,418.23 | $ 288.00 | $ 15,264.00 |
| 87 | 1510 | 12" Water Line | 803 | LF | $ 300.00 | $ 240,900.00 | $ 197.98 | $ 158,977.94 | $ 196.00 | $ 157,388.00 |
| 88 | 1510 | Ductile Iron Water Pipe Fittings | 2665 | LB | $ 75.00 | $ 199,875.00 | $ 25.25 | $ 67,291.25 | $ 25.00 | $ 66,625.00 |
| 89 | 1515 | 6" Valve | 1 | EA | $ 3,200.00 | $ 3,200.00 | $ 5,454.55 | $ 5,454.55 | $ 5,400.00 | $ 5,400.00 |
| 90 | 1515 | 8" Valve | 1 | EA | $ 3,500.00 | $ 3,500.00 | $ 6,363.64 | $ 6,363.64 | $ 6,300.00 | $ 6,300.00 |
| 91 | 1515 | 12" Valve | 1 | EA | $ 3,850.00 | $ 3,850.00 | $ 8,787.88 | $ 8,787.88 | $ 8,700.00 | $ 8,700.00 |
| 92 | 1515 | 12" Tapping Sleeve and Valve | 1 | EA | $ 15,000.00 | $ 15,000.00 | $ 20,404.04 | $ 20,404.04 | $ 20,200.00 | $ 20,200.00 |
| 93 | 1515 | Relocate Water Meter | 7 | EA | $ 2,500.00 | $ 17,500.00 | $ 1,515.15 | $ 10,606.05 | $ 1,500.00 | $ 10,500.00 |
| 94 | 1515 | Water Service Line | 70 | LF | $ 80.00 | $ 5,600.00 | $ 151.52 | $ 10,606.40 | $ 150.00 | $ 10,500.00 |
| 95 | PSP | Generic Utility Item - 12" Line Stop for Abandonment | 1 | EA | $ 20,000.00 | $ 20,000.00 | $ 14,040.40 | $ 14,040.40 | $ 13,900.00 | $ 13,900.00 |
| 96 | PSP | Replace Sanitary Sewer Cleanout Top | 5 | EA | $ 1,800.00 | $ 9,000.00 | $ 2,215.27 | $ 11,076.35 | $ 172.00 | $ 860.00 |
| 97 | PSP | Replace Sanitary Sewer Cleanout Top (Traffic Bearing) | 2 | EA | $ 2,500.00 | $ 5,000.00 | $ 3,066.43 | $ 6,132.86 | $ 172.00 | $ 344.00 |
| 98 | 1520 | 8" Sanitary Gravity Sewer | 250 | LF | $ 210.00 | $ 52,500.00 | $ 395.96 | $ 98,990.00 | $ 392.00 | $ 98,000.00 |
| 99 | 1520 | Generic Utility Item - 15" Sanitary Gravity Sewer | 20 | LF | $ 250.00 | $ 5,000.00 | $ 739.39 | $ 14,787.80 | $ 732.00 | $ 14,640.00 |
| 100 | 1525 | Utility Manhole Wall 4' Dia | 23.5 | LF | $ 350.00 | $ 8,225.00 | $ 974.75 | $ 22,906.63 | $ 965.00 | $ 22,677.50 |
| 101 | 1530 | Abandon 12" Utility Pipe | 720 | LF | $ 30.00 | $ 21,600.00 | $ 31.77 | $ 22,874.40 | $ 16.00 | $ 11,520.00 |
| 102 | 1540 | 16" Encasement Pipe | 32 | LF | $ 200.00 | $ 6,400.00 | $ 176.77 | $ 5,656.64 | $ 175.00 | $ 5,600.00 |
| 103 | 1540 | 24" Encasement Pipe | 16 | LF | $ 250.00 | $ 4,000.00 | $ 239.39 | $ 3,830.24 | $ 237.00 | $ 3,792.00 |
| 104 | 1605 | Temporary Silt Fence | 15500 | LF | $ 5.00 | $ 77,500.00 | $ 3.00 | $ 46,500.00 | $ 2.50 | $ 38,750.00 |
| 105 | 1610 | Stone For Erosion Control, Class A | 130 | TON | $ 65.00 | $ 8,450.00 | $ 111.85 | $ 14,540.50 | $ 120.00 | $ 15,600.00 |
| 106 | 1610 | Stone For Erosion Control, Class B | 565 | TON | $ 100.00 | $ 56,500.00 | $ 98.88 | $ 55,867.20 | $ 44.00 | $ 24,860.00 |
| 107 | 1610 | Sediment Control Stone | 175 | TON | $ 70.00 | $ 12,250.00 | $ 86.22 | $ 15,088.50 | $ 40.00 | $ 7,000.00 |
| 108 | 1615 | Temporary Mulching | 0.5 | ACR | $ 2,250.00 | $ 1,125.00 | $ 2,100.00 | $ 1,050.00 | $ 2,440.00 | $ 1,220.00 |
| 109 | 1620 | Seed for Temporary Seeding | 50 | LB | $ 25.00 | $ 1,250.00 | $ 3.00 | $ 150.00 | $ 7.00 | $ 350.00 |
| 110 | 1620 | Fertilizer for Temporary Seeding | 0.25 | TON | $ 2,000.00 | $ 500.00 | $ 700.00 | $ 175.00 | $ 1,200.00 | $ 300.00 |
| 111 | PSP | Safety Fence | 100 | LF | $ 2.50 | $ 250.00 | $ 2.50 | $ 250.00 | $ 3.50 | $ 350.00 |
| 112 | 1630 | Silt Excavation | 300 | CY | $ 50.00 | $ 15,000.00 | $ 23.78 | $ 7,134.00 | $ 50.00 | $ 15,000.00 |
| 113 | 1631 | Matting for Erosion Control | 2700 | SY | $ 5.00 | $ 13,500.00 | $ 2.00 | $ 5,400.00 | $ 2.50 | $ 6,750.00 |
| 114 | PSP | Mud Mats | 250 | LF | $ 100.00 | $ 25,000.00 | $ 185.42 | $ 46,355.00 | $ 200.00 | $ 50,000.00 |
| 115 | 1632 | 1/4" Hardware Cloth | 210 | LF | $ 5.00 | $ 1,050.00 | $ 6.00 | $ 1,260.00 | $ 9.80 | $ 2,058.00 |
| 116 | 1636 | Temporary Pipe for Stream Crossing (15") | 96 | LF | $ 40.00 | $ 3,840.00 | $ 63.34 | $ 6,080.64 | $ 1.00 | $ 96.00 |
| 117 | 1636 | Temporary Pipe for Stream Crossing (18") | 40 | LF | $ 50.00 | $ 2,000.00 | $ 77.46 | $ 3,098.40 | $ 1.00 | $ 40.00 |
| 118 | 1636 | Temporary Pipe for Stream Crossing (30") | 100 | LF | $ 60.00 | $ 6,000.00 | $ 103.37 | $ 10,337.00 | $ 1.00 | $ 100.00 |
| 119 | 1636 | Temporary Pipe for Stream Crossing (36") | 72 | LF | $ 70.00 | $ 5,040.00 | $ 131.50 | $ 9,468.00 | $ 1.00 | $ 72.00 |
| 120 | 1636 | Temporary Pipe for Stream Crossing (48") | 120 | LF | $ 80.00 | $ 9,600.00 | $ 201.23 | $ 24,147.60 | $ 1.00 | $ 120.00 |
| 121 | 1636 | Temporary Pipe for Stream Crossing (54") | 52 | LF | $ 100.00 | $ 5,200.00 | $ 321.28 | $ 16,706.56 | $ 1.00 | $ 52.00 |
| 122 | PSP | Temporary Stream Crossing | 13 | EA | $ 5,000.00 | $ 65,000.00 | $ 8,766.52 | $ 113,964.76 | $ 2,000.00 | $ 26,000.00 |
| 123 | 1639 | Special Stilling Basin | 3 | EA | $ 750.00 | $ 2,250.00 | $ 475.00 | $ 1,425.00 | $ 2,070.00 | $ 6,210.00 |
| 124 | 1642 | Wattle | 1170 | LF | $ 20.00 | $ 23,400.00 | $ 13.00 | $ 15,210.00 | $ 19.50 | $ 22,815.00 |
| 125 | 1660 | Seeding and Mulching | 7.25 | ACR | $ 3,800.00 | $ 27,550.00 | $ 2,900.00 | $ 21,025.00 | $ 1,950.00 | $ 14,137.50 |

| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| 126 | 1661 | Seed for Repair Seeding | 57 | LB | $ 20.00 | $ 1,140.00 | $ 7.00 | $ 399.00 | $ 7.00 | $ 399.00 |
| 127 | 1661 | Fertilizer for Repair Seeding | 0.25 | TON | $ 2,500.00 | $ 625.00 | $ 1,000.00 | $ 250.00 | $ 1,200.00 | $ 300.00 |
| 128 | 1662 | Seed for Supplemental Seeding | 182 | LB | $ 25.00 | $ 4,550.00 | $ 7.00 | $ 1,274.00 | $ 7.00 | $ 1,274.00 |
| 129 | 1665 | Fertilizer Topdressing | 1.5 | TON | $ 2,500.00 | $ 3,750.00 | $ 1,000.00 | $ 1,500.00 | $ 1,200.00 | $ 1,800.00 |
| 130 | PSP | Impervious Dike | 105 | LF | $ 60.00 | $ 6,300.00 | $ 123.00 | $ 12,915.00 | $ - | $ - |
| 131 | 1667 | Specialized Hand Mowing | 144 | MHR | $ 20.00 | $ 2,880.00 | $ 45.00 | $ 6,480.00 | $ 95.00 | $ 13,680.00 |
| 132 | PSP | Concrete Washout Structure | 3 | EA | $ 1,500.00 | $ 4,500.00 | $ 3,264.72 | $ 9,794.16 | $ 1,720.00 | $ 5,160.00 |
| 133 | PSP | Permanent Soil Reinforcement Mat | 510 | SY | $ 10.00 | $ 5,100.00 | $ 8.90 | $ 4,539.00 | $ 7.80 | $ 3,978.00 |
| 134 | PSP | Monthly Landscape Maintenance | 12 | EA | $ 5,500.00 | $ 66,000.00 | $ 5,500.00 | $ 66,000.00 | $ 1,500.00 | $ 18,000.00 |
| 135 | 1670 | Ilex Opaca, American Holly | 68 | EA | $ 400.00 | $ 27,200.00 | $ 750.00 | $ 51,000.00 | $ 250.00 | $ 17,000.00 |
| 136 | PSP | Clean and Paint Existing Pedestrian Culvert | 1 | LS | $ 35,000.00 | $ 35,000.00 | $ 23,798.43 | $ 23,798.43 | $ 36,600.00 | $ 36,600.00 |
| 137 | PSP | Structure 1 (-L1- 10+60.00) Prefabricated Steel | 1 | LS | $ 240,000.00 | $ 240,000.00 | $ 333,773.42 | $ 333,773.42 | $ 210,000.00 | $ 210,000.00 |
| 138 | PSP | Structure 2 (-L1- 13+10.00) Timber Boardwalk | 1 | LS | $ 60,000.00 | $ 60,000.00 | $ 95,697.30 | $ 95,697.30 | $ 72,000.00 | $ 72,000.00 |
| 139 | PSP | Structure 3 (-L2- 22+71.67) Prefabricated Steel | 1 | LS | $ 180,000.00 | $ 180,000.00 | $ 303,343.97 | $ 303,343.97 | $ 215,000.00 | $ 215,000.00 |
| 140 | PSP | Structure 3 (-L2- 22+71.67) Timber Boardwalk | 1 | LS | $ 25,000.00 | $ 25,000.00 | $ 30,721.38 | $ 30,721.38 | $ 26,400.00 | $ 26,400.00 |
| | | Contingency (15%) | | | | $ 877,800.00 | | | | |
| | | | | | | | | | | |
| | | | | | PHASE III BASE ESTIMATE | $ 6,729,683.63 | PHASE III BASE BID | $ 5,714,588.18 | PHASE III BASE BID | $ 5,924,075.50 |
| | | | | | | | % DIFF | 85% | % DIFF | 88% |

**BID ALTERNATE 1**

| | | | | | Engineers Estimate | | Crowder Construction | | Fred Smith Company | |
|---|---|---|---|---|---|---|---|---|---|---|
| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
| 141 | PSP | Structure 2 (-L1- 13+10.00) Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 90,000.00 | $ 90,000.00 | $ 127,526.35 | $ 127,526.35 | $ 99,000.00 | $ 99,000.00 |
| 142 | PSP | Structure 3 (-L2- 22+71.67) Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 37,500.00 | $ 37,500.00 | $ 57,594.07 | $ 57,594.07 | $ 37,000.00 | $ 37,000.00 |
| | | | | | | | | | | |
| | | | | | BID ALT 1 EST | $ 127,500.00 | BID ALT 1 | $ 185,120.42 | BID ALT 1 | $ 136,000.00 |
| | | | | | | | % DIFF | 145% | % DIFF | 107% |

**BID ALTERNATE 2**

| | | | | | Engineers Estimate | | Crowder Construction | | Fred Smith Company | |
|---|---|---|---|---|---|---|---|---|---|---|
| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
| 143 | PSP | Structure 2 (-L1- 13+10.00) Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 78,000.00 | $ 78,000.00 | $ 122,072.84 | $ 122,072.84 | $ 90,000.00 | $ 90,000.00 |
| 144 | PSP | Structure 3 (-L2- 22+71.67) Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 32,500.00 | $ 32,500.00 | $ 53,834.74 | $ 53,834.74 | $ 33,000.00 | $ 33,000.00 |
| | | | | | | | | | | |
| | | | | | BID ALT 2 EST | $ 110,500.00 | BID ALT 2 | $ 175,907.58 | BID ALT 2 | $ 123,000.00 |
| | | | | | | | % DIFF | 159% | % DIFF | 111% |

A cell highlighted in red indicates a difference in the submitted Schedule of Prices, Proposal Form and the Bid Tabulation

A cell highlighted in orange indicates a difference in the submitted Proposal Form and the Bid tabulation

| | | | | |
|---|---|---|---|---|
| PROJECT TOTAL BASE ESTIMATE DUNN CREEK PHASE III & IV | $ 8,674,637.43 | COMBINED TOTAL BASE BID DUNN CREEK PHASE III & IV | $ 7,999,977.04 | COMBINED TOTAL BASE BID DUNN CREEK PHASE III & IV | $ 8,133,098.00 |
| | | % DIFF | 92% | % DIFF | 94% |

**Town of Wake Forest**
**Dunn Creek Greenway Phase IV**
**Bid Tabulations**

| | | | | | Engineers Estimate | | Crowder Construction | | Fred Smith Company | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Line Item** | **Sec No** | **Item Description** | **Quantity** | **Unit** | **Price** | **Amount** | Price | Amount | **Price** | **Amount** |
| 1 | 800 | Mobilization (5%) | 1 | LS | $ 84,197.80 | $ 84,197.80 | $ 399,998.85 | $ 399,998.85 | $ 110,000.00 | $ 110,000.00 |
| 2 | SP | Project Management Communication | 2 | EA | $ 2,161.00 | $ 4,322.00 | $ 2,161.00 | $ 4,322.00 | $ 2,161.00 | $ 4,322.00 |
| 3 | 801 | Construction Surveying | 1 | LS | $ 50,000.00 | $ 50,000.00 | $ 19,040.50 | $ 19,040.50 | $ 48,700.00 | $ 48,700.00 |
| 4 | 801 | Supplemental Field Surveying | 20 | HR | $ 145.00 | $ 2,900.00 | $ 145.00 | $ 2,900.00 | $ 145.00 | $ 2,900.00 |
| 5 | 801 | Supplemental Surveying Office Calculations | 10 | HR | $ 85.00 | $ 850.00 | $ 85.00 | $ 850.00 | $ 85.00 | $ 850.00 |
| 6 | 226 | Grading | 1 | LS | $ 221,400.00 | $ 221,400.00 | $ 383,395.96 | $ 383,395.96 | $ 816,252.00 | $ 816,252.00 |
| 7 | 226 | Undercut Excavation | 340 | CY | $ 35.00 | $ 11,900.00 | $ 112.53 | $ 38,260.20 | $ 110.00 | $ 37,400.00 |
| 8 | 240 | Drainage Ditch Excavation | 10 | CY | $ 45.00 | $ 450.00 | $ 79.00 | $ 790.00 | $ 49.00 | $ 490.00 |
| 9 | 270 | Geotextile for Soil Stabilization | 590 | SY | $ 15.00 | $ 8,850.00 | $ 6.41 | $ 3,781.90 | $ 7.00 | $ 4,130.00 |
| 10 | 310 | 15" RC Pipe Culverts, Class III | 188 | LF | $ 150.00 | $ 28,200.00 | $ 191.31 | $ 35,966.28 | $ 234.00 | $ 43,992.00 |
| 11 | 310 | 30" RC Pipe Culverts, Class III | 36 | LF | $ 300.00 | $ 10,800.00 | $ 330.79 | $ 11,908.44 | $ 164.00 | $ 5,904.00 |
| 12 | 310 | 42" RC Pipe Culverts, Class III | 24 | LF | $ 450.00 | $ 10,800.00 | $ 590.71 | $ 14,177.04 | $ 250.00 | $ 6,000.00 |
| 13 | 310 | 60" RC Pipe Culverts, Class III | 56 | LF | $ 500.00 | $ 28,000.00 | $ 773.32 | $ 43,305.92 | $ 991.00 | $ 55,496.00 |
| 14 | 310 | 15" Pipe End Section | 3 | EA | $ 2,500.00 | $ 7,500.00 | $ 5,352.64 | $ 16,057.92 | $ 1,470.00 | $ 4,410.00 |
| 15 | 310 | 30" Pipe End Section | 1 | EA | $ 3,500.00 | $ 3,500.00 | $ 11,695.21 | $ 11,695.21 | $ 2,830.00 | $ 2,830.00 |
| 16 | 310 | 42" CS Pipe Culverts (0.079" Thick) | 44 | LF | $ 475.00 | $ 20,900.00 | $ 477.19 | $ 20,996.36 | $ 222.00 | $ 9,768.00 |
| 17 | 310 | 42" CS Pipe Elbows (0.079" Thick) | 2 | EA | $ 200.00 | $ 400.00 | $ 2,857.71 | $ 5,715.42 | $ 2,040.00 | $ 4,080.00 |
| 18 | SP | Structure 1 Prefabricated Pedestrian Bridge | 1 | LS | $ 250,000.00 | $ 250,000.00 | $ 230,183.10 | $ 230,183.10 | $ 180,000.00 | $ 180,000.00 |
| 19 | SP | Structure 1 Precast Concrete Boardwalk with Metal Railing | 1 | LS | $ 250,000.00 | $ 250,000.00 | $ 263,044.25 | $ 263,044.25 | $ 230,000.00 | $ 230,000.00 |
| 20 | 505 | Shallow Undercut | 75 | CY | $ 50.00 | $ 3,750.00 | $ 137.84 | $ 10,338.00 | $ 110.00 | $ 8,250.00 |
| 21 | 505 | Class IV, Subgrade Stabilization | 120 | TON | $ 75.00 | $ 9,000.00 | $ 79.66 | $ 9,559.20 | $ 60.00 | $ 7,200.00 |
| 22 | 520 | Aggregate Base Course | 2610 | TON | $ 70.00 | $ 182,700.00 | $ 49.68 | $ 129,664.80 | $ 40.00 | $ 104,400.00 |
| 23 | 545 | Incidental Stone Base | 100 | TON | $ 65.00 | $ 6,500.00 | $ 51.32 | $ 5,132.00 | $ 67.50 | $ 6,750.00 |
| 24 | 607 | Milling Asphalt Pavement, 3" Depth | 25 | SY | $ 65.00 | $ 1,625.00 | $ 315.00 | $ 7,875.00 | $ 200.00 | $ 5,000.00 |
| 25 | 610 | Asphalt Conc Base Course, Type B25.0C | 10 | TON | $ 200.00 | $ 2,000.00 | $ 650.00 | $ 6,500.00 | $ 201.00 | $ 2,010.00 |
| 26 | 610 | Asphalt Conc Intermediate Course, Type I19.0C | 10 | TON | $ 400.00 | $ 4,000.00 | $ 650.00 | $ 6,500.00 | $ 207.00 | $ 2,070.00 |
| 27 | 610 | Asphalt Conc Surface Course, Type S9.5C | 10 | TON | $ 200.00 | $ 2,000.00 | $ 1,490.00 | $ 14,900.00 | $ 211.00 | $ 2,110.00 |
| 28 | 610 | Asphalt Conc Surface Course S9.5B | 429 | TON | $ 175.00 | $ 75,075.00 | $ 230.00 | $ 98,670.00 | $ 250.00 | $ 107,250.00 |
| 29 | 838 | Endwalls | 13 | CY | $ 2,000.00 | $ 26,000.00 | $ 6,648.38 | $ 86,428.94 | $ 2,670.00 | $ 34,710.00 |
| 30 | 838 | Reinforced Endwalls | 14 | CY | $ 2,500.00 | $ 35,000.00 | $ 2,591.92 | $ 36,286.88 | $ 3,740.00 | $ 52,360.00 |
| 31 | SP | Flowable Fill (2500 psi) | 10 | CY | $ 150.00 | $ 1,500.00 | $ 1,086.27 | $ 10,862.70 | $ 462.00 | $ 4,620.00 |
| 32 | 840 | Masonry Drainage Structures | 3 | EA | $ 5,000.00 | $ 15,000.00 | $ 10,288.59 | $ 30,865.77 | $ 5,150.00 | $ 15,450.00 |
| 33 | 840 | Masonry Drainage Structures | 4 | LF | $ 1,000.00 | $ 4,000.00 | $ 1,968.88 | $ 7,875.52 | $ 795.00 | $ 3,180.00 |
| 34 | 840 | Frame With Grate, Std. 840.16 | 2 | EA | $ 900.00 | $ 1,800.00 | $ 1,749.35 | $ 3,498.70 | $ 1,240.00 | $ 2,480.00 |
| 35 | 840 | Frame with Cover, STD 840.54 | 1 | EA | $ 900.00 | $ 900.00 | $ 1,749.35 | $ 1,749.35 | $ 1,020.50 | $ 1,020.50 |
| 36 | 846 | 2'-6" Concrete Curb & Gutter | 100 | LF | $ 40.00 | $ 4,000.00 | $ 35.25 | $ 3,525.00 | $ 42.00 | $ 4,200.00 |
| 37 | 848 | 4" Concrete Sidewalk | 100 | SY | $ 75.00 | $ 7,500.00 | $ 61.20 | $ 6,120.00 | $ 78.50 | $ 7,850.00 |
| 38 | 848 | Concrete Curb Ramp | 1 | EA | $ 3,000.00 | $ 3,000.00 | $ 3,800.00 | $ 3,800.00 | $ 2,850.00 | $ 2,850.00 |
| 39 | 848 | Concrete Curb Ramp (Multi-Use Path) | 1 | EA | $ 4,000.00 | $ 4,000.00 | $ 4,500.00 | $ 4,500.00 | $ 2,850.00 | $ 2,850.00 |
| 40 | 848 | 6" Concrete Driveway | 20 | SY | $ 90.00 | $ 1,800.00 | $ 81.90 | $ 1,638.00 | $ 210.00 | $ 4,200.00 |
| 41 | SP | Composite Wood Safety Fence | 410 | LF | $ 75.00 | $ 30,750.00 | $ 24.00 | $ 9,840.00 | $ 38.00 | $ 15,580.00 |
| 42 | SP | Fixed Steel Bollard | 6 | EA | $ 1,500.00 | $ 9,000.00 | $ 2,953.18 | $ 17,719.08 | $ 1,650.00 | $ 9,900.00 |
| 43 | SP | Hinged Metal Bollard | 3 | EA | $ 2,000.00 | $ 6,000.00 | $ 4,470.04 | $ 13,410.12 | $ 3,170.00 | $ 9,510.00 |
| 44 | 858 | Adjustment of Manholes | 4 | EA | $ 2,000.00 | $ 8,000.00 | $ 950.00 | $ 3,800.00 | $ 1,040.00 | $ 4,160.00 |
| 45 | 876 | Rip-Rap, Class I | 64 | TON | $ 120.00 | $ 7,680.00 | $ 143.25 | $ 9,168.00 | $ 165.00 | $ 10,560.00 |
| 46 | 876 | Rip-Rap, Class II | 15 | TON | $ 120.00 | $ 1,800.00 | $ 230.78 | $ 3,461.70 | $ 149.00 | $ 2,235.00 |
| 47 | 876 | Rip-Rap, Class B | 48 | TON | $ 100.00 | $ 4,800.00 | $ 166.05 | $ 7,970.40 | $ 121.00 | $ 5,808.00 |
| 48 | 876 | Geotextile for Drainage | 302 | SY | $ 12.00 | $ 3,624.00 | $ 5.17 | $ 1,561.34 | $ 6.00 | $ 1,812.00 |
| 49 | SP | E3 - Trailhead Marker | 3 | EA | $ 7,500.00 | $ 22,500.00 | $ 500.00 | $ 1,500.00 | $ 3,160.00 | $ 9,480.00 |
| 50 | SP | D1 - Directional Sign 3 Blades | 2 | EA | $ 3,000.00 | $ 6,000.00 | $ 1,000.00 | $ 2,000.00 | $ 3,050.00 | $ 6,100.00 |
| 51 | SP | D1 - Directional Sign 1 Blade | 1 | EA | $ 2,500.00 | $ 2,500.00 | $ 1,000.00 | $ 1,000.00 | $ 3,050.00 | $ 3,050.00 |
| 52 | SP | G1/G2 - Vehicular Sign Double Sided | 3 | EA | $ 1,750.00 | $ 5,250.00 | $ 750.00 | $ 2,250.00 | $ 615.00 | $ 1,845.00 |
| 53 | SP | G1 - Vehicular Sign Single Sided | 1 | EA | $ 1,500.00 | $ 1,500.00 | $ 750.00 | $ 750.00 | $ 540.00 | $ 540.00 |
| 54 | SP | G2 - Vehicular Sign Single Sided | 1 | EA | $ 1,500.00 | $ 1,500.00 | $ 750.00 | $ 750.00 | $ 615.00 | $ 615.00 |

| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| 55 | SP | R1 - Rules & Regulations Sign | 4 | EA | $ 3,500.00 | $ 14,000.00 | $ 1,000.00 | $ 4,000.00 | $ 3,160.00 | $ 12,640.00 |
| 56 | SP | EM-1 - Emergency Sign | 17 | EA | $ 1,000.00 | $ 17,000.00 | $ 600.00 | $ 10,200.00 | $ 154.00 | $ 2,618.00 |
| 57 | SP | MM2 - Mileage Marker | 1 | EA | $ 2,000.00 | $ 2,000.00 | $ 1,000.00 | $ 1,000.00 | $ 154.00 | $ 154.00 |
| 58 | SP | W1 - Clearance Sign | 20 | EA | $ 1,500.00 | $ 30,000.00 | $ 600.00 | $ 12,000.00 | $ 500.00 | $ 10,000.00 |
| 59 | SP | Supports, Aluminum | 225 | LF | $ 50.00 | $ 11,250.00 | $ 15.00 | $ 3,375.00 | $ 10.00 | $ 2,250.00 |
| 60 | 1205 | Thermoplastic Pavement Marking lines (4", 90 Mils) | 70 | LF | $ 5.00 | $ 350.00 | $ 7.50 | $ 525.00 | $ 7.50 | $ 525.00 |
| 61 | SP | Replace Sanitary Sewer Cleanout Top | 2 | EA | $ 500.00 | $ 1,000.00 | $ 173.74 | $ 347.48 | $ 172.00 | $ 344.00 |
| 62 | SP | Replace Sanitary Sewer Cleanout Top (Traffic Bearing) | 3 | EA | $ 750.00 | $ 2,250.00 | $ 173.74 | $ 521.22 | $ 172.00 | $ 516.00 |
| 63 | 1520 | Sewer Service Line | 40 | LF | $ 350.00 | $ 14,000.00 | $ 151.52 | $ 6,060.80 | $ 150.00 | $ 6,000.00 |
| 64 | SP | Fabric Insert Inlet Protection, Type 2 | 5 | EA | $ 50.00 | $ 250.00 | $ 250.00 | $ 1,250.00 | $ 223.00 | $ 1,115.00 |
| 65 | SP | Fabric Insert Inlet Protection Cleanout | 5 | EA | $ 150.00 | $ 750.00 | $ 250.00 | $ 1,250.00 | $ 223.00 | $ 1,115.00 |
| 66 | SP | Safety Fence | 2130 | LF | $ 2.50 | $ 5,325.00 | $ 6.00 | $ 12,780.00 | $ 2.50 | $ 5,325.00 |
| 67 | SP | Mud Mats | 170 | LF | $ 100.00 | $ 17,000.00 | $ 196.44 | $ 33,394.80 | $ 200.00 | $ 34,000.00 |
| 68 | 1605 | Temporary Silt Fence | 4805 | LF | $ 5.00 | $ 24,025.00 | $ 3.00 | $ 14,415.00 | $ 2.50 | $ 12,012.50 |
| 69 | 1610 | Stone For Erosion Control, Class A | 100 | TON | $ 65.00 | $ 6,500.00 | $ 110.58 | $ 11,058.00 | $ 120.00 | $ 12,000.00 |
| 70 | 1610 | Stone For Erosion Control, Class B | 100 | TON | $ 100.00 | $ 10,000.00 | $ 96.83 | $ 9,683.00 | $ 44.00 | $ 4,400.00 |
| 71 | 1610 | Sediment Control Stone | 200 | TON | $ 70.00 | $ 14,000.00 | $ 80.87 | $ 16,174.00 | $ 40.00 | $ 8,000.00 |
| 72 | 1615 | Temporary Mulching | 5.6 | ACR | $ 2,250.00 | $ 12,600.00 | $ 2,100.00 | $ 11,760.00 | $ 2,000.00 | $ 11,200.00 |
| 73 | 1620 | Seed for Temporary Seeding | 320 | LB | $ 25.00 | $ 8,000.00 | $ 3.00 | $ 960.00 | $ 7.00 | $ 2,240.00 |
| 74 | 1620 | Fertilizer for Temporary Seeding | 1.1 | TON | $ 2,000.00 | $ 2,200.00 | $ 7.00 | $ 7.70 | $ 1,200.00 | $ 1,320.00 |
| 75 | 1630 | Silt Excavation | 200 | CY | $ 50.00 | $ 10,000.00 | $ 28.06 | $ 5,612.00 | $ 40.00 | $ 8,000.00 |
| 76 | 1631 | Matting for Erosion Control | 150 | SY | $ 5.00 | $ 750.00 | $ 2.00 | $ 300.00 | $ 2.50 | $ 375.00 |
| 77 | SP | Permanent Soil Reinforcement Mat | 200 | SY | $ 10.00 | $ 2,000.00 | $ 8.90 | $ 1,780.00 | $ 7.75 | $ 1,550.00 |
| 78 | 1632 | 1/4" Hardware Cloth | 530 | LF | $ 5.00 | $ 2,650.00 | $ 6.00 | $ 3,180.00 | $ 9.75 | $ 5,167.50 |
| 79 | 1636 | Temporary Pipe for Stream Crossing (24") | 48 | LF | $ 50.00 | $ 2,400.00 | $ 92.29 | $ 4,429.92 | $ 1.00 | $ 48.00 |
| 80 | SP | Temporary Stream Crossing | 1 | EA | $ 5,000.00 | $ 5,000.00 | $ 8,794.87 | $ 8,794.87 | $ 2,000.00 | $ 2,000.00 |
| 81 | 1639 | Special Stilling Basin | 4 | EA | $ 750.00 | $ 3,000.00 | $ 475.00 | $ 1,900.00 | $ 2,070.00 | $ 8,280.00 |
| 82 | 1642 | Wattle | 150 | LF | $ 20.00 | $ 3,000.00 | $ 13.00 | $ 1,950.00 | $ 19.50 | $ 2,925.00 |
| 83 | 1660 | Seeding & Mulching | 5.6 | ACR | $ 3,800.00 | $ 21,280.00 | $ 2,900.00 | $ 16,240.00 | $ 1,950.00 | $ 10,920.00 |
| 84 | 1660 | Mowing | 2.8 | ACR | $ 250.00 | $ 700.00 | $ 200.00 | $ 560.00 | $ 225.00 | $ 630.00 |
| 85 | 1661 | Seed for Repair Seeding | 50 | LB | $ 20.00 | $ 1,000.00 | $ 7.00 | $ 350.00 | $ 7.00 | $ 350.00 |
| 86 | 1661 | Fertilizer for Repair Seeding | 0.25 | TON | $ 2,500.00 | $ 625.00 | $ 1,000.00 | $ 250.00 | $ 1,200.00 | $ 300.00 |
| 87 | 1662 | Seed for Supplemental Seeding | 100 | LB | $ 25.00 | $ 2,500.00 | $ 7.00 | $ 700.00 | $ 7.00 | $ 700.00 |
| 88 | 1665 | Fertilizer Topdressing | 2.09 | TON | $ 2,500.00 | $ 5,225.00 | $ 1,000.00 | $ 2,090.00 | $ 1,200.00 | $ 2,508.00 |
| 89 | 1670 | Permanent Seeding (Wetland Mix) | 0.5 | ACR | $ 3,000.00 | $ 1,500.00 | $ 5,800.00 | $ 2,900.00 | $ 3,050.00 | $ 1,525.00 |
| 90 | 1665 | Concrete Washout Structure | 2 | EA | $ 3,500.00 | $ 7,000.00 | $ 4,365.11 | $ 8,730.22 | $ 1,720.00 | $ 3,440.00 |
| 91 | 1675 | Response for Erosion Control | 20 | EA | $ 500.00 | $ 10,000.00 | $ 350.00 | $ 7,000.00 | $ 150.00 | $ 3,000.00 |
| | | Contingency (10%) | | | | $ 176,800.00 | | | | |
| | | | | | | | | | | |
| | | | | | PHASE IV BASE ESTIMATE | $ 1,944,953.80 | PHASE IV BASE BID | $ 2,285,388.86 | PHASE IV BASE BID | $ 2,209,022.50 |
| | | | | | | | % DIFF | 118% | % DIFF | 114% |

**Bid Alternate 1**

| | | | | | Engineers Estimate | | Crowder Construction | | Fred Smith Company | |
|---|---|---|---|---|---|---|---|---|---|---|
| Line Item | Sec No | Item Description | Quantity | Unit | Price | Amount | Price | Amount | Price | Amount |
| 92 | SP | Structure 1 Precast Concrete Boardwalk with Timber Railing | 1 | LS | $ 250,000.00 | $ 250,000.00 | $ 328,586.53 | $ 328,586.53 | $ 219,000.00 | $ 219,000.00 |
| | | | | | | | | | | |
| | | | | | BID ALT 1 EST | $ 250,000.00 | BID ALT 1 | $ 328,586.53 | BID ALT 1 | $ 219,000.00 |
| | | | | | | | % DIFF | 131% | % DIFF | 88% |

**A cell highlighted in orange indicates a difference in the submitted Proposal Form and the Bid tabulation**

# Bid Opening Attendance Sheet

Dunn Creek Greenway Phase III & IV
11:00 AM, September 4, 2024

| NAME | COMPANY | PHONE | EMAIL |
|---|---|---|---|
| Nick Nolte | Town of Wake Forest | 919-435-9449 | nnolte@wakeforestnc.gov |
| Caleb Lowman | Kimley-Horn | 919-677-2108 | caleb.lowman@kimley-horn.com |
| Spencer Stringfellow | Kimley-Horn | 984-777-5603 | spencer.stringfellow@kimley-horn.com |
| Randy Driver | Town of Wake Forest | 919-795-2273 | rdriver@wakeforestnc.gov |
| Hollie Aldridge | Town of Wake Forest | 919-435-9483 | haldridge@wakeforestnc.gov |
| Carl Collie | Fred Smith Company | 919-901-8225 | ccollie@fredsmithcompany.net |
| Mark ter Weeme | Crowder Construction | 919-239-9393 | mweeme@crowderusa.com |
| | | | |
| | | | |
| | | | |

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-305-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: September 17, 2024

**SUBJECT**
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.

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- 091724 BOC Agenda Summary AN-24-03.docx
- 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
- CERTIFICATE OF SUFFICIENCY .docx
- DRAFT PUBLIC HEARING RESOLUTION.docx

Agenda Item: 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.

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.

