

### Minutes - Special Meeting for the Purposes of:

- Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC &
   Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)
  - Thursday, November 15, 2018 @ 6:30 PM Jeffrey D. Barnes Council Chambers

#### **COUNCIL PRESENT:**

Mayor Mulhollem Mayor Pro Tem Castleberry Council Member Jackson Council Member Locklear Council Member Wilson

#### **STAFF PRESENT:**

C.L. Gobble, Administrative Consultant Kim P. Batten, Finance Officer/Town Clerk Bob Clark, Planning/Zoning Administrator

### **COUNCIL ABSENT:**

Council Member Bruton

### **GUEST PRESENT:**

Susan Hatchell, Landscape Architecture, PLLC Matt Tobolski, Project Designer & Production Mgr.

#### 1. WELCOME/CALL TO ORDER:

#### a) Invocation

Mayor Mulhollem called the meeting to order at 6:31 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Clayton, NC and declared a quorum present. Council Member Jackson offered the invocation.

#### b) Pledge of Allegiance

Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

### 2. <u>DISCUSSION ITEMS:</u>

a) Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC

Ms. Hatchell provided a presentation which appears below:



# Town of Archer Lodge Park Master Plan

#### Tonight we'll review:

- Project Location
- Design Process
- Parks and Recreation Survey
- Existing Site
- Site Analysis & Goals
- Overall Park Program
- Preliminary Park Master Plan Concepts
- Next Steps

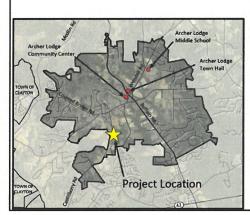
Susan Hatchell Landscape Architecture, PLLC





### **Project Location**

- Southwest Quadrant
- Intersection of Castleberry Rd. and Steeler Ln.



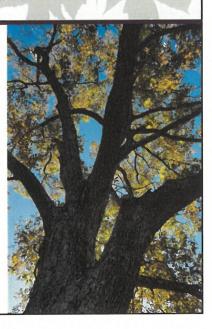


### **Design Process**

- Recreation Survey used the results of the 2014 survey to determine which facilities are most needed
- Analyzed the site to see if these recreational facilities are feasible
  - Maximize recreational opportunities
  - · Limit amount of clearing
  - Protect natural resources
  - Preserve habitat
- Prepared a park program that lists the new facilities
- Prepared two Park Master Plan Concepts for review
- Refine concept and prepare a final Park Master Plan Document
- Prepare draft cost estimates
- Assist with PARTF grant application

Susan Hatchell

andscape Architecture, PLLC



### Parks and Recreation Survey - Top Ten Activities

#### Top five active activities:

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

#### Top five passive activities:

- 1. Walking
- 2. Outdoor concerts
- 3. Visiting historic sites
- 4. Wildlife observation
- 5. Playing on a Playground

Susan Hatchell

Landscape Architecture, PLLC











### **Existing Site**

- 30 acres on two parcels
- Site is currently used for agriculture
- Two wooded areas preserved for drainage
- One existing farmhouse and two outbuildings
- Existing driveway at the farmhouse



Susan Hatchell

andscape Architecture, PLL



### **Existing Site**



Susan Hatchell

### **Existing Site**











## Site Analysis and Goals

### Site Analysis:

- Non-adjacent parcels
- Developable areas for recreation on both parcels
- Room for many types of active and passive recreational facilities

#### Goals

- Mix of passive and athletic uses
- Facilities to appeal to a broad range of users – ages, activities, and abilities
- Meet recreational needs identified in the survey
- Design should be flexible
- Consider stewardship of the land





### Site Analysis - Soils

### **Soil Types:**

VrA: Varina loamy sand, 0% to 2% slopes.
Well drained, suitable for cropland, woodland, urban and recreational uses

FuA: Fuquay sand, 0% to 3% slopes. Well drained soil, suitable for cropland, woodland, urban and recreational uses

GeB: Gilead sandy loam, 2% to 8 % slopes. Moderately well drained soil, suitable for cropland, woodland and most urban and recreational uses

GeD: Gilead sandy loam, 8% to 15% slopes Moderately well drained soil, suitable for cropland, woodland and most urban and recreational uses

UcB: Uchee loamy coarse sand, 2% to 6% slopes. Well drained suitable for cropland, woodland and most urban and recreational uses

Site soils are suitable for recreational development



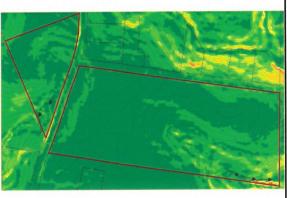
itecture, PLLC



Soil Survey of Johnston County - USDA

# Site Analysis - Slope and Hydrology

- Gently sloping site primarily from 2%-4%
- Steeper slopes occur along drainage ways
- · Small drainage areas in existing vegetation



