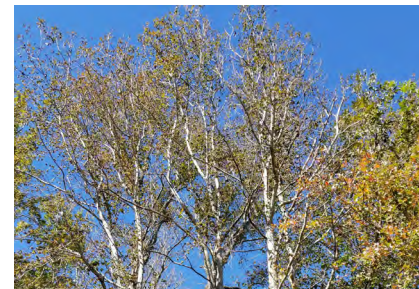


Archer Lodge Town Park



Acknowledgements

Town of Archer Lodge

Matt Mulhollem, Mayor
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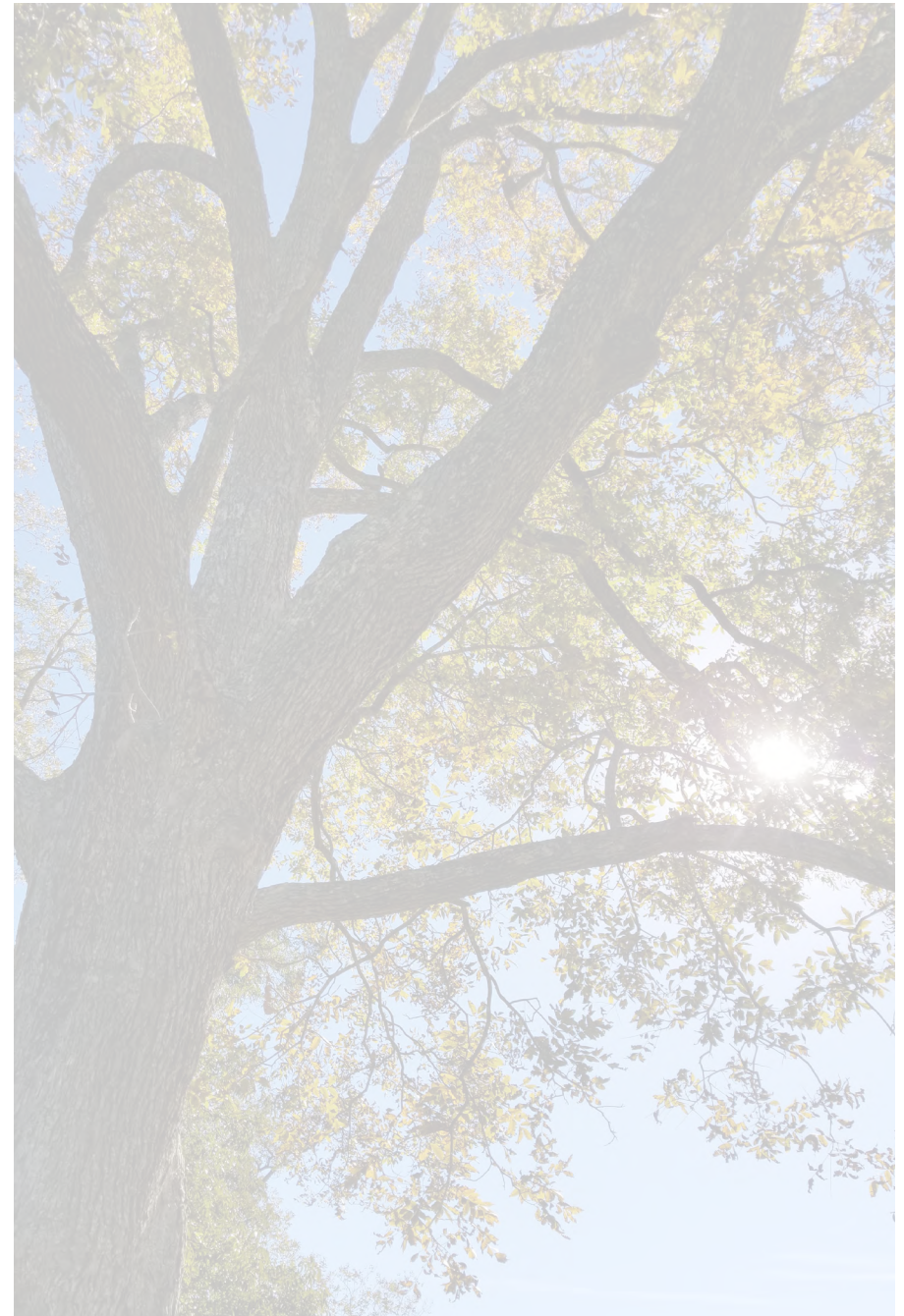


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Executive Summary

The Town of Archer Lodge, incorporated in 2009, is located in northern Johnston County, approximately 20 miles southeast of Raleigh, between Clayton and Wendell. Archer Lodge acquired approximately 30-acres of previously farmed property in October of 2018 for development of their first town park. The park will provide the facilities and amenities that will accommodate the growing recreational demand in the community.

Archer Lodge does not currently offer any recreational facilities or programs. A non-profit entity operates the Archer Lodge Community Center, which youth athletic programs use for their facilities. They currently offer youth soccer, T-ball, softball, and baseball programs. The Town's commitment to recreation includes raising the sales tax, requiring land development payment for recreation, buying the 30-acre parcel for park development, and allowing the Community Center to play on Town owned property. In 2019, the Town obtained a Bicycle and Pedestrian Grant through NCDOT, further demonstrating their commitment to meeting the residents recreational needs.

The 30-acre park site is located at the intersection of Castleberry Road and Steeler Lane, approximately 1.25 miles south of the Community Center. Goals of the Park Master Plan include the following:

- Finding an appropriate mix of passive and athletic uses to meet current recreational needs of the area
- Preserving existing woodland areas
- Adding facilities that appeal to a broad range of users - ages, activities, and abilities
- Incorporating flexibility into the design so that the park can evolve as needs change

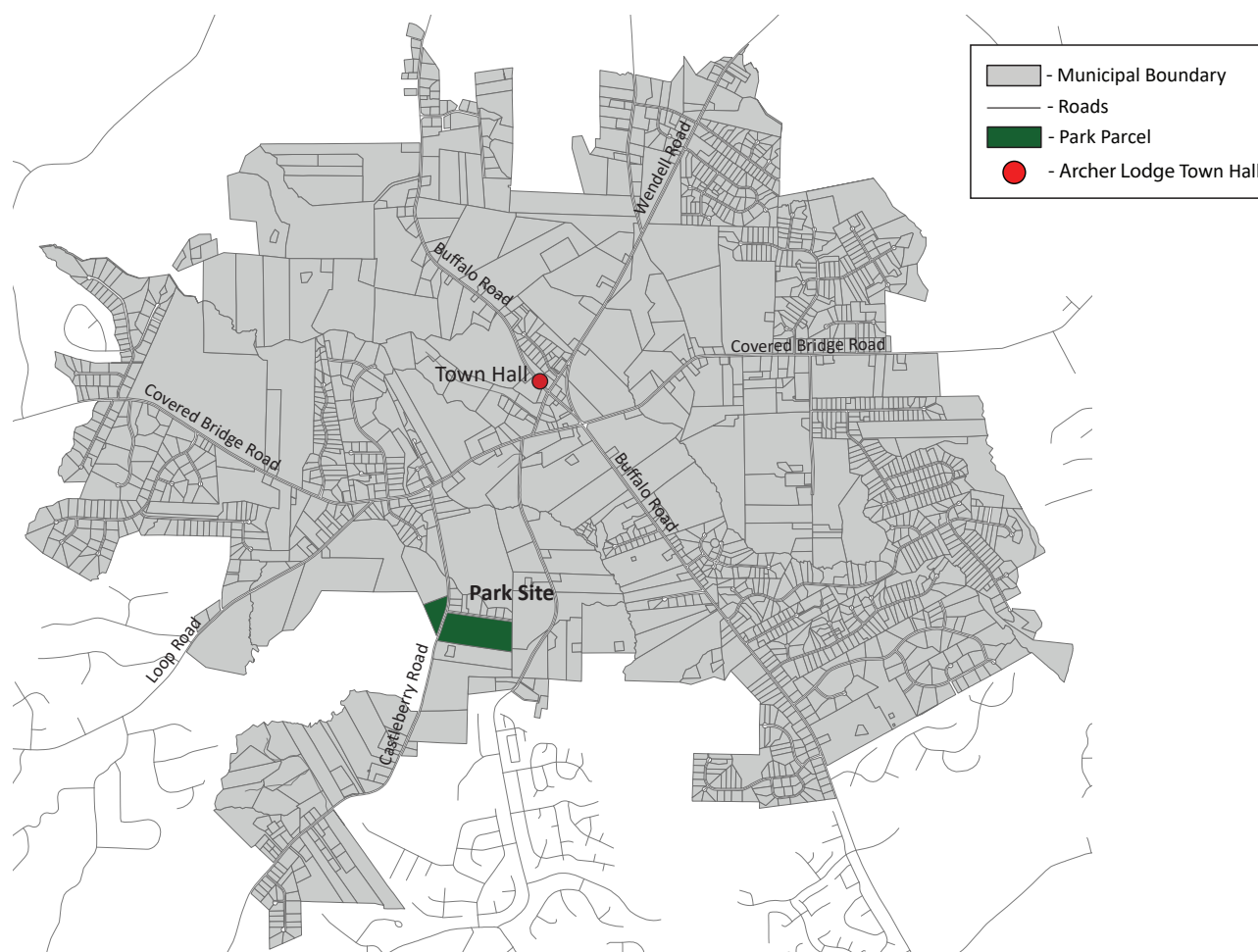
A Comprehensive Parks and Recreation Master Plan and survey prepared in 2014-2015 identified the top 5 recreational needs for the Town of Archer Lodge to be fitness trails, a swimming pool, baseball fields, basketball courts, and soccer fields. Through the 2018-2019 public input process associated with this site specific Park Master Plan, community members identified baseball fields, a restroom/concessions building, trails, soccer fields, and picnic shelters to be most important for the first phase of park development.