Staff is requesting that the Board accept the petition, adopt the resolution to investigate the annexation petition, certify the sufficiency of the annexation petition, and adopt the resolution 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
Certificate of Sufficiency
Draft Public Hearing Resolution

**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___

_____

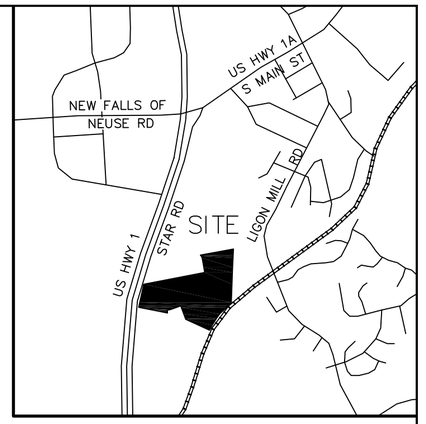
LINE TYPE LEGEND

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

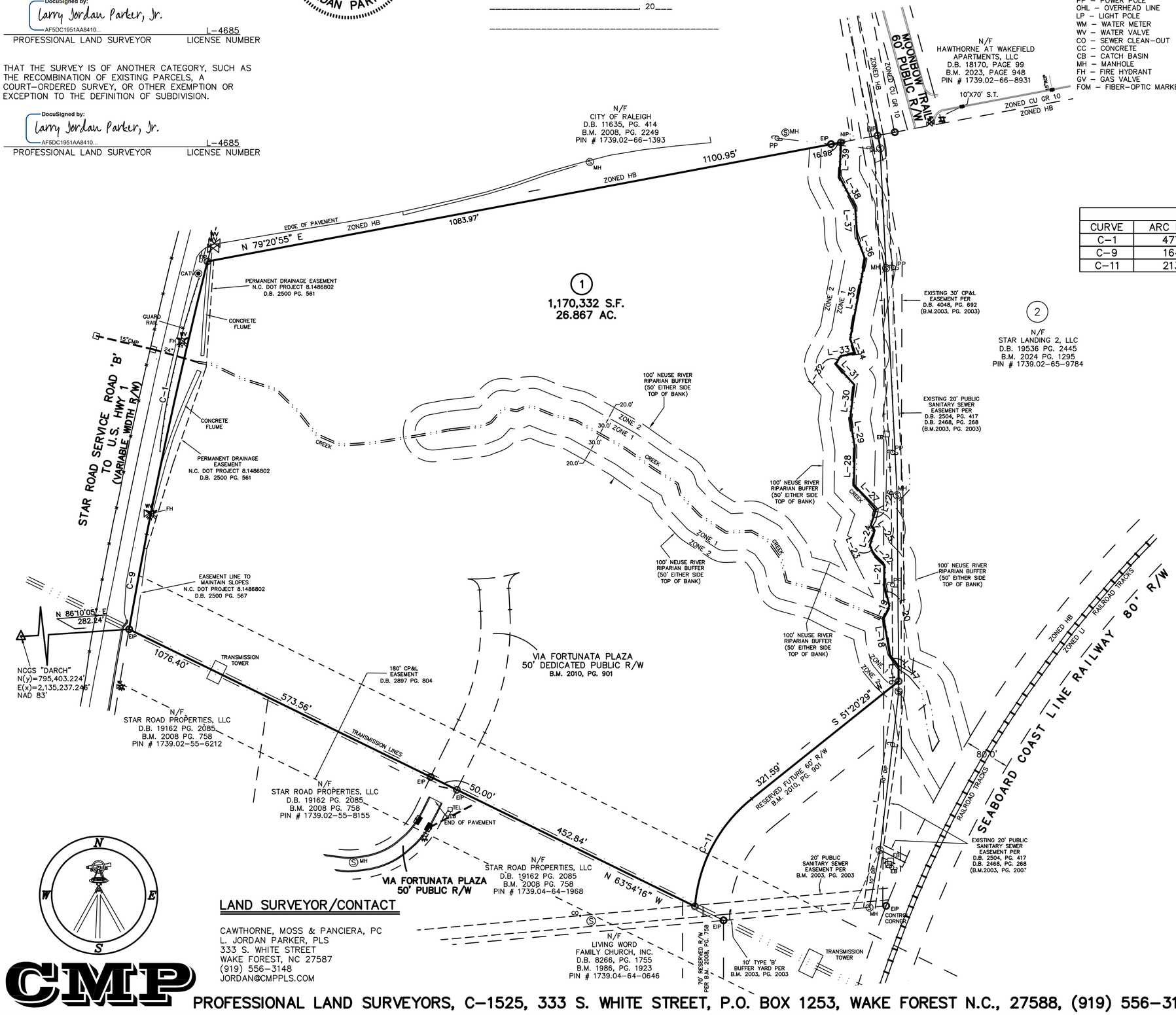
**LEGEND:**

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<br>Dustin Atkielski | 2560 Lord Baltimore Drive.<br>Baltimore, MD 21244 | | 07/17/2024 |
| | | | |
| | | | |
| | | | |

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

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Wake Forest, North Carolina:

I, Theresa Savary, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying the area described therein, in accordance with N.C.G.S 160A-31.

In witness whereof, I have hereto set my hand and affixed the seal of the Town of Wake Forest, this the 17th day of September, 2024.

_____

Town Clerk

(SEAL)

RESOLUTION 2024-

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO N.C.G.S. 160A-31, AS AMENDED
(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.)

WHEREAS, a petition requesting the annexation of the area described herein has been received; and

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

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest:

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held at the Wake Forest Town Hall at 6:00 p.m. on the 15th day of October, 2024.

Section 2. The area proposed for annexation is described as follows:

(See Attachment A - Legal Descriptions and Attachment B - Annexation Exhibit)

Section 3. Notice of said public hearing shall be published once in the News and Observer having general circulation in the Town of Wake Forest, at least ten (10) days prior to the day of said public hearing.

Adopted and effective this the 17th day of September, 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.: 2024-279-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: September 17, 2024

**SUBJECT**
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

**Recommendation:**

**Item Summary:**

ATTACHMENTS

-

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-292-
Submitted by: Tim Richards
Submitting Department:
Meeting Date: September 17, 2024

**SUBJECT**
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.

**Recommendation:**

**Item Summary:**

ATTACHMENTS

-

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-257-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: September 17, 2024

**SUBJECT**
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)

**Recommendation:**
Approval as submitted

**Item Summary:**

ATTACHMENTS

- GO Bond Sale and Issuance Resolutions_Summary.pdf
- Issuance Resolution-Wake Forest 2024 G.O. (Two-Thirds  Voted) (4859-7789-1800.1).doc

**Agenda Item:**

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

**Item Summary:**

Along with the scheduled $22,050,000 bond sale on October 1 for Parks & Recreation, Roadway & Transportation and Greenway Improvements, the town will be utilizing the two thirds bond authority to issue an additional $1,460,000 for the purposes of Parks and Recreation. This will provide additional funding for Miller Park and/or Reservoir improvements.

The Local Government Commission will formally consider for approval the issuance of the two-thirds bonds on Tuesday, September 10, 2024. The attached resolutions and proceedings are required to be adopted in conjunction with the sale of the both bonds.

**Attachments:**

- Resolution and proceedings

The Board of Commissioners of the Town of Wake Forest, North Carolina met in a regular meeting in the Board Chambers of the Town Hall located at 301 S. Brooks Street in Wake Forest, North Carolina, the regular place of meeting, at 6:00 p.m. on September 17, 2024.

Present: Mayor Vivian A. Jones, presiding, and Commissioners

Absent: Commissioners

Also Present:

* * * * *

_____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

**RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF $1,460,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2024A**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Town of Wake Forest, North Carolina (the "Town"):

Section 1. The Board has determined and does hereby find and declare as follows:

(a) An order authorizing $1,460,000 Parks and Recreation Bonds was adopted by the Board on August 20, 2024, which order will take effect on September 22, 2024.

(b) None of said bonds have been issued, no notes have been issued in anticipation of the receipt of the proceeds of the sale of said bonds, and it is necessary to issue $1,460,000 of said bonds at this time, subject to such order taking effect.

(c) The maximum period of usefulness of the parks and recreational facilities improvements to be provided with the proceeds of said bonds is estimated as a period of forty (40) years from October 23, 2024, the date of the bonds authorized hereby, and that such period expires on October 23, 2064.

(d) Simultaneously with the issuance of said bonds, the Town intends to issue its $22,050,000 General Obligation Public Improvement Bonds, Series 2024B" (the "Series 2024B Bonds"). Said bonds and the Series 2024B Bonds shall be treated as a single issue for purposes of Section 159-65(a)(3) and (4) of the General Statutes of North Carolina, as amended.

Section 2. Pursuant to said order, the Town shall issue bonds in the aggregate principal amount of $1,460,000 designated "General Obligation Public Improvement Bonds, Series 2024A" (the "Bonds"), to be dated the date of delivery thereof. The Bonds shall be stated to mature annually on September 1, $730,000 2025 and 2026, and shall bear interest at a rate or rates to be determined by the Local Government Commission of North Carolina at the time the Bonds are sold, which interest to the respective maturities thereof shall be payable on each March 1 and September 1, beginning March 1, 2025, until payment of such principal sum.

Each Bond shall bear interest from the interest payment date next preceding the date on which it is authenticated, unless it is (a) authenticated upon an interest payment date, in which event it shall bear interest from such interest payment date or (b) authenticated prior to the first interest payment date, in which event it shall bear interest from its date; provided, however, that if at the time of authentication interest is in default, such Bond shall bear interest from the date to which interest has been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender for the payment of public and private debts on the respective dates of payment thereof.

The Bonds shall be issued by means of a book-entry system with no physical distribution of Bond certificates to be made except as hereinafter provided. One Bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), shall be issued and required to be deposited with DTC and immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of $5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. The principal of each Bond shall be payable to Cede & Co. or any other person appearing on the registration books of the Town hereinafter provided for as the registered owner of such Bond or her registered assigns or legal representative at such office of the Bond Registrar mentioned hereinafter or such other place as the Town may determine upon the presentation and surrender thereof as the same shall become due and payable. Payment of the interest on each Bond shall be made by said Bond Registrar on each interest payment date to the registered owner of such Bond (or the previous Bond or Bonds evidencing the same debt as that evidenced by such Bond) at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his or her address as it appears on such registration books; provided, however, that for so long as the Bonds are deposited with DTC, the payment of the principal of and interest on the Bonds shall be made to DTC in same-day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. The Town shall not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds or (b) the Assistant Town Manager/Chief Financial Officer of the Town determines that continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Town will discontinue the book-entry system with DTC. If the Town identifies another qualified securities depository to replace DTC, the Town will make arrangements with DTC and such other depository to effect such replacement and deliver replacement Bonds registered in the name of such other depository or its nominee in exchange for the outstanding Bonds, and the references to DTC or Cede & Co. in this resolution shall thereupon be deemed to mean such other depository or its nominee. If the Town fails to identify another qualified securities depository to replace DTC, the Town shall deliver replacement Bonds in the form of fully-registered certificates in denominations of $5,000 or any whole multiple thereof ("Certificated Bonds") in exchange for the outstanding Bonds as required by DTC and others. Upon the request of DTC, the Town may also deliver one or more Certificated Bonds to any participant of DTC in exchange for Bonds credited to its account with DTC.

Unless indicated otherwise, the provisions of this resolution that follow shall apply to all Bonds issued or issuable hereunder, whether initially or in replacement thereof.

Section 3. The Bonds shall bear the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the Town Clerk or any deputy or assistant Town Clerk of the Town and the official seal or a facsimile of the official seal of the Town shall be impressed or imprinted, as the case may be, on the Bonds.

The certificate of the Local Government Commission of North Carolina to be endorsed on all Bonds shall bear the manual or facsimile signature of the Secretary or the Deputy Secretary of said Commission and the certificate of authentication of the Bond Registrar to be endorsed on all Bonds shall be executed as provided hereinafter.

In case any officer of the Town or the Local Government Commission of North Carolina whose manual or facsimile signature shall appear on any Bonds shall cease to be such officer before the delivery of such Bonds, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until such delivery, and any Bond may bear the manual or facsimile signatures of such persons as at the actual time of the execution of such Bond shall be the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit or security under this resolution until it shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed thereon.

The Bonds to be registered in the name of Cede & Co. and the endorsements thereon shall be in substantially the following form:

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE TOWN OF WAKE FOREST, NORTH CAROLINA OR ITS AGENT FOR REGISTRATION OR TRANSFER, EXCHANGE, OR PAYMENT, AND

ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

No. RA-__ $_____

United States of America
State of North Carolina

TOWN OF WAKE FOREST
GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND
SERIES 2024A

| Maturity Date | Interest Rate | CUSIP No. |
|---|---|---|
| September 1, 20__ | _____% | _____ |

The Town of Wake Forest, a municipal corporation duly organized and validly existing under the laws of the State of North Carolina, is justly indebted and for value received hereby promises to pay to

CEDE & CO.

or registered assigns or legal representative on the date specified above, upon the presentation and surrender hereof, at the office of the Assistant Town Manager/Chief Financial Officer of said Town (the "Bond Registrar"), in Wake Forest, North Carolina, the principal sum of

_____ DOLLARS

and to pay interest on such principal sum from the date hereof or from the March 1 or September 1 next preceding the date of authentication to which interest shall have been paid, unless such date of authentication is a March 1 or September 1 to which interest shall have been paid, in which case from such date, such interest to the maturity hereof being payable on each March 1 and September 1, beginning March 1, 2025, at the rate per annum specified above, until payment of such principal sum. The interest so payable on any such interest payment date will be paid to the person in whose name this bond (or the previous bond or bonds evidencing the same debt as that evidenced by this bond) is registered at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his or her address as it appears on the bond registration books of said Town; provided, however, that for so long as the Bonds (hereinafter defined) are deposited with The Depository Trust Company ("DTC"), the payment of the principal of and interest on the Bonds shall be made to DTC in same day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Both the principal of and the interest on this bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the

respective dates of payment thereof. For the prompt payment hereof, both principal and interest as the same shall become due, the faith and credit of said Town are hereby irrevocably pledged.

This bond is one of an issue of bonds designated "General Obligation Public Improvement Bonds, Series 2024A" (the "Bonds") and issued by said Town for the purpose of providing funds, together with any other available funds, for parks and recreational facilities improvements, and this bond is issued under and pursuant to The Local Government Bond Act, as amended, Article 7, as amended, of Chapter 159 of the General Statutes of North Carolina, an order adopted by the Board of Commissioners of said Town, which order has taken effect, and a resolution duly adopted by said Board of Commissioners (the "Resolution").

The Bonds are not subject to redemption prior to their stated maturities.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Resolution. One bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., as nominee of DTC, is being issued and required to be deposited with DTC and immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of $5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. Said Town will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In certain events, said Town will be authorized to deliver replacement Bonds in the form of fully-registered certificates in the denomination of $5,000 or any whole multiple thereof in exchange for the outstanding Bonds as provided in the Resolution.

At the office of the Bond Registrar, in the manner and subject to the conditions provided in the Resolution, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of authorized denominations and bearing interest at the same rate.

The Bond Registrar shall keep at his office the books of said Town for the registration of transfer of Bonds. The transfer of this bond may be registered only upon such books and as otherwise provided in the Resolution upon the surrender hereof to the Bond Registrar together with an assignment duly executed by the registered owner hereof or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall deliver in exchange for this bond a new Bond or Bonds, registered in the name of the transferee, of authorized denominations, in an aggregate principal amount equal to the outstanding principal amount of this bond, of the same maturity and bearing interest at the same rate.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of North Carolina to happen, exist and be performed precedent to and in the issuance of this bond have happened, exist and have been performed in regular and due form and time as so required; that provision has been made for the levy and collection of a direct annual tax upon all taxable property within said Town sufficient to pay the principal of and the interest on this bond as the same shall become due; and that the total indebtedness of said Town, including this bond, does not exceed any constitutional or statutory limitation thereon.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Resolution until this bond shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the Town of Wake, North Carolina, by resolution duly adopted by its Board of Commissioners, has caused this bond to be manually signed by the Mayor and the Town Clerk of the Town and its official seal to be impressed hereon, all as of the ____ day of October, 2024.

[Do not sign]_____
Mayor

[SEAL]

[Do not sign]_____
Town Clerk

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The Local Government Bond Act of North Carolina.

[Do not sign]_____
[Deputy] Secretary, Local Government Commission

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the series designated herein and issued under the provisions of the within-mentioned Resolution.

[Do not sign]_____
Assistant Town Manager/Chief Financial Officer, as Bond Registrar

Date of authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned registered owner thereof hereby sells, assigns and transfers unto_____

_____

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints_____

_____,

attorney to register the transfer of said bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

In the presence of:

| | |
|---|---|
| NOTICE: The signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program. | The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration of enlargement or any change whatever. |

Certificated Bonds issuable hereunder shall be in substantially the form of the Bonds registered in the name of Cede & Co. with such changes as are necessary to reflect the provisions of this resolution that are applicable to Certificated Bonds.

Section 4. The Bonds shall not be subject to redemption prior to their stated maturities.

Section 5. Bonds, upon surrender thereof at the office of the Bond Registrar together with an assignment duly executed by the registered owner or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

The transfer of any Bond may be registered only upon the registration books of the Town upon the surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for such Bond a new Bond or Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the outstanding principal amount of such Bond so surrendered, of the same maturity and bearing interest at the same rate.

In all cases in which Bonds shall be exchanged or the transfer of Bonds shall be registered hereunder, the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this resolution. All Bonds surrendered in any such exchange or registration of transfer shall forthwith be canceled by the Bond Registrar. The Town or the Bond Registrar may make a charge for shipping and out-of-pocket costs for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made by the Town or the Bond Registrar for exchanging or registering the transfer of Bonds under this resolution.

As to any Bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bond and the interest on any such Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

The Town shall appoint such registrars, transfer agents, depositaries or other agents as may be necessary for the registration, registration of transfer and exchange of Bonds within a reasonable time according to then current commercial standards and for the timely payment of principal of and interest on the Bonds. The Assistant Town Manager/Chief Financial Officer of the Town, or any person at any time acting in such capacity, is hereby appointed the registrar, transfer agent and paying agent for the Bonds (collectively the "Bond Registrar"), subject to the right of the Board to appoint another Bond Registrar, and as such shall keep at his office in the Town, the books of the Town for the registration, registration of transfer, exchange and payment of the Bonds as provided in this resolution.

Section 6. The Town covenants that, to the extent permitted by the Constitution and laws of the State of North Carolina, it will comply with the requirements of the Internal Revenue Code of 1986, as amended or as may be amended from time to time, and any Treasury regulations now or hereafter promulgated thereunder, to the extent necessary so that interest on the Bonds will not be included in gross income of the owners of the Bonds for federal income tax purposes.

Section 7. All actions of the Mayor, the Town Manager, the Assistant Town Manager/Chief Financial Officer and the Town Clerk of the Town in applying to the Local Government Commission of North Carolina to advertise and sell the Bonds are hereby approved, ratified and confirmed, and the Local Government Commission of North Carolina is hereby requested to ask for sealed bids for the Bonds by providing notices and printing and distributing a Preliminary Official Statement, to be dated as of the date of delivery thereof, relating to the sale of the Bonds. Such Preliminary Official Statement, in substantially the form presented at this meeting, is hereby authorized and approved.

The preparation of a final Official Statement (the "Final Official Statement"), which will be in the form of the Preliminary Official Statement, but will include certain pricing and other information to be made available to the successful bidder for the Bonds by the Local Government Commission of North Carolina, is hereby approved, and the Mayor, the Town Manager and the

Assistant Town Manager/Chief Financial Officer of the Town are hereby authorized to execute and deliver the Final Official Statement for and on the behalf of the Town, and such execution shall be conclusive evidence of the approval of the Board of the Final Official Statement.

Section 8. The Town hereby undertakes, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board (the "MSRB"):

(a) by not later than seven months from the end of each fiscal year of the Town, beginning with the fiscal year ended June 30, 2024, audited financial statements of the Town for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the Town are not available by seven months from the end of such fiscal year, unaudited financial statements of the Town for such fiscal year to be replaced subsequently by audited financial statements of the Town to be delivered within fifteen (15) days after such audited financial statements become available for distribution;

(b) by not later than seven months from the end of each fiscal year of the Town, beginning with the fiscal year ended June 30, 2024, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information to be included under the headings "THE TOWN - Debt Information and - Tax Information" (excluding any information on overlapping units) in the Final Official Statement and (ii) the combined budget of the Town for the current fiscal year, to the extent such items are not included in the audited financial statements referred to in (a) above.

(c) in a timely manner not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

(1) principal and interest payment delinquencies;

(2) non-payment related defaults, if material;

(3) unscheduled draws on debt service reserves reflecting financial difficulties;

(4) unscheduled draws on credit enhancements reflecting financial difficulties;

(5) substitution of credit or liquidity providers, or their failure to perform;

(6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;

(7) modification to the rights of the beneficial owners of the Bonds, if material;

(8) bond calls, if material, and tender offers;

(9) defeasances;

(10) release, substitution or sale of any property securing repayment of the Bonds, if material;

(11) rating changes;

(12) bankruptcy, insolvency, receivership or similar event of the Town;

(13) the consummation of a merger, consolidation or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) appointment of a trustee or a successor or additional trustee or the change of name of a trustee, if material;

(15) incurrence of a financial obligation (as defined below) of the Town, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the Town, any of which affect beneficial owners of the Bonds, if material; and

(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Town, any of which reflect financial difficulties;

(d) in a timely manner, notice of a failure of the Town to provide required annual financial information described in (a) or (b) above on or before the date specified.

All information provided to the MSRB as described in this Section shall be provided in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The Town may meet the continuing disclosure filing requirement described above by complying with any other procedure that may be authorized or required by the United States Securities and Exchange Commission.

For the purposes of this Section, "financial obligation" means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 issued under the Securities Exchange Act of 1934 ("Rule 15c2-12").

If the Town fails to comply with the undertaking described above, any beneficial owner of the Bonds may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result

in any acceleration of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

The Town reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the Town, provided that:

(a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Town;

(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of the Final Official Statement, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interests of the beneficial owners of the Bonds, as determined either by parties unaffiliated with the Town (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the Bonds pursuant to the terms of this resolution, as this resolution may be amended from time to time, at the time of such amendment.

In the event that the Town makes such a modification, the annual financial information containing the modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

Section 9. The Mayor, the Town Manager, the Assistant Town Manager/Chief Financial Officer and the Town Clerk or any deputy or assistant Town Clerk of the Town are hereby authorized and directed to execute and deliver such closing and other documents necessary for the purpose of facilitating the sale and issuance of the Bonds in a manner consistent with the terms of this resolution.

Section 10. This resolution shall take effect upon its adoption.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing resolution entitled "RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF $1,460,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2024A" was adopted by the following vote:

Ayes: _____

_____

Noes: _____

Thereupon, _____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

**RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF $22,050,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2024B**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Town of Wake Forest, North Carolina (the "Town"):

Section 1. The Board has determined and does hereby find and declare as follows:

(a) An order authorizing $23,720,000 Roadway and Transportation Bonds (the "Roadway and Transportation Bonds") was adopted by the Board on July 19, 2022, which order was approved by the vote of a majority of the qualified voters of the Town who voted thereon at a referendum duly called and held on November 8, 2022. None of the Roadway and Transportation Bonds have heretofore been issued.

(b) An order authorizing $24,430,000 Parks and Recreation Bonds (the "Parks and Recreation Bonds") was adopted by the Board on July 19, 2022, which order was approved by the vote of a majority of the qualified voters of the Town who voted thereon at a referendum duly called and held on November 8, 2022. None of the Parks and Recreation Bonds have heretofore been issued.

(c) An order authorizing $14,350,000 Greenway Improvement Bonds (the "Greenway Improvement Bonds") was adopted by the Board on July 19, 2022, which order was approved by the vote of a majority of the qualified voters of the Town who voted thereon at a referendum duly called and held on November 8, 2022. None of the Greenway Improvement Bonds have heretofore been issued.

(d) No notes have been issued in anticipation of the receipt of the proceeds of the sale of said bonds, and it is necessary to issue $12,750,000 of the Roadway and Transportation Bonds, $3,650,000 of the Parks and Recreation Bonds and $5,650,000 of the Greenway Improvement Bonds at this time.

(e) (i) The maximum period of usefulness of the roadway and transportation improvements to be provided with the proceeds of said bonds is estimated as a period of twenty (20) years from October 24, 2024, the date of the bonds authorized hereby, and that such period expires on October 24, 2044 and (ii) the maximum period of usefulness of the parks and recreational facilities improvements and greenway improvements to be provided with the

proceeds of said bonds is estimated as a period of forty (40) years from October 24, 2024, the date of the bonds authorized hereby, and that such period expires on October 24, 2064.

(f) It is in the best interest of the Town to consolidate said bonds for the purposes of sale into a single issue of bonds designated "General Obligation Public Improvement Bonds, Series 2024B" (the "Bonds").

(g) Simultaneously with the issuance of the Bonds, the Town intends to issue its $1,460,000 General Obligation Public Improvement Bonds, Series 2024A" (the "Series 2024A Bonds"). The Bonds and the Series 2024A Bonds shall be treated as a single issue for purposes of Section 159-65(a)(3) and (4) of the General Statutes of North Carolina, as amended.

Section 2. Pursuant to said orders, the Town shall issue bonds in the aggregate principal amount of $22,050,000 designated "General Obligation Public Improvement Bonds, Series 2024B" (the "Bonds"), to be dated the date of delivery thereof. The Bonds shall be stated to mature, subject to prior redemption, annually on September 1, $450,000 2025 and 2026, $1,180,000 2027 to 2034, inclusive, $1,175,000 2035 and 2036, and $1,170,000 2037 to 2044, inclusive, and shall bear interest at a rate or rates to be determined by the Local Government Commission of North Carolina at the time the Bonds are sold, which interest to the respective maturities thereof shall be payable on each March 1 and September 1, beginning March 1, 2025, until payment of such principal sum.

Each Bond shall bear interest from the interest payment date next preceding the date on which it is authenticated, unless it is (a) authenticated upon an interest payment date, in which event it shall bear interest from such interest payment date or (b) authenticated prior to the first interest payment date, in which event it shall bear interest from its date; provided, however, that if at the time of authentication interest is in default, such Bond shall bear interest from the date to which interest has been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender for the payment of public and private debts on the respective dates of payment thereof.

The Bonds shall be issued by means of a book-entry system with no physical distribution of Bond certificates to be made except as hereinafter provided. One Bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), shall be issued and required to be deposited with DTC and immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of $5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. The principal of each Bond shall be payable to Cede & Co. or any other person appearing on the registration books of the Town hereinafter provided for as the registered owner of such Bond or her registered assigns or legal representative at such office of the Bond Registrar mentioned hereinafter or such other place as the Town may determine upon the presentation and surrender thereof as the same shall become due and payable. Payment of the

interest on each Bond shall be made by said Bond Registrar on each interest payment date to the registered owner of such Bond (or the previous Bond or Bonds evidencing the same debt as that evidenced by such Bond) at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his or her address as it appears on such registration books; provided, however, that for so long as the Bonds are deposited with DTC, the payment of the principal of and interest on the Bonds shall be made to DTC in same-day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. The Town shall not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds or (b) the Chief Financial Officer of the Town determines that continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Town will discontinue the book-entry system with DTC. If the Town identifies another qualified securities depository to replace DTC, the Town will make arrangements with DTC and such other depository to effect such replacement and deliver replacement Bonds registered in the name of such other depository or its nominee in exchange for the outstanding Bonds, and the references to DTC or Cede & Co. in this resolution shall thereupon be deemed to mean such other depository or its nominee. If the Town fails to identify another qualified securities depository to replace DTC, the Town shall deliver replacement Bonds in the form of fully-registered certificates in denominations of $5,000 or any whole multiple thereof ("Certificated Bonds") in exchange for the outstanding Bonds as required by DTC and others. Upon the request of DTC, the Town may also deliver one or more Certificated Bonds to any participant of DTC in exchange for Bonds credited to its account with DTC.

Unless indicated otherwise, the provisions of this resolution that follow shall apply to all Bonds issued or issuable hereunder, whether initially or in replacement thereof.

Section 3. The Bonds shall bear the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the Town Clerk or any deputy or assistant Town Clerk of the Town and the official seal or a facsimile of the official seal of the Town shall be impressed or imprinted, as the case may be, on the Bonds.

The certificate of the Local Government Commission of North Carolina to be endorsed on all Bonds shall bear the manual or facsimile signature of the Secretary or Deputy Secretary of said Commission and the certificate of authentication of the Bond Registrar to be endorsed on all Bonds shall be executed as provided hereinafter.

In case any officer of the Town or the Local Government Commission of North Carolina whose manual or facsimile signature shall appear on any Bonds shall cease to be such officer

before the delivery of such Bonds, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until such delivery, and any Bond may bear the manual or facsimile signatures of such persons as at the actual time of the execution of such Bond shall be the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit or security under this resolution until it shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed thereon.

The Bonds to be registered in the name of Cede & Co. and the endorsements thereon shall be in substantially the following form:

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE TOWN OF WAKE FOREST, NORTH CAROLINA OR ITS AGENT FOR REGISTRATION OR TRANSFER, EXCHANGE, OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

No. RB-__ $_____

United States of America
State of North Carolina

TOWN OF WAKE FOREST
GENERAL OBLIGATION PUBLIC IMPROVEMENT BOND, SERIES 2024B

| Maturity Date | Interest Rate | CUSIP No. |
|---|---|---|
| September 1, 20__ | _____% | _____ |

The Town of Wake Forest, a municipal corporation duly organized and validly existing under the laws of the State of North Carolina, is justly indebted and for value received hereby promises to pay to

CEDE & CO.

or registered assigns or legal representative on the date specified above, upon the presentation and surrender hereof, at the office of the Assistant Town Manager/Chief Financial Officer of said Town (the "Bond Registrar"), in Wake Forest, North Carolina, the principal sum of

_____ DOLLARS

and to pay interest on such principal sum from the date hereof or from the March 1 or September 1 next preceding the date of authentication to which interest shall have been paid, unless such

date of authentication is a March 1 or September 1 to which interest shall have been paid, in which case from such date, such interest to the maturity hereof being payable on each March 1 and September 1, beginning March 1, 2025, at the rate per annum specified above, until payment of such principal sum. The interest so payable on any such interest payment date will be paid to the person in whose name this bond (or the previous bond or bonds evidencing the same debt as that evidenced by this bond) is registered at the close of business on the record date for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding such interest payment date, by check mailed to such person at his or her address as it appears on the bond registration books of said Town; provided, however, that for so long as the Bonds (hereinafter defined) are deposited with The Depository Trust Company ("DTC"), the payment of the principal of and interest on the Bonds shall be made to DTC in same day funds by 2:30 p.m. or otherwise as determined by the rules and procedures established by DTC. Both the principal of and the interest on this bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof. For the prompt payment hereof, both principal and interest as the same shall become due, the faith and credit of said Town are hereby irrevocably pledged.

This bond is one of an issue of bonds designated "General Obligation Public Improvement Bonds, Series 2024B" (the "Bonds") and issued by said Town for the purpose of providing funds, together with any other available funds, for roadway and transportation improvements, parks and recreational facilities improvements and greenway improvements, and this bond is issued under and pursuant to The Local Government Bond Act, as amended, Article 7, as amended, of Chapter 159 of the General Statutes of North Carolina, three orders adopted by the Board of Commissioners of said Town, which orders were approved by the vote of a majority of qualified voters who voted thereon at a referendum duly called and held, and a resolution duly adopted by said Board of Commissioners (the "Resolution").

The Bonds maturing on or prior to September 1, 2034 are not subject to redemption prior to maturity. The Bonds maturing on September 1, 2035 and thereafter will be subject to redemption prior to their maturity, at the option of said Town, from any moneys that may be made available for such purpose, either in whole or in part on any date not earlier than September 1, 2034, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus accrued interest thereon to the date fixed for redemption.

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot in such manner as said Town in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of $5,000 or any whole multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by $5,000. So long as a book-entry system with DTC, is used for determining beneficial ownership of Bonds, if less than all of the Bonds within the maturity are to be redeemed, DTC and its participants shall determine which of the Bonds within a maturity are to be redeemed by lot. If less than all of the Bonds stated to mature on different dates shall be called for redemption, the particular Bonds or portions thereof of each maturity to be redeemed shall be called in such manner as said Town may determine.

Not more than sixty (60) nor less than thirty (30) days before the redemption date of any Bonds to be redeemed, whether such redemption be in whole or in part, said Town shall cause a notice of such redemption to be filed with the Bond Registrar and to be mailed, postage prepaid, to the registered owner of each Bond to be redeemed in whole or in part to his address appearing upon the registration books of said Town, provided that such notice to Cede & Co. shall be given by certified or registered mail or otherwise as prescribed by DTC. On the date fixed for redemption, notice having been given as aforesaid, the Bonds or portions thereof so called for redemption shall be due and payable at the redemption price provided for the redemption of such Bonds or portions thereof on such date and, if moneys for payment of such redemption price and the accrued interest are held by the Bond Registrar as provided in the Resolution, interest on the Bonds or the portions thereof so called for redemption shall cease to accrue. If a portion of this Bond shall be called for redemption, a new Bond or Bonds in principal amount equal to the unredeemed portion hereof will be issued to Cede & Co. or its legal representative upon the surrender hereof.

Any notice of redemption may state that the redemption to be effected is conditioned upon the receipt by the Bond Registrar on or prior to the redemption date of moneys sufficient to pay the redemption price of and interest on the Bonds to be redeemed, and that if such moneys are not so received, such notice shall be of no force or effect and such Bond shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the redemption price of and interest on such Bonds are not received by the Bond Registrar on or prior to the redemption date, the redemption shall not be made and the Bond Registrar shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Resolution. One bond certificate with respect to each date on which the Bonds are stated to mature, in the aggregate principal amount of the Bonds stated to mature on such date and registered in the name of Cede & Co., as nominee of DTC, is being issued and required to be deposited with DTC and immobilized in its custody. The book-entry system will evidence ownership of the Bonds in the principal amount of $5,000 or any whole multiple thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Bonds by participants of DTC will be the responsibility of such participants and other nominees of such beneficial owners. Said Town will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In certain events, said Town will be authorized to deliver replacement Bonds in the form of fully-registered certificates in the denomination of $5,000 or any whole multiple thereof in exchange for the outstanding Bonds as provided in the Resolution.

At the office of the Bond Registrar, in the manner and subject to the conditions provided in the Resolution, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of authorized denominations and bearing interest at the same rate.

The Bond Registrar shall keep at his office the books of said Town for the registration of transfer of Bonds. The transfer of this bond may be registered only upon such books and as otherwise provided in the Resolution upon the surrender hereof to the Bond Registrar together with an assignment duly executed by the registered owner hereof or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall deliver in exchange for this bond a new Bond or Bonds, registered in the name of the transferee, of authorized denominations, in an aggregate principal amount equal to the unredeemed principal amount of this bond, of the same maturity and bearing interest at the same rate.

The Bond Registrar shall not be required to exchange or register the transfer of any Bond during a period beginning at the opening of business fifteen (15) days before the day of the mailing of a notice of redemption of Bonds or any portion thereof and ending at the close of business on the day of such mailing or of any Bond called for redemption in whole or in part pursuant to the Resolution.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of North Carolina to happen, exist and be performed precedent to and in the issuance of this bond have happened, exist and have been performed in regular and due form and time as so required; that provision has been made for the levy and collection of a direct annual tax upon all taxable property within said Town sufficient to pay the principal of and the interest on this bond as the same shall become due; and that the total indebtedness of said Town, including this bond, does not exceed any constitutional or statutory limitation thereon.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Resolution until this bond shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the Town of Wake, North Carolina, by resolution duly adopted by its Board of Commissioners, has caused this bond to be manually signed by the Mayor and the Town Clerk of the Town and its official seal to be impressed hereon, all as of the ____ day of October, 2024.

[Do not sign]_____
Mayor

[SEAL]

[Do not sign]_____
Town Clerk

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The Local Government Bond Act of North Carolina.

[Do not sign]_____
[Deputy] Secretary, Local Government Commission

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the series designated herein and issued under the provisions of the within-mentioned Resolution.

[Do not sign]_____
Assistant Town Manager/Chief Financial Officer, as Bond Registrar

Date of authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned registered owner thereof hereby sells, assigns and transfers unto_____

_____

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints_____

_____,

attorney to register the transfer of said bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

In the presence of:

| | |
|---|---|
| NOTICE: The signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program. | The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration of enlargement or any |

change whatever.

Certificated Bonds issuable hereunder shall be in substantially the form of the Bonds registered in the name of Cede & Co. with such changes as are necessary to reflect the provisions of this resolution that are applicable to Certificated Bonds.

Section 4. The Bonds maturing on or prior to September 1, 2034 will not be subject to redemption prior to maturity. The Bonds maturing on September 1, 2035 and thereafter will be subject to redemption prior to their maturity, at the option of the Town, from any moneys that may be made available for such purpose, either in whole or in part on any date not earlier than September 1, 2034, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus accrued interest thereon to the date fixed for redemption.

Notwithstanding the foregoing, the Assistant Town Manager/Chief Financial Officer of the Town may modify the redemption provisions set forth above if the Assistant Town Manager/Chief Financial Officer of the Town determines that it is in the best interests of the Town to modify the same for purposes of marketing and sale of the Bonds, such modified redemption provisions to be set forth in the Notice of Sale relating to the Bonds. In such case, the Assistant Town Manager/Chief Financial Officer is authorized and directed to take all actions necessary to conform the terms of the Bonds to reflect such modified redemption provisions.

If less than all of the Bonds of any one maturity shall be called for redemption, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot in such manner as the Town in its discretion may determine; provided, however, that the portion of any Bond to be redeemed shall be in the principal amount of $5,000 or any whole multiple thereof and that, in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by $5,000. So long as a book-entry system with DTC, is used for determining beneficial ownership of Bonds, if less than all of the Bonds within the maturity are to be redeemed, DTC and its participants shall determine which of the Bonds within a maturity are to be redeemed by lot. If less than all of the Bonds stated to mature on different dates shall be called for redemption, the particular Bonds or portions thereof to be redeemed shall be called in such manner as the Town may determine.

Not more than sixty (60) nor less than thirty (30) days before the redemption date of any Bonds to be redeemed, whether such redemption be in whole or in part, the Town shall cause a notice of such redemption to be filed with the Bond Registrar and to be mailed, postage prepaid, to the registered owner of each Bond to be redeemed in whole or in part to his or her address appearing upon the registration books of the Town, provided that such notice to Cede & Co. shall be given by certified or registered mail or otherwise as prescribed by DTC. Failure to mail such notice or any defect therein shall not affect the validity of the redemption with regard to registered owners to whom such notice was properly given. Each such notice shall set forth the date designated for redemption, the redemption price to be paid and the maturities of the Bonds to be redeemed. In the event that Certificated Bonds are outstanding, each such notice to the registered owners thereof shall also set forth, if less than all of the Bonds of any maturity then outstanding shall be called for redemption, the distinctive numbers and letters, if any, of such

Bonds to be redeemed and, in the case of any Bond to be redeemed in part only, the portion of the principal amount thereof to be redeemed. If any Bond is to be redeemed in part only, the notice of redemption shall also state that on or after the redemption date, upon surrender of such Bond, a new Bond or Bonds in principal amount equal to the unredeemed portion of such Bond will be issued.