# Hatchell

itecture. PLLC

### Park Program

Based on available developable areas and survey results, the following facilities are most feasible on the park site:

- Baseball Fields (300' and 200')
- Football Field (360' x 160')
- Soccer Field (360' x 220')
- Multi-purpose Field/Open Play Areas (1 - 1.75 acres)
- Tennis and Basketball Courts
- Playground
- Concession/Restroom Buildings
- Picnic Shelters and Picnic Areas
- Fitness Trail
- Parking
- Environmental Education Agricultural Heritage









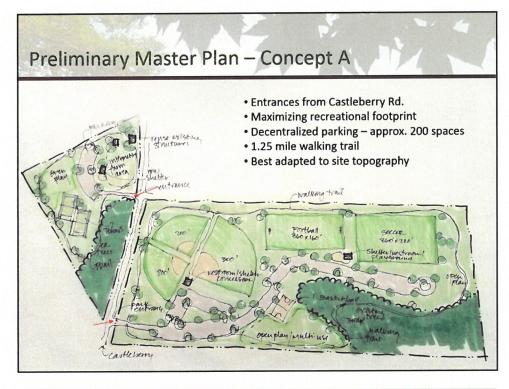


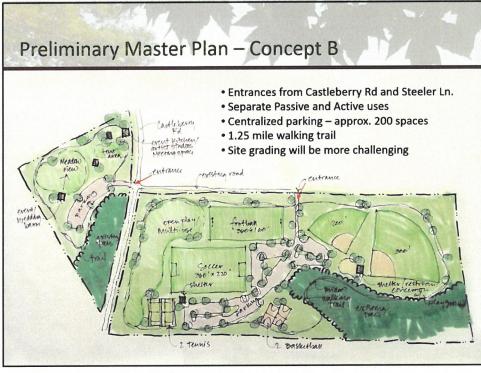












### PARTF Funding

- The Parks and Recreation Trust Fund (PARTF) provides dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public.
- Applications due May 1, 2019
- We are currently working with our regional consultant as we pursue the grant
- Grants recipients will be notified in late summer/fall



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### **Next Steps**

- Finalize Overall Master Plan and Cost Estimate – Public Meeting in January 2019
- Gauge community support for the PARTF application
- Obtain input for the process
- Present final plan at Parks Board and Town Board
- Finalize and submit PARTF Application May 1, 2019

Susan Hatchell Landscape Architecture, PLLC





Comments & Discussion followed which included items such as:

- Location of Entrances
- Process for PARTF Grant Application
- Validity of Parks & Recreation Survey from 2014
- Intended Goals
- Analysis of the site
- Programs & Facilities
- Two Conceptual Drawings
- Public Input Meeting in January 2019

Matt Tobolski, Project Designer/Production Manager, presented Arial photos taken of the Park Land site, and gave a brief site analysis.

The following were discussed during Questions and Answers Session:

- PARTF application annual due date: May 1
- Re-purpose existing buildings for multi-use and potential historic value
- · Prioritization of Park Land ideas
- Comprehensive Parks and Master Plan (January 2015) valid for approximately 10 years
- Support of Community
- Funding based on points and the geographical area and first Town park

- Land has natural drainage and not environmentally sensitive.
- Efficient and affordable lighting of fields with consideration of neighbors
- Entrance locations and turning lanes that facilitate traffic
- More sport fields and less parking on conceptual drawings
- Playgrounds near sports fields
- Location of basketball courts
- Security
- Path for pedestrians and cyclists
- Connector roads
- Access for Emergency Services
- Shelters for picnics and events

Concept A was preferred overall and Ms. Hatchell stated the property allows for many options. She will consider all input and recommendations to provide an updated concept for Town Council and for a public input meeting that needs scheduling for January. Mayor asked Ms. Batten to schedule meeting for the community to offer input. Three public presentations with different groups, such as the ALCC Community Center, Churches, Fire Department, and Scouts were suggested by Mr. Gobble. He further added that the Town will need letters of support from different groups for the PARTF Application. No further discussion.

# b) Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)

Ms. Batten and Mr. Gobble handed out a <u>DRAFT</u> version of the CIP to the Town Council for review and input at a future meeting.

#### 3. ADJOURNMENT:

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a) Having no further business, Mayor Mulhollem asked for a motion to adjourn meeting.

Moved by: Council Member Wilson Seconded by: Council Member Jackson **Adjourned meeting at 8:39 p.m.** 

CARRIED UNANIMOUSLY

Matthew B. Mulhollem, Mayor

Kim P. Batten, Town Clerk