When complete, the park will include a 300' baseball field, 200' girls softball field, 200' little league field, playground, walking trail, football field, soccer field, pickleball court, sand volleyball court, restrooms, shelters, press box/concession stand, meadow/event lawn, open play areas, parking for approximately 210 vehicles, and renovation of the existing farmhouse. The first phase of development will be on the larger park parcel. It will include a 200' girls softball field, 200' little league field, playground, walking trail, gravel entrance drive, and parking lot for 160 vehicles, with an estimated cost of one million dollars. The community will seek a matching North Carolina Parks and Recreational Trust Fund Grant (PARTF) in 2019 to assist with funding.

Existing Conditions

Location and Public Access

The existing 30-acre park site is located in the southwest quadrant of Archer Lodge at the intersection of Castleberry Road (SR 1705) and Steeler Lane, approximately 0.6 miles south of Covered Bridge Road and 1.4 miles south of the Town Hall. The Town purchased the property in October of 2018. The entrances for both park parcels will be located off Castleberry Road. Castleberry Road runs north and south, connecting Hwy. 42 to the south and Covered Bridge Road to the north. Castleberry Road is a NCDOT secondary route and has a 45-mph speed limit with a daily traffic count of approximately 2,400 vehicles according to NCDOT data. This location will provide easy access for residents of the Town of Archer Lodge, as well as those from surrounding communities.



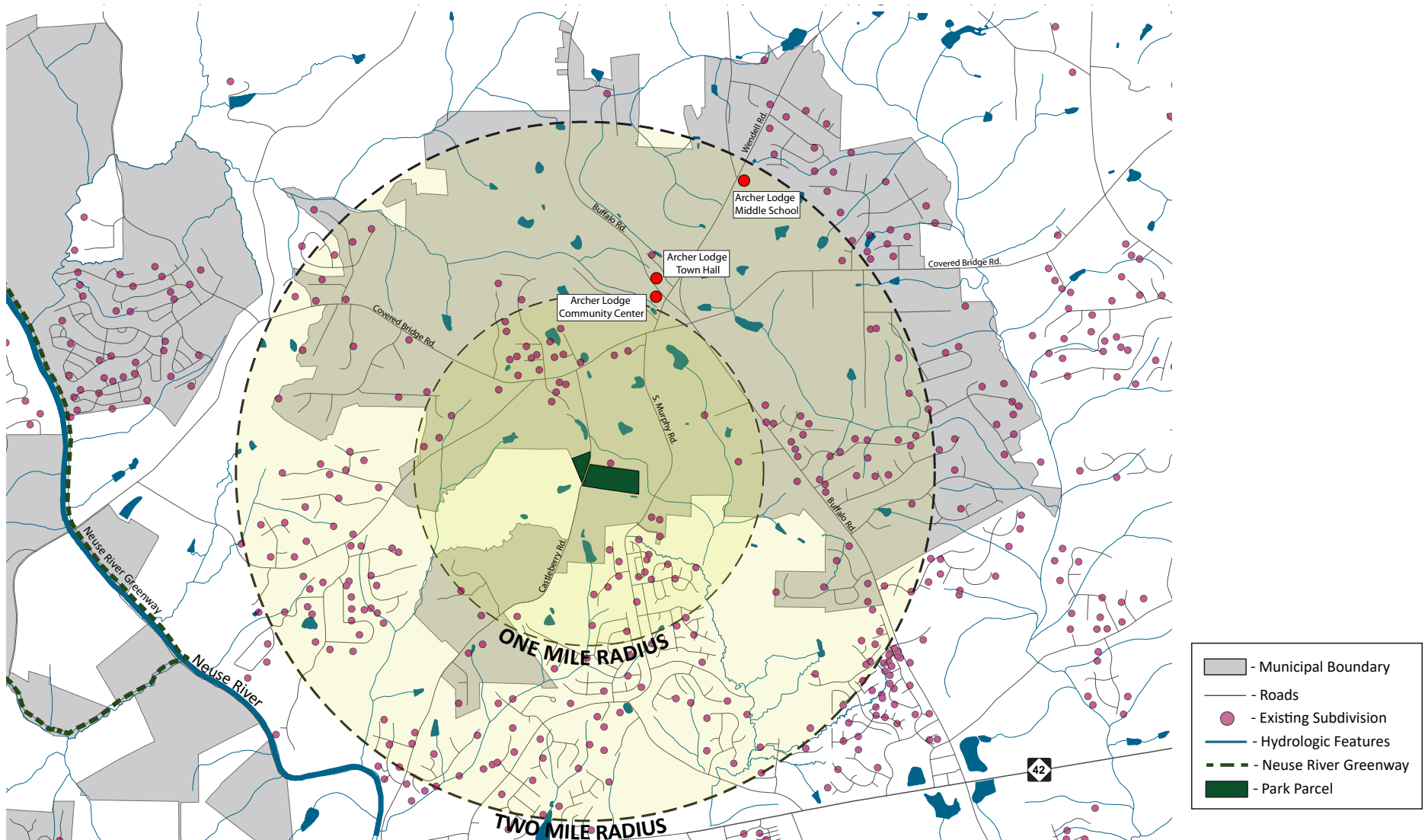
Archer Lodge Vicinity Map

Not to Scale



Adjacent Land Use and Future Development

The Town of Archer Lodge has seen a large amount of growth since its incorporation in 2009. With an estimated population of 4,688 people, Archer Lodge is the fourth largest municipality in Johnston County (2017 US Census - American Community Survey estimate) and one of the fastest growing. The population of the area has nearly doubled in the past fifteen years. A majority of the Town of Archer Lodge is within a two-mile radius of the park and is surrounded by a large number of subdivisions, which allows for vehicle, bike, and pedestrian access. Future greenway access could increase the overall connectivity.