Any notice of redemption may state that the redemption to be effected is conditioned upon the receipt by the Bond Registrar on or prior to the redemption date of moneys sufficient to pay the redemption price of and interest on the Bonds to be redeemed, and that if such moneys are not so received, such notice shall be of no force or effect and such Bond shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the redemption price of and interest on such Bonds are not received by the Bond Registrar on or prior to the redemption date, the redemption shall not be made and the Bond Registrar shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

On or before the date fixed for redemption, moneys shall be deposited with the Bond Registrar to pay the principal of the Bonds or portions thereof called for redemption, as well as the interest accruing thereon to such redemption date.

On the date fixed for redemption, notice having been given in the manner and under the conditions hereinabove provided, the Bonds or portions thereof called for redemption shall be due and payable at the redemption price provided therefor, plus accrued interest to such date. If moneys sufficient to pay the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest thereon to the date fixed for redemption, are held by the Bond Registrar in trust for the registered owners of Bonds or portions thereof to be redeemed, interest on the Bonds or portions thereof called for redemption shall cease to accrue, such Bonds or portions thereof shall cease to be entitled to any benefits or security under this resolution or to be deemed outstanding, and the registered owners of such Bonds or portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof, plus accrued interest thereon to such redemption date.

If a portion of a Bond shall be selected for redemption, the registered owner thereof or his or her attorney or legal representative shall present and surrender such Bond to the Bond Registrar for payment of the principal amount thereof so called for redemption, and the Bond Registrar shall authenticate and deliver to or upon the order of such registered owner or his or her legal representative, without charge therefor, for the unredeemed portion of the principal amount of the Bond so surrendered, a Bond or Bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

Section 5. Bonds, upon surrender thereof at the office of the Bond Registrar together with an assignment duly executed by the registered owner or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of any denomination or denominations authorized by this resolution and bearing interest at the same rate.

The transfer of any Bond may be registered only upon the registration books of the Town upon the surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his or her attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for such Bond a new Bond or Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the unredeemed principal amount of such Bond so surrendered, of the same maturity and bearing interest at the same rate.

In all cases in which Bonds shall be exchanged or the transfer of Bonds shall be registered hereunder, the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this resolution. All Bonds surrendered in any such exchange or registration of transfer shall forthwith be canceled by the Bond Registrar. The Town or the Bond Registrar may make a charge for shipping and out-of-pocket costs for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made by the Town or the Bond Registrar for exchanging or registering the transfer of Bonds under this resolution.

As to any Bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bond and the interest on any such Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

The Town shall appoint such registrars, transfer agents, depositaries or other agents as may be necessary for the registration, registration of transfer and exchange of Bonds within a reasonable time according to then current commercial standards and for the timely payment of principal of and interest on the Bonds. The Assistant Town Manager/Chief Financial Officer of the Town, or any person at any time acting in such capacity, is hereby appointed the registrar, transfer agent and paying agent for the Bonds (collectively the "Bond Registrar"), subject to the right of the Board to appoint another Bond Registrar, and as such shall keep at his office in the Town, the books of the Town for the registration, registration of transfer, exchange and payment of the Bonds as provided in this resolution.

Section 6. The Town covenants that, to the extent permitted by the Constitution and laws of the State of North Carolina, it will comply with the requirements of the Internal Revenue Code of 1986, as amended or as may be amended from time to time, and any Treasury regulations now or hereafter promulgated thereunder, to the extent necessary so that interest on the Bonds will not be included in gross income of the owners of the Bonds for federal income tax purposes.

Section 7. All actions of the Mayor, the Town Manager, the Assistant Town Manager/Chief Financial Officer and the Town Clerk of the Town in applying to the Local Government Commission of North Carolina to advertise and sell the Bonds are hereby approved, ratified and confirmed, and the Local Government Commission of North Carolina is hereby

requested to ask for sealed bids for the Bonds by providing notices and printing and distributing a Preliminary Official Statement, to be dated as of the date of delivery thereof, relating to the sale of the Bonds. Such Preliminary Official Statement, in substantially the form presented at this meeting, is hereby authorized and approved.

The preparation of a final Official Statement (the "Final Official Statement"), which will be in the form of the Preliminary Official Statement, but will include certain pricing and other information to be made available to the successful bidder for the Bonds by the Local Government Commission of North Carolina, is hereby approved, and the Mayor, the Town Manager and the Assistant Town Manager/Chief Financial Officer of the Town are hereby authorized to execute and deliver the Final Official Statement for and on the behalf of the Town, and such execution shall be conclusive evidence of the approval of the Board of the Final Official Statement.

Section 8. The Town hereby undertakes, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board (the "MSRB"):

(a) by not later than seven months from the end of each fiscal year of the Town, beginning with the fiscal year ended June 30, 2024, audited financial statements of the Town for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the Town are not available by seven months from the end of such fiscal year, unaudited financial statements of the Town for such fiscal year to be replaced subsequently by audited financial statements of the Town to be delivered within fifteen (15) days after such audited financial statements become available for distribution;

(b) by not later than seven months from the end of each fiscal year of the Town, beginning with the fiscal year ended June 30, 2024, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information to be included under the headings "THE TOWN - Debt Information and - Tax Information" (excluding any information on overlapping units) in the Final Official Statement and (ii) the combined budget of the Town for the current fiscal year, to the extent such items are not included in the audited financial statements referred to in (a) above.

(c) in a timely manner not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

(1) principal and interest payment delinquencies;

(2) non-payment related defaults, if material;

(3) unscheduled draws on debt service reserves reflecting financial difficulties;

(4) unscheduled draws on credit enhancements reflecting financial difficulties;

(5) substitution of credit or liquidity providers, or their failure to perform;

(6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;

(7) modification to the rights of the beneficial owners of the Bonds, if material;

(8) bond calls, if material, and tender offers;

(9) defeasances;

(10) release, substitution or sale of any property securing repayment of the Bonds, if material;

(11) rating changes;

(12) bankruptcy, insolvency, receivership or similar event of the Town;

(13) the consummation of a merger, consolidation or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) appointment of a trustee or a successor or additional trustee or the change of name of a trustee, if material;

(15) incurrence of a financial obligation (as defined below) of the Town, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the Town, any of which affect beneficial owners of the Bonds, if material; and

(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Town, any of which reflect financial difficulties;

(d) in a timely manner, notice of a failure of the Town to provide required annual financial information described in (a) or (b) above on or before the date specified.

All information provided to the MSRB as described in this Section shall be provided in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The Town may meet the continuing disclosure filing requirement described above by complying with any other procedure that may be authorized or required by the United States Securities and Exchange Commission.

For the purposes of this Section, "financial obligation" means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 issued under the Securities Exchange Act of 1934 ("Rule 15c2-12").

If the Town fails to comply with the undertaking described above, any beneficial owner of the Bonds may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result in any acceleration of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

The Town reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the Town, provided that:

(a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Town;

(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of the Final Official Statement, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interests of the beneficial owners of the Bonds, as determined either by parties unaffiliated with the Town (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the Bonds pursuant to the terms of this resolution, as this resolution may be amended from time to time, at the time of such amendment.

In the event that the Town makes such a modification, the annual financial information containing the modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

Section 9. The Mayor, the Town Manager, the Assistant Town Manager/Chief Financial Officer and the Town Clerk or any deputy or assistant Town Clerk of the Town are hereby authorized and directed to execute and deliver such closing and other documents necessary for the purpose of facilitating the sale and issuance of the Bonds in a manner consistent with the terms of this resolution.

Section 10. This resolution shall take effect upon its adoption.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing resolution entitled "RESOLUTION PROVIDING FOR THE SALE AND ISSUANCE OF $22,050,000 GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS, SERIES 2024B" was adopted by the following vote:

Ayes:_____

_____

Noes:_____

* * * * * *

I, Theresa Savary, Town Clerk of the Town of Wake Forest, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Board of Commissioners of said Town at a regular meeting held on September 17, 2024, as relates in any way to the adoption of the foregoing resolutions providing for the sale and issuance of general obligation bonds of said Town and that said proceedings are to be recorded in the minutes of said Board of Commissioners.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said Town this 17th day of September, 2024.

_____
Town Clerk

[SEAL]

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-306-
Submitted by: Ruben Wall
Submitting Department: Parks & Recreation
Meeting Date: September 17, 2024

**SUBJECT**
Consideration of the Parks, Recreation and Cultural Resources Department Master Plan

**Recommendation:**
Approved as Presented

**Item Summary:**

ATTACHMENTS

- Summary Sheet - Consideration of the PRCR Master Plan Update.pdf
- Resolution - Approval of the PRCR Master Plan Update 2024.docx
- PRCR Master Plan 9-6-24.pdf

**Agenda Item: Consideration of the Parks, Recreation and Cultural Resources Department Updated Master Plan**

**Summary:** At the September 3rd Work Session, the Board of Commissioners received a presentation from the consultant team; McAdams. The consultants presented the 2024 Parks & Recreation Master Plan process with key action items. The Planning Board received the presentation at their September 4th meeting. Staff's recommendation is to approve the parks & recreation master plan as presented by the consultants.

**Attachments:**

- Resolution
- Parks, Recreation and Cultural Resources Department Master Plan

RESOLUTION 2024-XX

APPROVAL OF THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT MASTER PLAN

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;

WHEREAS, Town staff in collaboration with the Recreation Advisory Board worked closely with McAdams to develop the updated Master Plan; and

WHEREAS, the plan was presented to the Board of Commissioners on September 3, 2024 and the Planning Board on September 4, 2024 and a public hearing was held on September 17, 2024, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest do herby authorize the approval of the updated Parks, Recreation and Cultural Resources Department Master Plan.

Duly Adopted this 17th day of September 2024.

ATTEST: Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

# TOWN *of* WAKE FOREST

## Parks, Recreation & Cultural Resources Comprehensive Master Plan

September 2024 DRAFT

Play It Forward
WAKE FOREST

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# 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

# 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.



RAB Dance

**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.**



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

Play It Forward WAKE FOREST

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.



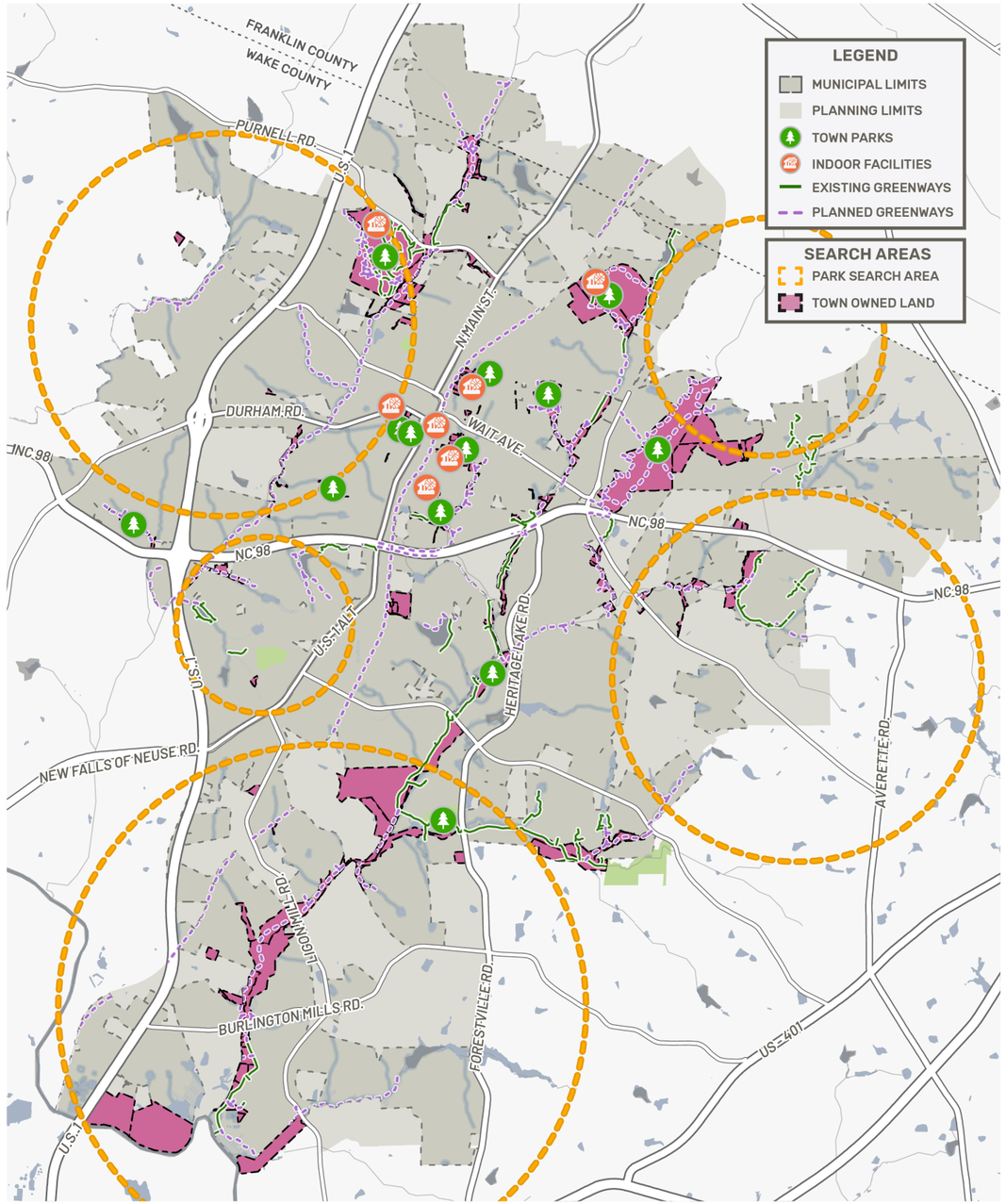



**Figure 1: Park Search Areas Map**

# 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.

# 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



Joyner Meadow Trail



2023 Egg Hunt at the Joyner Center

# PRCR Department's Achievements Since 2015

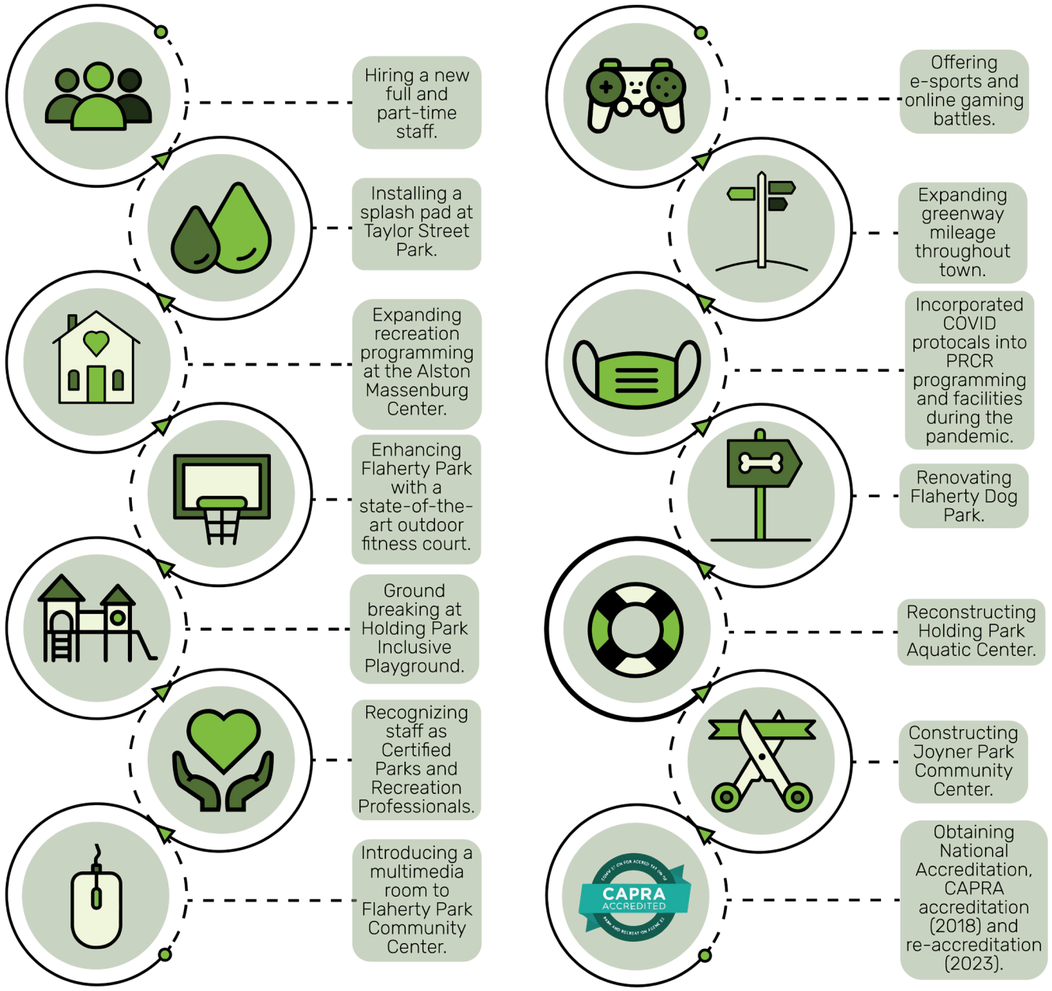



**Figure 1: Department's achievements since 2015 Plan update**



# 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.

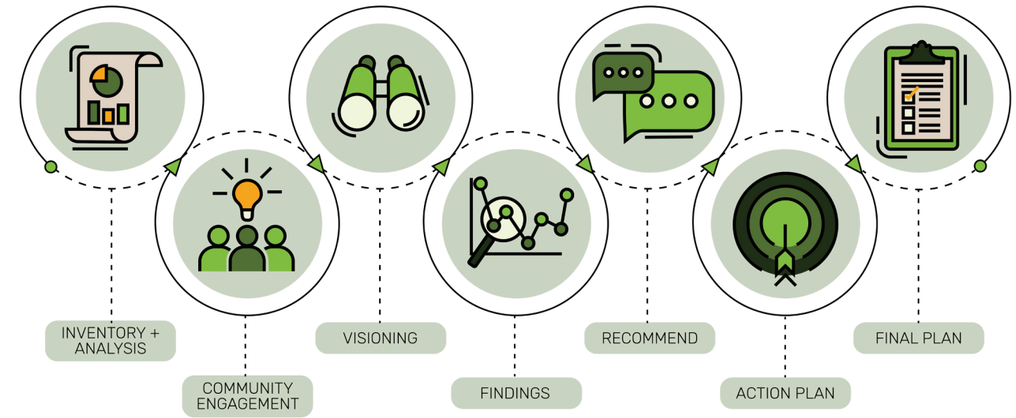



Figure 4: Project Process

# 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 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]

## 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.

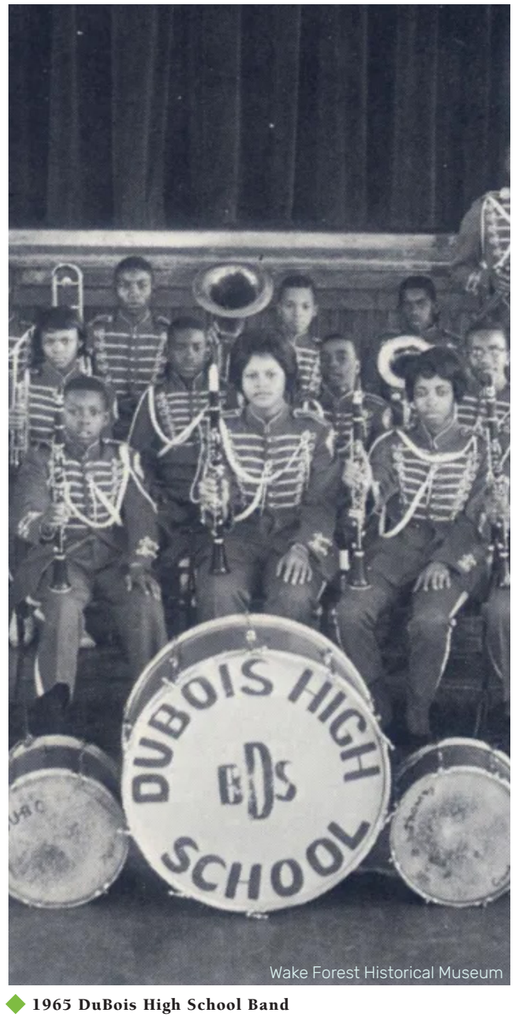
Today the remnants of historic Forestville are seen in a few buildings including Forestville Baptist Church and Cemetery, Friendship Chapel Baptist Church and Cemetery, the Purefoy-Chappell House, Little House, and a few others.[2]

2 https://wakeforestgazette.com/bit-history-forestville-town/

3 https://carolana.com/NC/Counties/wake_county_nc.html
4 www.wakeforestnc.gov

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





Wake Forest Historical Museum

**1965 DuBois High School Band**

# The History of Wake Forest

**1771**
The General Assembly creates Wake County.



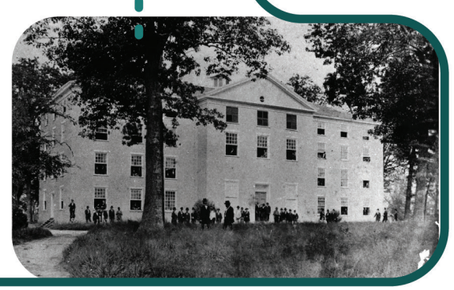
**1820**
Dr. Calvin Jones purchases 615 acres in "Wake Forest Township."



**Allen Lawrence Young**
**1875-1957**

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.

**1834**
"Wake Forest Institute" opens to young men and boys.



**1838**
Wake Forest Institute recharters as "Wake Forest College."

**1840**
The Raleigh and Gaston Railroad completed construction.

**1879**
Forestville is incorporated as a town in Wake County.

**1880**
The Town of Wake Forest College is chartered.



**1899**
The town's first industry, Royal Cotton Mill is built, north of the College campus.

**1909**
Town is renamed Wake Forest.

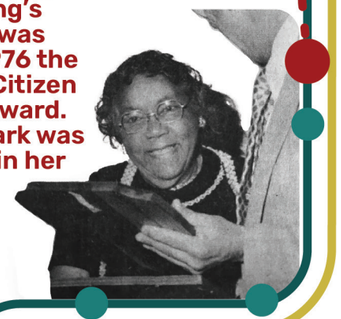
**W.E.B. DuBois School (1926-1980s)**

**HOLDING PARK (1942)**

**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

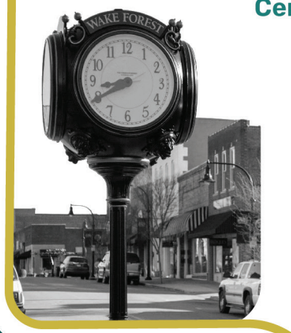
**1986**
Alston Massenburg Center

**1988**
Plummer Park

**1991**
Tyler Run Park

**1993**
Flaherty Park

**KIWANIS PARK (1997)**




**2019**
Wake Forest Reservoir

**JOYNER PARK (2009)**

**2023**




Falls Lake State Recreation Area



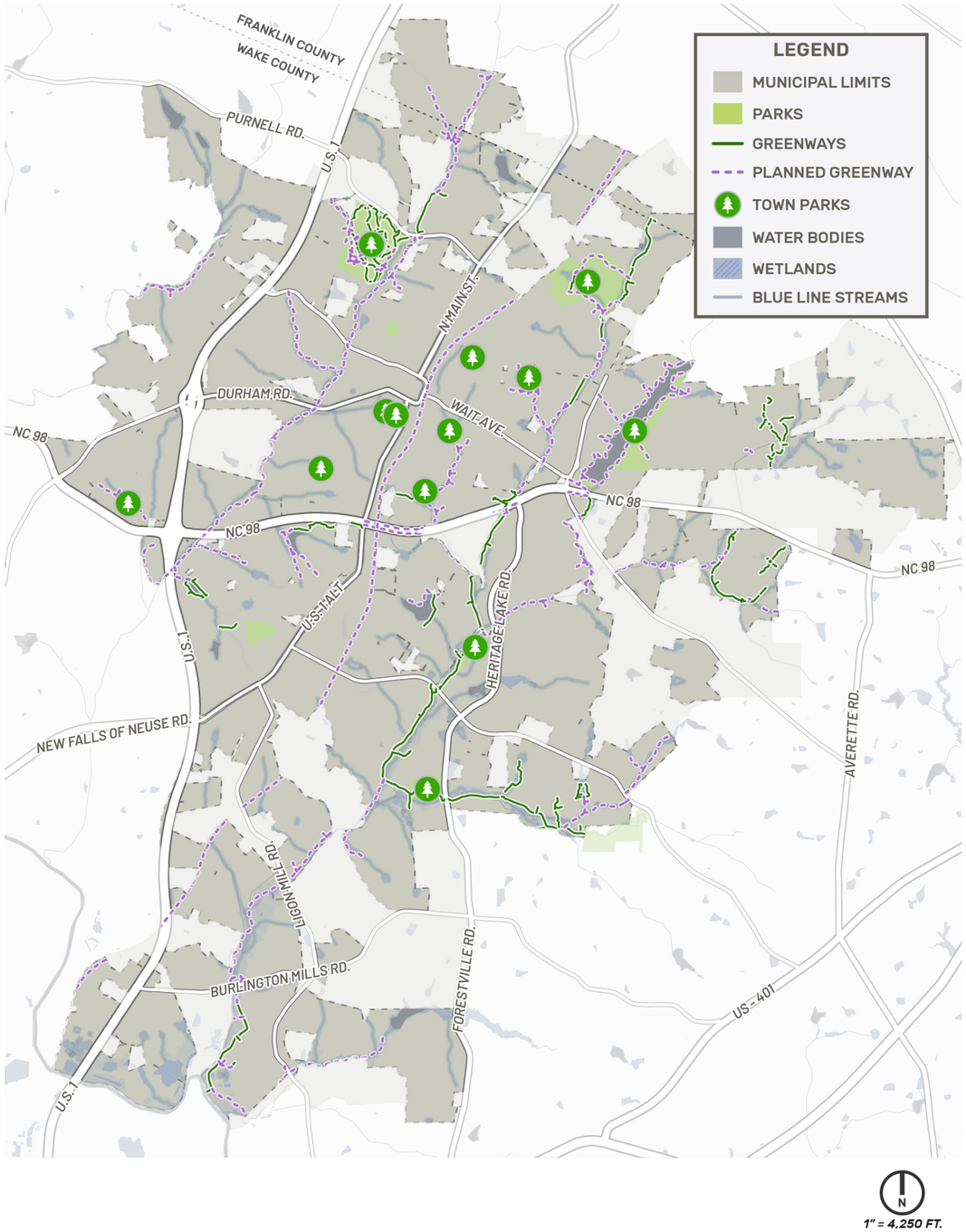



Figure 5: Hydrology Map

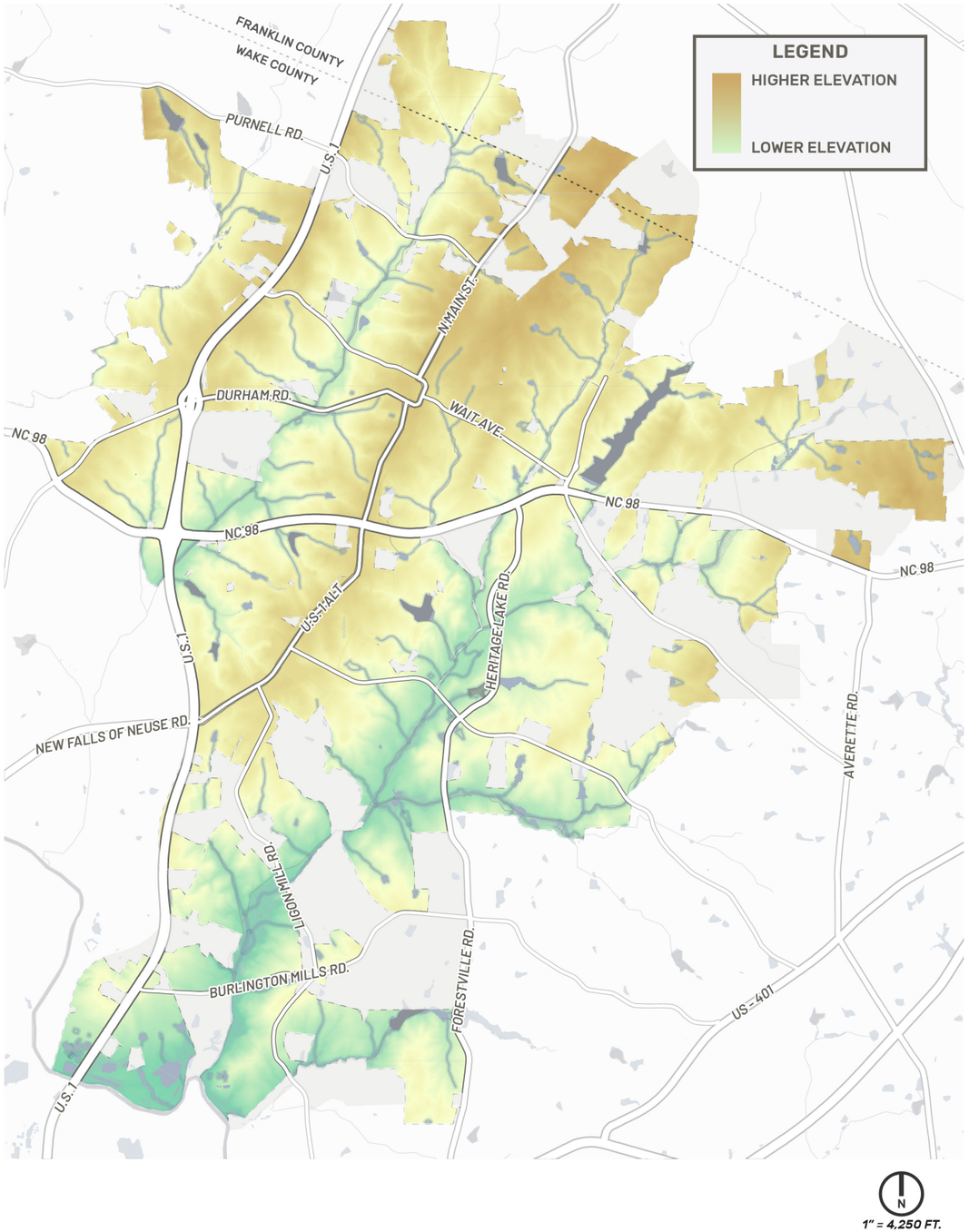



Figure 6: Landform Map



# 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

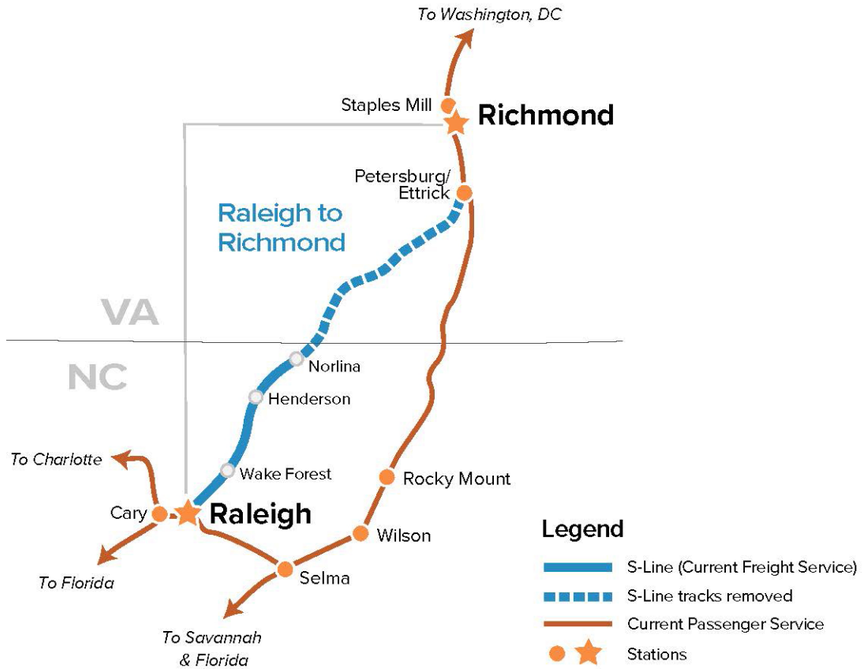



**Figure 7: R2R Route**



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.

CREATING VIBRANT SPACES
THE DOWNTOWN PLAN
PRESERVING HISTORIC CHARM

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.

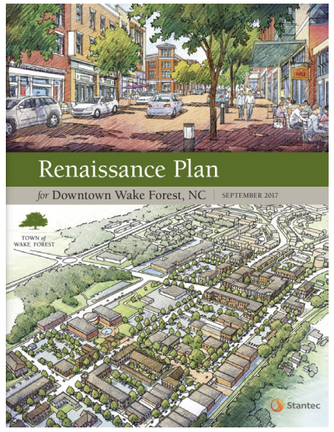


The assessment of parks and facilities revealed well-maintained assets, with Joyner Park being a notable highlight. However, the Plan recognized the need to improve circulation systems within parks, integrate natural areas more effectively, enhance connectivity across the parks and greenway system, and 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

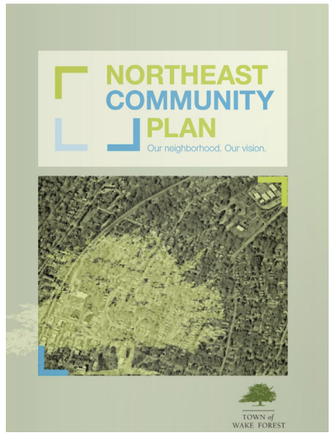
**[Renaissance Plan for Downtown Wake Forest (2017)]**

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.

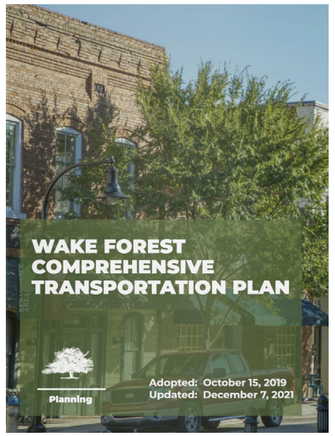
Community input has identified various opportunities for physical improvements in the Northeast Community, including enhanced streetscapes, pedestrian facilities, green spaces, street trees, and public art. These improvements are intended to create a stronger sense of community and potentially attract 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.

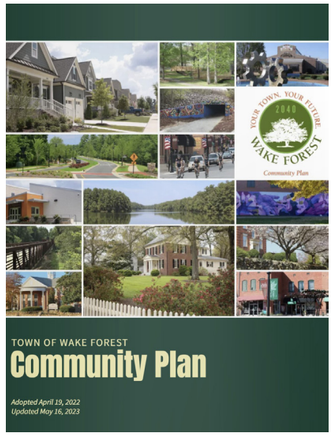
The evaluation of the proposed bicycle network and the consideration of soft trails and paved surfaces for accessibility also have implications for the parks and recreation system. These recommendations indicate a focus on promoting biking and active transportation within the community. Incorporating 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.

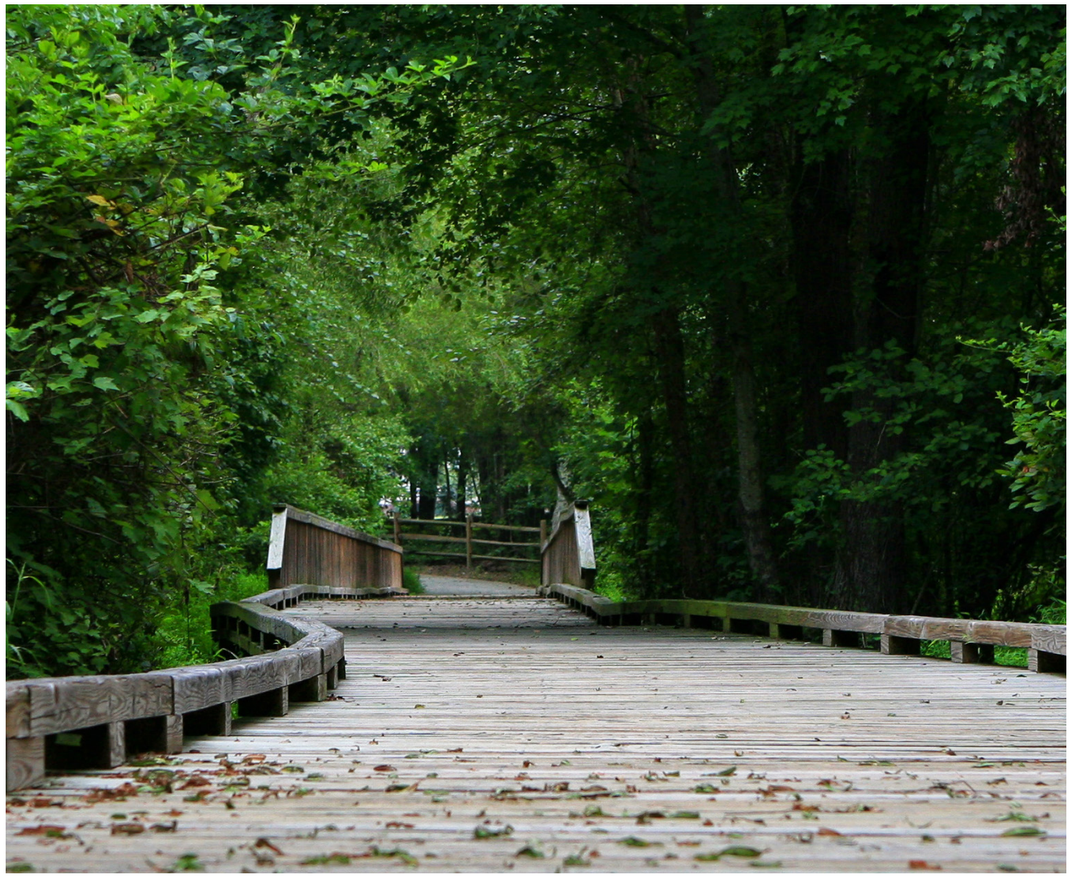
The findings from Wake County's Greenway System Plan reinforce the significance of greenways and trails within the Town of Wake Forest's park system. They call for a comprehensive approach to the current Master Plan update, one that prioritizes connectivity, regional cooperation, partnerships, and environmental 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.

