

# Lake Crabtree County Park Land Lease

2025

**Chris Snow – Parks Recreation & Open Space Director**

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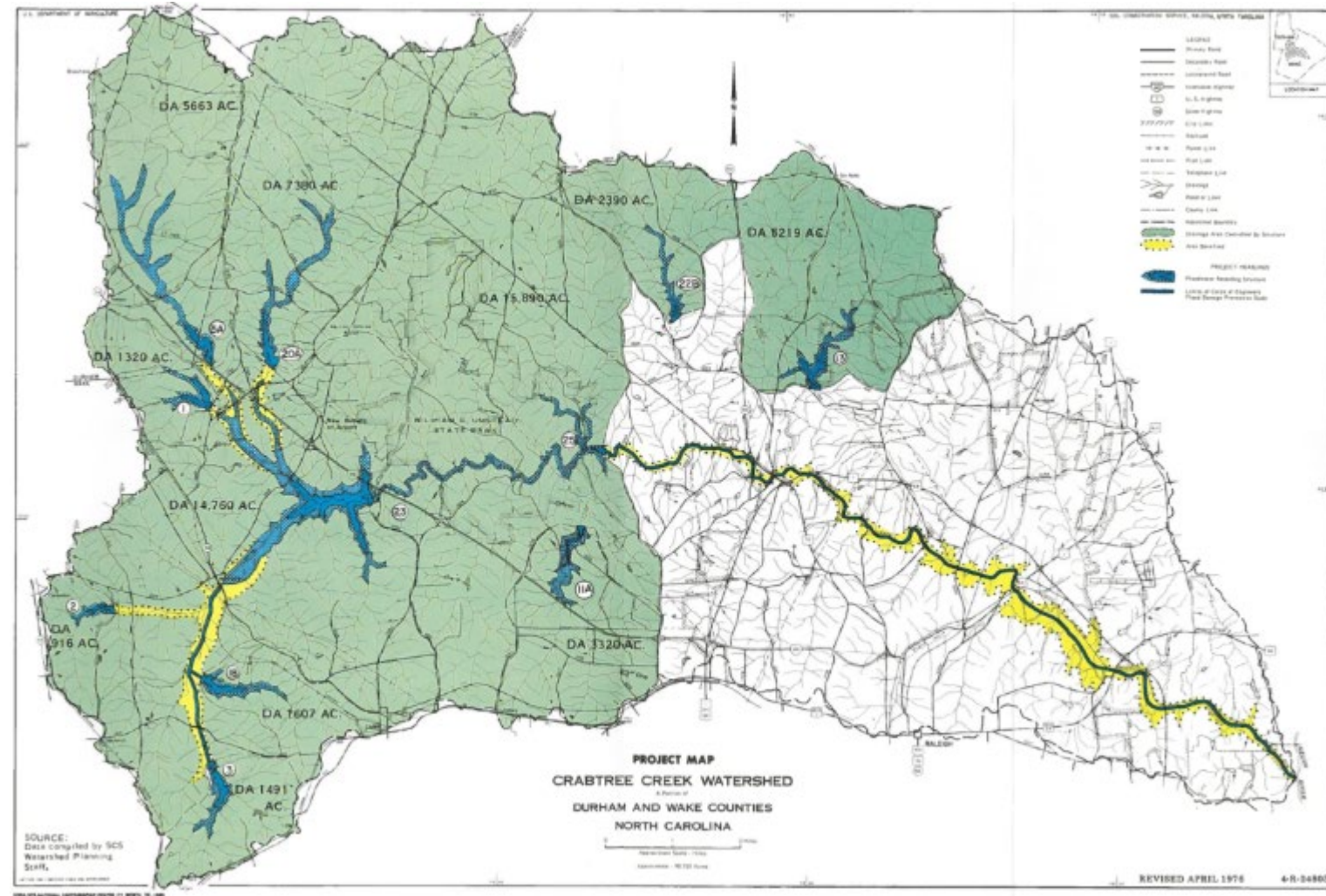
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# Presentation Topics