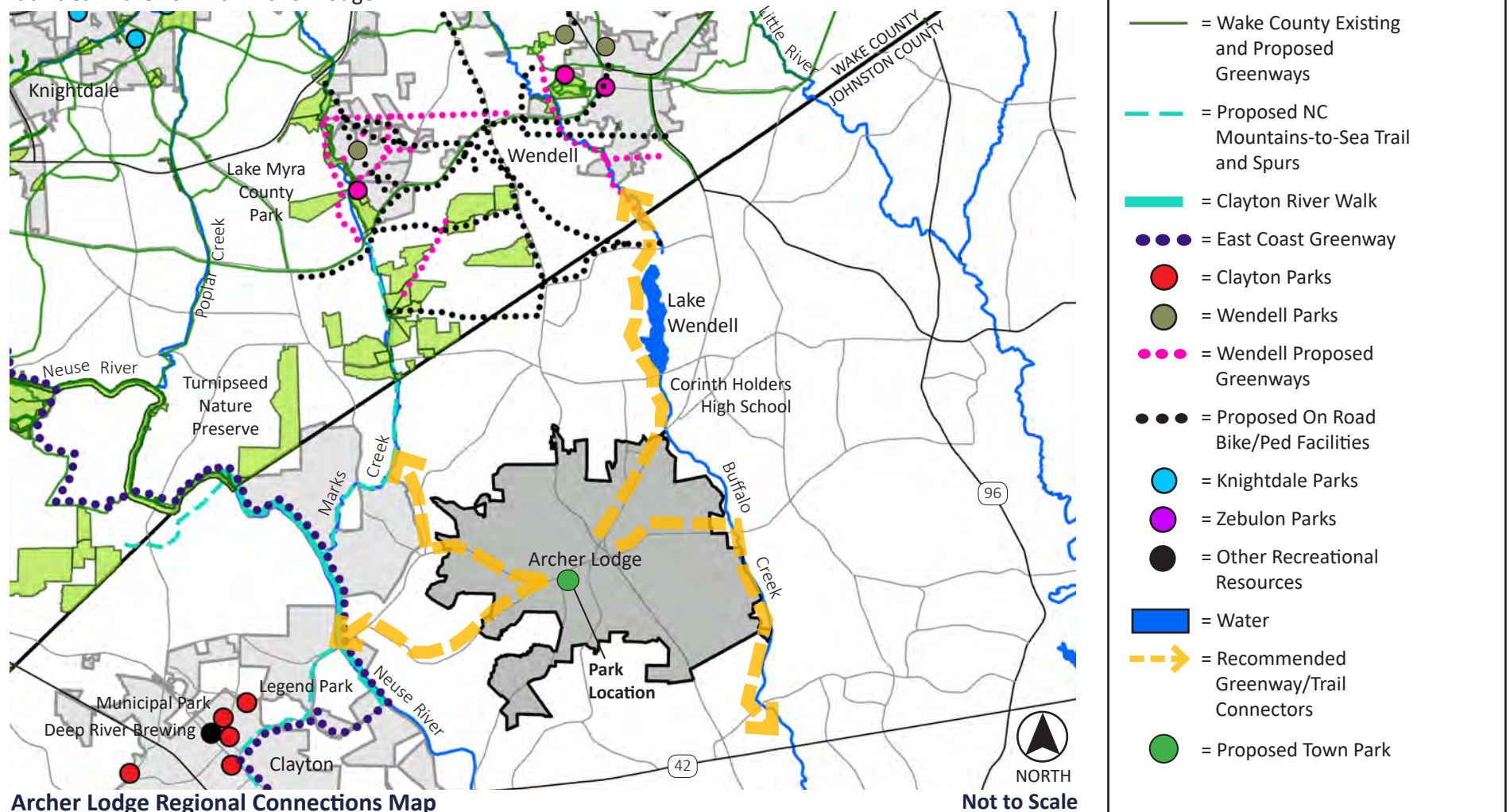
Adjacent Land Use and Development Map

Not to Scale

Regional Connections

There are many recreational resources nearby that could serve the residents of Archer Lodge if connected via greenways or other trails. Regional trails include the Neuse River Trail, the North Carolina Mountains-to-Sea Trail, and Wake County greenways. The Town of Archer Lodge received a NCDOT grant to develop a Bicycle and Pedestrian Plan in 2018, with the goal of connecting the Town Park with adjacent neighborhoods and other trail and greenway networks. The development of the Bicycle and Pedestrian Plan is currently in progress.

Below is an image illustrating some of the regional connections, as well as existing and proposed recreation facilities in the Town of Archer Lodge.



Site Analysis

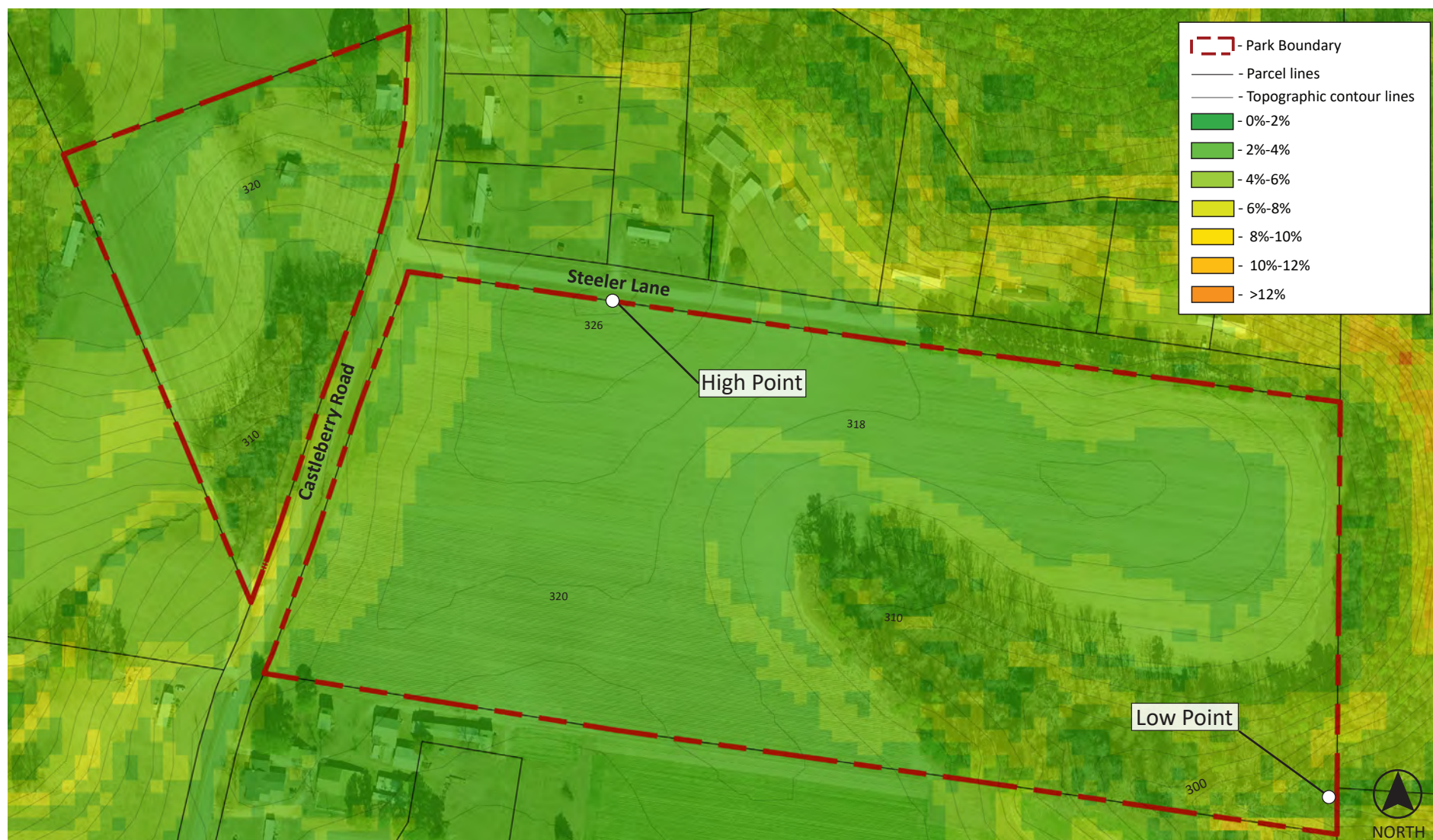
The park property is made up of two non-adjacent parcels. The smaller, five-acre parcel is located to the west side of Castleberry Road and the 25-acre parcel is located on the east, south of Steeler Lane.