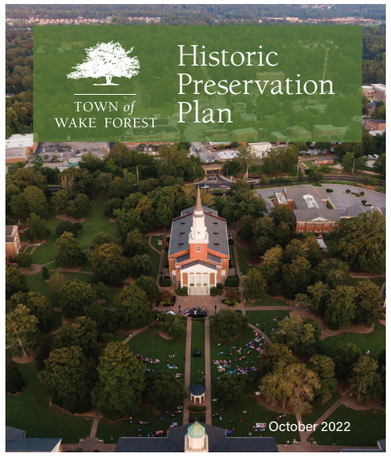
The Dr. Calvin Jones Greenway/Dunn Creek Greenway project offers an off-road, safe bicycle and pedestrian route parallel to Dr. Calvin Jones Highway. It spans approximately 1.7 miles, connecting the Corporate Chaplain Multiuse Path to the Dunn Creek Greenway, then north to Lemongrass Lane. This project 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.

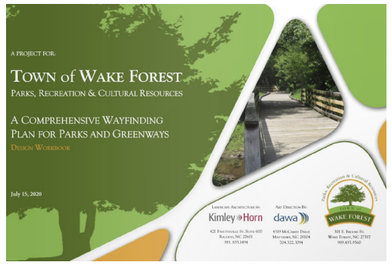
| | |
|---|---|
| **1 Strengthen Historic Preservation Program** | Action items included in this goal relate to government processes, program administration, transparency, access to information, and the role of the HPC. |
| **2 Maintain Historic Character** | Action items included in this goal relate 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**

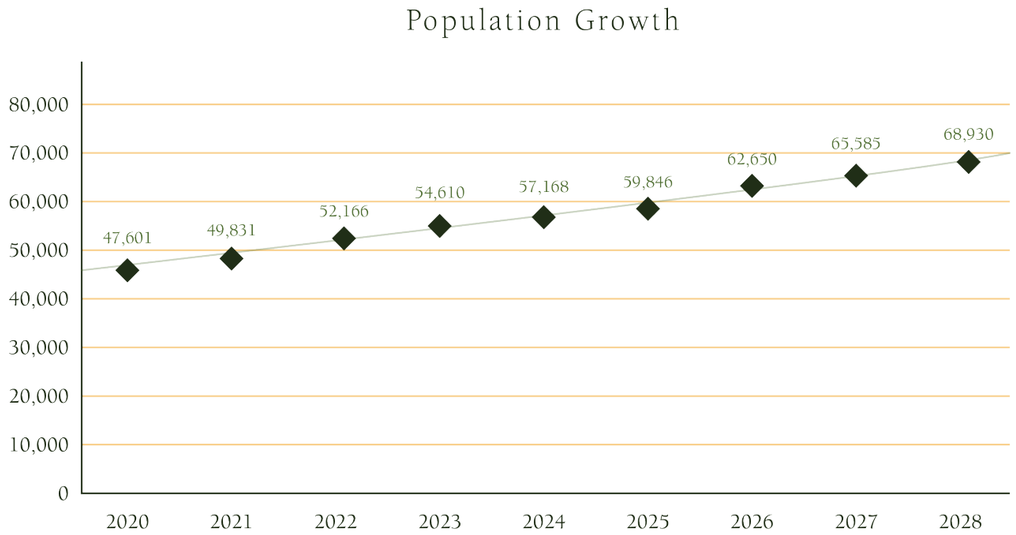



**Figure 1: Projected population growth for Wake Forest. Source: ESRI, Wake Forest Planning Bureau**



## 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.

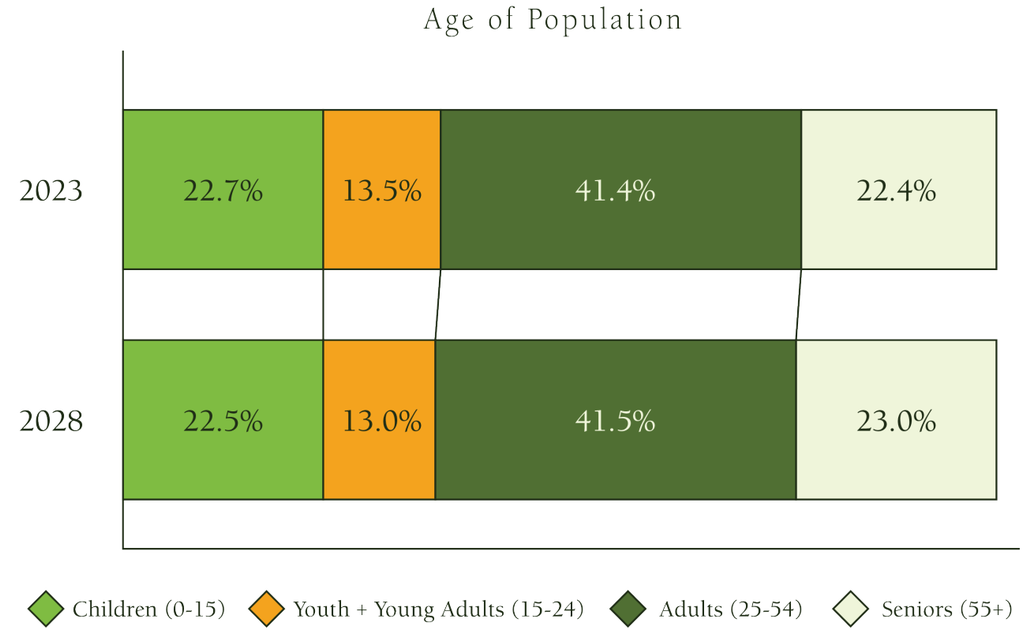



**Figure 2: Age segmentation of Wake Forest's population. Source: ESRI, US Census Bureau**

## 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.

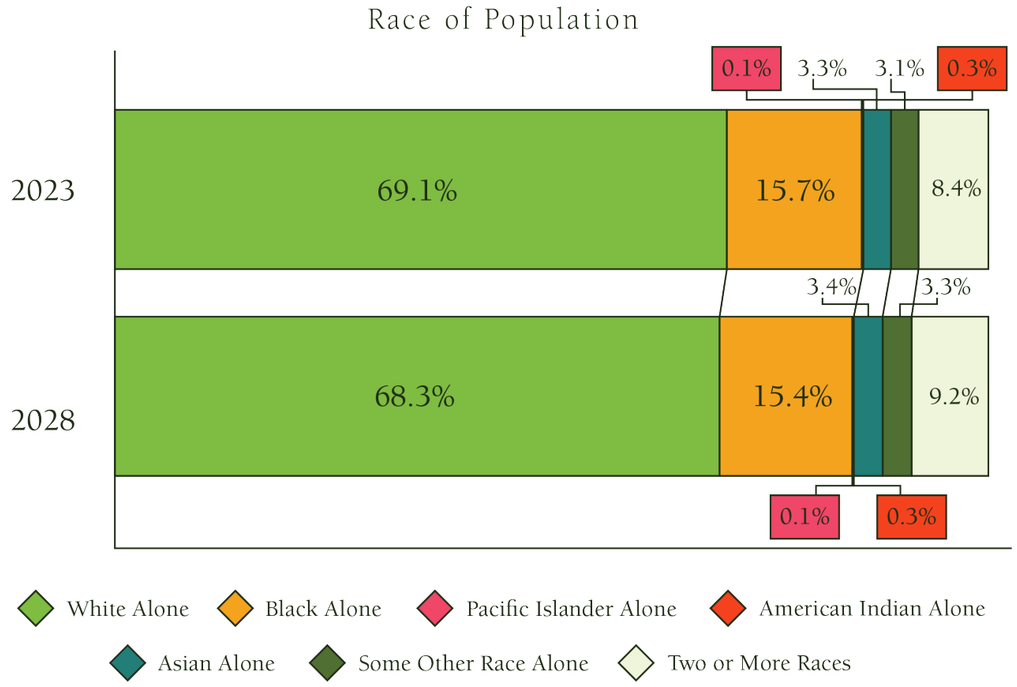



**Figure 3: Race segmentation of population of Wake Forest. Source: ESRI, US Census Bureau**



## 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 sizable 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**



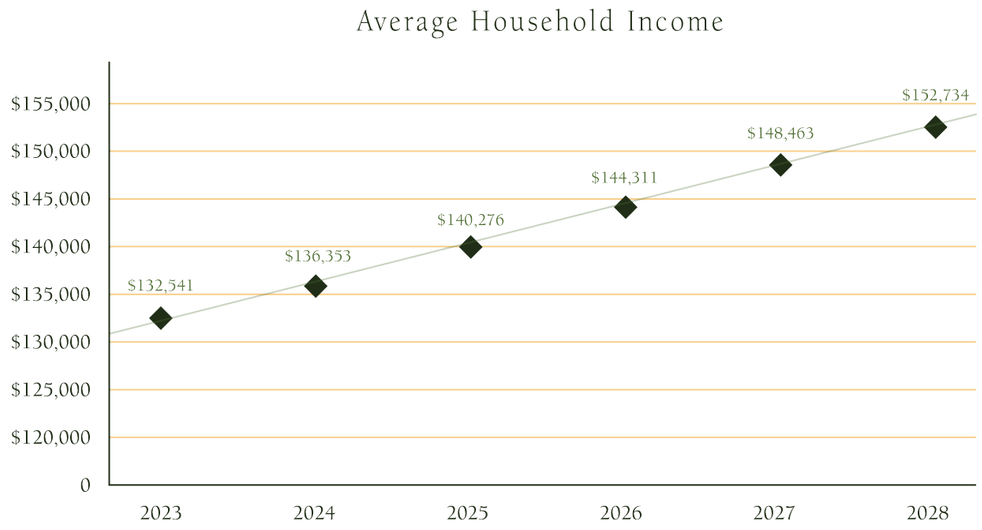



**Figure 4: Average household income in Wake Forest. Source: ESRI, US Census Bureau**

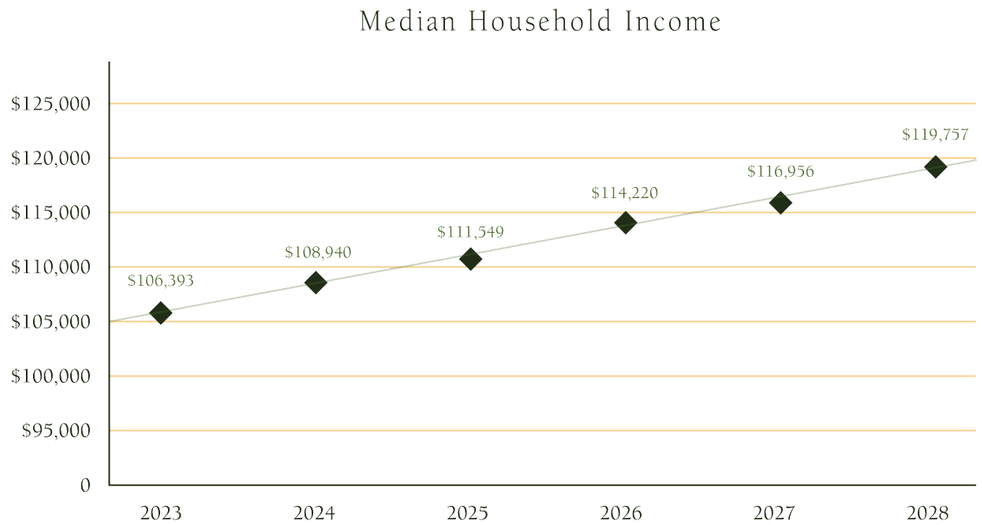



**Figure 5: Median household income in Wake Forest. Source: ESRI, US Census Bureau**



## 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.

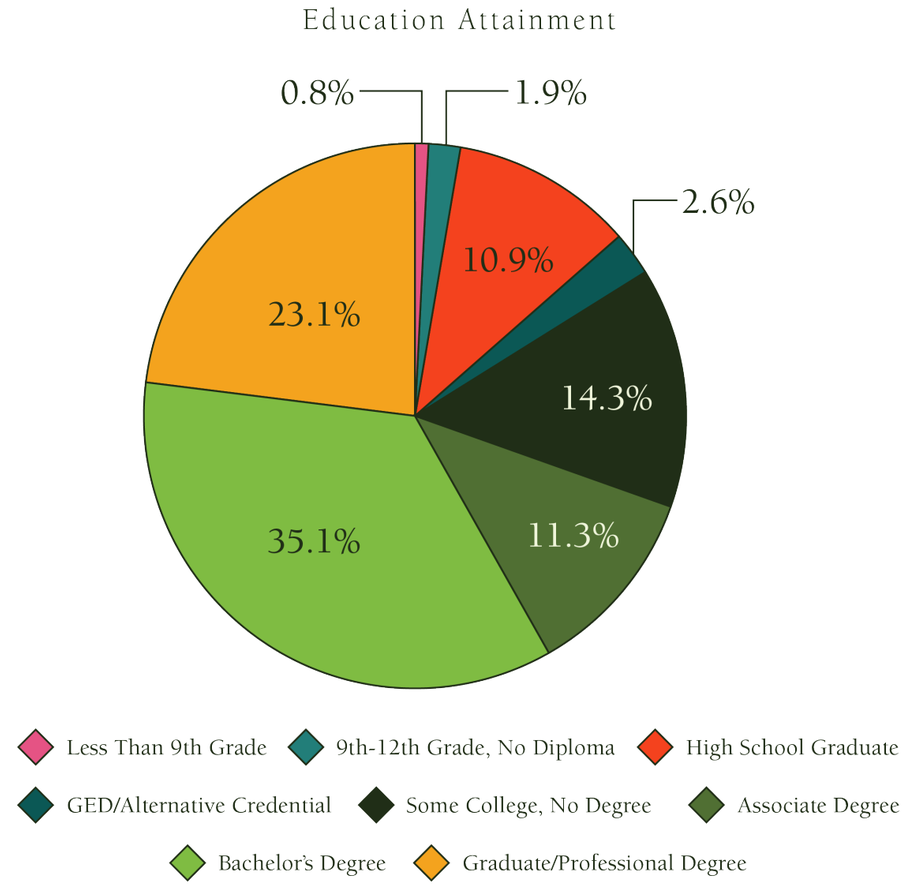



**Figure 6: Education attainment of population in Wake Forest. Source: ESRI, US Census Bureau**

## 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.

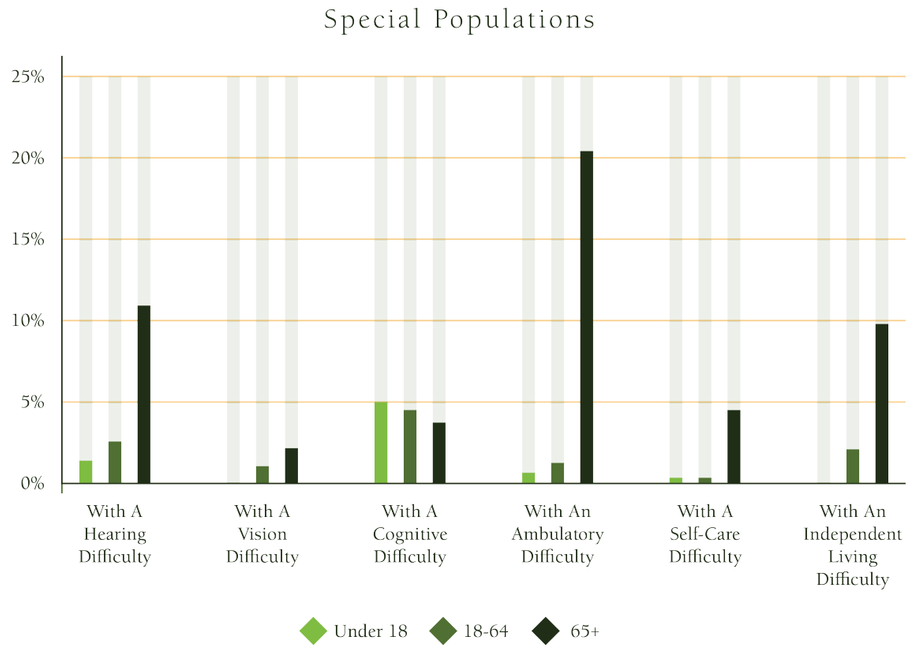



**Figure 7: Special Populations**



## 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

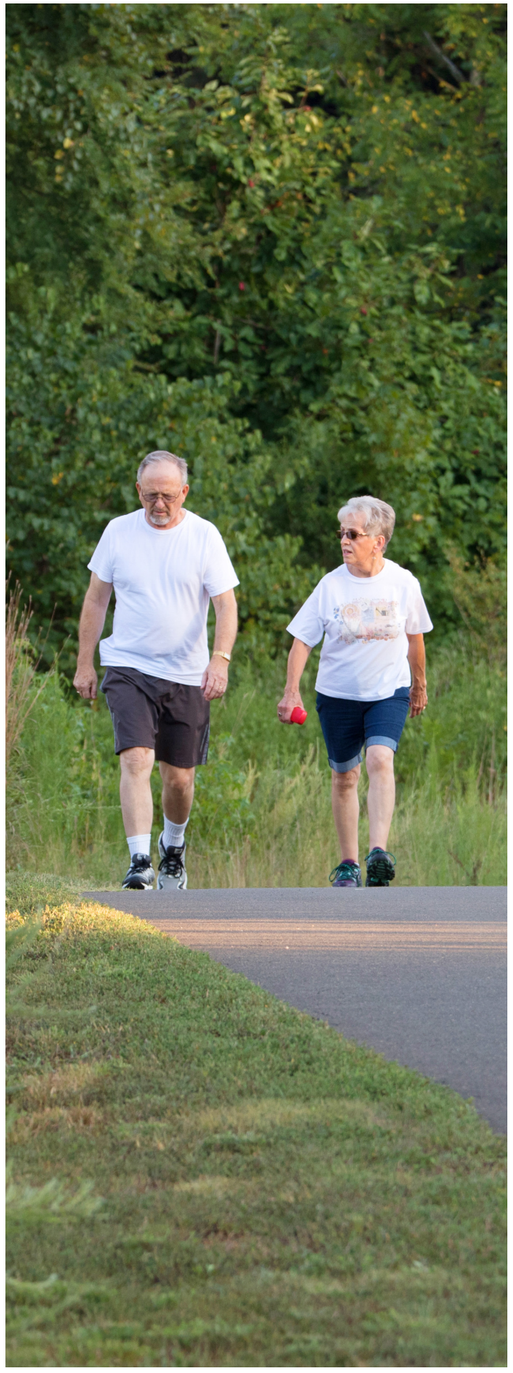
### Overview

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

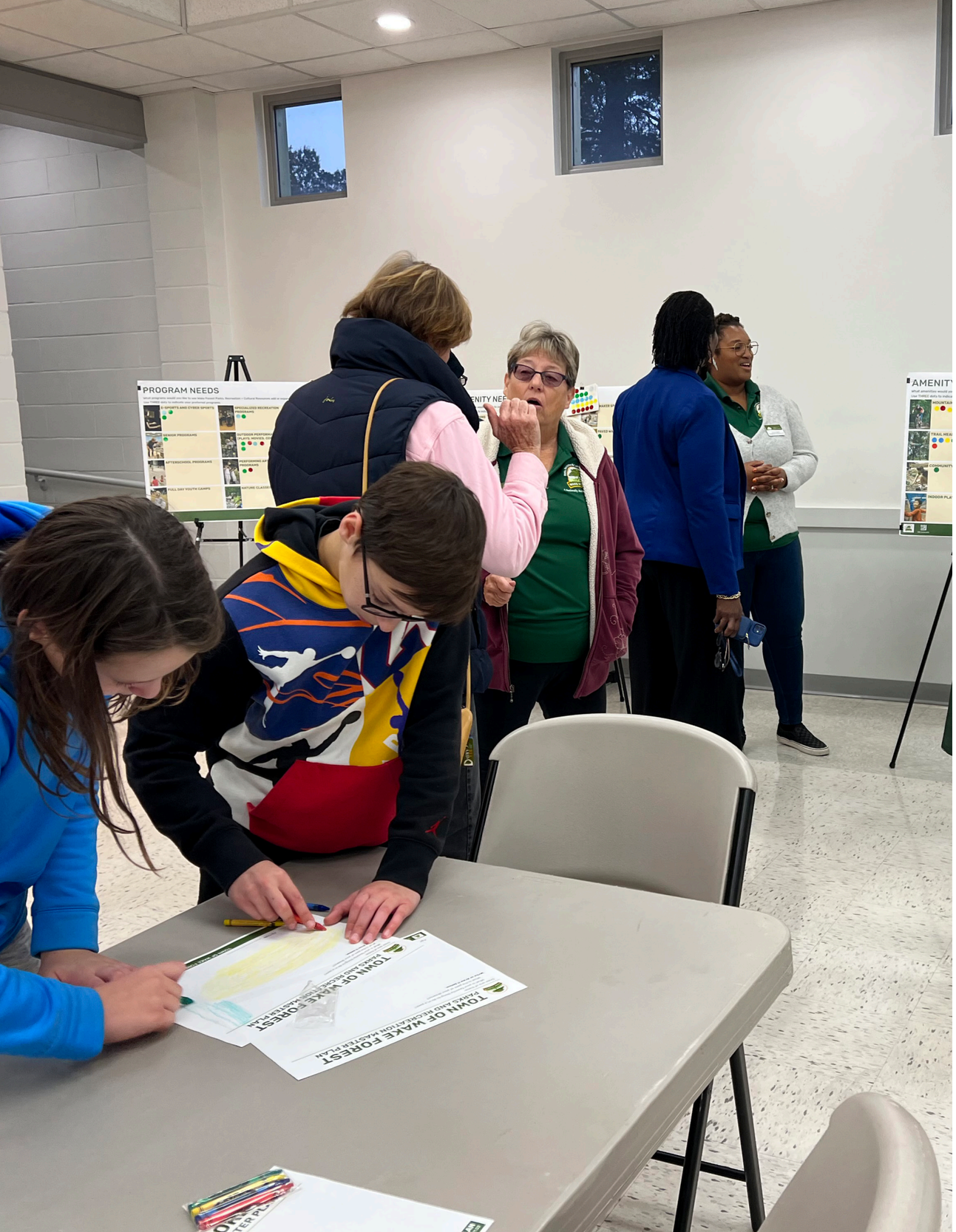
- Local trends in Wake Forest based on the MPI rating include weightlifting, running, swimming, and yoga.
- According to SFIA report at-will activities including a variety of strength training activities and low-impact forms of exercise have been growing nationally. The report also suggests the top growing 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.






# Overview

| | |
|---|---|
| **Scientific Survey**<br>- Late Summer - Early Fall<br>- 308 Responses | **308**<br>**Households** |
| **Open Houses**<br>- Drop-In Event - November 2nd, 2023 at the Alston-Massenburg Center<br>- Drop-In Event - November 14th, 2023 at Wake Forest Town Hall | **87**<br>**Participants** |
| **Online Engagement**<br>- Play It Forward - Public Opinion Survey #1: Opinions + Needs<br>- Play It Forward - Public Opinion Survey #2: Existing Parks Enhancements<br>- Play It Forward: Public Opinion Survey #3: Needs Assessment | **330+**<br>**Participants** |
| **Special Events Attendance**<br>- To promote Online Engagement | |
| **Focus Groups**<br>- Seniors - December 6th, 2023 at Joyner Park Community Center (JPCC)<br>- Teens - December 6th, 2023 at JPCC<br>- Specialized Recreation - December 9th, 2023 at JCC<br>- Families + Youth - December 9th, 2023 at JCC<br>- Adults - December 9th, 2023 at JPCC | **35**<br>**Participants** |
| **Listening Sessions**<br>- Wake Forest PRCR Staff - August 10th, 2023<br>- PRCR Advisory Board - August 28th, 2023<br>- Town of Wake Forest Board of Commissioners - October 3rd, 2023 | **47**<br>**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



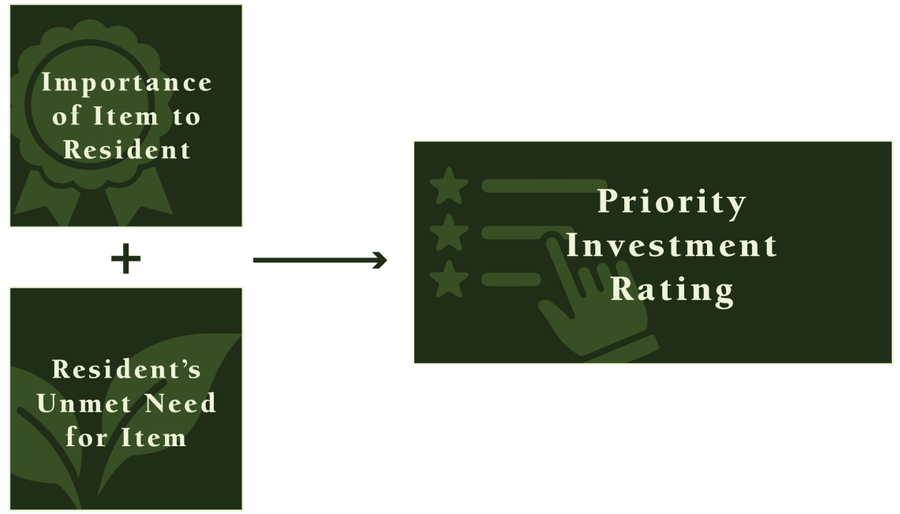



Figure 2: Priority Investment Rating (PIR)

# 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

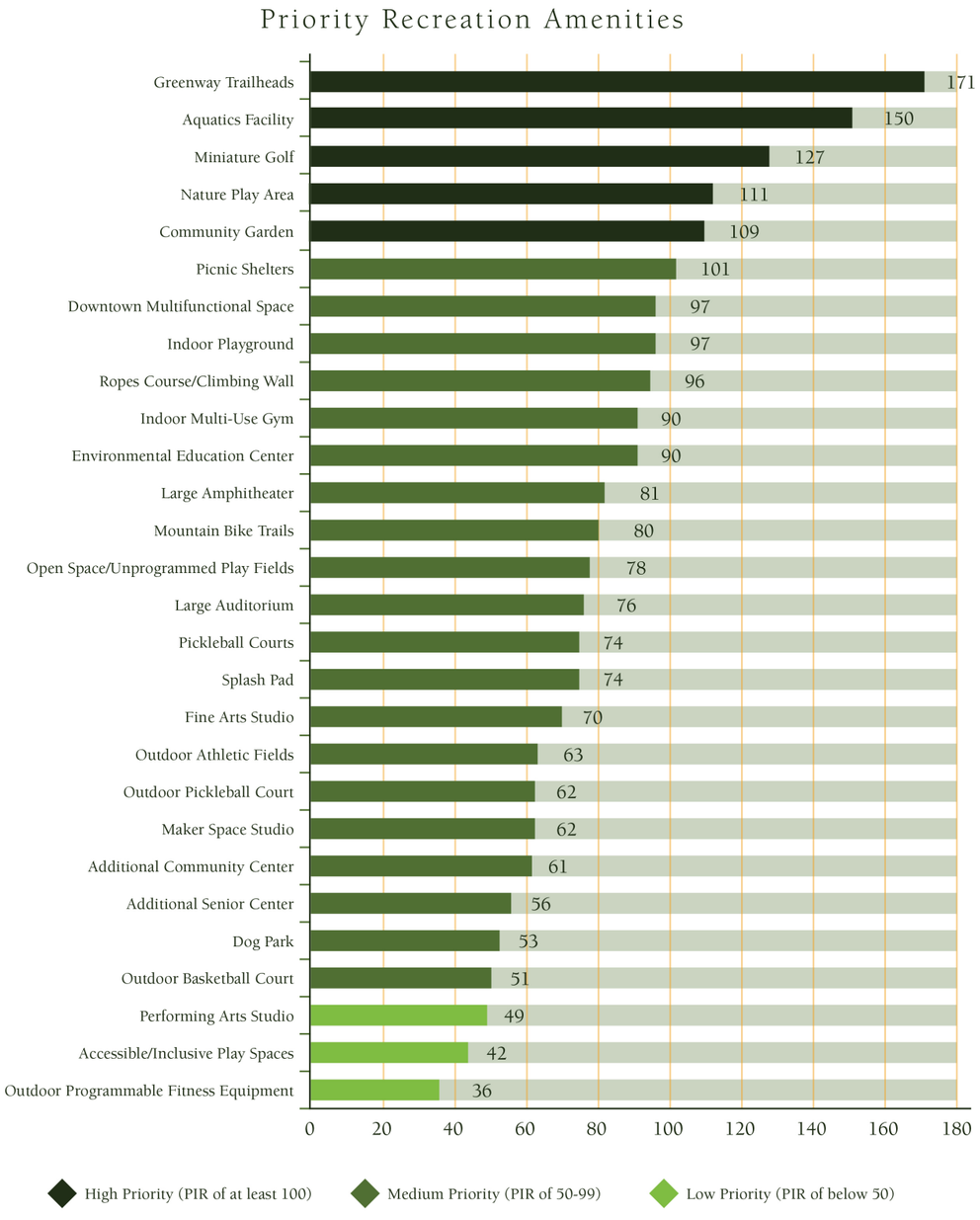



**Figure 3: Priority Recreation Amenities**



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.

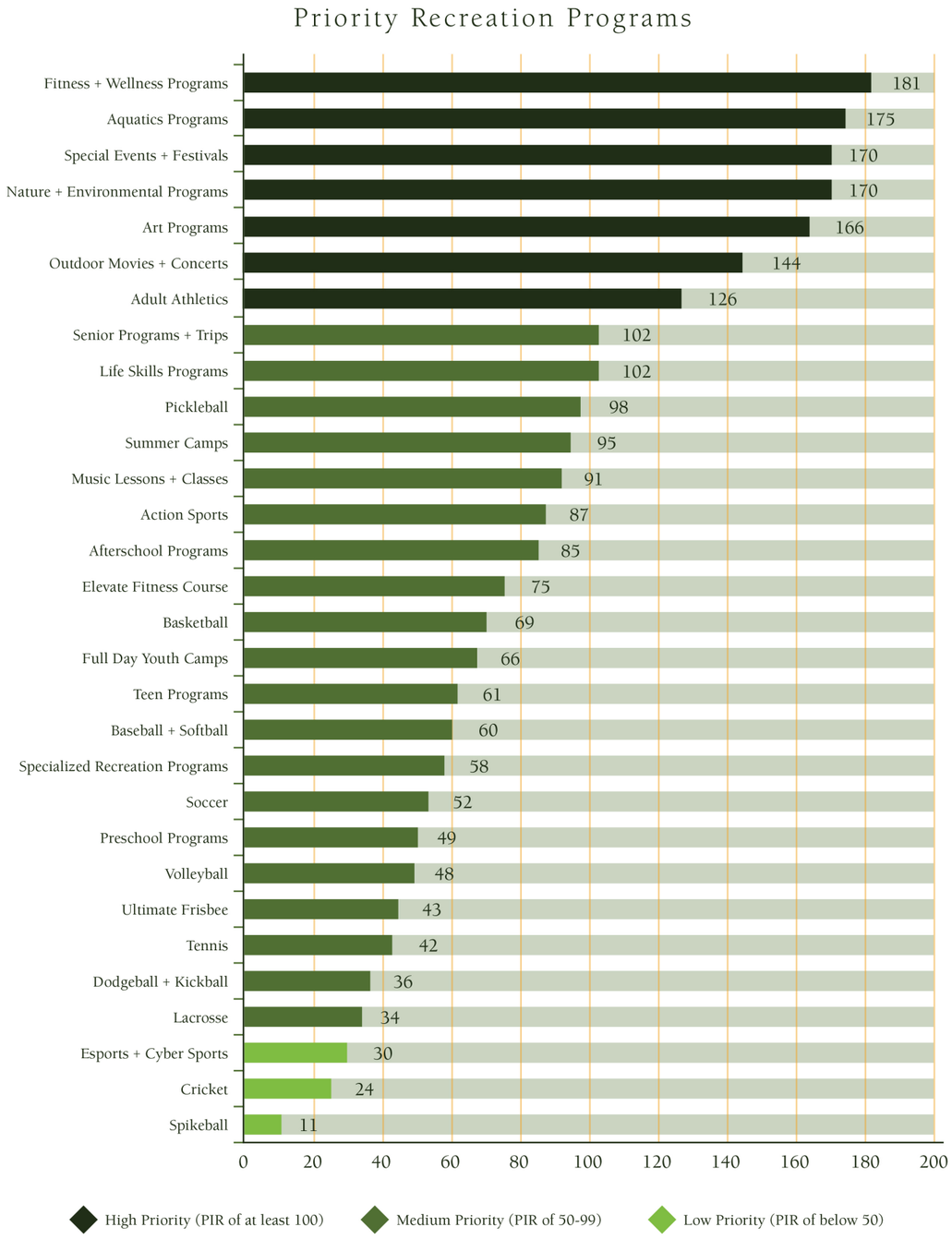



**Figure 4: Priority Recreation Programs**



### 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**

Please indicate how supportive you would be of the Town of Wake Forest taking the following actions to improve the parks + recreation system in the Town.

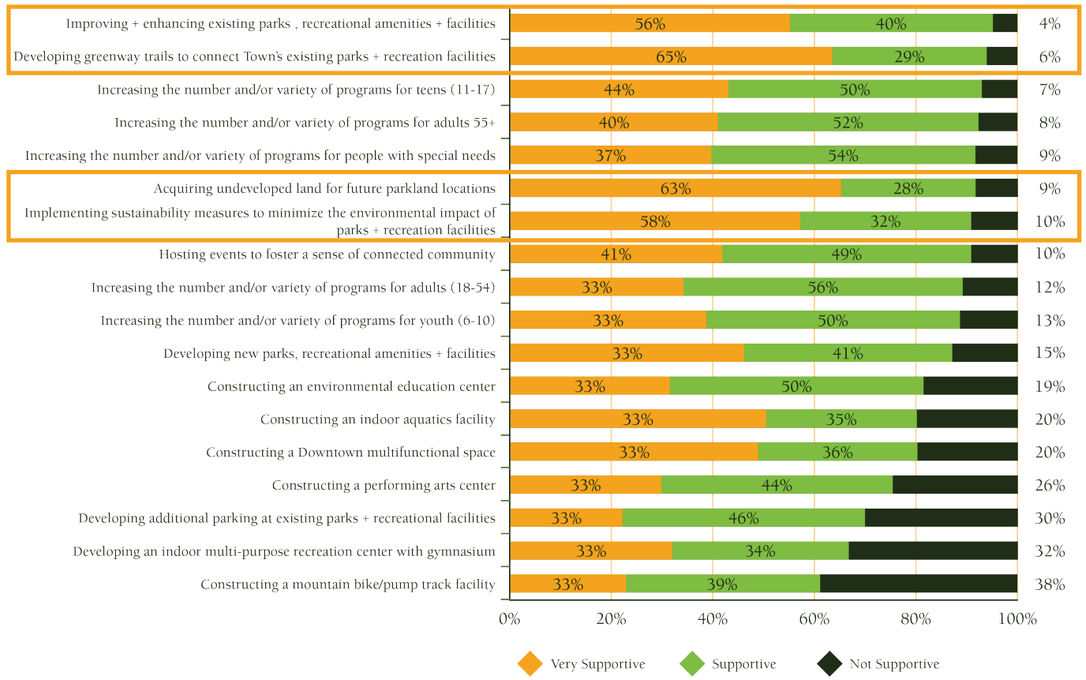



**Figure 5: Community Priority Actions**

## 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.

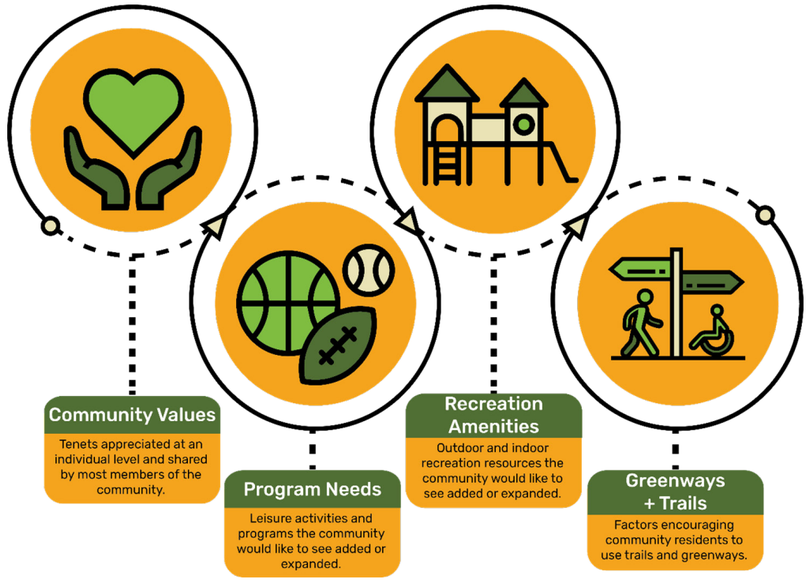
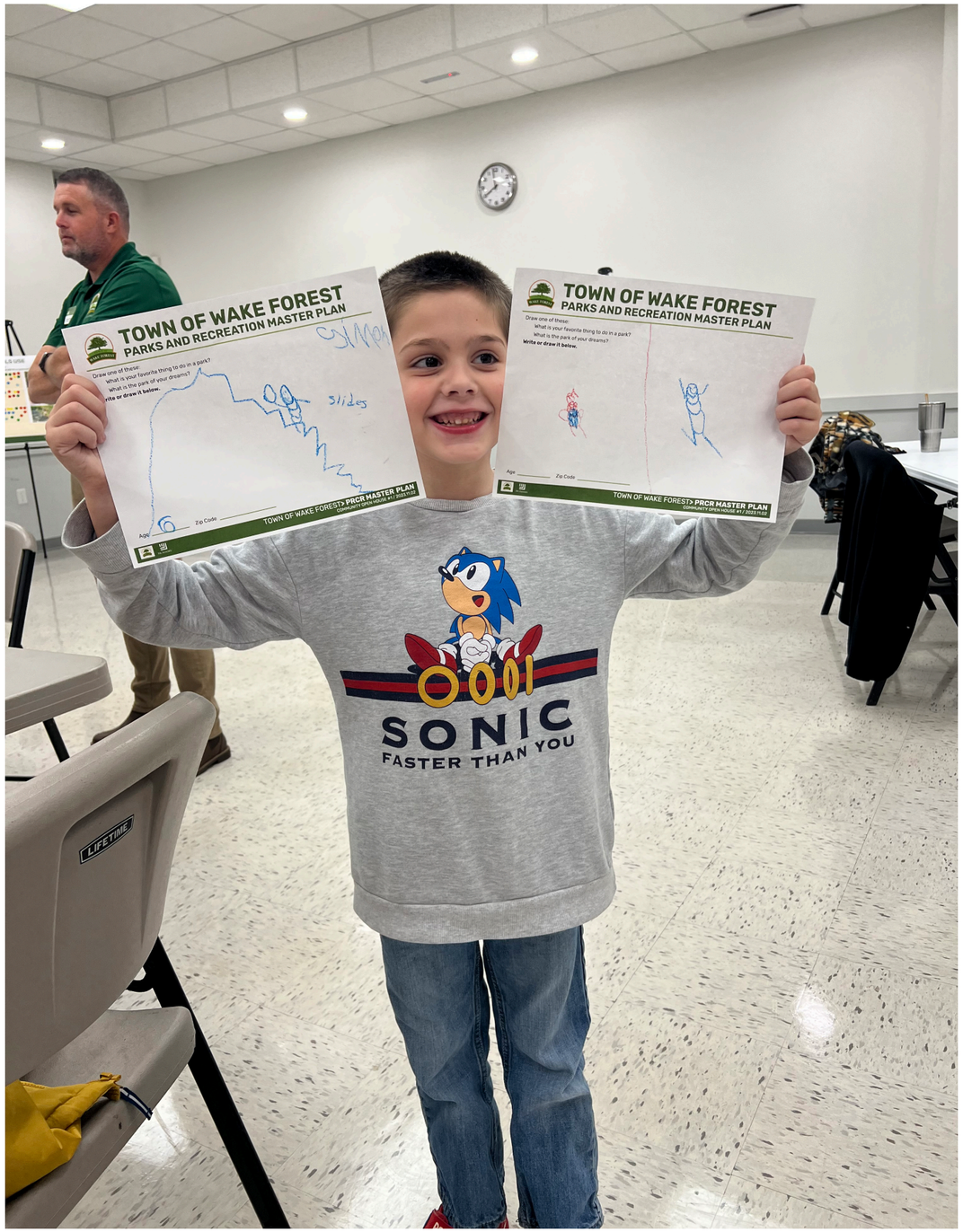



Figure 6: Community Engagement Input






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.