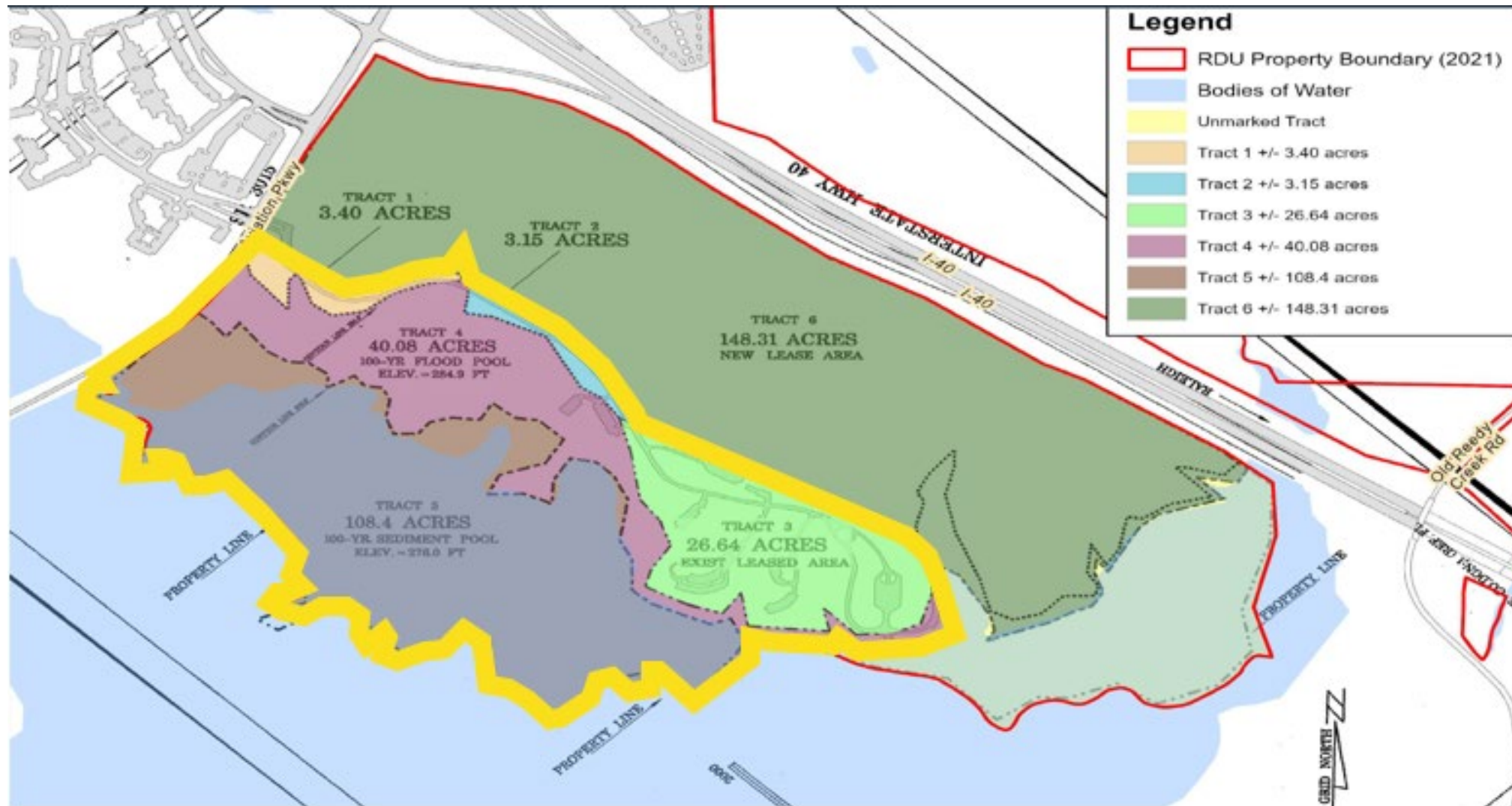
- Lake Crabtree as a Flood Control Structure
- Original Lake Crabtree County Park Lease
- Development of the Park
- Amendment of the Original Lease
- Lease of "286" Property
- New Lease for Lake Crabtree County Park

# Lake Crabtree as a Flood Control Structure

- The Crabtree Creek Watershed Project (CCWP) - 1963
- Ten flood control structures
- Purpose was to prevent loss of life and property damage, and manage sedimentation and erosion
- Structure 23



# Original Lease





# Lake Crabtree County Park



## Lake Crabtree Park to open in June;

By HELEN JONES  
Staff Writer

Lake Crabtree Park is scheduled to open the second weekend of June, but the 522-acre, man-made lake probably will not be filled until Labor Day in September, according to Wake County's Parks and Recreation Department director.