The site analysis performed for this site, and its results helped inform the design process. Some of the site specific elements analyzed include elevation and slope, hydrology, soils, existing vegetation and fauna, and structures.



Elevation and Slopes

The site is located approximately 300' above sea level and contains relatively gentle slopes in the areas that were once used for agriculture. The larger parcel has a high point along the northern property line and slopes gently across the property to the south and southeast. Slopes become steeper in the wooded area and continue to a small drainage in the southeast corner of the parcel. The smaller parcel also drains from a high point in the north to a drainage in the south. The majority of both parcels have slopes of 6% or less (indicated below in green). Slopes of 6% or more can be observed in the woodland areas and are shown below in yellow.

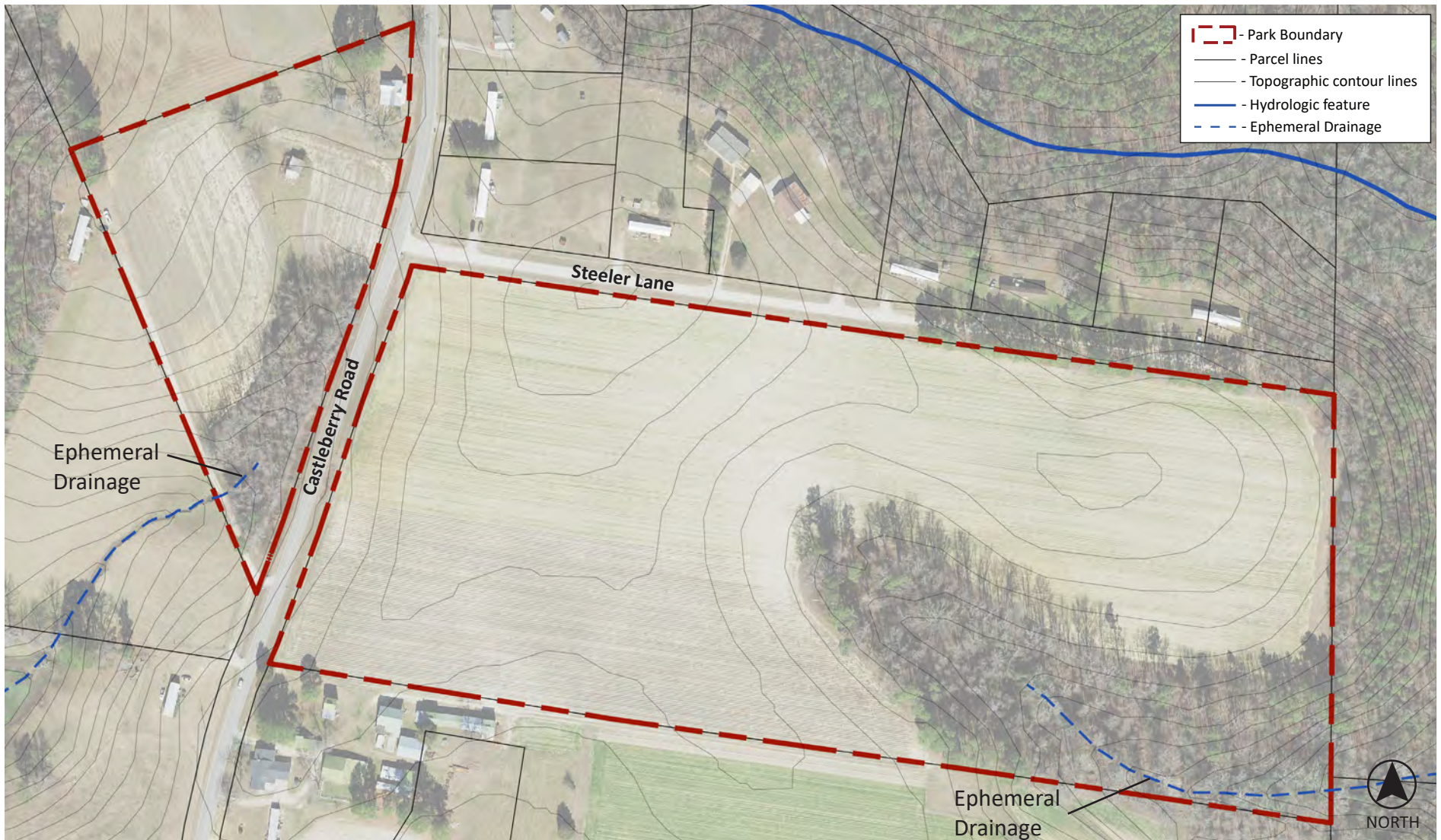


Slope Map

Not to Scale

Hydrology

The property does not contain any perennial waterways or identified wetlands, though small ephemeral drainages are located in the vegetated areas of each parcel. Surface water typically drains from the northwest to the southeast on each parcel. The five-acre parcel contains a low lying area within the forested area which drains to the property to the south, feeding a farm pond to the adjacent property. The 25-acre parcel contains a drainage area which drains to the south and east to adjacent parcels.