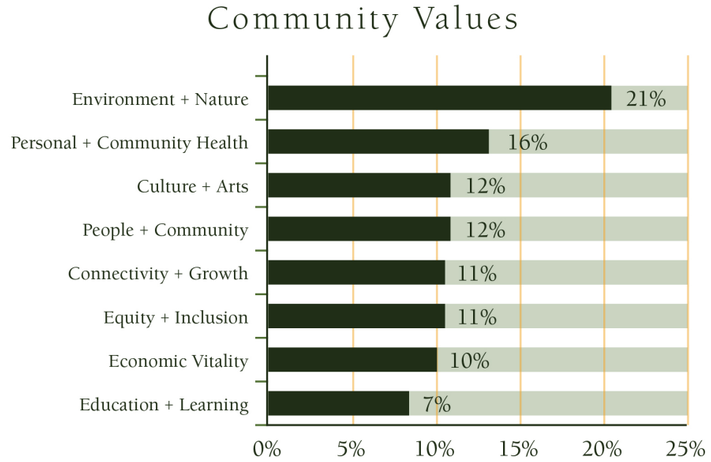



**Figure 7: Community Values**



## 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.

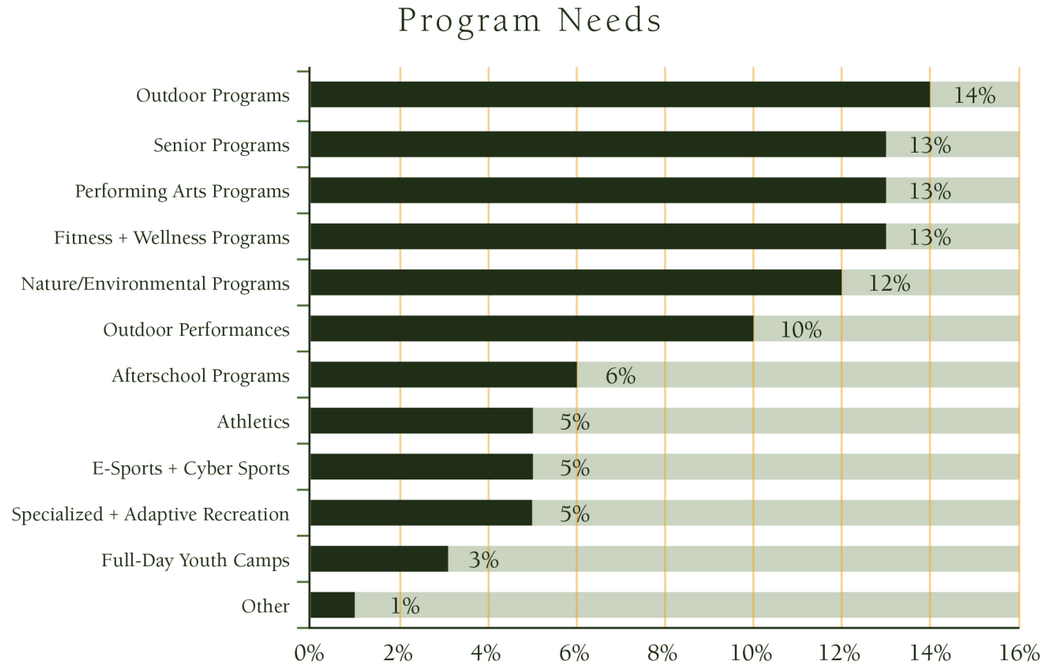



**Figure 8: Program Needs**

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.

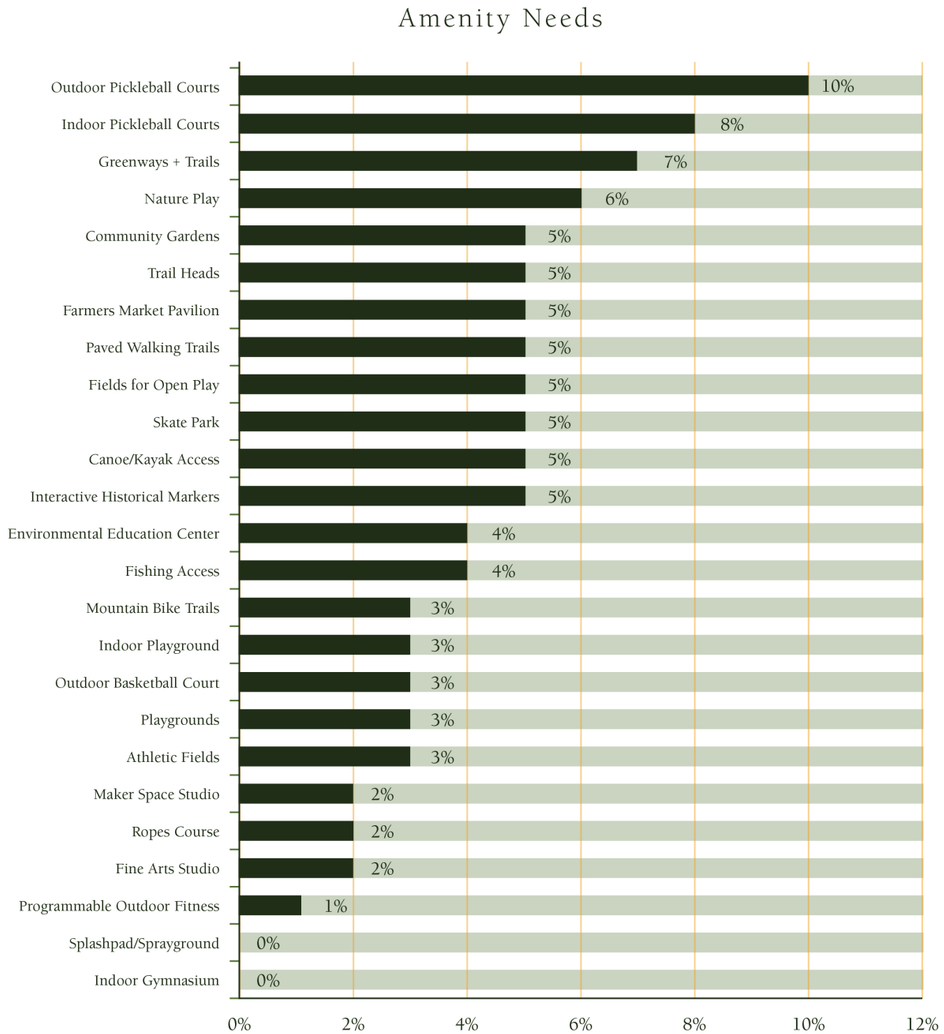



**Figure 9: Amenity Needs**



## 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.

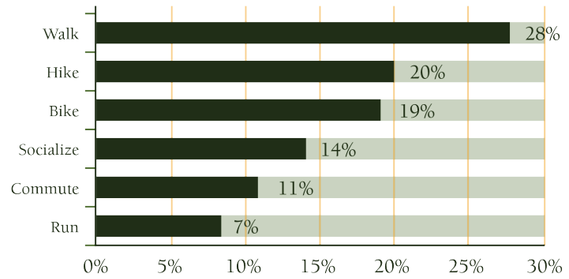



**Figure 10: Greenways + Trails Use**

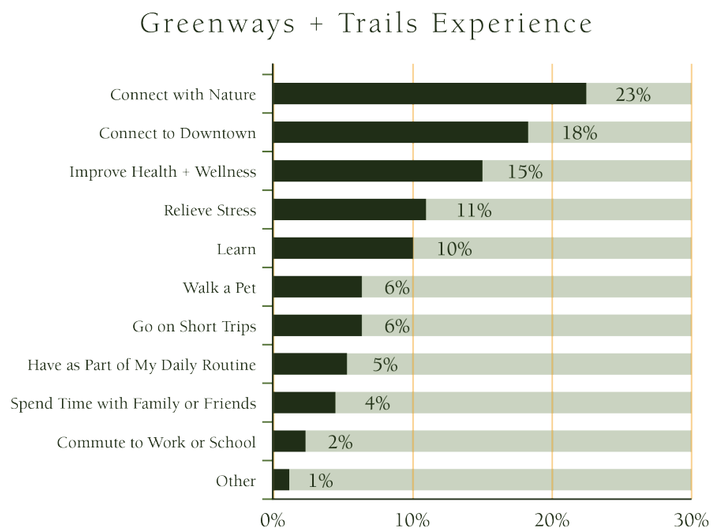



**Figure 11: Greenways + Trails Experience**




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 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.

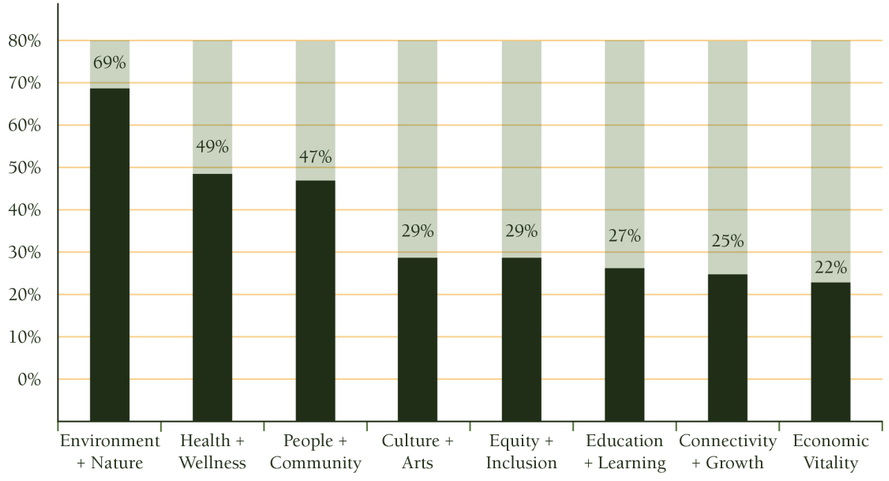



**Figure 12: Top Community Values**



#### 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.

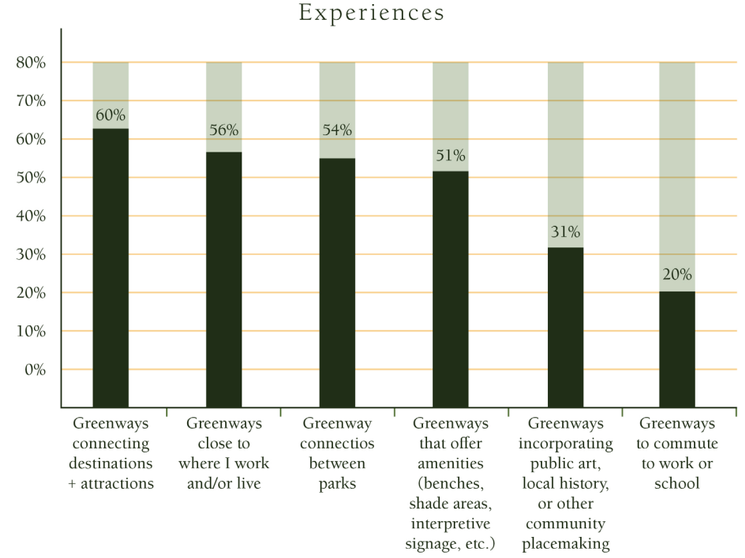



**Figure 13: Desired Greenways + Trails Experiences**

### 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]

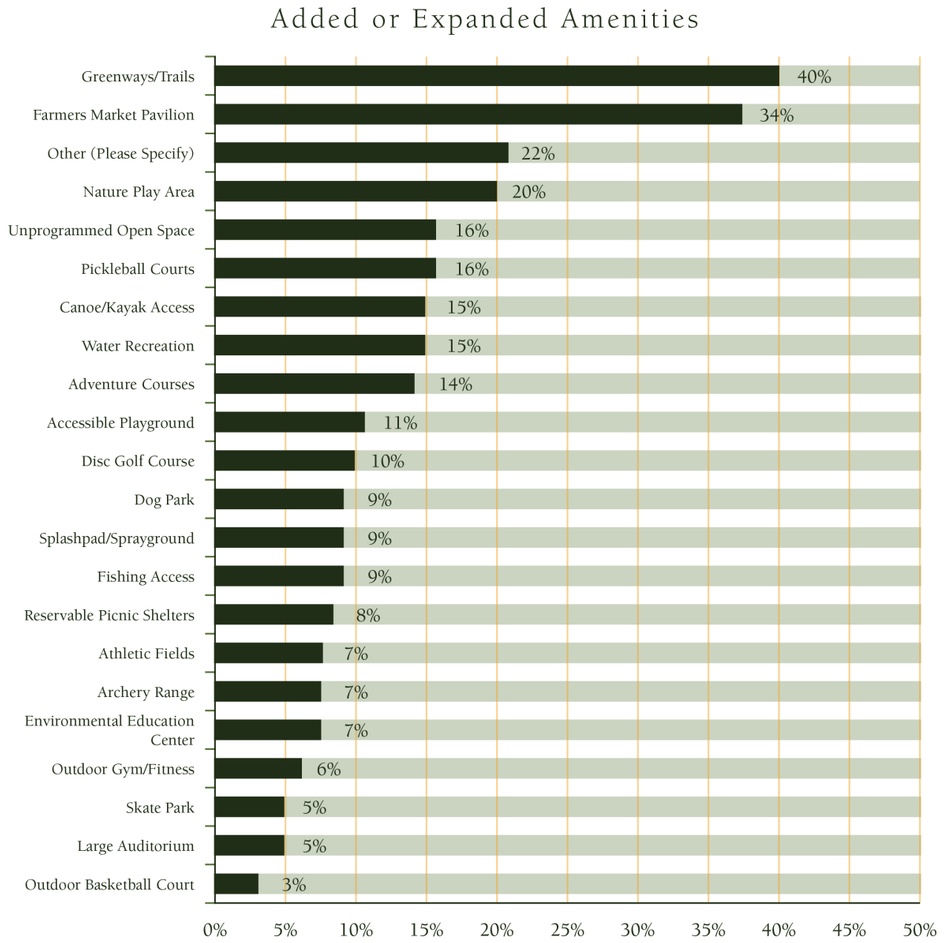



**Figure 14: Added or Expanded Amenities**



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

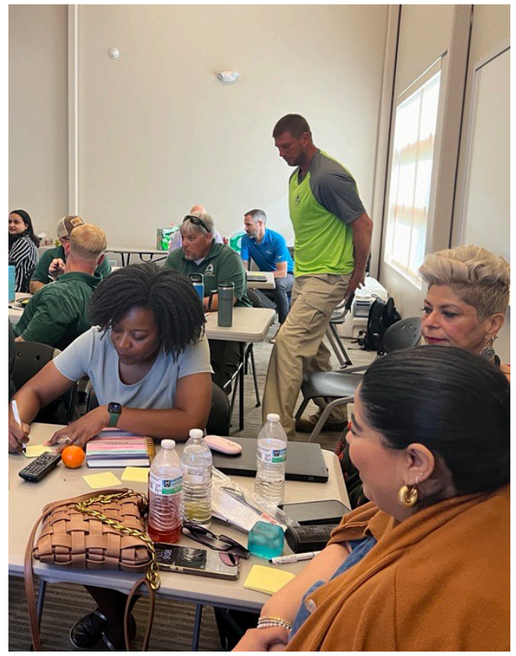
The majority of comments in this category mentioned opportunities for both socialization and learning. Participants offered numerous options including cooking classes (e.g. baking, cooking, and culinary instruction), fitness classes and workout groups; and more technical courses like woodworking, art 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.

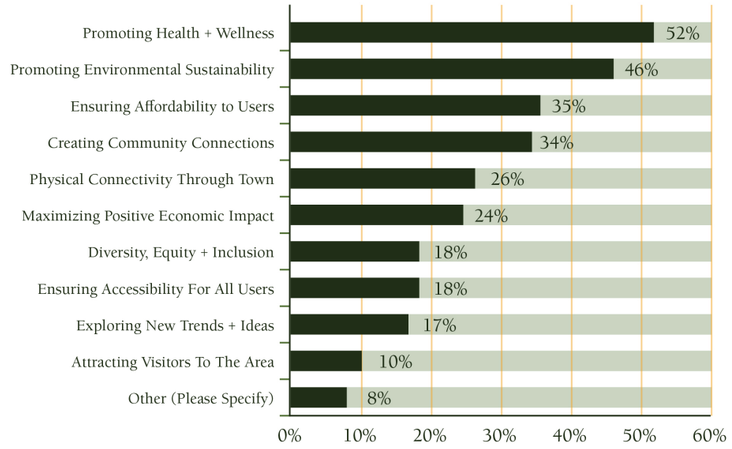


**Staff Engagement Session**

3 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

4 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/

Most Important Considerations from Public Opinion Survey #1




**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?<br><br>Are the existing support facilities adequately functioning?<br><br>What infrastructure components are missing? | What is the overall park condition, cleanliness, and the neighborhood environment?<br><br>Do park amenities need enhancements?<br><br>Is the park maintained to Town standards? | Has the Town intentionally sought to ensure that recreation facilities across the system are varied?<br><br>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?<br><br>Are people able to identify the facility as a Town of Wake Forest park? | What meaningful and valuable aspects of user-park interactions exist?<br><br>Does the park design and amenities facilitate engaging encounters?<br><br>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<br><br>**1,222.8 acres** Town-owned Land<br><br>**473.23 acres** Total Park Land<br><br>**213 acres** Developed Parks<br><br>**260.23 acres** Undeveloped Land within Existing Parks<br><br>**749.57 acres** Conservation Land<br><br>**1** 143-acre Reservoir | **14.10 miles** Completed Public Greenway<br><br>**1.12 miles** Greenway Under Construction<br><br>**5.03** Greenways in Design Phase<br><br>**37.4** Proposed Greenway Miles | **83,157 sq. ft.** of Indoor Recreation Space<br><br>**3** Community Centers<br><br>**1** Historic Multipurpose Building<br><br>**1** Senior Center<br><br>**1** Maintenance Building (3,400 sq. ft.) | **3** Baseball Fields<br><br>**7** Softball Fields<br><br>**7** Multipurpose Fields<br><br>**6** Basketball Courts<br><br>**14** Tennis Courts<br><br>**4** Pickleball Courts<br><br>**1** Bocce Court | **2** Outdoor Event + Performance Amenities (1,000 Lawn Seat Joyner Park Amphitheater, Joyner Park Performance Center)<br><br>**2** Water Slides<br><br>**1** Six-lane 25-yard Lap Pool<br><br>**1** 18-hole Disc Golf Course<br><br>**1** Splashpad<br><br>**1** Indoor Walking Track |

| 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:**

- 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:**

- 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:

- Walking Track
- Gymnasium (Basketball, Volleyball, Pickleball)
- Dance Studio
- Fitness Room
- Multipurpose Activity Rooms (2)
- Kitchen
- Staff Offices

## 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.
- The unprogrammed open space between Ballfield #3 and the shelter/restroom facility is well-maintained.

## 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 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.

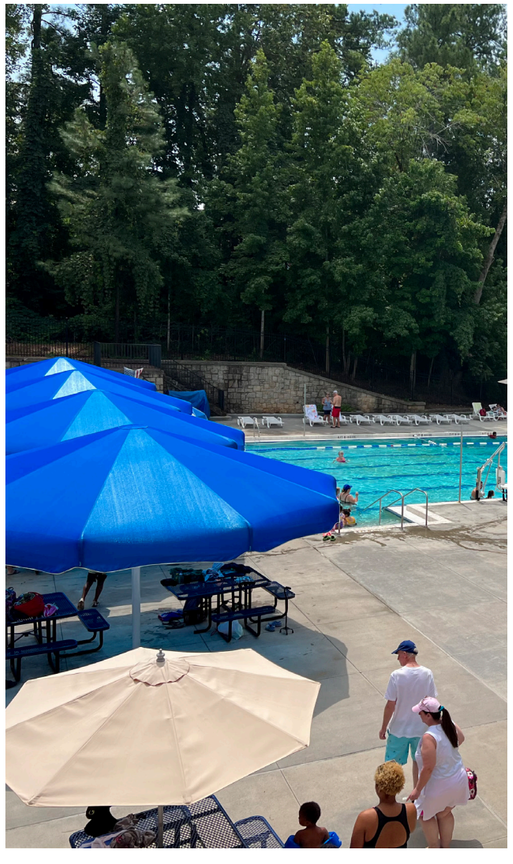
## STARS Score

★★★★ 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:

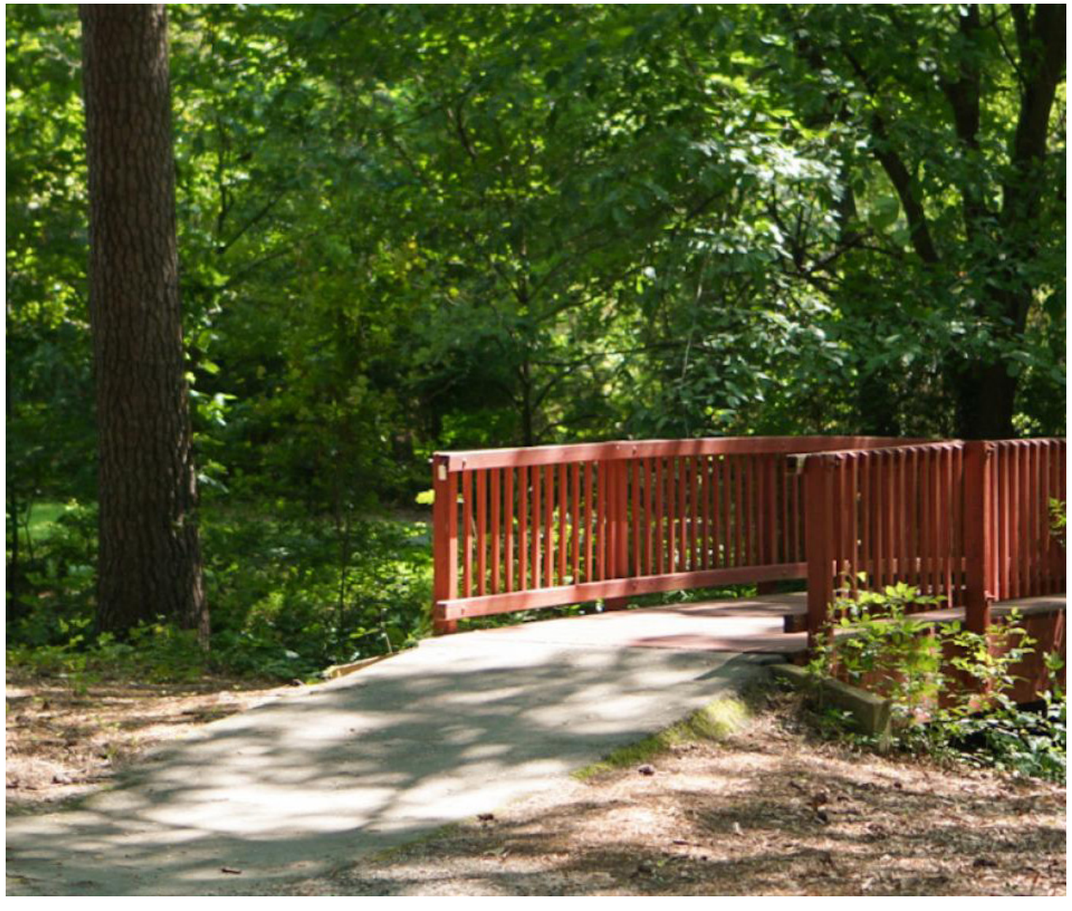
- The park's internal walking paths retain their original asphalt paving and are showing signs of cracking due to age and tree roots.
- The paths contain steep slopes that are not ADA compliant.
- Miller Park is primarily unprogrammed, therefore furnishings and support amenities substitute as recreational 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

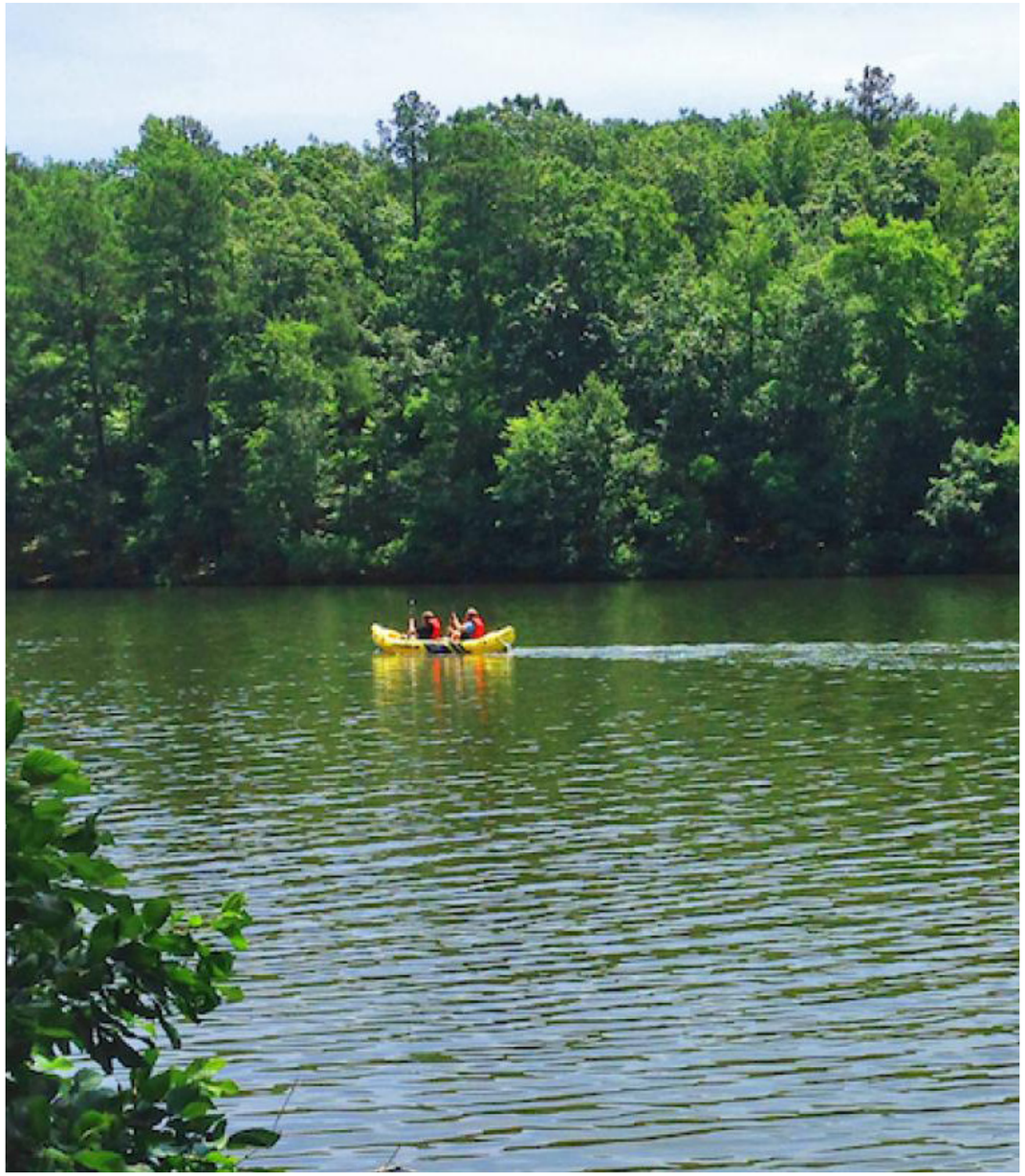
★ ★ ★ ACCEPTABLE

| 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.





# 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. |

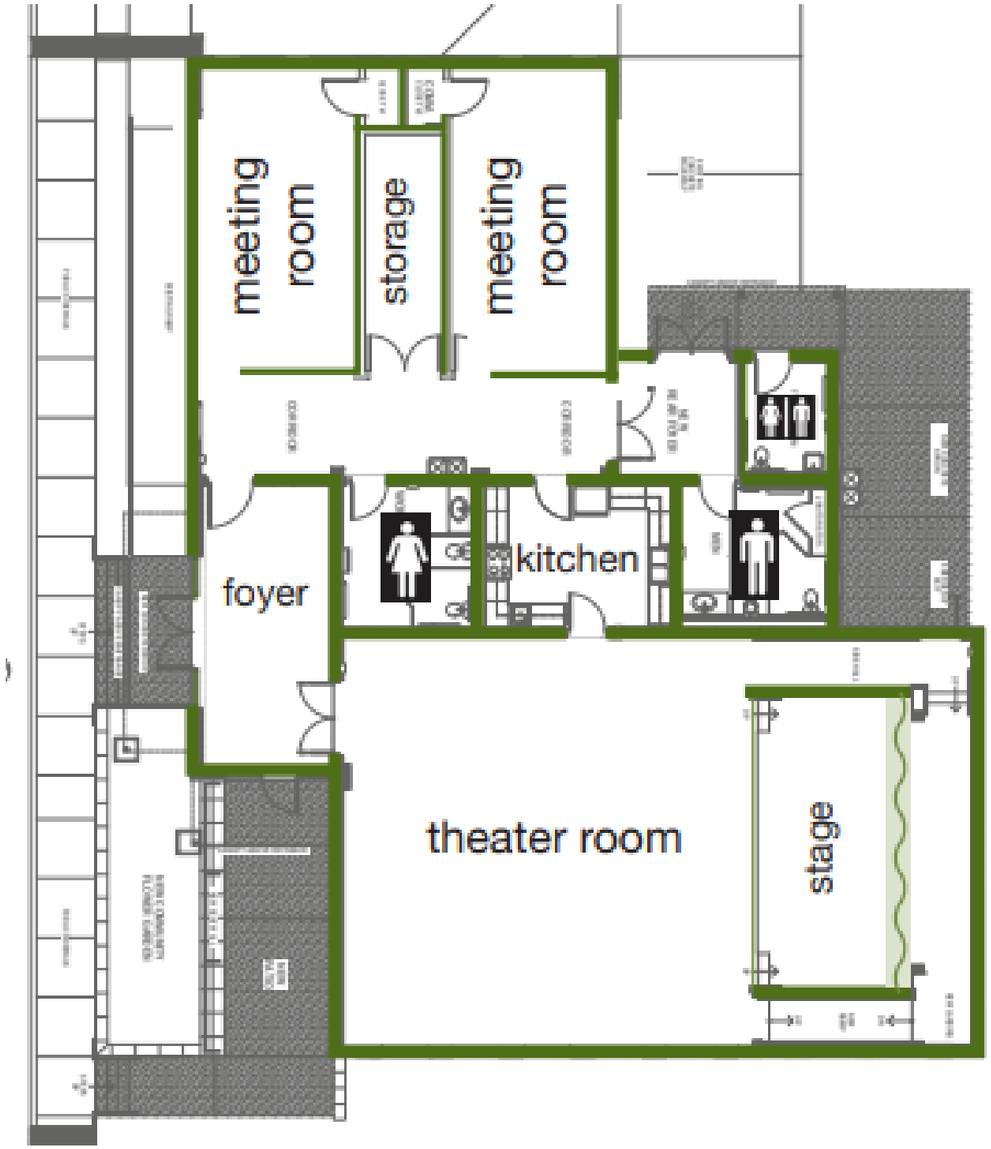
| Interior Category | Score | Notes |
|---|---|---|
| Interior: Restrooms | 6 | Lavatories are plastic laminate. Toilet partitions are plastic laminate. Restrooms appear to be in fair condition. |
| Interior: Doors | 7 | The interior doors are hollow metal frame with wood slab doors. They appear to be 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.<br><br>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

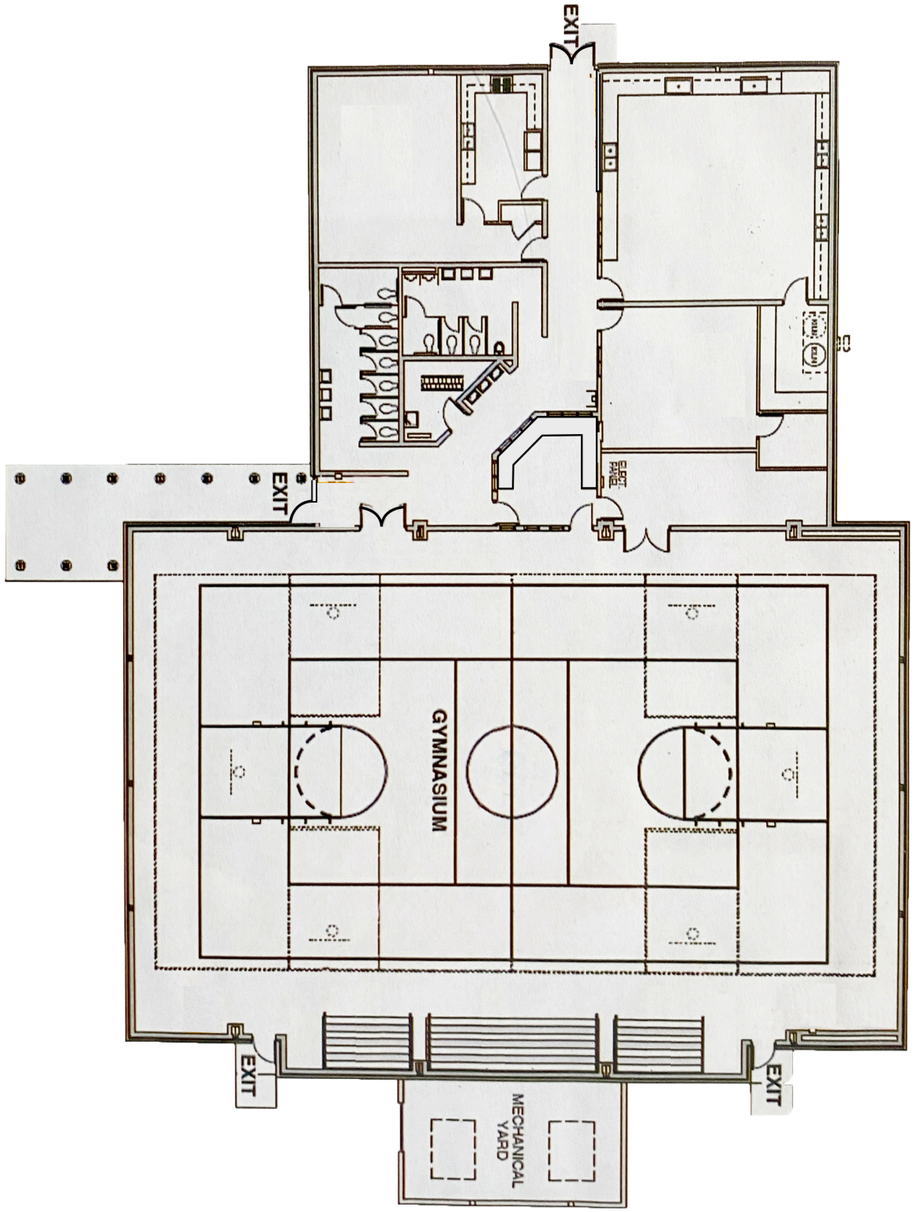
| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | N/A | Floor construction was not visible. |
| Shell: Roof Construction | 5 | The center has a blue standing seam metal roof that appears to be in fine condition. There were a few stains on the ceiling within the arts and 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.<br><br>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.