Builders have detected water seepage through the dam under construction, and they will begin drilling soon to check for underground fissures in the rock, Director David Carter said Monday.

Michael Aull, projects officer for Wake County Community Development Services, said that test drilling would probably begin the end of June. The process involves drilling 35 to 40 feet underground to the water table, he said.

If cracks in the rock are found, a liquid cement mixture called grout will be pumped in to seal up the fissures, Aull said. The grouting would be done at the dam site if it is necessary, he said.

Water that would normally flow down the creek will be held in the lake, Aull said.

When park officials decided that the dam should be closed, it will take several good rains before the marshland becomes a lake.

While the park has few visitors on weekdays, weekends have brought 30 to 50 cars a day, Sinclair said. The park, which includes picnic shelters, playground equipment and parking for 50 cars, will be open from 8 a.m. to 9 p.m. in the summer and 8 a.m. to 5 p.m. in the winter, he said.

The park's opening date has been postponed several times, including the most recent one, he said.

any camp area are included, he said. The park will be open from dawn to dusk a.m. to 9 p.m. in the summer and 8 a.m. to 5 p.m. in the winter, he said.

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### Lake Crabtree Park 1988 fees schedule

**Boat rentals:**

- Row boats—\$4 per hour, \$12 per day (over four hours).
- Canoes—\$4.50 per hour.
- Sailboats—\$6 per hour.

**Boat launching:**

- Trailer—\$3 per day, \$45 per year.
- Canoes and kayaks—\$2 per day, \$30 per year.

**Picnic shelters:**

- 50 persons—\$30 per half day.
- 100 persons—\$40 per half day.

change to mid-June from a date set for Memorial Day weekend, for several reasons, Carter said. In addition to the lake's problems with dam seepage, bad weather for construction of the park itself has been a problem, he said. Last summer's extreme drought and this winter's extreme cold have made the ground difficult to work with, he said. So, the park's design project took longer than expected. A linear feet of rock had to be added out last summer to lower line through, Carter said.

surface moisture that instead of being pulled away as it usually is, problems in paving, he said.

Schedule setbacks in one area often created a chain reaction in the project because one part of the project had to be finished before the next could be started, Carter said.

The 35 boats that will be available for rental include canoes, sailboats and rowboats, he said. There will be two kinds of 14-foot sailboats, the sunfish for beginners and the zuma for more experienced boaters, Carter said.

See PARK, page 2C

## The lake is late, but county park open

By KATIE MOSHER  
Staff writer

Wooden signs are ready to point the crowds to the boat dock and fishing pier at Lake Crabtree County Park.

But there aren't any crowds because there isn't any lake. Yet.

Wake's first county park, on Aviation Boulevard near Raleigh-Durham International Air-

port, has been discovered by some curious passers-by since it opened a few weeks back.

"Where is the lake?" I've had a lot of those questions," said Curtis T. Sinclair, assistant park manager.

The Crabtree Creek dam is not expected to be completed — and the 500-acre lake created — before September, Sinclair said. The U.S. Soil Conservation Service is building the dam as a flood-con-

trol measure. Once the flood gates are closed, it will take several good rains before the marshland becomes a lake.