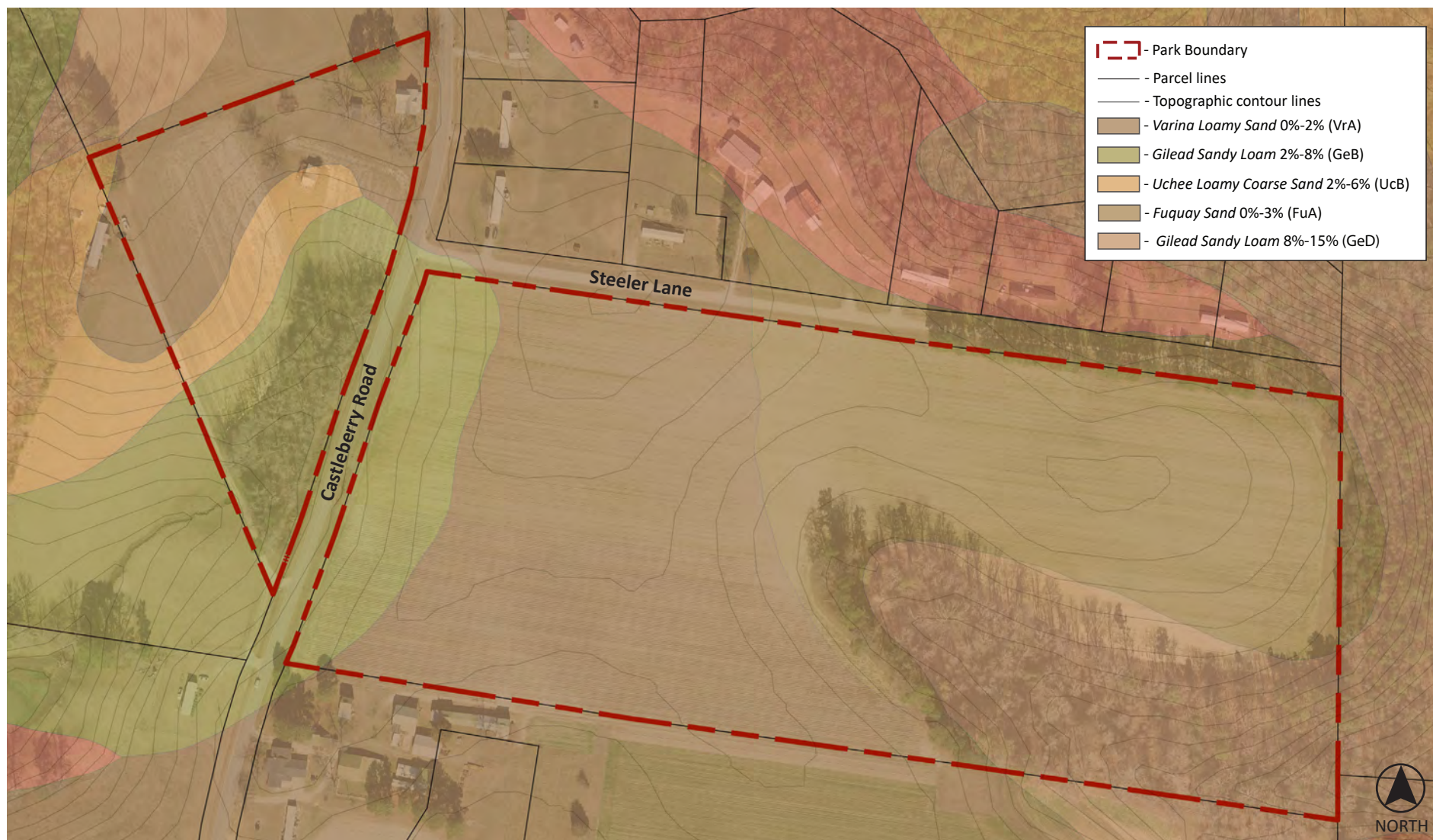


Hydrology Map

Not to Scale

Soils

The site is located in the Southern Coastal Plain physiographic region and is characterized by nearly level to moderately steep, moderately well-drained to well-drained soils with a loamy and sandy surface layer, and a clayey and loamy subsoil. Soils in this region were formed by sedimentation from ancient oceans and streams.



Soils Map

Not to Scale

The site is located within the Neuse River Basin and contains four soil types from the Varina, Fuquay, and Gilead series according to the USDA Soil Survey. Characterized as moderately well-drained to well-drained, these soils are generally compatible with recreational development. A majority of the developable area on the existing site is made up of Varina Loamy Sand and Fuquay Sand.

Soil Types

VrA: Varina Loamy Sand, 0% to 2% slopes

The Varina series consists of very deep, well-drained soils in broad upland areas of the Coastal Plain. These soils formed in loamy and clayey marine sediment.

Permeability is moderate in the upper subsoil and slow in the lower part. Surface water runoff is slow. Nearly all areas of the Varina soils are used as cropland, but they are also suitable for pasture, hayland, and woodland uses. The main canopy species are loblolly pine, white oak, red oak, hickory, and sweetgum.

This well-drained soil also suitable for urban and recreational uses though its slow permeability and perched water table could be limiting factors for septic tank absorption fields.

FuA: Fuquay Sand, 0% to 3% slopes

The Fuquay series consists of very deep, well-drained soils on broad ridges in the uplands on the Coastal Plain. These soils formed in loamy and sandy marine sediments.

Permeability is moderate in the upper part of the subsoil and slow in the lower. Most areas of the Fuquay soil are used as cropland. Because of the thick, sandy surface layer and subsurface layer, the soil is subject wind erosion and tends to be droughty in dry periods.

This well-drained soil is also suitable for woodland, urban, and recreational uses. The main canopy species are loblolly pine, longleaf pine, red oak, hickory, blackjack oak, and black oak.

GeB: Gilead Sandy Loam, 2% to 8 % slopes

GeD: Gilead Sandy Loam, 8% to 15% slopes

The Gilead series consists of very deep, moderately well-drained soils in the upland on the Coastal Plain. These soils formed in loamy and clayey marine sediments.

Permeability is moderately slow to slow. Most areas of the Gilead soils are used as pasture, woodland, cropland, as well as most urban and recreational uses. Due to slow permeability, these soils can be poorly suited to septic tank absorption fields. Common canopy species are loblolly pine, longleaf pine, white oak, red oak, sweetgum, and hickory.

UcB: Uchee Loamy Coarse Sand, 2% to 6% slopes

The Uchee series consists of very deep, well-drained soils on side slopes and in upland areas on the Coastal Plain. These soils formed in unconsolidated marine and fluvial sediments.

Permeability is moderately slow and surface water runoff is rapid. Most areas of the Uchee soils are used as woodlands, though the soil is can be used as pasture, hayland, and cropland. These well-drained soils are also suitable for most urban and recreational uses. The main canopy species are loblolly pine, longleaf pine, red oak, white oak, hickory, blackjack oak, and black oak.

Building Site Development and Soil Suitability**- Shallow excavations**

- Slight/Favorable Suitability: Fuquay Sand (FuA)
- Moderate: Varina Loamy Sand (VrA) due to being highly clayey and wet.
- Severe: Gilead Sandy Loam (GeB), Gilead Sandy Loam (GeD) due to wetness and Uchee Loamy Coarse Sand (UcB) due to cutbank cave.

- Small Commercial Buildings

- Slight/Favorable Suitability: Fuquay Sand (FuA) and Varina Loamy Sand (VrA)
- Moderate: Gilead Sandy Loam (GeB) due to wetness and slope and Uchee Loamy Coarse Sand (UcB) due to slope.
- Severe: Gilead Sandy Loam (GeD) due to slope.

- Septic tank absorption fields

- Slight/Favorable Suitability: None
- Moderate: None
- Severe: Fuquay Sand (FuA) percolates slowly and is a poor filter, Varina Loamy Sand (VrA) percolates slowly, Gilead Sandy Loam (GeB), Gilead Sandy Loam (GeD) and Uchee Loamy Coarse Sand (UcB) percolates slowly and wetness.

- Road and Streets

- Slight/Favorable Suitability: Fuquay Sand (FuA) and Uchee Loamy Coarse Sand (UcB)
- Moderate: Varina Loamy Sand (VrA) due to low strength, Gilead Sandy Loam (GeB) and Gilead Sandy Loam (GeD) due to low strength and wetness.
- Severe: None

- Lawns and Landscaping

- Slight/Favorable Suitability: None
- Moderate: Gilead Sandy Loam (GeB) and Gilead Sandy Loam (GeD) due to wetness and slope, Uchee Loamy Coarse Sand (UcB) due to drought vulnerability, and Varina Loamy Sand (VrA) due to drought vulnerability.
- Severe: Fuquay Sand (FuA) due to drought vulnerability.

Recreational Facilities

- Picnic Area

- Slight/Favorable Suitability: None
- Moderate: Gilead Sandy Loam (GeB) due to wetness and slow percolation, Gilead Sandy Loam (GeD) due to slope, wetness and slow percolation, Uchee Loamy Coarse Sand (UcB) due to sandy composition, and Varina Loamy Sand (VrA) due to slow percolation.
- Severe: Fuquay Sand (FuA) due to sandy composition.

- Playgrounds and Fields

- Slight/Favorable Suitability: None
- Moderate: Gilead Sandy Loam (GeB) due to slope, small stones, and slow percolation, Uchee Loamy Coarse Sand (UcB) due to slope, small stones, and sandy composition, and Varina Loamy Sand (VrA) due to slow percolation.
- Severe - Fuquay Sand (FuA) due to sandy composition and Gilead Sandy Loam (GeD) due to slope

- Paths and Trails

- Slight/Favorable Suitability: Varina Loamy Sand (VrA)
- Moderate - Gilead Sandy Loam (GeB) and Gilead Sandy Loam (GeD) due to wetness and Uchee Loamy Coarse Sand (UcB) due to sandy composition.
- Severe - Fuquay Sand (FuA) due to sandy composition.

Vegetation

Approximately 24 out of 30-acres have been previously cleared for agricultural purposes, 3.5-acres on the western parcel and 19.5-acres on the eastern parcel. There are two woodland areas, totaling 5.5-acres in size, consisting of native mixed hardwoods including species such as red oak, black oak, blackjack oak, hickory, sweetgum, sycamore, as well as loblolly pines.