# Comfort Station + Press Box

| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | N/A | Floor construction was not visible. |
| Shell: Roof Construction | 7<br><br>N/A | The comfort station has a standing seam metal roof over tongue and grove decking. It appears to be in good condition.<br><br>The press box has a low slope standing seam metal roof. It was not observable. |
| Shell: Exterior Walls | 6<br><br>7 | 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.<br><br>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<br><br>7 | There are no exterior windows on the comfort station.<br><br>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<br><br>5 | Exterior doors within the comfort station are hollow metal frames and doors. They are in fair condition from normal wear and tear.<br><br>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<br><br>N/A | 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.<br><br>There were no notable roof openings within the press box roof. |



| Exterior Category | Score | Notes |
|---|---|---|
| Interior: Partitions | 6<br><br>5 | 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.<br><br>Interior partitions within the press box appear to be painted gypsum wallboard in fine condition. |
| Interior: Doors | 6<br><br>N/A | 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.<br><br>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<br><br>6 | Floors in the comfort station restroom are poured epoxy. They appear to be in good condition.<br><br>Floors within the press box are concrete and appear to be in good condition. |
| Interior: Ceiling Finishes | 6<br><br>5 | 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.<br><br>Gypsum wallboard ceilings are present in some areas within the press box. They appear to be in fine condition. |
| Interior: Fixtures | 6<br><br>N/A | 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.<br><br>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.

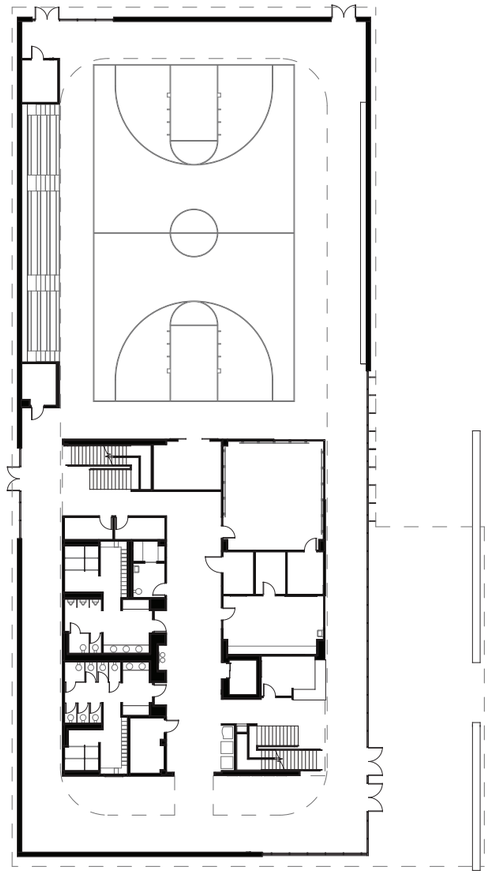


**Amenities:**
Designed to blend in with existing Joyner Park structures and the expansive property, the 32,000-square-foot facility features a walking track, gymnasium for basketball, volleyball and pickleball, multi-purpose rooms, dance studio, and kitchen.

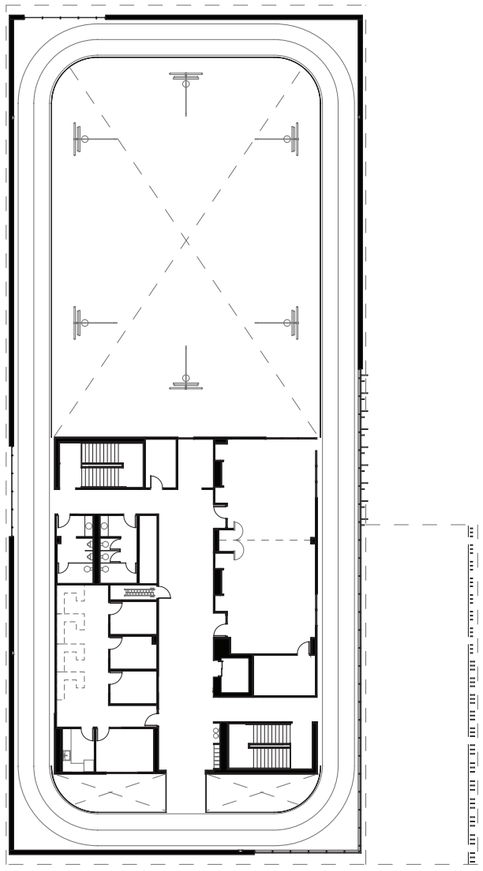
Walker Room
- 1,260 sq ft
- Multipurpose carpeted room with double monitor system
- Seating Capacity: 88 people at theater-style seats and 56 people seated at five-foot long tables

Gymnasium
- 7,528 sq ft
- Seating Capacity: 500 people seated at 36 bleachers

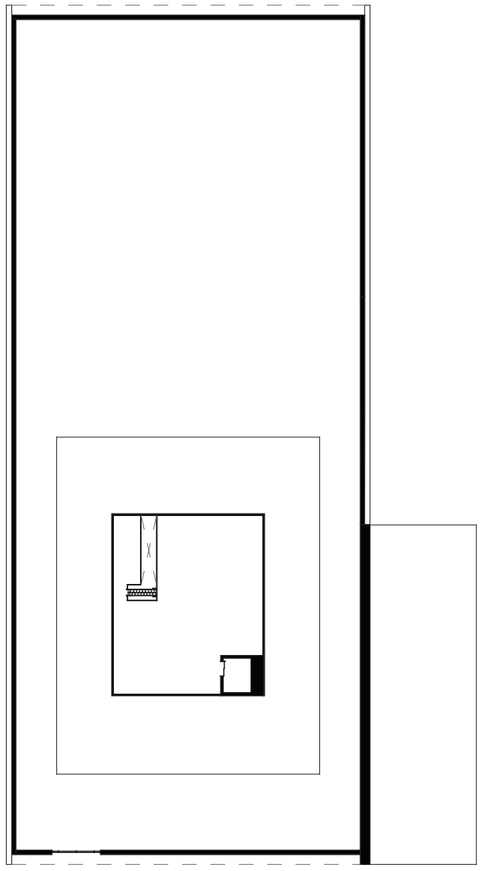
Catering Kitchen
- Serving tables
- 2 full refrigerators (with freezer), dishwasher, and sink



First Floor Plan 1N



Second Floor Plan



Roof Plan



| Exterior Category | Score | Notes |
|---|---|---|
| Shell: Floor Construction | 9 | Stained concrete flooring exists in the lobby, corridors, kitchen, and at reception.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>All interior doors appear to be in great condition. |
| Interior: Wall Finishes | 9 | All walls are painted gypsum wall board.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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. |

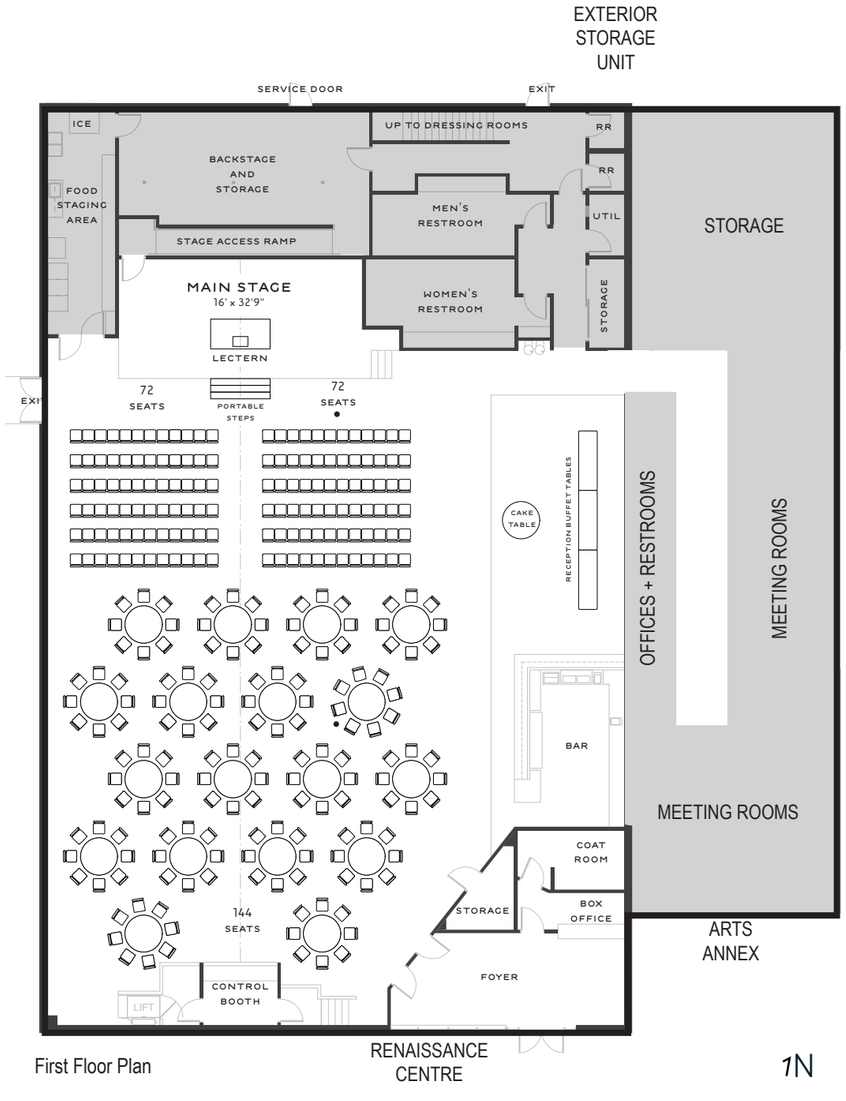
| Interior Category | Score | Notes |
|---|---|---|
| Interior: Partitions | 5/6/7 | Interior partitions are painted gypsum walls along with a few painted CMU walls. Toilet partitions are stainless steel in the grand hall restrooms. In the other restrooms there are painted metal partitions.<br><br>The 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.<br><br>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.<br><br>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.<br><br>The ceramic tile in the grand hall restrooms is in great condition.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>The prep kitchen contains stainless steel sinks, prep tables, and refrigerators. The appliances and plumbing fixtures appear to be in good condition. |

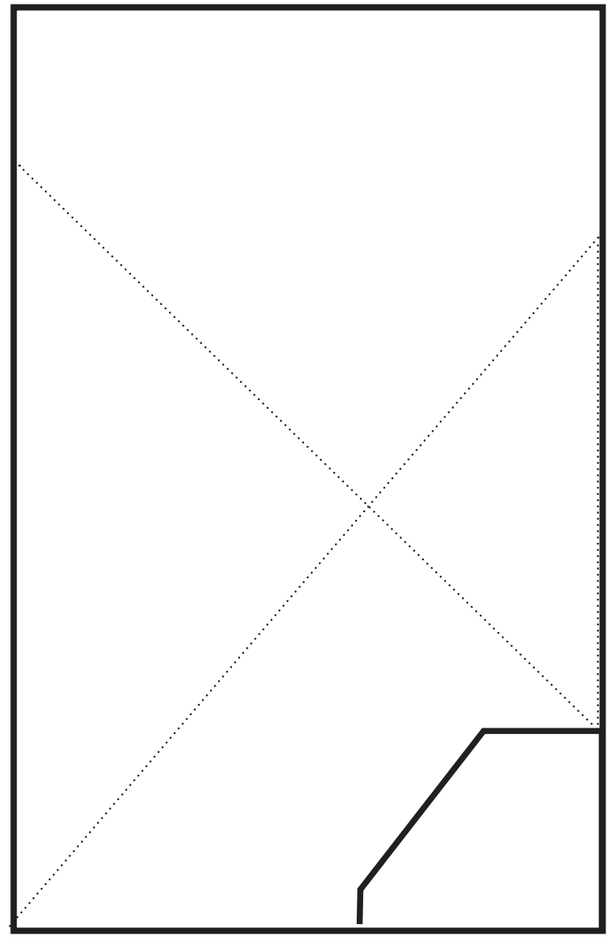
In assessing the building's condition, the rating system below was utilized:

**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.




First Floor Plan





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.

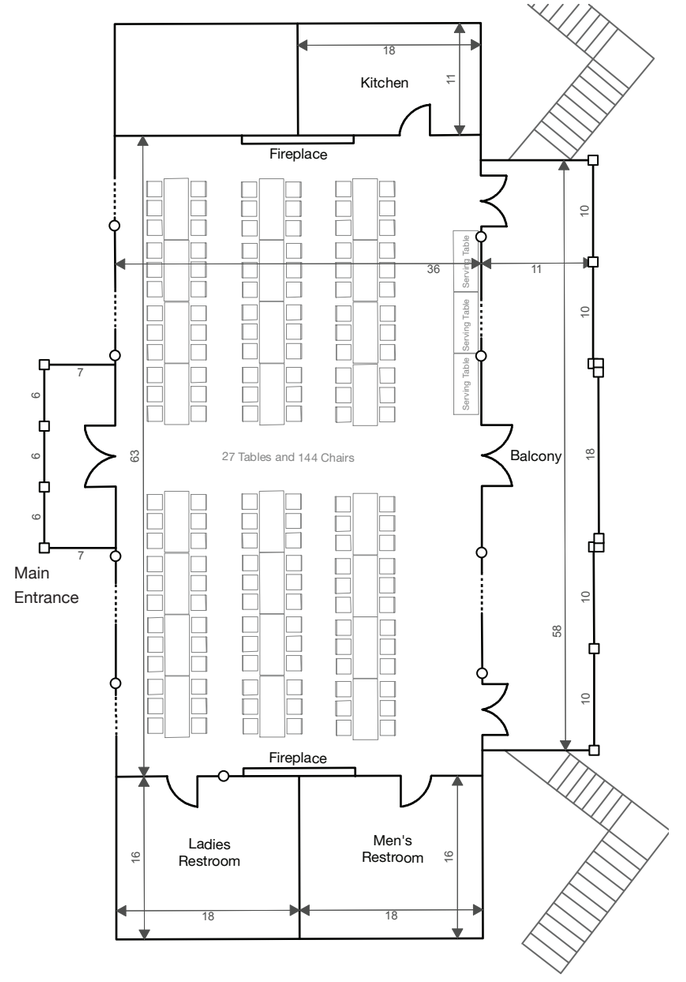
**Structure:**
The Wake Forest Community House is available for family reunions, weddings, wedding receptions, and other activities. The facility is conveniently located next to Holding Park and Holding Park Pool. Also adjacent to the facility is R.H. Forrest Field.

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.<br><br>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.<br><br>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.<br><br>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.<br><br>There are plastic toilet partitions in the bathroom that appear to be in good condition.<br><br>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.<br><br>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.<br><br>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:<br>*What do we offer?* | This analysis asks:<br>*What do others offer?* | This analysis asks:<br>*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.

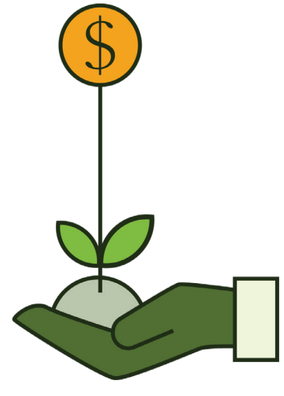
## Operating Expenditures

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.



Town of Wake Forest

$4,163,868
Total Operating Expenditure



NRPA

$7,710,000
Total Operating Expenditure

**Figure 1: Operating Expenditures Level of Service**

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.

## 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.

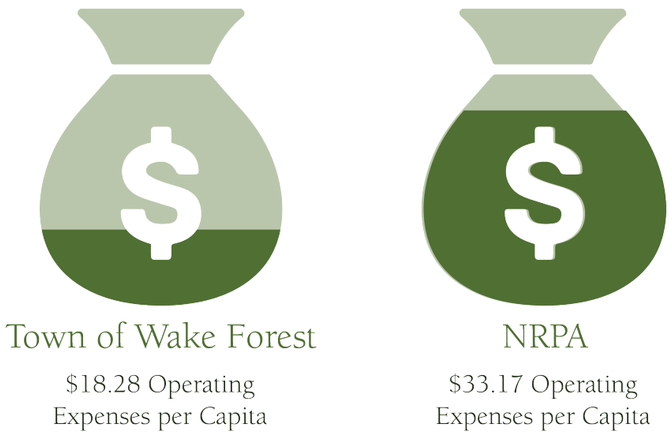



**Figure 3: Operating Expenditures per Capita**



## 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.

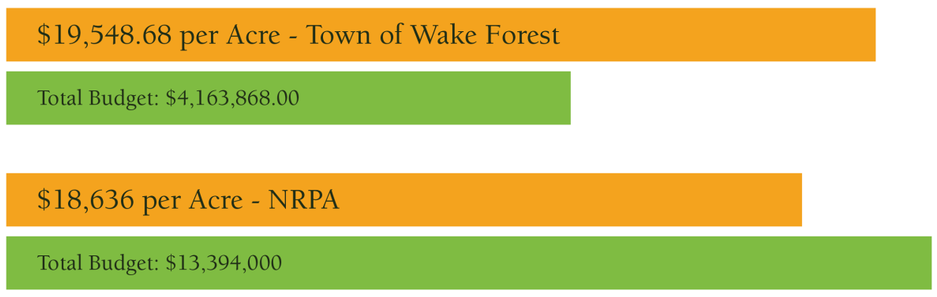



**Figure 4: Operating Expenditures per Acre of Park and Non-Park Sites**

| 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



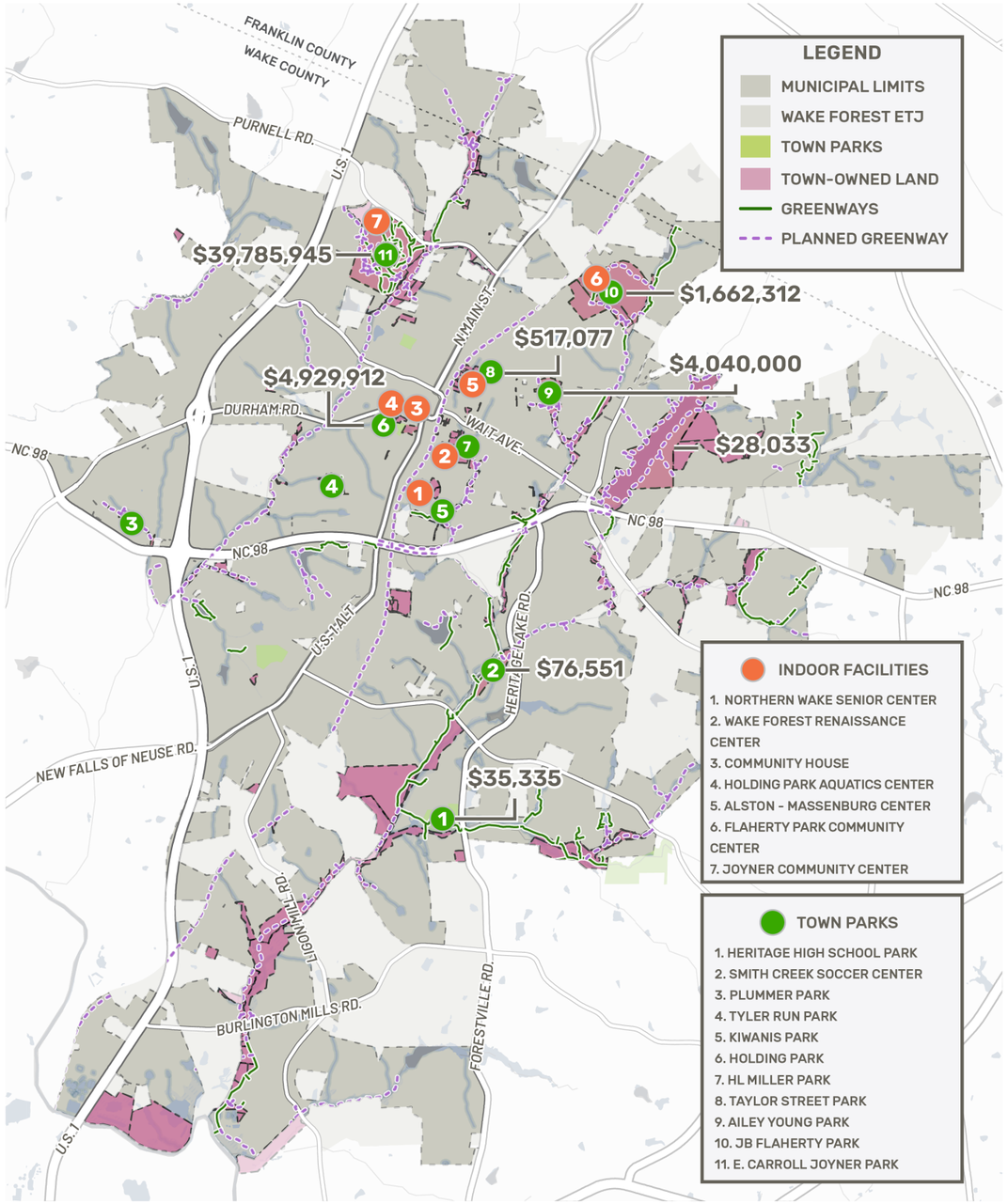



Figure 6: Investment Map



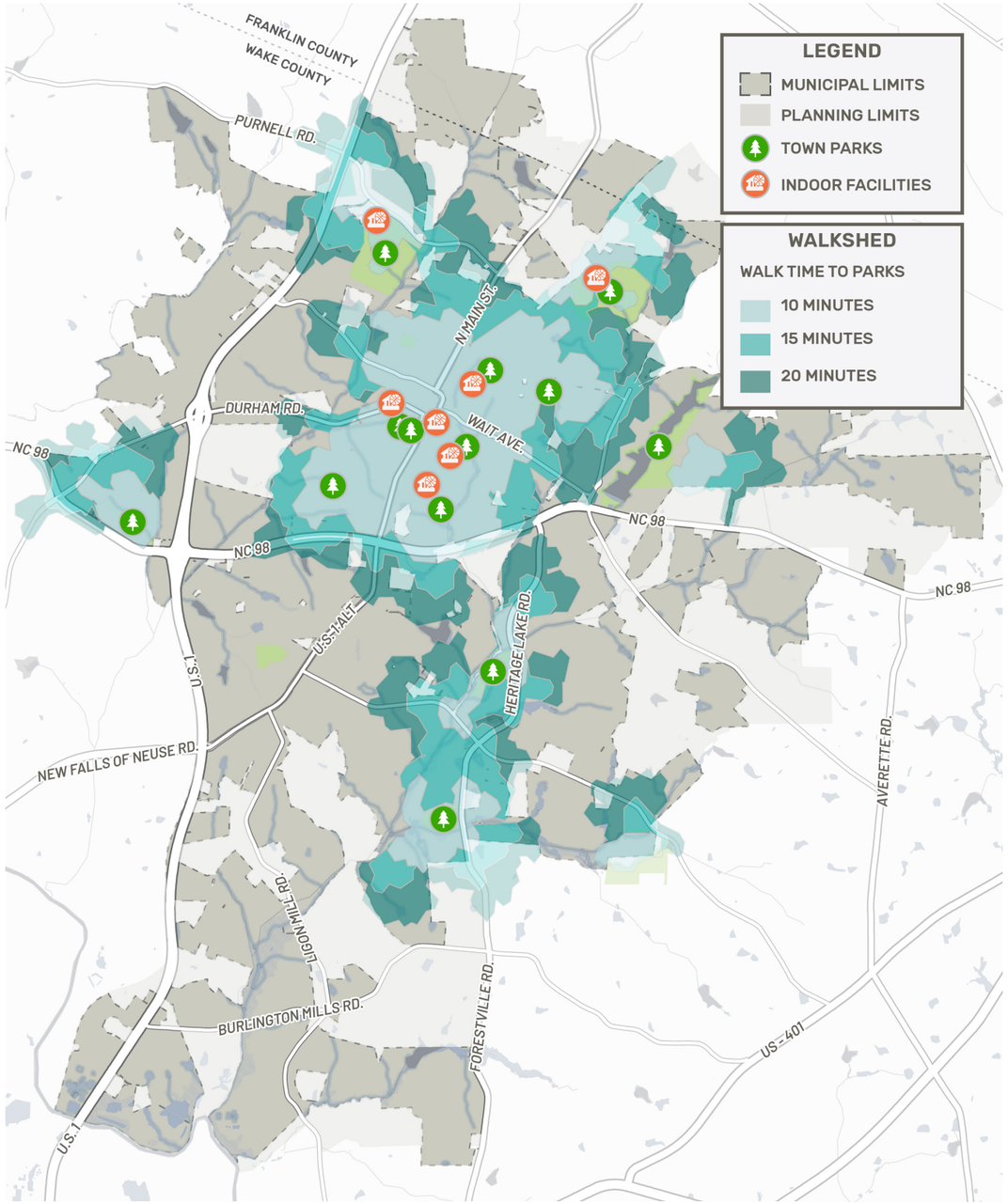



Figure 7: Walkshed Map

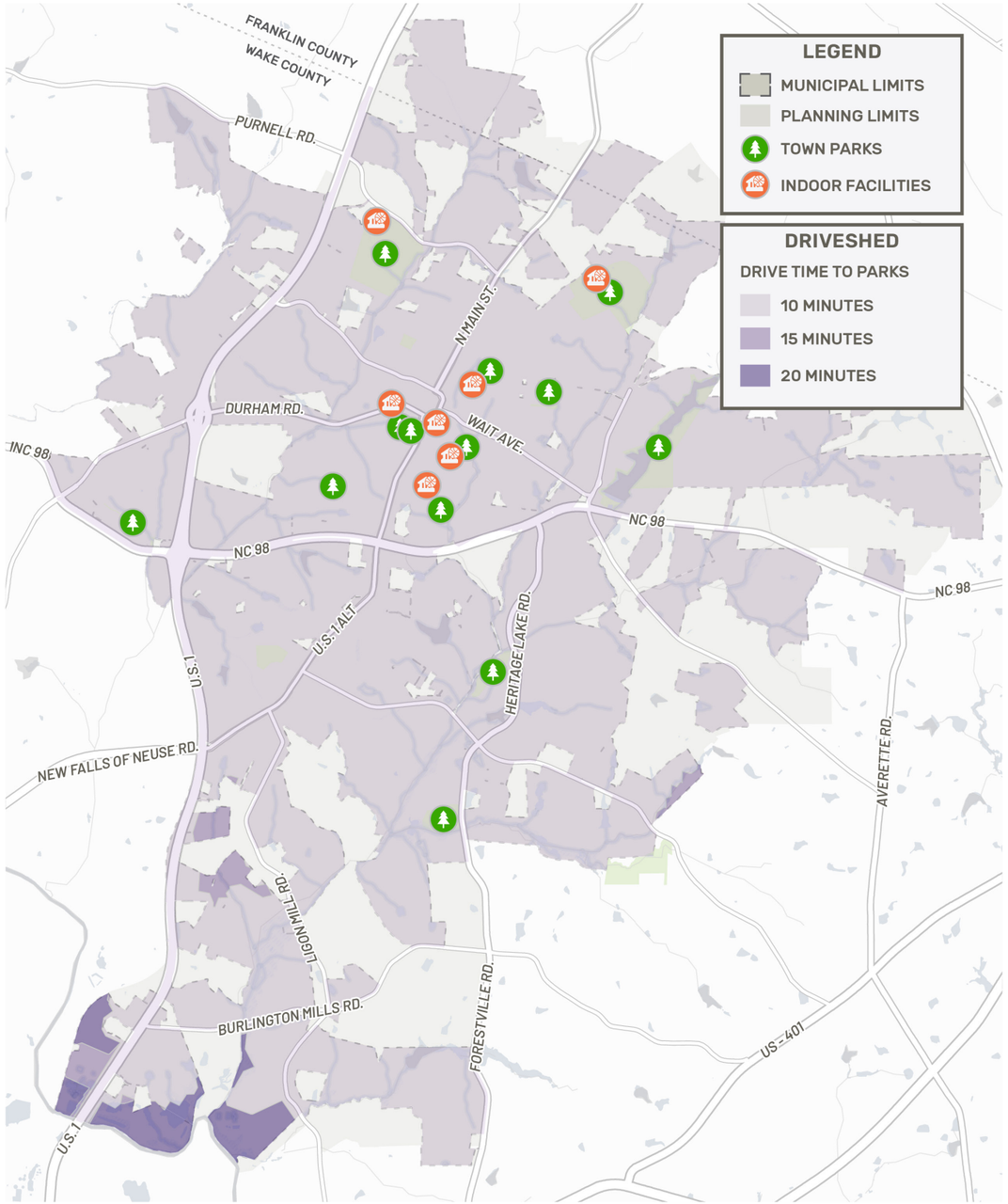



**Figure 8: Driveshed Map**



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.

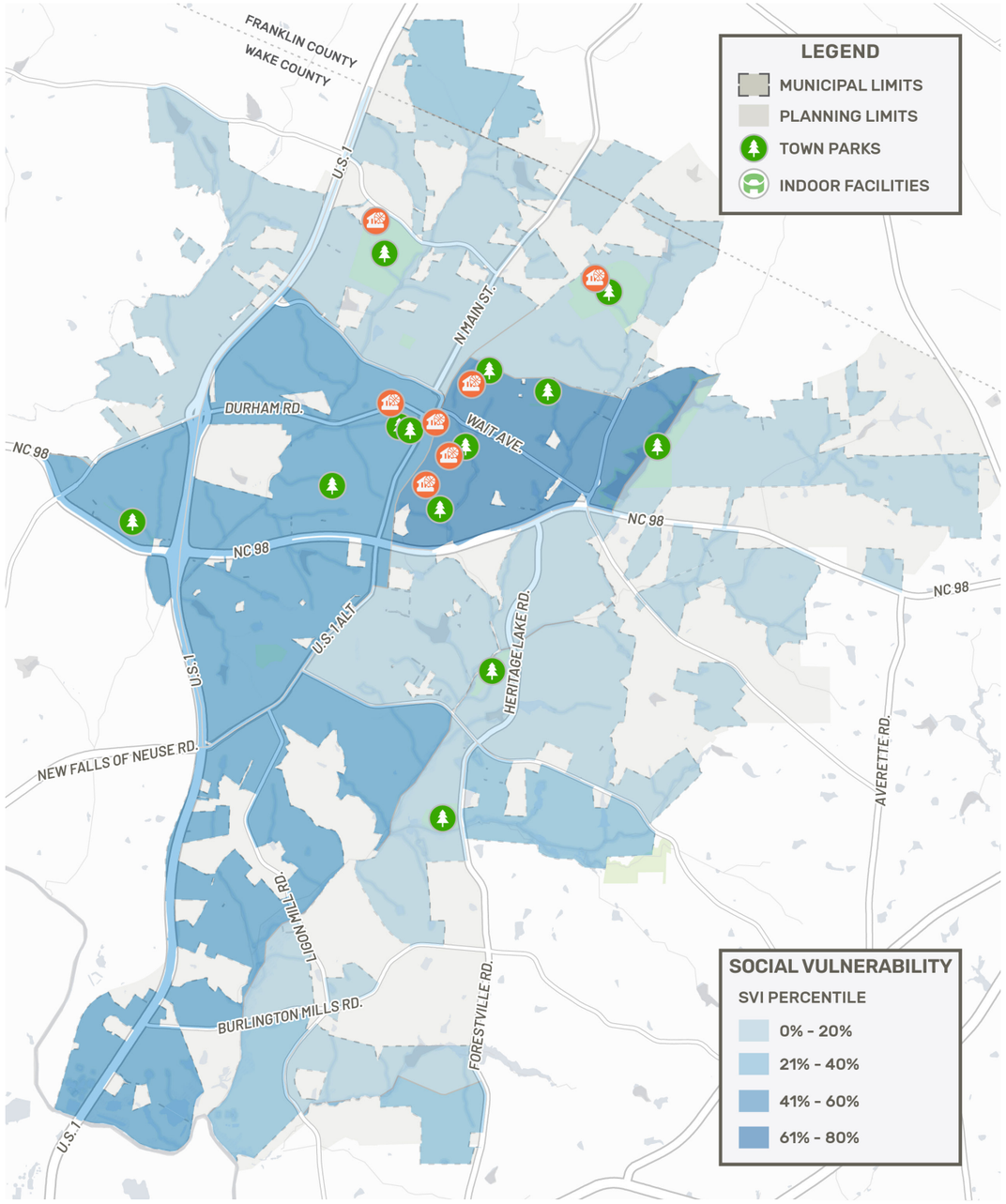



Figure 9: Social Vulnerability Index (SVI) Map



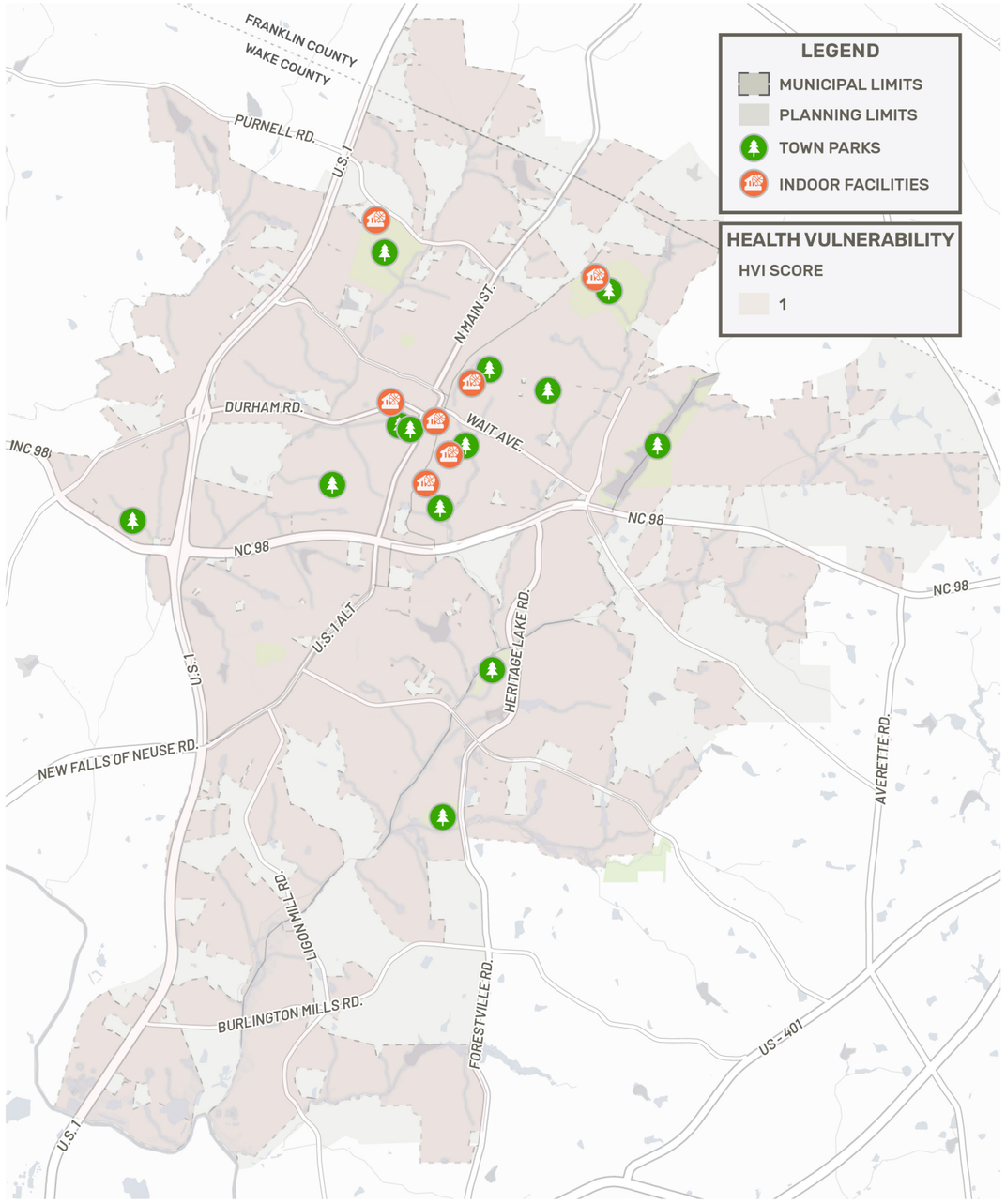



Figure 10: Health Vulnerability Index (HVI) Map

## 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 spraygound, 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.