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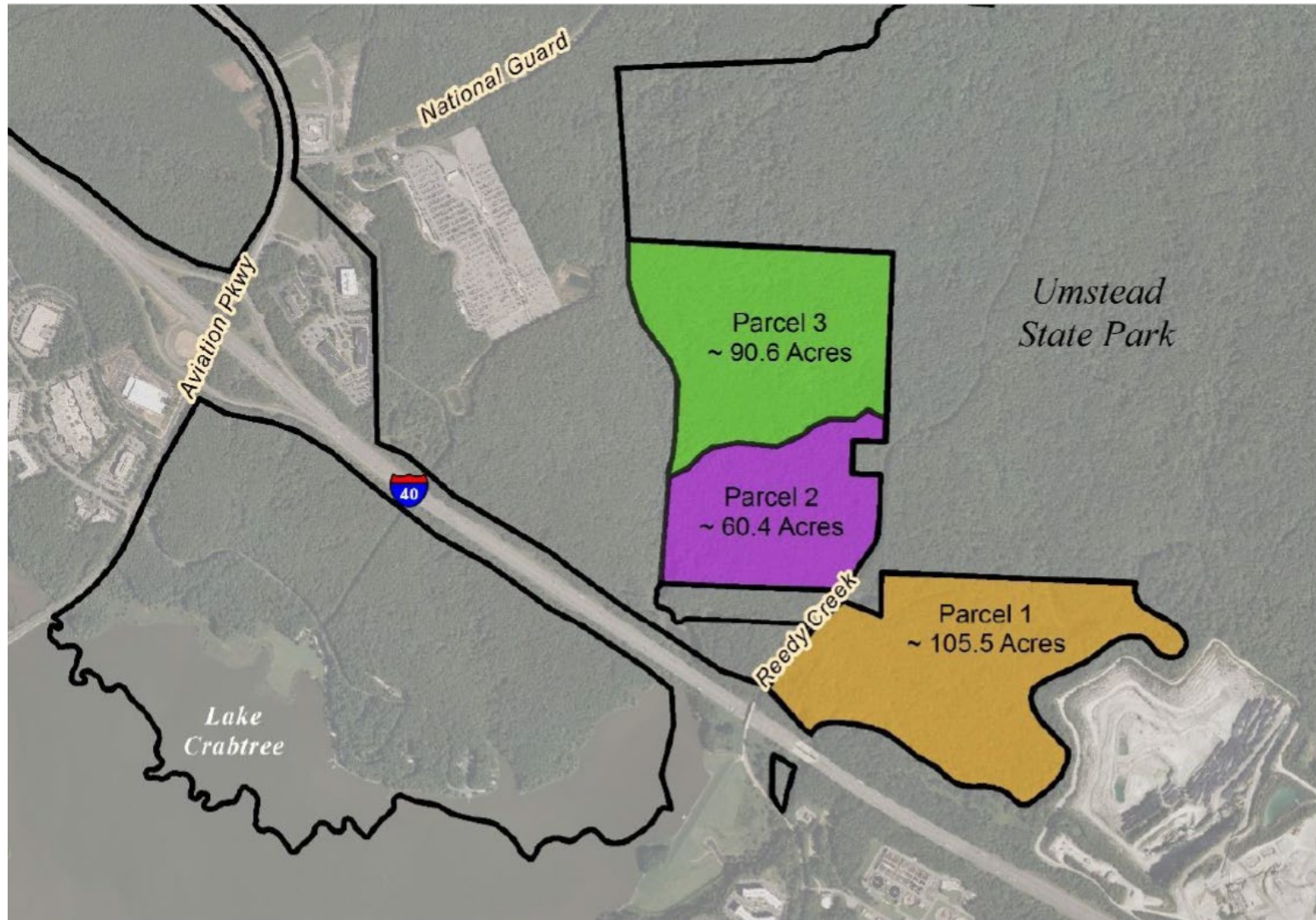