Fauna

With a combination of cleared and forested areas, typical fauna on this site may include deer, opossum, raccoon, gray and red fox, squirrel, many birds, reptiles, and amphibians.

Existing Structures and Facilities

The western parcel contains a wood framed farmhouse thought to be one of the oldest structures in Archer Lodge, perhaps dating back to the late 1800's. The structure is in good condition for its age and the Town believes that the structure could have the potential for adaptive reuse.

The site also contains two additional outbuildings, a small barn approximately the same age as the farmhouse, and a small storage building that was built more recently.



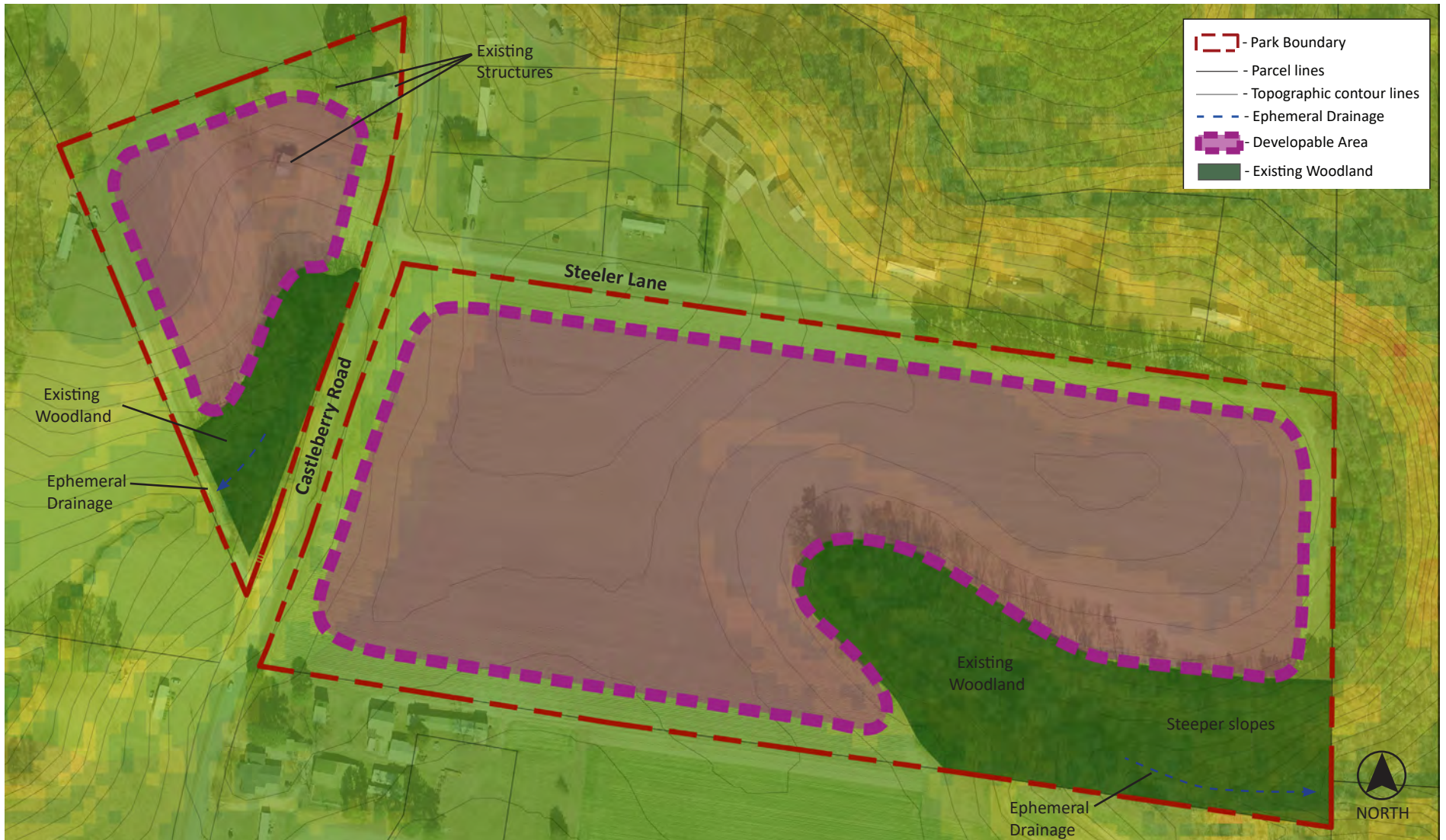
Existing Farmhouse on Castleberry Road



Existing Barn and Outbuilding

Developable Area

The site analysis was compiled and analyzed to determine which areas on the park property were most suited for park development. A Developable Area map was prepared and is shown below. Layered information such as soil type, hydrology, vegetation, slope, and prior land use highlight areas most suitable for development.



Developable Area Map

Not to Scale

Recreational Needs

Existing Facilities

Current recreational programs within the Town of Archer Lodge are limited to those operated by the non-profit entity, Archer Lodge Community Center, Inc. The Community Center offers youth athletic programs including T-ball for children aged 4 to 6 years old, baseball for children aged 7 to 15 years old, softball for girls aged 8 to 12 years old. The Town has also teamed with Johnston United Soccer Association (JUSA) to offer soccer programs for children aged 4 to 17 years old.

Existing facilities in the Town of Archer Lodge are limited to those at the Community Center, Archer Lodge Middle School, and Archer Lodge Town Hall. The Community Center property contains one baseball field, one large soccer field, and four small youth soccer fields. The facilities at Archer Lodge Middle School include one baseball field and one soccer field. Demonstrating their commitment to providing needed additional facilities, the Town of Archer Lodge allowed the Community Center to use a field adjacent to the Town Hall for soccer.

Due to the high demand and low supply of recreation facilities in the Town, many residents utilize the facilities and programs offered by other towns nearby, such as Clayton and Wendell. This creates coordination, logistics and management issues, making it harder for some to participate in youth sports.



Archer Lodge Community Center Facilities



Archer Lodge Middle School Facilities

Parks and Recreation Survey

As part of the Comprehensive Parks and Recreation Master Plan, a Parks and Recreation Survey was performed in 2014 in order to determine the recreational needs of the residents of Archer Lodge. The survey was hosted online, which opened on October 4, 2014 and ran for a six week period. Advertisements for the survey were posted on the Town's website and Facebook page and sent via email by the Town. A total of 216 citizens responded.

See Appendix A for synopsis of the Recreational Survey



Survey Results

- 56% of survey respondents lived within Archer Lodge and the majority of these residents have lived in the Town for at least three years
- 53% of respondent households include a child five years old or younger
- 48% of households include a child between the ages of 6-10
- 42% include a child or young adult between 11-20 years of age

The top reasons for participating in recreation were to have fun, be outdoors for exercise or physical fitness, and to be with friends/family. Respondents were asked to list their level of interest for both active and passive activities. According to the survey, the respondents provided the following ranked priorities:

Top 5 Active Recreation Activities:

1. Fitness Trail
2. Swimming
3. Baseball
4. Basketball
5. Soccer

Top 5 Passive Recreation Activities:

1. Walking
2. Outdoor Concerts
3. Visiting Historic Sites
4. Wildlife Observation
5. Playing on a Playground



When asked about barriers to their participation in recreation programs and use of facilities, 45 percent of respondents stated that they were unaware of what programs and facilities were offered. Twenty percent indicated a lack of facilities and 19 percent cited lack of rest rooms. Twelve percent believed the existing facilities and programs were overcrowded.