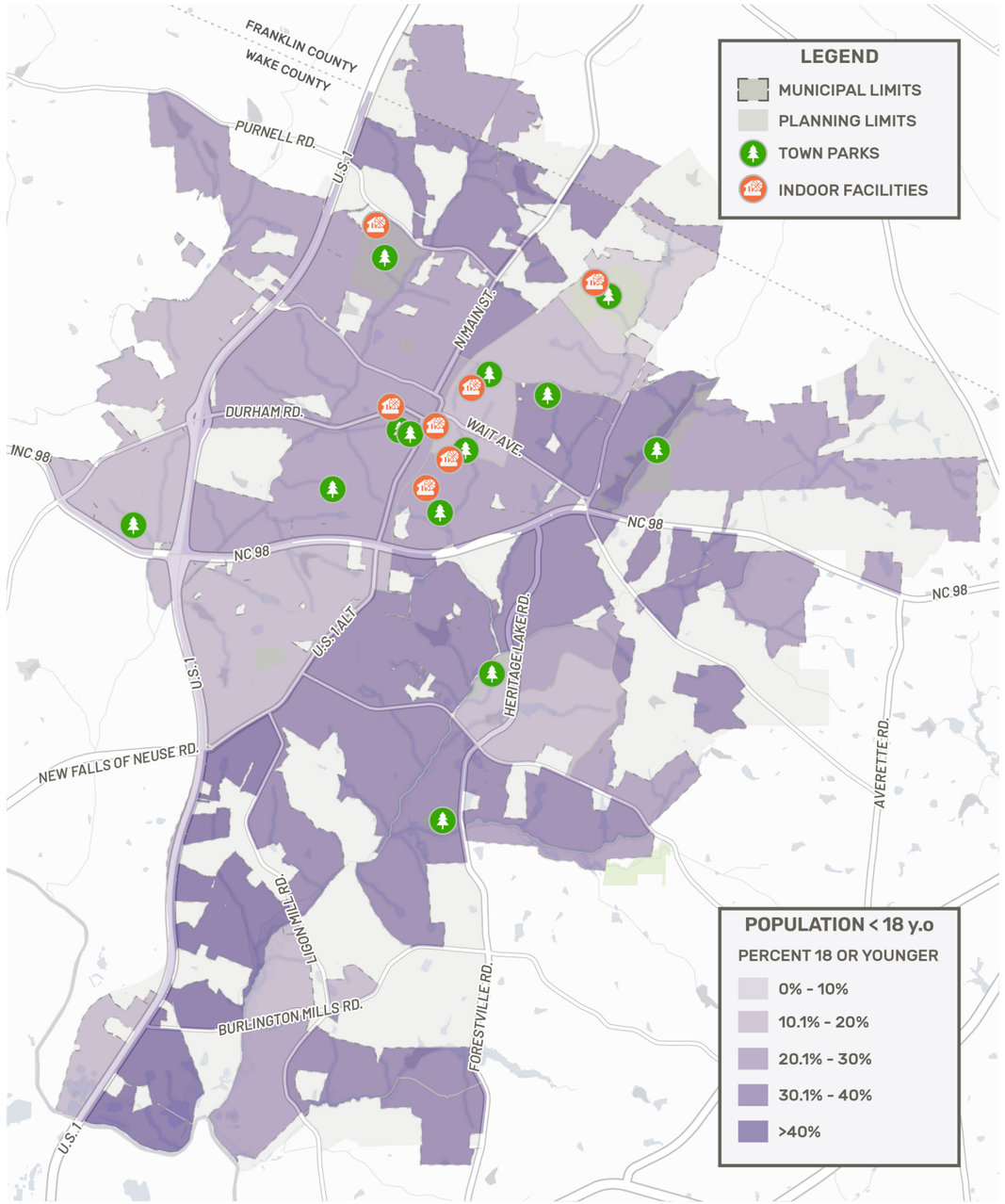



Figure 11: Youth Ages 0-18 Map



## 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.



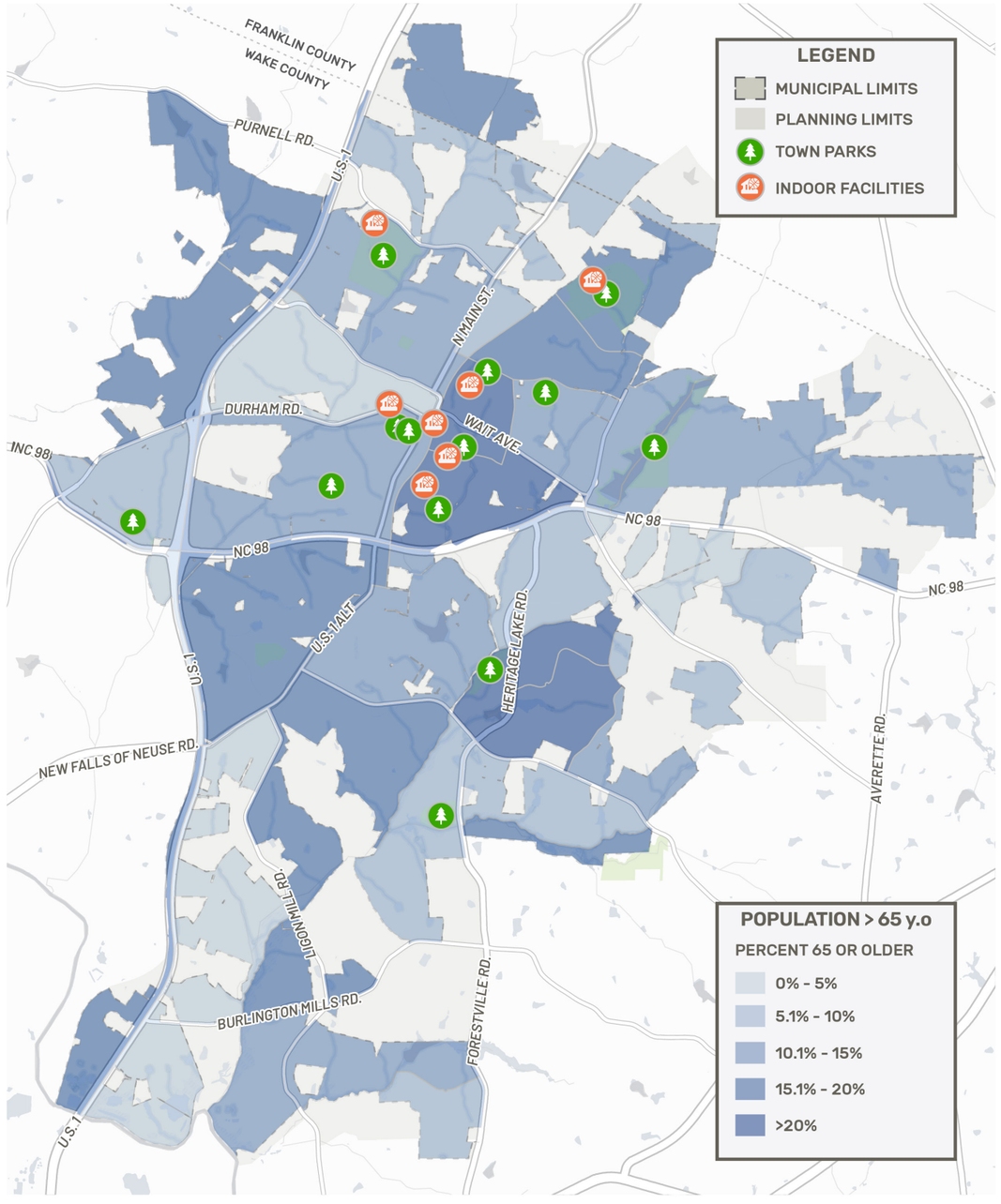



Figure 12: Adults Ages 55+ Map



# 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.

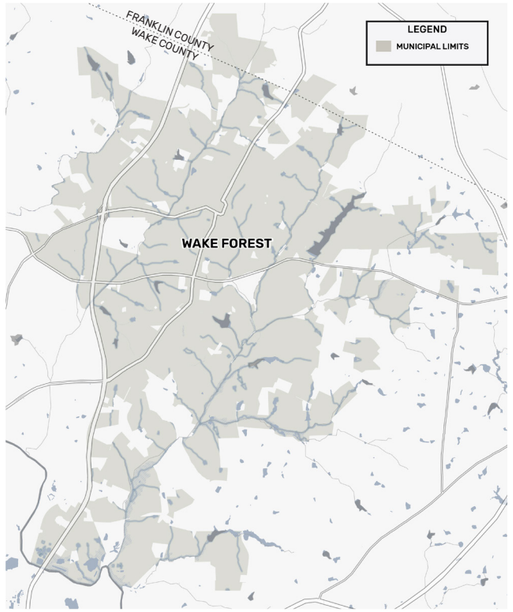



**Figure 1: Wake Forest, NC Boundary Map**

| | 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.

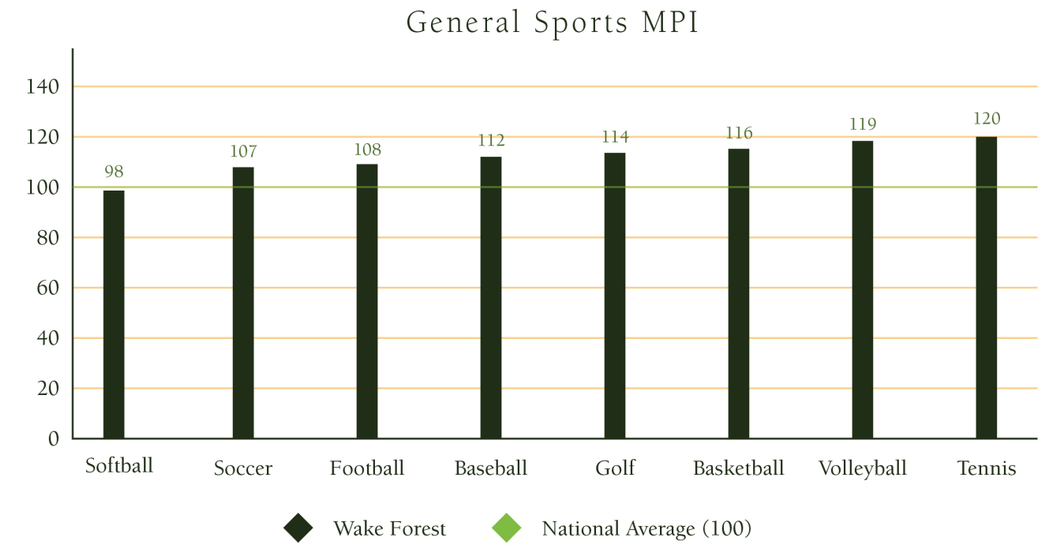



**Figure 2: General Sports MPI**

### 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.

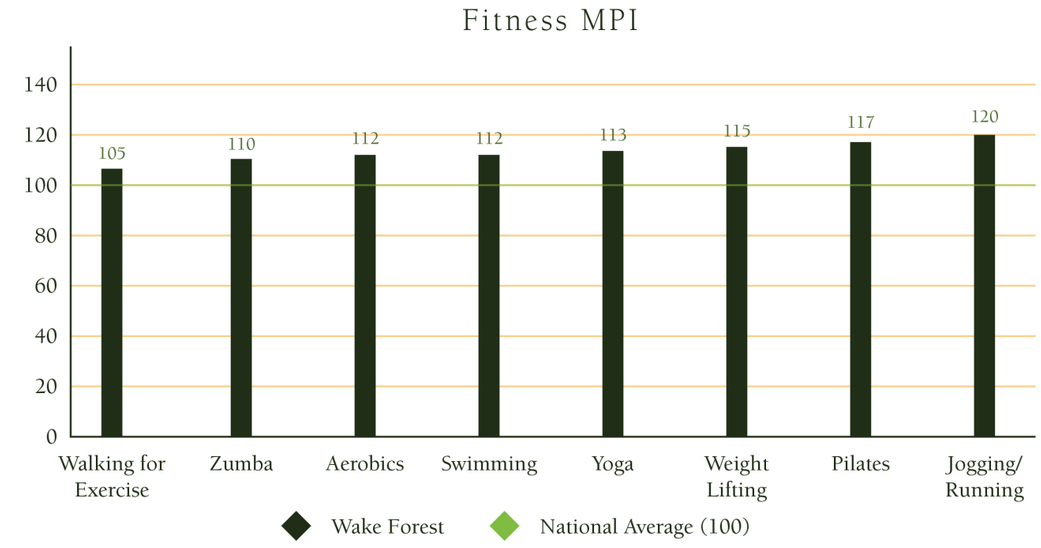



**Figure 3: Fitness MPI**

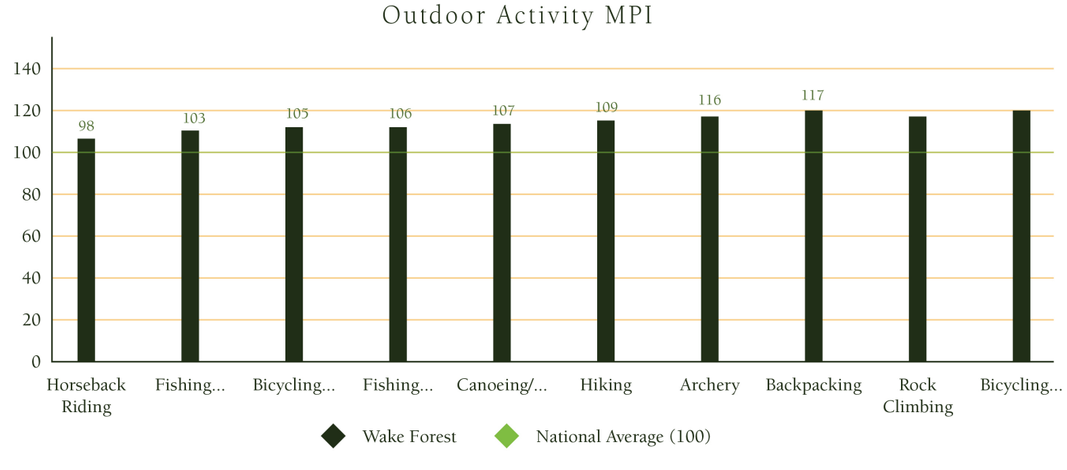



**Figure 4: Outdoor Activity MPI**



# 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.



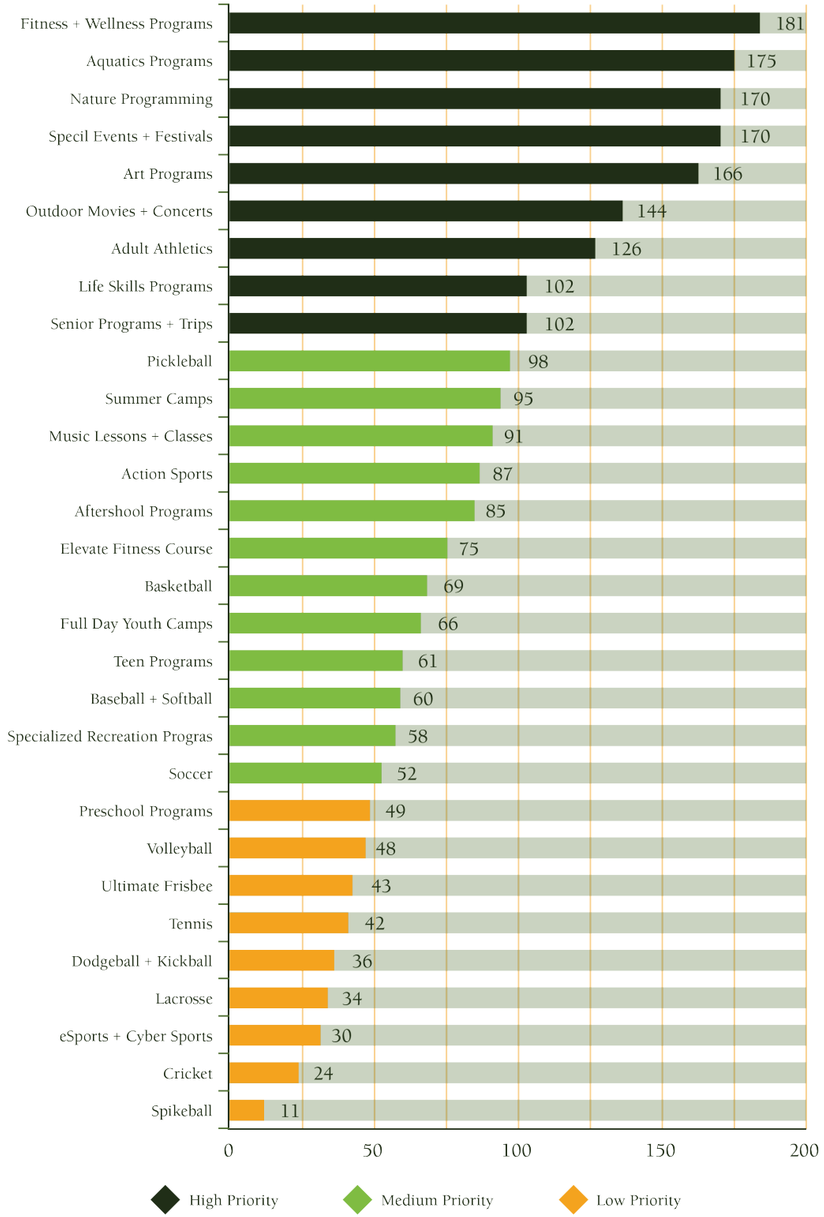



**Figure 5: Programs/Activities Priority Investment Rating - 2023 Wake Forest Parks and Recreation**



# 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.

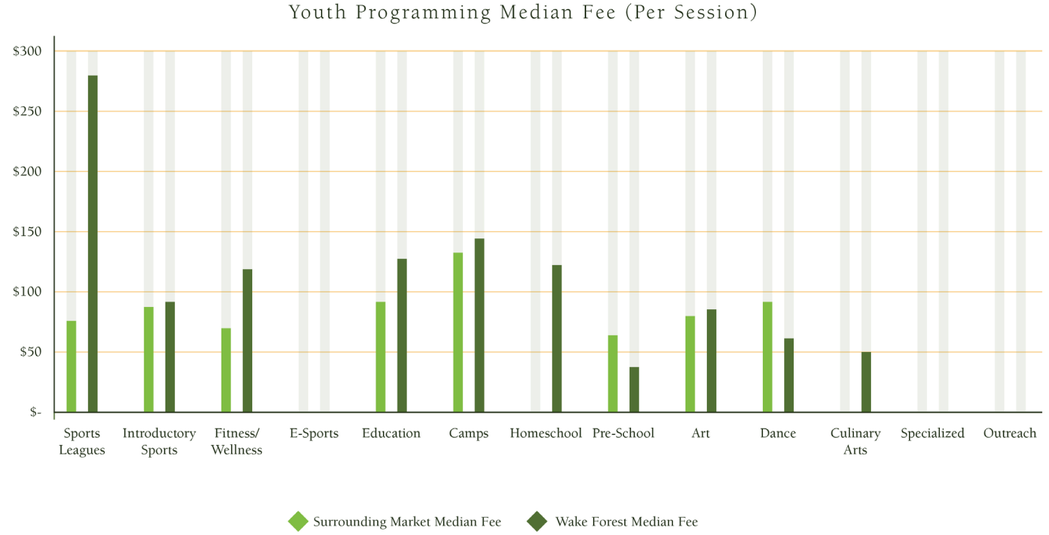



**Figure 6: Youth Programming Category Median Rates (Per Session)**



## 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.

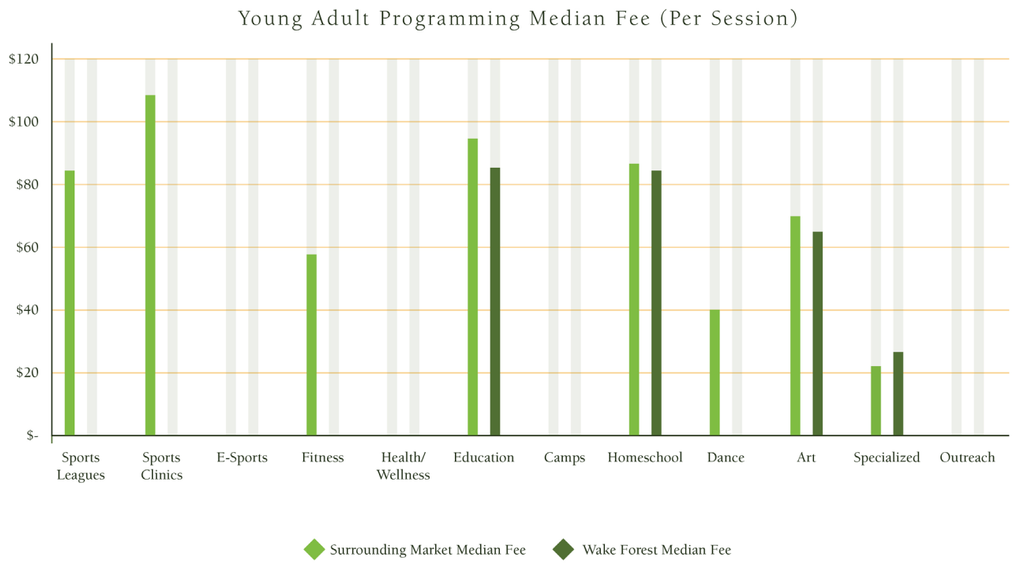



**Figure 7: Young Adult Programming Category Median Rates (Per Session)**



## 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:

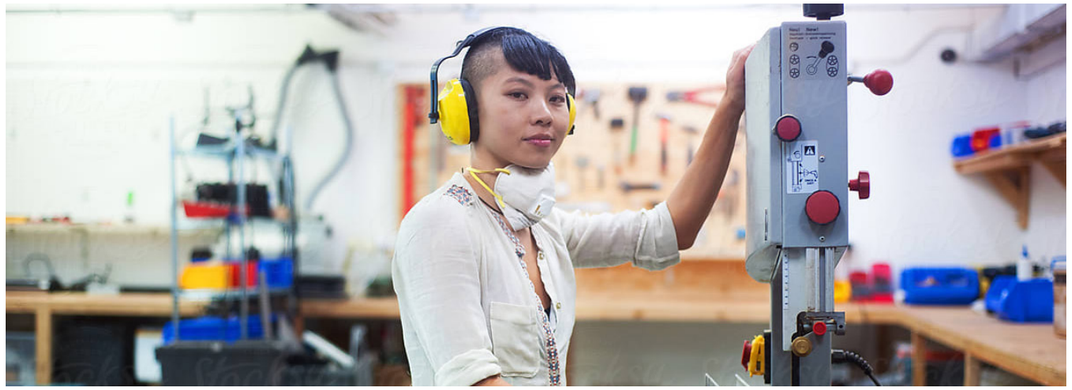
- Partner with media professionals and technology companies to offer workshops and training in areas like video production, podcasting, social media management, and coding.
- Provide access to equipment and software for teens to create their own media projects and content.
- Organize contests to highlight 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.

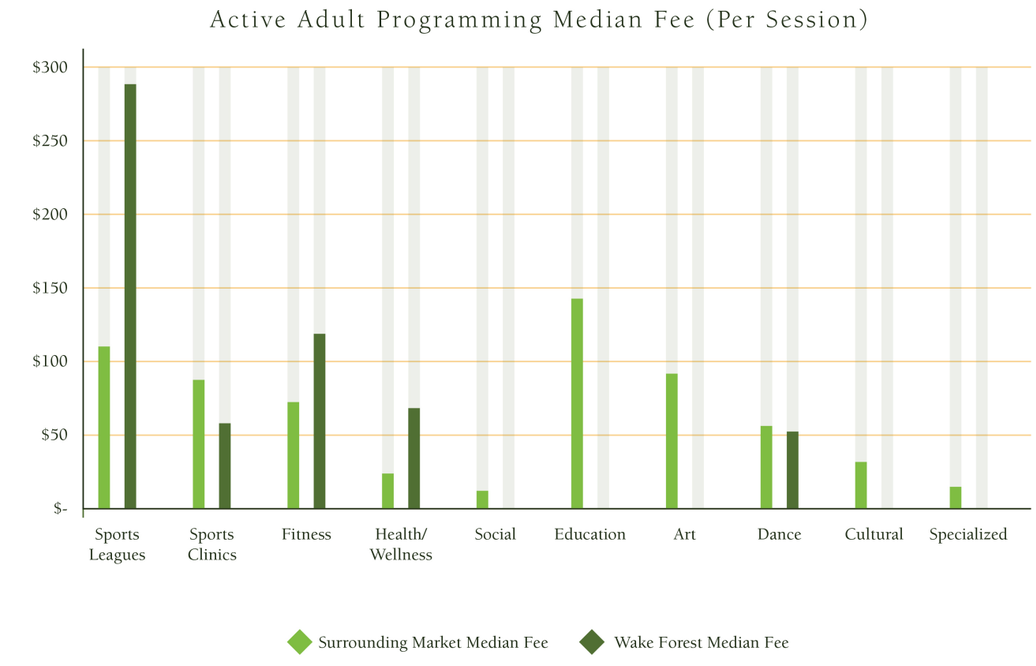



**Figure 8: Active Adult Programming Category Median Rates (Per Session)**



## 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:

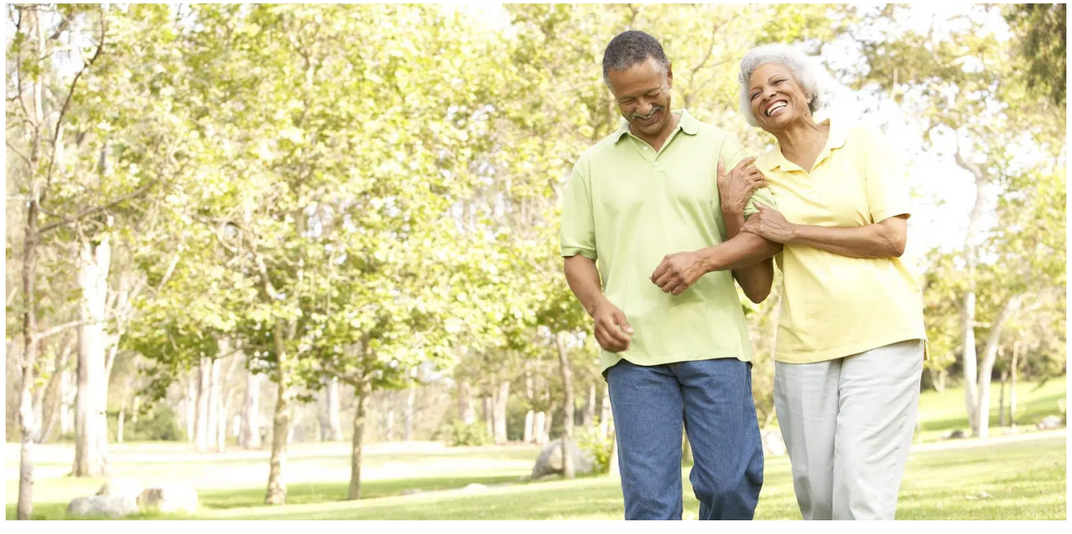
- Partner with local chefs and restaurants to offer cooking classes focused on healthy aging, international cuisines and cultural food traditions.
- Organize cooking competitions and potlucks to display culinary skills and foster social interaction.
- Offer meal delivery services featuring healthy and 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.






# 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.

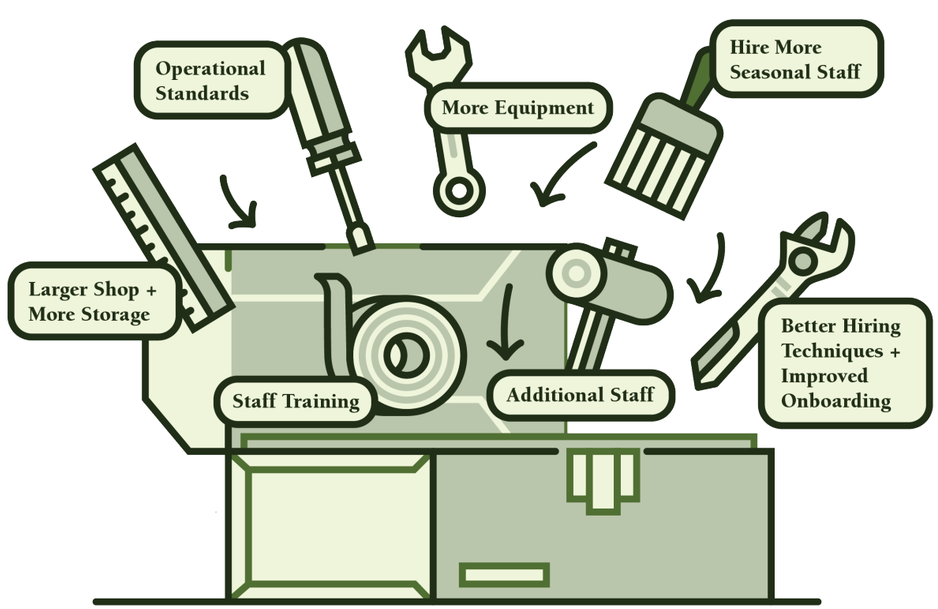
## Overview

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?



Event at Joyner Park

### 3. Parks System Advancement

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**

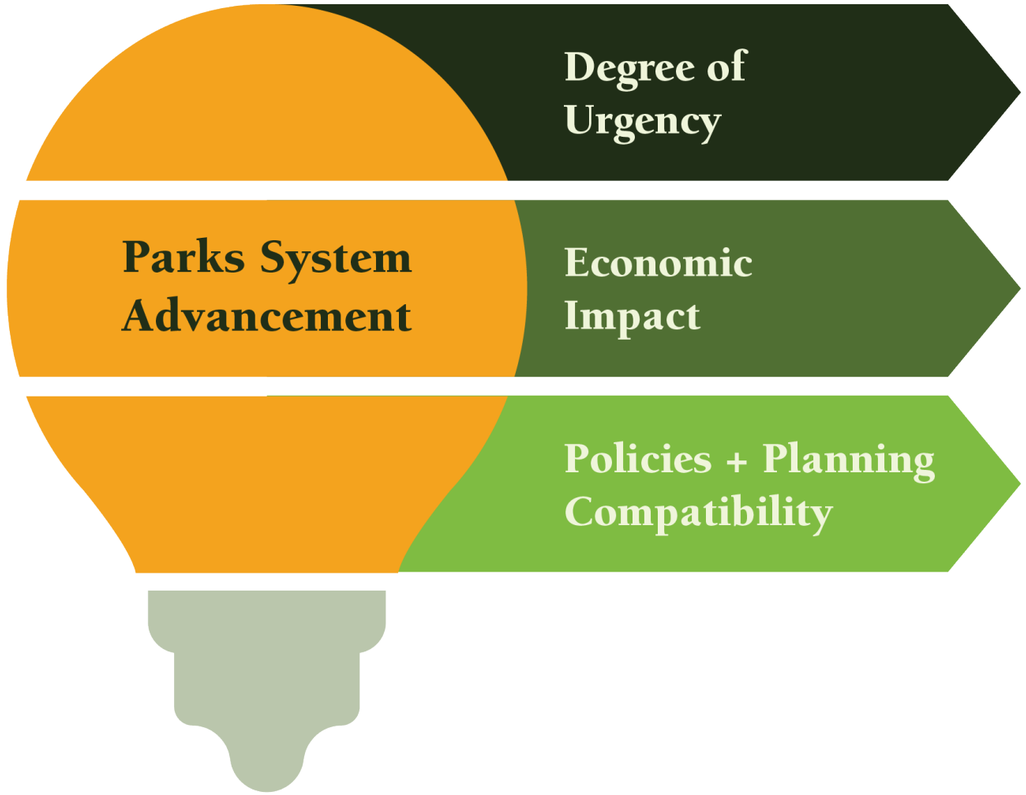
a. Does this project need attention to ensure public health, safety, and welfare?
b. Does this project need attention to comply with current building codes and regulations?
c. Will this project protect natural resources which otherwise may be lost if not addressed immediately?
d. Is this project a unique 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.

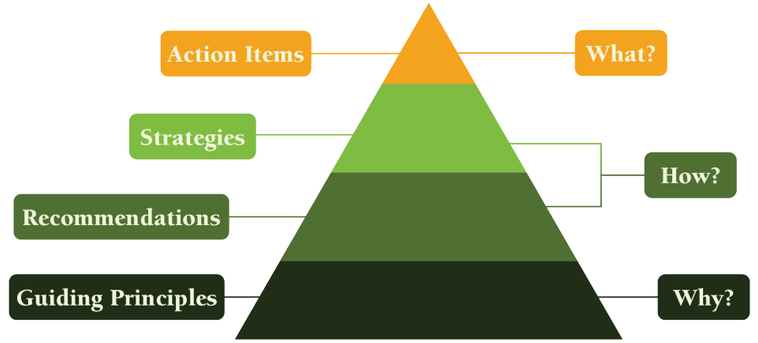
Emphasizing innovation means integrating modern technologies and digital platforms to enhance user experiences and streamline operations. Cultivating a culture of innovation within the department empowers staff to explore new ideas and approaches to service delivery. This could involve piloting innovative 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.



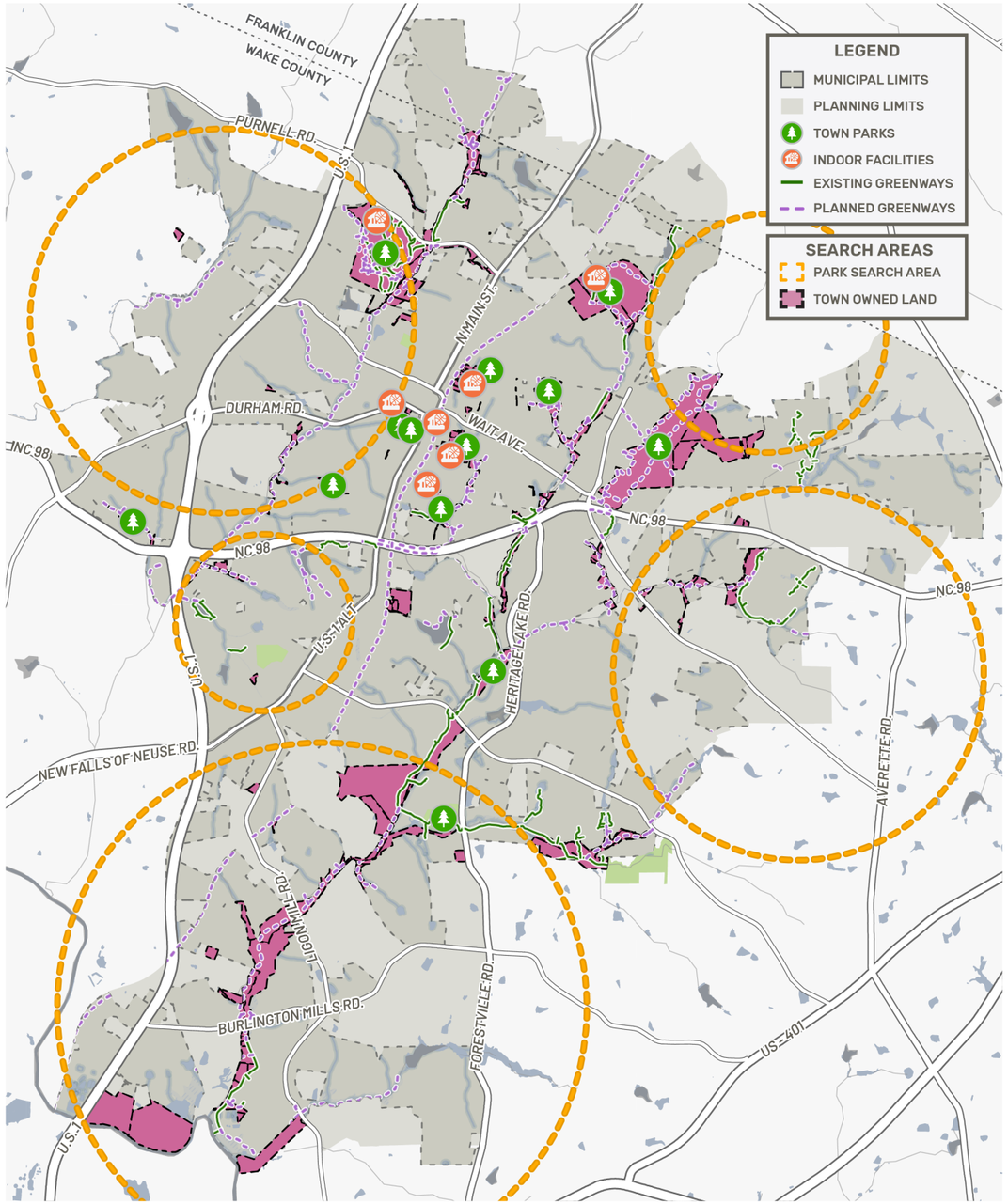


# 2. Recommendation: Promote equitable access to recreational resources.

## 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.




USDA

**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.



EcoWatch

**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

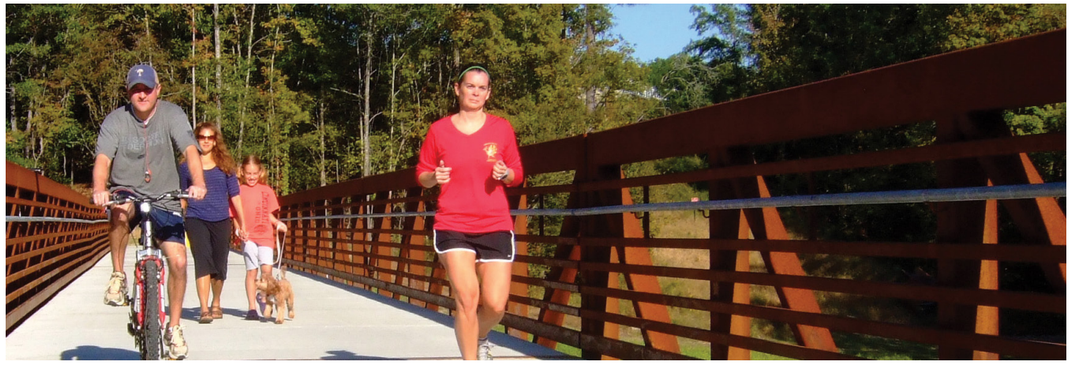


# 13. Recommendation: Expand and enhance the Wake Forest greenway system.

## 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.

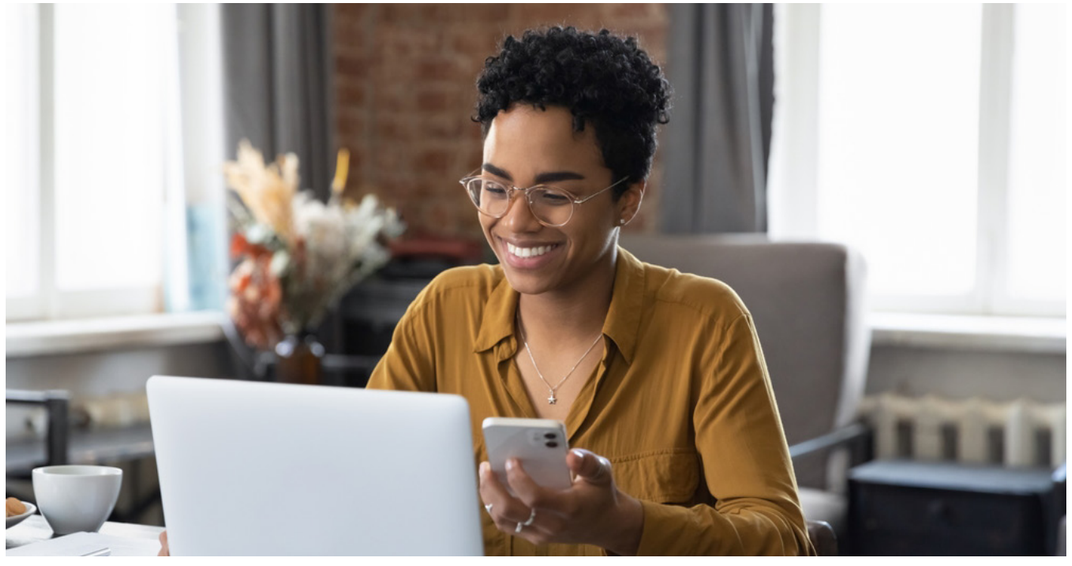
### Action Items:

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

| **Recommendation 4: Regularly assess community parks and recreation needs to proactively plan for the evolving demands and preferences of the growing community.** | | | |
|---|---|---|---|
| # | Action Item | Guiding Principles Alignment | Timeframe |
| 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

| # | Action Item | | Timeframe |
|---|---|---|---|
| **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 | | 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 |

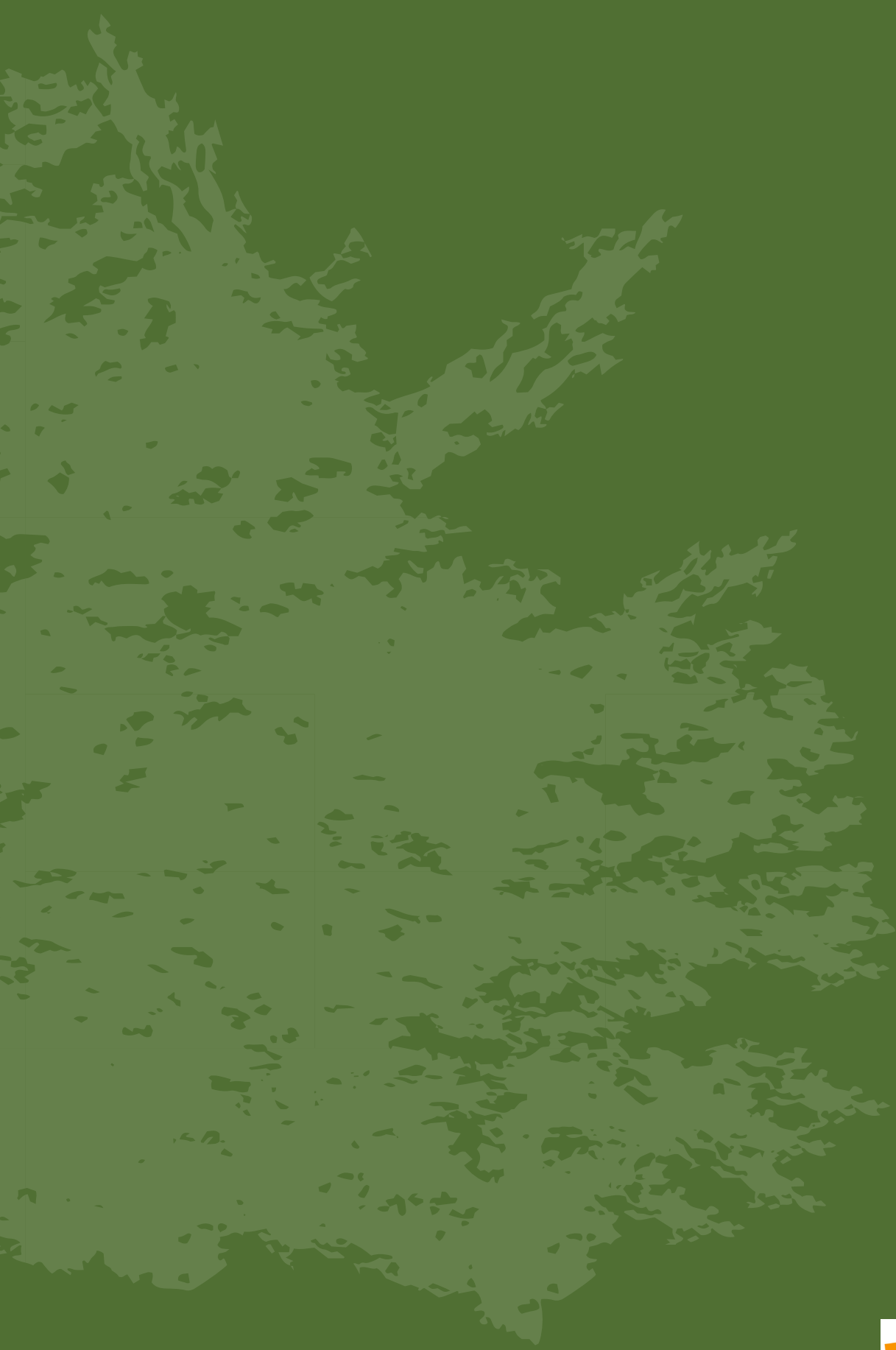


| # | Action Item | Guiding Principles Alignment | Timeframe |
|---|---|---|---|
| 7.14.1.2 | Collaborate with local schools and youth organizations to involve young people in co-creating recreational experiences, empowering them to take ownership of their leisure time and contribute to the community's 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

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-300-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Wake County Tax Release

**Recommendation:**

**Item Summary:**

ATTACHMENTS

- WAKE FOREST-TXREP-AUGUST-2024-BOC-MTG.pdf
- WF-TXREP-SEPT-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

August 20, 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 August 19, 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

WAKE COUNTY

# WAKE COUNTY TAX ADMINSTRATION

Rebate details

6/1/2024 - 6/30/2024

DATE 07/08/2024 | TIME 04:51:40 PM | PAGE 1

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WAKE FOREST (Not In District)** | | | | | | | | | | | | |
| *BUSINESS ACCOUNTS* | | | | | | | | | | | | |
| 882242 | 399.58 | 0.00 | 0.00 | 39.96 | 0.00 | 439.54 | 06/07/2024 | 0006935976 | 2023 | 2023 | 000000 | HEALTH PRIME INTERNATIONAL LLC |
| **Subtotal for BUSINESS ACCOUNTS** | **399.58** | **0.00** | **0.00** | **39.96** | **0.00** | **439.54** | | **1 Properties Rebated** | | | | |
| *INDIVIDUAL PROPERTY ACCOUNTS* | | | | | | | | | | | | |
| 883969 | 4.89 | 0.00 | 0.00 | 0.49 | 0.00 | 5.38 | 06/27/2024 | 0006769724 | 2023 | 2023 | 000000 | SWEET, BENJAMIN JOSEPH |
| 884138 | 5.52 | 0.00 | 0.00 | 0.55 | 0.00 | 6.07 | 06/28/2024 | 0006897898 | 2021 | 2021 | 000000 | RODRIGUEZ, JOSHUA DAVID |
| 884139 | 4.84 | 0.00 | 0.00 | 0.48 | 0.00 | 5.32 | 06/28/2024 | 0006897898 | 2022 | 2022 | 000000 | RODRIGUEZ, JOSHUA DAVID |
| 884140 | 4.23 | 0.00 | 0.00 | 0.42 | 0.00 | 4.65 | 06/28/2024 | 0006897898 | 2023 | 2023 | 000000 | RODRIGUEZ, JOSHUA DAVID |
| 881437 | 10.10 | 0.00 | 0.00 | 1.01 | 0.00 | 11.11 | 06/05/2024 | 0006931928 | 2023 | 2023 | 000000 | REYNOLDS, JENNIFER MARIE |
| 883968 | 5.33 | 0.00 | 0.00 | 0.53 | 0.00 | 5.86 | 06/28/2024 | 0006769724 | 2022 | 2022 | 000000 | SWEET, BENJAMIN JOSEPH |
| **Subtotal for INDIVIDUAL PROPERTY ACCOUNTS** | **34.91** | **0.00** | **0.00** | **3.48** | **0.00** | **38.39** | | **6 Properties Rebated** | | | | |
| **TOTAL WAKE FOREST (Not In District)** | **434.49** | **0.00** | **0.00** | **43.44** | **0.00** | **477.93** | | **7 Properties Rebated for the District/City** | | | | |
| **TOTAL FOR CITY WAKE FOREST** | **434.49** | **0.00** | **0.00** | **43.44** | **0.00** | **477.93** | | **7 Properties Rebated for the City** | | | | |

WAKE COUNTY

# WAKE COUNTY TAX ADMINSTRATION

Rebate details

6/1/2024 - 6/30/2024

DATE 07/08/2024 TIME 04:51:40 PM PAGE 1

## 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: | 5,112.96 | 19.35 | 2,100.00 | 258.97 | 0.00 | 7,491.28 | 119 | Properties Rebated for All Cities | | | | |

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

September 4, 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 September 3, 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

WAKE COUNTY

# WAKE COUNTY TAX ADMINSTRATION

Rebate details

7/1/2024 - 7/31/2024

WAKE FOREST

| DATE | TIME | PAGE |
|---|---|---|
| 08/06/2024 | 12:14:07 PM | 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)** | | | | | | | | | | | | |
| *INDIVIDUAL PROPERTY ACCOUNTS* | | | | | | | | | | | | |
| 885675 | 2.63 | 0.00 | 0.00 | 0.26 | 0.00 | 2.89 | 07/15/2024 | 0006865184 | 2023 | 2023 | 000000 | COVELESKI, DONALD JOSEPH JR |
| 887498 | 282.44 | 0.00 | 30.00 | 0.00 | 0.00 | 312.44 | 07/31/2024 | 0007031356 | 2024 | 2023 | 000000 | LADD, ROXANNE CAROL |
| 886539 | 166.83 | 0.00 | 30.00 | 0.00 | 0.00 | 196.83 | 07/22/2024 | 0007018147 | 2024 | 2023 | 000000 | BURNEY, ADRIA GAIL |
| 887499 | 90.24 | 0.00 | 30.00 | 0.00 | 0.00 | 120.24 | 07/31/2024 | 0007031595 | 2024 | 2023 | 000000 | BOYLE, GERARD ANTHONY |
| 884791 | 3.54 | 0.00 | 0.00 | 0.35 | 0.00 | 3.89 | 07/03/2024 | 0006926715 | 2023 | 2023 | 000000 | MURRELL, JAVIER PINDER |
| 884790 | 3.96 | 0.00 | 0.00 | 0.40 | 0.00 | 4.36 | 07/03/2024 | 0006926715 | 2022 | 2022 | 000000 | MURRELL, JAVIER PINDER |
| **Subtotal for INDIVIDUAL PROPERTY ACCOUNTS** | **549.64** | **0.00** | **90.00** | **1.01** | **0.00** | **640.65** | | **6 Properties Rebated** | | | | |
| *INDIVIDUAL REAL ESTATE ACCOUNTS* | | | | | | | | | | | | |
| 884400 | 748.09 | 0.00 | 0.00 | 0.00 | 0.00 | 748.09 | 07/01/2024 | 0000431987 | 2024 | 2024 | 000000 | HOH, ANDREW |
| 886272 | 943.26 | 0.00 | 0.00 | 0.00 | 0.00 | 943.26 | 07/18/2024 | 0000280495 | 2024 | 2024 | 000000 | HOPE, ANNIE ARLENE |
| 884502 | 1,057.82 | 0.00 | 0.00 | 0.00 | 0.00 | 1,057.82 | 07/01/2024 | 0000345511 | 2024 | 2024 | 000000 | HYMAN, RONNIE |
| 884486 | 375.74 | 0.00 | 0.00 | 0.00 | 0.00 | 375.74 | 07/01/2024 | 0000035181 | 2024 | 2024 | 000000 | WALKER, BIRDENA THOMAS |
| **Subtotal for INDIVIDUAL REAL ESTATE ACCOUNTS** | **3,124.91** | **0.00** | **0.00** | **0.00** | **0.00** | **3,124.91** | | **4 Properties Rebated** | | | | |
| *WILDLIFE BOAT ACCOUNTS* | | | | | | | | | | | | |
| 887351 | 17.57 | 0.00 | 0.00 | 1.76 | 0.00 | 19.33 | 07/30/2024 | 0004203214 | 2024 | 2024 | 000000 | KOPERCZAK, ADAM ZDZISLAW |

## 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 WILDLIFE BOAT ACCOUNTS | 17.57 | 0.00 | 0.00 | 1.76 | 0.00 | 19.33 | | 1 Properties Rebated | | | | |
| TOTAL WAKE FOREST (Not In District) | 3,692.12 | 0.00 | 90.00 | 2.77 | 0.00 | 3,784.89 | | 11 Properties Rebated for the District/City | | | | |
| TOTAL FOR CITY WAKE FOREST | 3,692.12 | 0.00 | 90.00 | 2.77 | 0.00 | 3,784.89 | | 11 Properties Rebated for the City | | | | |

WAKE COUNTY

# WAKE COUNTY TAX ADMINSTRATION

**Rebate details**

7/1/2024 - 7/31/2024

DATE 08/06/2024 | TIME 12:14:07 PM | PAGE 1

## 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: | 70,811.35 | 44.21 | 420.00 | 165.00 | 0.00 | 71,440.56 | 158 | Properties Rebated for All Cities | | | | |

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-302-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Department Monthly Reports

**Recommendation:**

**Item Summary:**

ATTACHMENTS
- August 2024 Monthly Report.pdf

# August 2024 | Department Monthly Report

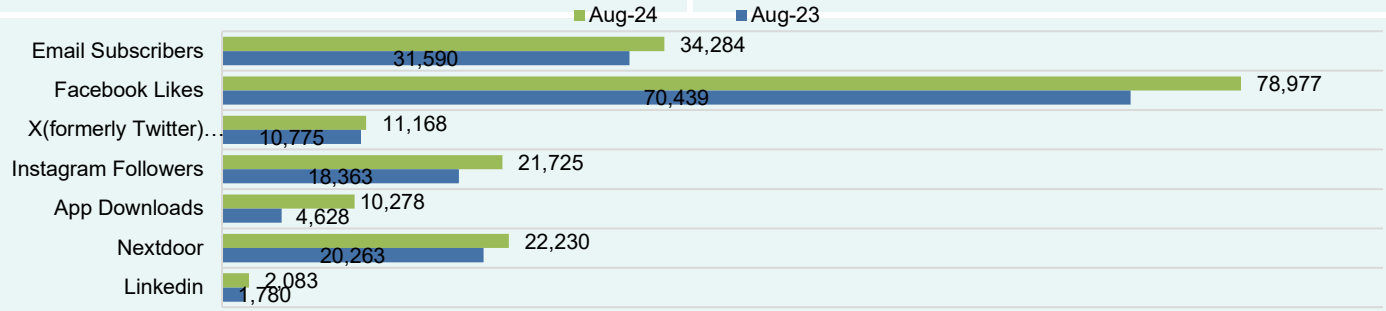
## Communications

| ANNOUNCEMENTS | |
|---|---|
| Media Releases | 31 |
| Email Announcements | 18 |
| Town-to-Resident Phone Calls | 25 |

**TOP 5 VIEWED PAGES ON WEBSITE**

| RANK | PAGE | VIEWS |
|---|---|---|
| 1 | Forms & Applications | 16,133 |
| 2 | Home | 6,368 |
| 3 | Friday Night on White | 3,696 |
| 4 | Holding Park Aquatic Center | 3,321 |
| 5 | Jobs | 1,680 |

**SUBSCRIBERS**




## Downtown Development

| OCCUPANCY | | |
|---|---|---|
| | JUL- SEPT 2024 | JUL–SEPT 2023 |
| Occupancy Rate in Percentage | 93% | 93% |

| NEW BUSINESSES | | |
|---|---|---|
| | AUG 2024 | FISCAL YEAR-TO-DATE |
| Number of New Businesses | 2 | 3 |
| Number of Businesses Closed | 1 | 1 |

UPDATES PROVIDED QUARTERLY

| EVENTS | | |
|---|---|---|
| THIRD QUARTER EVENTS (JULY – SEPT.) | ATTENDANCE IN 2024 | ATTENDANCE IN 2023 |
| Friday Night on White | 9,000 | 10,000 |
| | | |
| | | |

Jennifer Herbert attended the NC Main Street State Director's Meeting on August 6-7 in Belmont, NC. Jennifer also completed three Main Street America trainings this past month on Funding Revitalization, Promoting the Local Economy, and Strong Leadership Teams.
Pole banners helping identify the location of the Wake Forest Farmers Market on Taylor Street were installed to help increase their visibility. Coordinating A-frame signage was also updated.
Wake Forest Downtown, Inc. (WFD) hosted a regional NC Main Street training on August 13 on "How to Make Your Business & Community a Destination" at the Wake Forest Renaissance Centre. There were approximately 70 attendees from across the region and we had 14 downtown businesses. This training is designed to help businesses become a Certified NC Destination Business. WFD Events Committee has been hard at work collecting new stories and revising the script in preparation for the 5th annual Spirits tours.

## 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) | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| Number of Responses to RFIs | 0 | 1 |

# Economic Development

| BUSINESS RETENTION & EXPANSION |
|---|
| NAMES OF BUSINESSES VISITED THIS MONTH |
| D-BAT Sports Facility |
| |
| |
| |

# Engineering

| PROJECT UPDATES | |
|---|---|
| Street Resurfacing | FY23-24 is about 80% complete, with around 9.8 miles of streets resurfaced. |
| S. Franklin Street | Clearing and grubbing is ongoing. Street area lights need to be removed. Lane closures are expected throughout the project. |
| Flaherty Park Dam | The Flaherty Park Dam project is around 57% complete. The project is on track with substantial completion targeted for September with final completion by October. |
| | |

# Finance

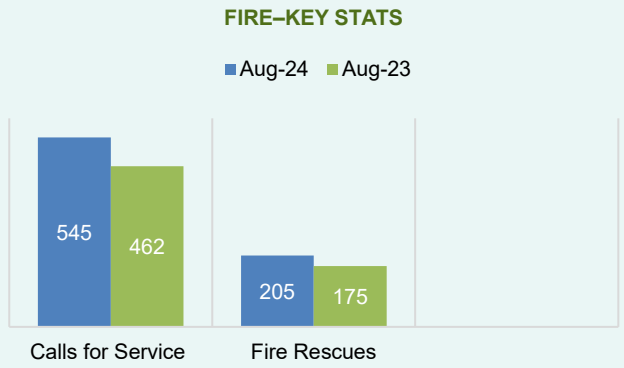
| FINANCIAL TASKS COMPLETED | |
|---|---|
| TAX RETURNS & REPORTS | COMPLETION DATE |
| NC Sales and Use Tax Form E500 and Payment | 8-14-2024 |
| ORBIT/LGERS Report – NC State Treasurer | 8-01-2024 |
| Utility Sales Tax Return – E500 E | 8-14-2024 |
| BLS Department of Labor Report | 8-14-2024 |
| Food & Beverage Tax Report | 8-14-2024 |
| ACCOUNTING/FINANCE | AMOUNT |
| Total $ Accounts Payable Disbursement | $3,625,468 |
| Total ePayables & Payroll Disbursement | $4,123,138 |
| Total Number of Invoices Paid | 377 |
| Total $ Invoices Paid with Credit Card | $830,825 |

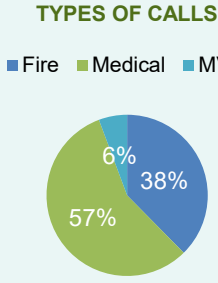
| PURCHASING / WAREHOUSE | |
|---|---|
| Purchase Orders Processed | 28 |
| New Vendors Set Up | 14 |
| Informal Quotes | 9 |
| $ Received Surplus Items Sold | $61,461 |
| Number of Surplus Items Sold | 5 |
| HUBSCO Reports | 0 |

# Fire

| KEY STATS | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| Calls for Service | 545 | 462 |
| Average Response Time | 4:39 | 4:43 |

| TYPES OF CALLS | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| Fire | 205 | 175 |
| Medical | 309 | 260 |
| Motor Vehicle Accidents (MVA) | 31 | 27 |



# Human Resources

**EMPLOYMENT**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Positions filled | 431 | 402 |
| Vacancies | 22 | 38 |
| **Total Authorized Positions** FY 2023–2024 | **453** | **440** |

**PROMOTIONS/TRANSFERS**

| NAME | DEPARTMENT | POSITION | DATE |
|---|---|---|---|
| Nathan Boozell | Police Department | Police Corporal | 8-18-2024 |
| Heather Mitchell | Finance | Accounting Specialist | 8-5-2024 |
| Kevin Murray | Police Department | Police Sergeant | 8-18-2024 |
| Nick Nolte | Engineering | Stormwater Utility Manager | 8-19-2024 |
| | | | |
| | | | |
| | | | |

# Information Technology

**SERVICE STATS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Service Requests Completed | 687 | 445 |
| | | |
| Network Uptime Percentage | 100% | 100% |

# Inspections & Public Facilities

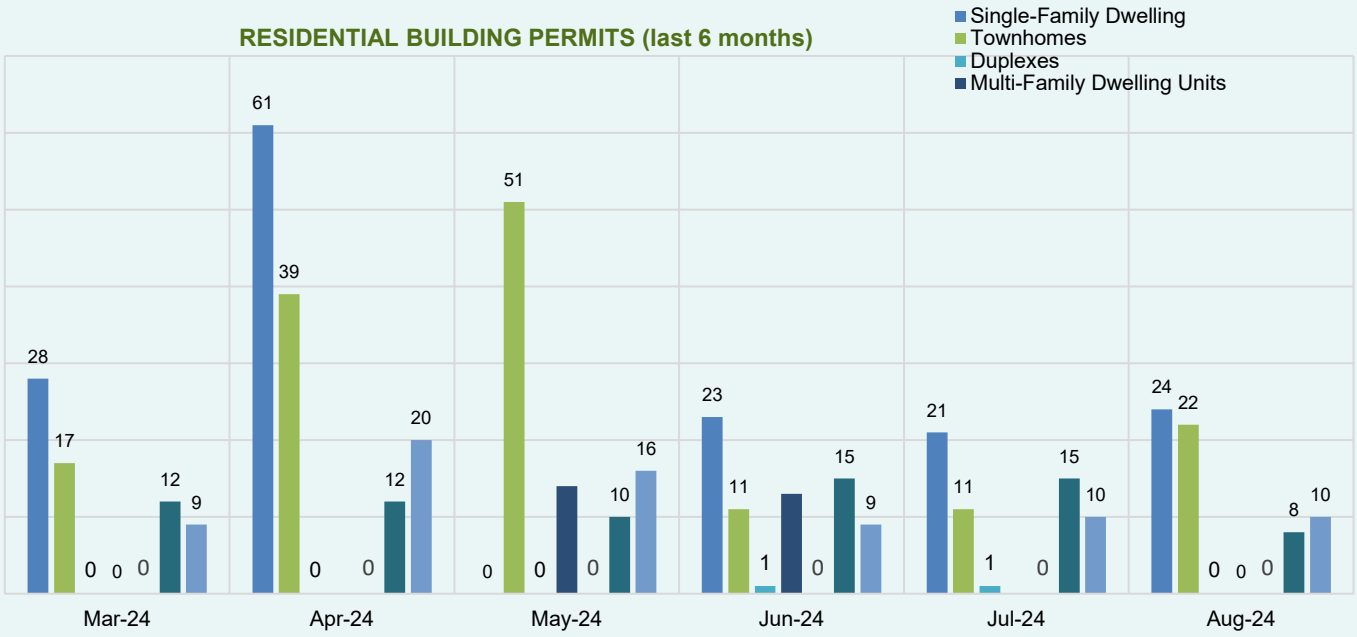
**RESIDENTIAL PERMITS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Single-Family Dwelling | 24 | 26 |
| Townhomes | 22 | 46 |
| Duplexes | 0 | 0 |
| Multi-Family Dwelling Units | 0 | 0 |
| Other | 142 | 08 |
| **Total** | **188** | **280** |

**NON-RESIDENTIAL PERMITS**

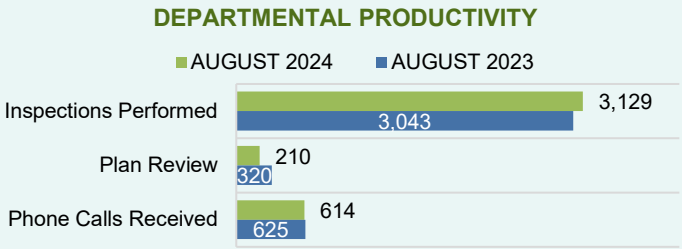
| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| New Commercial | 0 | 1 |
| Fit-Ups | 3 | 4 |
| Other | 15 | 34 |
| **Total** | **18** | **39** |

# Inspections & Public Facilities




**PUBLIC FACILITIES**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Preventative Maintenance Completed | 648 | 571 |
| Reactive Work Orders | 144 | 120 |




**BUSINESSES**

| NEW COMMERCIAL BUSINESSES | |
|---|---|
| | |
| | |
| **FIT-UPS** | |
| Wilkinson Building | 111 S. White St |
| Daves Hot Chicken Restaurant | 529 Dr. Calvin Jones Hwy 105 |
| Papa John's | 12516 Capital Blvd 105 |
| | |
| **PRE-OCCUPANCIES** | |
| Barlow Ventures LLC | 745 Merritt Capital Dr. 102 |
| Bodies by Elle | 12339 Wake Union Church Rd. 105 |
| Swiss Europa Style LLC | 12215 Hampton Way Dr. 106 |
| Kumon of Prestwicke | 12335 Wake Union Church Rd. 202 |
| RJA Consulting PLLC | 1768 Heritage Center Dr. 203 |
| Ellis Family Law | 1740 Heritage Center Dr. 202 |
| Driveway Dreams LLC | 745 Merritt Capital Dr. 106 |
| Cedar Oaks Clinic PLLC | 1748 Heritage Center Dr. 201 |
| | |
| | |

# Organizational Performance

| NORTHERN WAKE FOOD SECURITY TEAM | |
|---|---|
| Staff Hours | 16 hrs./week |
| Updates | Semi-Annual meeting with partners Mobile Market - Had to change one date because of Hurricane Debby Pilot - CPR3 & T-Mobile Pilot - Prescription Produce Maintain Mini Food Pantries Pickup & Deliver to Hope House Pickup & Deliver to the Wake Forest Community Table |
| | |

| GUEST SERVICES VOLUNTEER (GSV) PROGRAM | |
|---|---|
| Updates | 21 in the program |
| | 20 active (one is out due to health) |

# Parks, Recreation & Cultural Resources

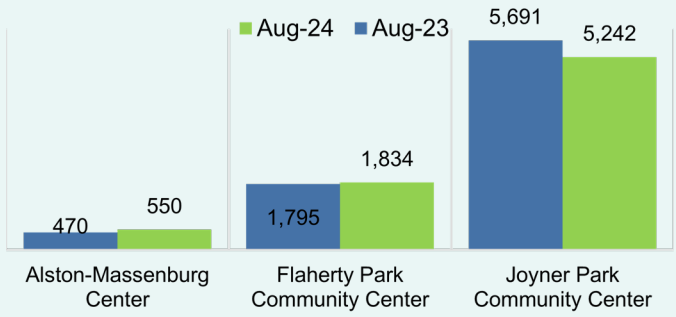
**ATHLETICS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Registrations Received – Youth | 6 | 14 |
| Registrations Received – Adult | 4 | 2 |
| Games Held | 22 | 61 |
| Revenue | $2,110 | $1,560 |

**RECCONNECT PROGRAM GUIDE** VIEW

The program guide is updated twice per year in January and July.

**VISITORS TO COMMUNITY CENTERS**




**PROGRAMS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Registrations Received – Youth | 183 | 103 |
| Registrations Received – Adult | 188 | 216 |
| Classes/Programs Held | 34 | 30 |
| Revenue | $14,690 | $6,045 |

**PARK MAINTENANCE**

| TYPE OF MAINTENANCE | QUANTITY |
|---|---|
| Vandalism | 0 |
| Reactive Maintenance | 2 |
| PM Inspections & Services | 73 |
| Evening & Weekend Park Services | 4 |

**FACILITY RENTALS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Athletic Fields | 8 | 12 |
| Joyner Park Outdoor / Open Space | 0 | 2 |
| General Outdoor / Open Space | 0 | 1 |
| Picnic Shelters | 2 | 6 |
| Wake Forest Community House | 9 | 9 |
| Joyner Park Community Center | 1 | 3 |
| Flaherty Park Community Center | 0 | 0 |
| Alston-Massenburg Center | 3 | 4 |

**VISITORS TO AQUATIC CENTER & SPRAYGROUND**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Aquatic Center | 4,987 | 4,368 |
| Taylor Street Sprayground | 988 | 1,651 |

# 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 | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| COAs Received | 0 | 1 |
| COAs Approved | 0 | 0 |

# Public Works

**Streets:** Assisted Solid Waste & Parks/Rec; swept 128 miles, 16 loads of debris; poured 33 yards of concrete, repaired 401 ft of sidewalk; updated 3 ADA ramps; patched 14 patches totaling 130 tons of asphalt; jetted 958 ft of pipe; assisted with litter pickup; Hurricane Debbie storm preparations; Heritage Middle School Career Truck Fair.

**Fleet:** Fleet Mechanic Keith Trutt completed the 3-day Ford Motor Co. Electric Vehicle training class that ended on 8/2/24. This is in preparation for the First Town Full Electric vehicle scheduled for purchase this fiscal year. Fleet Mechanic Michael Ramey also completed a 2-day Ford Motor Co. specialized diesel training class. The four mechanics completed 37.5 hours of combined training. Fleet completed 261 work orders in August for a combined shop productivity average of 75% of billable hours.

**Solid Waste:** This month has been a busy one for Solid Waste. With a few heavy storms, we had an increase in yard waste to be serviced but were able to stay on track except for a few larger piles when we were down both knuckle boom trucks. Streets Dept were able to assist. We had a new SW Operator, Maegan Sanders, start on Aug 6. Jeanette Johnson organized and oversaw another successful highway cleanup along HWY 98 on Aug 21. On Aug 19, we received confirmation that the remediation of the Town's landfill that Jeanette has been working on for the past three years is officially complete.

**Urban Forestry**: Performed integrated vegetation management on select ROW in town. Performed emergency maintenance at Joyner Park on Pecan Grove. Luke attended the ISA international conference in Atlanta GA.

**Admin:** August was very busy with 90 new construction homes and a very large number of bulk, 175 stops. NEO Gov training for PW went very well.

| RECYCLING | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| Volunteer Collected Litter | 0 | 75 |
| Volunteer Collected Recycling | 0 | 75 |
| Volunteer Hours | 0 | 6 |
| Volunteer Miles of Streets | 0 | 0 |
| Sections of Roads Cleaned (not miles) | 0 | 1 |
| Number of Creeks Cleaned | 0 | 1 |
| Number of Litter Kits Issued / Returned | 0 | 3 |

| SOLID WASTE | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| New Construction Homes Added | 90 | 62 |
| New Cart Sets | 90 | 62 |

| CEMETERY | | |
|---|---|---|
| | AUGUST 2024 | AUGUST 2023 |
| Number of Plots Sold | 0 | 0 |
| Number of Niches Sold | 0 | 2 |
| Total Plots Available | 0 | 0 |

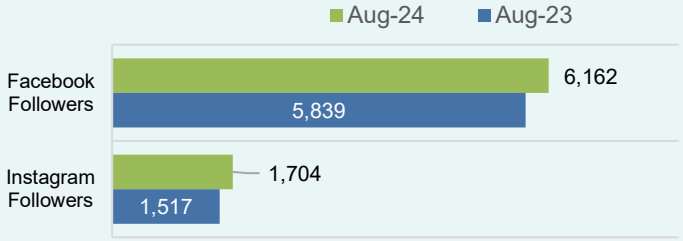
# Renaissance Centre for the Arts

RENAISSANCE CENTRE BROCHURE VIEW

**EVENT & PROGRAM ATTENDANCE**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Monthly In-Person Attendance | 1,840 | 2,117 |
| Virtual Views | 2,382 | 354 |
| Ticketed Events Held | 2 | 2 |
| Free Events Held | 2 | 2 |

**SOCIAL ENGAGEMENT**




# Renaissance Centre for the Arts

The Summer at the Centre series concluded with “A Fan of the Soap Opera” Mystery Dinner Theater. Both shows were sold out and received high praise in the after-show surveys. One patron replied “The Renaissance Centre staff always provides a wonderful experience. I am proud to bring my friends. Since we became sponsors, we have introduced over 40 new people to the Centre.” Johnson Consulting representatives visited Wake Forest during the month of August for the kick-off meetings of the Arts Center Feasibility Study. Over 80 community members were treated to a performance of “Jack’s Adventure in Space” at the Alston-Massenburg Center. This free show ensures that everyone in our community has the opportunity to experience the arts. Tickets for the Main Stage Performances went on sale to the public the last week in August. Three of the performances sold out within the first 24 hours of the public on sale date and several shows have low ticket alert. The Renaissance Centre box office sold 1832 tickets with revenues just over $72,500 in the month of August.

# Wake Forest Power

**CUSTOMER SUMMARY**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Electric Meters/Customers | 7,799 | 7,052 |
| Pre-Pay Power Customers | 466 | 473 |
| H.O.P.E. Participants | 44 | 45 |
| N.C. GreenPower Participants | 16 | 17 |

**PAYMENTS RECEIVED**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| eSuite Credit Card Payments | $276,302 | $353,991 |
| eSuite Credit Card Payments (Pre-Pay) | $0 | $0 |
| Paymentus CC Payments | $1,622,501 | $1,104,374 |
| Paymentus CC Payments (Pre-Pay) | $72,185 | $73,800 |

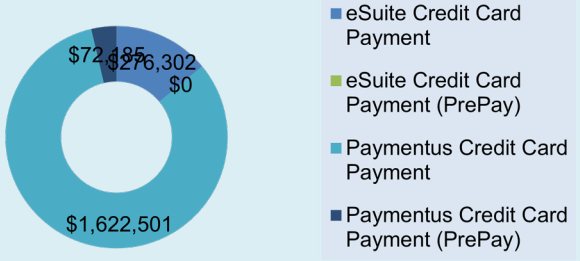
**POWER OUTAGES**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| Total Number of Customers Affected by Outages this Month | 195 | 251 |
| Average Number of Customers Affected per Outage | 28 | 31.37 |

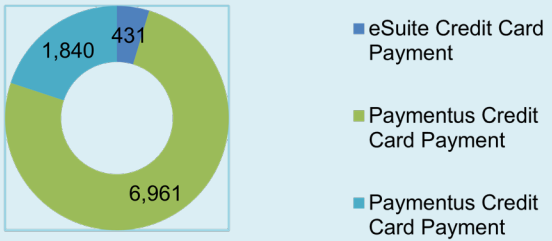
**NUMBER OF TRANSACTIONS**

| | AUGUST 2024 | AUGUST 2023 |
|---|---|---|
| eSuite Credit Card Payments | 431 | 524 |
| Paymentus CC Payments | 6,961 | 5,581 |
| Paymentus CC Payments (Pre-Pay) | 1,840 | 1,892 |

**PAYMENTS RECEIVED AUGUST 2024**




**PAYMENTS RECEIVED AUGUST 2024**



## Historic Preservation Commission

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/27/2024 |
| Number of members in attendance: | 6 out of 9 |

The HPC received a report on the summer internship projects, reviewed the budget for FY 25, discussed the strategic planning initiatives for this year, and were presented with the option to hold an open house in partnership with the museum and transition the home tour to the Woman's Club.

## Human Relations

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/22/2024 |
| Number of members in attendance: | 8 out of 10 |

Good Neighbor Day is scheduled for Saturday, September 21, 2024. We have 6 confirmed community volunteers (Thank you Kiel); we have several community partners committed to providing activities at the event. Thank to Police and Fire for coming thru with vehicles and representatives to assist. Minority / Women Owned Business Expo to be held 2/22/25

## Public Art

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/22/2024 |
| Number of members in attendance: | 7 out of 11 |

Reports on mural projects, meeting with the Design and Appearance Committee, 75th Art installation at Celebration of Arts in October, Portable art cart pending, Annual report submitted, pre-qualified artist registry is gaining submissions.

## Parks, Recreation & Cultural Resources Advisory Board

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/26/2024 |
| Number of members in attendance: | 10 out of 12 |

Special Events - Volunteer Sign-up Genius: 2024 Events: Boo Bash on October 19 Work Group Update: Unplugged Sunday from 5 pm-7 pm, currently 7 volunteers, need 10-12 volunteers, Master Plan & Impact Fees Updates - BOC Sept. 3rd, Planning Board Sept. 4th, BOC Sept. 17th (Meeting Times 6 pm)

## Technology Advisory

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/26/2024 |
| Number of members in attendance: | 6 out of 13 |

TAB members shared detailed updates from their recent meetings with various advisory boards. They also engaged in a discussion about the appropriate timing and initial steps needed to begin planning for the upcoming STEM event.

## Urban Forestry Board

| MEETINGS | |
|---|---|
| Most recent meeting held | 8/27/2024 |
| Number of members in attendance: | 6 out of 9 |

The QR code project is well underway with the help of the IT department. The board, with Julie's help, has identified the trees and pictures have been taken. We are writing the descriptions now.

# Board of Commissioners Agenda Item Report

Agenda Item No.: 2024-303-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: September 17, 2024

**SUBJECT**
Commissioner Reports

**Recommendation:**

**Item Summary:**

ATTACHMENTS

-