# Amendment of the Original Lease



# Lease of "286" Property

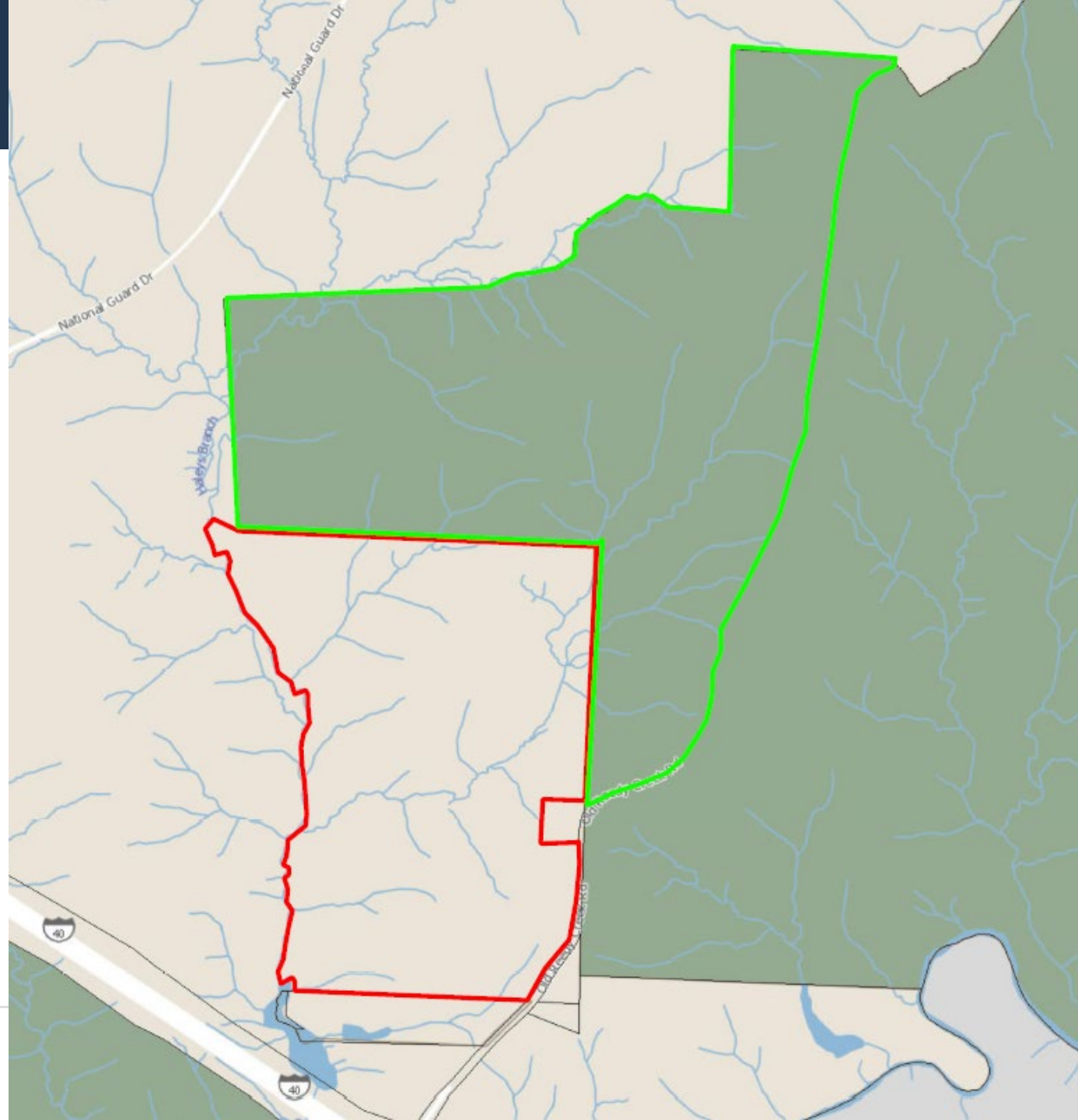
- Land Lease Request for Proposals - 2017
- Parcel 2 & 3
- Recreational use – bike and pedestrian trails





# Potential trails

NC Division of Parks and  
Recreation @ William B.  
Umstead State Park








# New Lease



## Legend

-  Proposed RDUAA
-  Proposed Lease for Lake Crabtree County Park
-  Ingress/Egress Access

# Lease Terms

- The lease covers approximately 69.87 acres in tracts 2, 3 and 4
- Ingress/egress over Tracts 1 and 6
- Initial term is 20 years, with two optional 10-year renewal terms
- First-year rent is \$214,488, with a 3% escalation per year
- Every 5 years, the annual rent increase may be adjusted based on Fair Market Value (FMV) of the Property if the parties obtain a certified MAI appraisal



# Next Steps

- Execute new lease
- Continue with planned renovations to the Park
- Continue to enhance the trails on the 286 property
- Work with North Carolina Division of Parks & Recreation on future trail development



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