According to the survey, the respondents listed the top 5 initiatives that should be prioritized are as follows:

1. Develop active recreation opportunities (ball fields, soccer, etc.)
2. Develop indoor recreation facilities (recreation center, gyms, pools, etc.)
3. Develop non-motorized trails for walking and biking that connect schools, parks, neighborhoods, and other facilities
4. Develop passive recreation opportunities (hiking, picnicking, etc.)
5. Acquire land for recreation

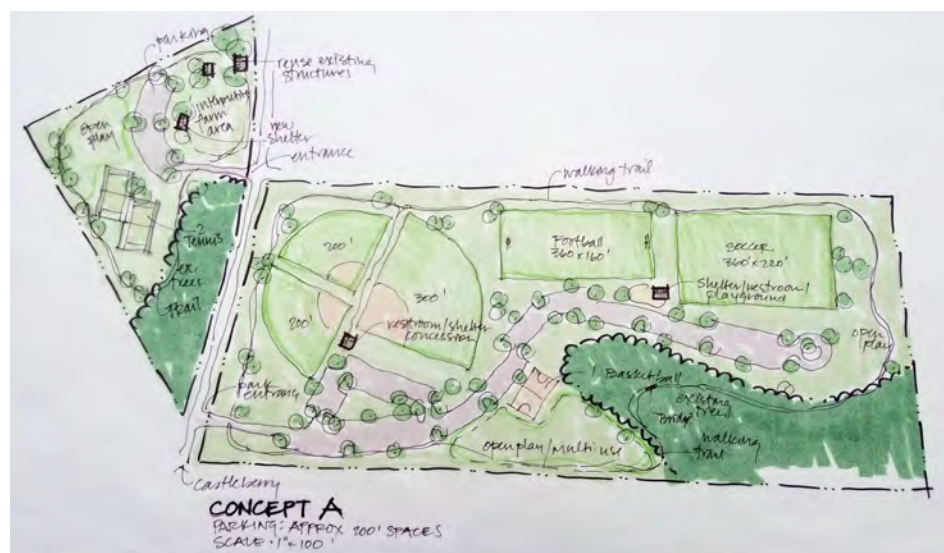
The survey demonstrated support of greater recreational opportunities for the Town of Archer Lodge. Sixty-one percent of respondents indicated that they would be willing to pay higher fees for more and/or improved recreational facilities while 56 percent are willing to volunteer to support a Town event, activity, or program.



Public Involvement

Public Input Meeting #1 - Archer Lodge Town Hall (November 18, 2018, 7:00pm - 9:00pm)

Susan Hatchell Landscape Architecture, PLLC staff met with the Town Council and citizens to discuss the site location and history, design process, recreational needs of the community, site analysis and goals, park programming, and presented two initial concepts for Archer Lodge Town Park Master Plan. Discussion also involved applying for a North Carolina PARTF (Parks and Recreation Trust Fund) grant to assist in funding the construction of the first phase of development.



Park Master Plan Concepts

Not to Scale

Concept A maximizes the recreational facilities on the park parcel as well as divides the park into an “active activity” eastern parcel and a “passive activity” western parcel. This concept has two park entrance locations as well as dispersed parking throughout each parcel.

Concept B maximizes “open play/multiuse” spaces, has a main entrance off Steeler Lane (a private road) and has a more compact parking footprint. This concept would also require more extensive grading of the larger parcel, as the baseball fields are located closer to the steeper slopes of the wooded area.

Approximately 15 attendees were present, including those on the Town Council. Input preferences were received from council members attending as well as other citizens. Participants generally preferred Concept A, which shows a balance between active and passive recreational opportunities, field location and layout. Concerns included the park entrance location, the need for road widening to accommodate turning motions to meet NCDOT standards, dispersed parking, inclusion of the basketball court, potential light pollution to adjacent neighbors, as well a location to store maintenance equipment on-site. Based on comments from the Town Council meeting, the project team further refined Concept A for presentation at Public Input Meeting #2.

Archer Lodge Town Park

Public Input Meeting #2 - Archer Lodge Community Center (January 29, 2019, 5:00pm - 7:00pm)

A second public meeting was held at the Archer Lodge Community Center to present the Preliminary Park Master Plan. There were approximately 40 people in attendance, including citizens, staff, members of the Town Council, as well as the Mayor. After a general introduction to the decision making and design process for the Preliminary Park Master Plan, the citizens began participating in a series of exercises.

The Preliminary Park Master Plan was provided for review and comment. Participants were asked to write their comments on maps and on comment cards. Comments on the maps included the desire to eliminate the basketball and tennis courts, concern for noise and light pollution, proposed trail connections to Adkins Lake and residential neighborhoods, finding a better balance between athletic and passive uses, the addition of sand volleyball, and picnic and gathering areas.

Comment cards were distributed to each participant. The following is a brief synopsis of the results:

- 88% of respondents supported the activities and uses shown on the Preliminary Park Master Plan
- 40% listed trails as the facility they would most personally enjoy
- 87% believed that the plan addressed the current recreational needs of their family
- 77% were in favor of adopting the plan as it was shown at the meeting
- 96% were in favor of seeking PARTF grant funding for the first phase of park development

Preference and Priority Exercises

Citizens were asked to rank their preferences for the aesthetic look or themes of the playground and park architecture. Most respondents favored themes highlighting nature or agricultural heritage. Meeting attendees also ranked possible additional park facilities/activities that perhaps were missing from the Preliminary Park Master Plan. The highest interest was shown for pickleball, biking, disc golf, an outdoor fitness gym, horseshoes, and a mist/spray feature. Least desired were skateboarding, a maintenance facility/recreation department office, and a mountain biking skills course.

Attendees were also asked to respond to imagery showing various proposed and potential park facilities and rank their preferences for facilities they wished to see in the first phase of park development. Respondents preferred baseball, restroom/concession, trails, soccer, and a picnic shelter as their top five priorities. Basketball and football ranked last.

See Appendix B for Meeting Minutes and full results from both public meetings.



Archer Lodge Town Park



Susan Hatchell
Landscape Architecture, PLLC

Preliminary Park Master Plan

Archer Lodge, NC - January, 2019



0' 80' 160' 320'
Scale: 1" = 80' - 0"

Park Program

Archer Lodge Town Park will be developed to help meet the growing recreational needs of the Town. Programming for the park was influenced by the recreational needs of the community, input from the Town Council and other citizens, and results from the recreational survey. Park needs include athletic fields, trails, active play spaces, passive play spaces, gathering spaces, rental spaces, as well as restroom and concession facilities. All facilities will be designed to be universally accessible for all ages and abilities. Based on available developable areas and survey results, the following facilities are most feasible on the park site:

Park Entrance

The main park entrance will be located on Castleberry Road near the southern part of the eastern property. A secondary entrance off of Castleberry Road will provide access to the western parcel. Road widening to accommodate turning motions per NCDOT standards will be constructed to increase the safety of park visitors and community members. The park entrance will include a park sign, entrance gates, as well as fencing to enclose the park.

Parking and Driveways

Paved parking will include accommodations for approximately 210 vehicles, 160 on the eastern parcel and 50 on the western parcel. New drives will follow a pleasant progression through the park, with glimpses and views of the park facilities. Wayfinding will make the site easy to understand for first time visitors. Drives will not create crossing hazards for bicycles or pedestrians and will be designed in such a way as to minimize clearing and grading, and protect environmentally sensitive areas. Parking will accommodate the necessary number of cars in a variety of lots in close proximity to activity areas. Parking may be provided along roadways or in a series of smaller lots to prevent huge expanses of asphalt. Gravel parking is a cost effective option, and can be planned for areas used less frequently. Parking lots will be sited sensitively in order to reduce potential environmental impacts caused by excessive grading. Parking lots will be designed with opportunities for tree plantings in order to promote shaded parking. Universally accessible spaces will be provided as required by code and the parking lots will utilize effective stormwater management techniques.

Trails

The accessible eight foot wide asphalt surface perimeter loop trail around both parcels (1.25 miles) will also provide access to smaller loops connecting the park facilities. The trails will be located in close proximity to parking as well as restroom areas. A series of loops with distance markers will allow visitors to reach fitness goals. Trails will be accessible whenever possible and wherever an accessible route is required. Trails will provide opportunities for overlooks and rest stops where needed and can also be utilized for environmental, historical, and cultural interpretation by the addition of signs and exhibits. Boardwalks may be required in areas of environmental sensitivity. These structures are elevated wooden walkways used for pedestrian access as well as environmental education and outdoor recreational purposes. The perimeter loop will also provide future access points to greenway/multi-use paths which could connect neighboring subdivisions and developments.





Baseball/Softball/Little League Fields/Multi-purpose/Soccer/Football Fields

Several fields of various sizes accommodate a wide range of youth sports programs including girls softball, little league baseball, youth baseball, football, soccer, and other field sports. Lighting, irrigation, turf, and bleachers are included.

Open Play and Meadow/Event Lawn

Open play fields will provide space for imaginative play, environmental education, kite flying, frisbee throwing, and pick-up sport games as well as festivals, tents, and large group play. A meadow/event lawn will allow for informal lawn games as well as community events and passive recreational use. The event lawn will also serve as a gathering place around a shelter/stage area and can be reserved for small parties or performances.

Playground

The playground will provide an active play area for a wide range of age groups and abilities, located centrally between the baseball fields and the rest room/concession stand. Nature and/or agricultural heritage theme was preferred by the community. Parents with children participating in baseball or softball games will appreciate a nearby play space for children who aren't involved in the game. Play areas will be located at a safe distance away from roads and parking and will allow for open play as well as traditional play equipment. Site amenities include waste receptacles, benches, and water fountains.



Pickleball court

The pickleball court is located adjacent to the meadow/event lawn and south of the main parking area. With a compact footprint of 20'x 44', a pickleball court will help serve the growing population of players.

Outdoor Gym

An outdoor gym with fitness stations promote healthy physical activity and will be accessible to park users of all ages and physical abilities.

Sand Volleyball

The sand volleyball court is located adjacent to the wooded area, south of the east parking lot. This area requires regular maintenance to keep the surface level for playing, and to keep the sand from migrating from the court into the turf. This area would accommodate small to large groups for picnicking, family reunions or school groups.

Planting

The protection of existing vegetation is very important to maintain the beauty and natural systems within the park boundaries. Adequate planting will be provided as required to screen undesirable views and adjacent properties. Shade trees will be added in parking areas and along roadways. All plantings will be native or adaptive and non-invasive, and those selected will be drought tolerant species to avoid the need for irrigation. Planting will also enhance wildlife habitat and provide environmental education opportunities throughout the park.



Park Structures

Restroom/Concession/Press Box

The restroom/concession will serve as the main building for the park. The building will be located in a central location adjacent to the baseball/softball fields and playground. The building will contain a restroom, concession stand, as well as a press box for scoring games.

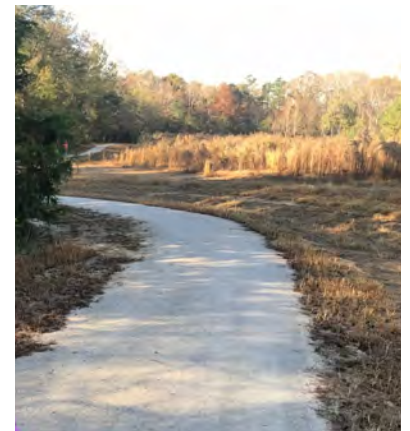
The surrounding area will serve as a multifunctional gathering space and will include tables, benches, and an open plaza area for gathering and watching games or children on the playground.

Restroom/Shelters

Three new shelters are shown on the Master Plan. Larger shelters will include accessible restrooms and be available for larger group rentals. The largest shelter can also be used as an amphitheater/stage for events, festivals or an outdoor classroom for smaller groups.

Existing Farmhouse

The existing farmhouse on the western parcel could be used for park and maintenance facilities, offices or a rental facility at some point in the future.



Archer Lodge Park Master Plan



Not to Scale

Final Park Master Plan, Phasing, and Costs

The Park Master Plan to the left illustrates the proposed long-term development of Archer Lodge Town Park. This plan shows a combination of both active and passive facilities that will accommodate all ages and abilities of town residents and meet current recreational needs. As the town continues to grow, priorities for future park development may change as new recreational needs become apparent. This park site provides the flexibility to provide those facilities to its residents. Construction of future phases will be dependent on development priorities and available funding as well as possible partnerships or grants.

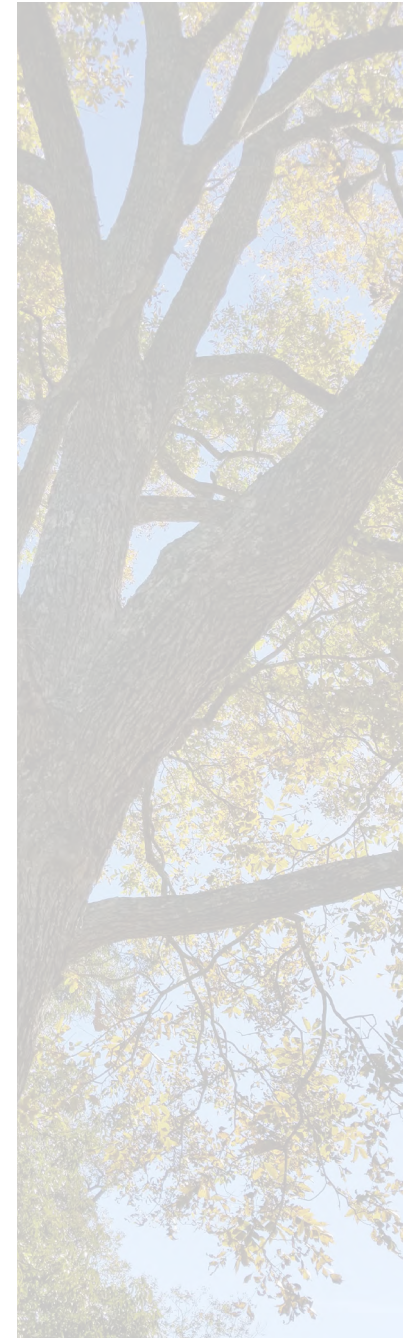
First Phase Priorities

Most municipalities must phase park development in order to meet budget limitations. Based on the preferences determined by the community, the first phase of the park will include a 200' girls softball field, a 200' little league field, a one-half mile walking trail, a playground, fencing, and a gravel parking area for 100 vehicles. The balance of active and passive facilities will ensure a broad range of park users will be able to enjoy the park in the first phase.

Costs

Estimated costs for park development can vary due to many factors such as material and labor availability, constructability, bid packages, site specific subsurface and environmental conditions, and permit requirements. The estimated costs for all phases of park development at Archer Lodge Town Park is estimated at \$4,800,000 (using 2019 construction costs). The preliminary cost estimate is shown on the following page.

The project budget for first phase is estimated at \$1,000,000. The Town of Archer Lodge is seeking to secure a matching grant from NC PARTF in 2019 to assist with funding. The Town Council has raised the local property tax by three cents to fund recreation, and established policies for donation or payment for parks as part of their land development process in order to create a park development capital reserve fund.



Archer Lodge Town Park - Town of Archer Lodge
Preliminary Cost Estimate

Project Elements	Cost
Earthwork/Storm drainage/Erosion control	\$526,370
Asphalt paving for roads and parking	\$556,675
Asphalt trails and concrete sidewalks	\$305,300
Football field	\$196,850
Soccer field	\$201,550
300' Baseball field	\$280,350
200' Baseball field (2)	\$435,600
Pickleball court	\$30,000
Sand volleyball court	\$10,000
Playground	\$150,000
Fitness stations	\$50,000
Restroom/Concession/Press box	\$162,600
Large picnic shelter	\$116,700
Picnic shelter/restrooms (2)	\$413,600
Repurposing farmhouse as office	\$50,000
Site amenities	\$81,400
Site utilities	\$90,000
Site electrical	\$80,000
Site planting	\$149,150
	\$3,886,145
5% Contingency	\$194,307
18% General requirements, contractor overhead and fee, performance bond and insurance, design fees, survey, and geotechnical services	\$699,506
	\$4,779,958

