



Proposal to Convert the former Crooked Creek Golf Course into a County Park



Board of Commissioners Work Session
August 14, 2017

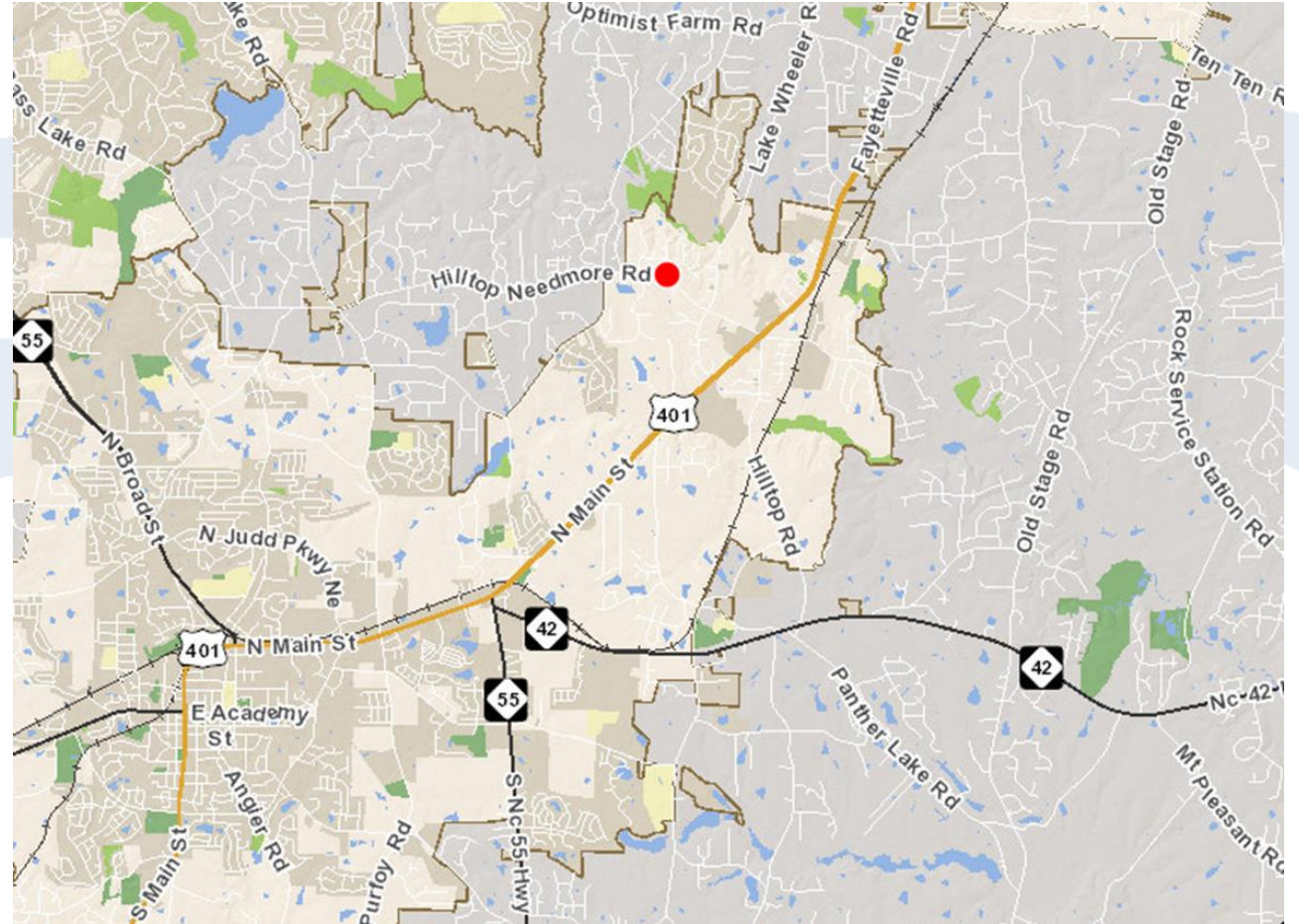
Agenda

- Background and history
- Explanation of proposed park project
- Scenarios and costs
- Next steps

Crooked Creek Community

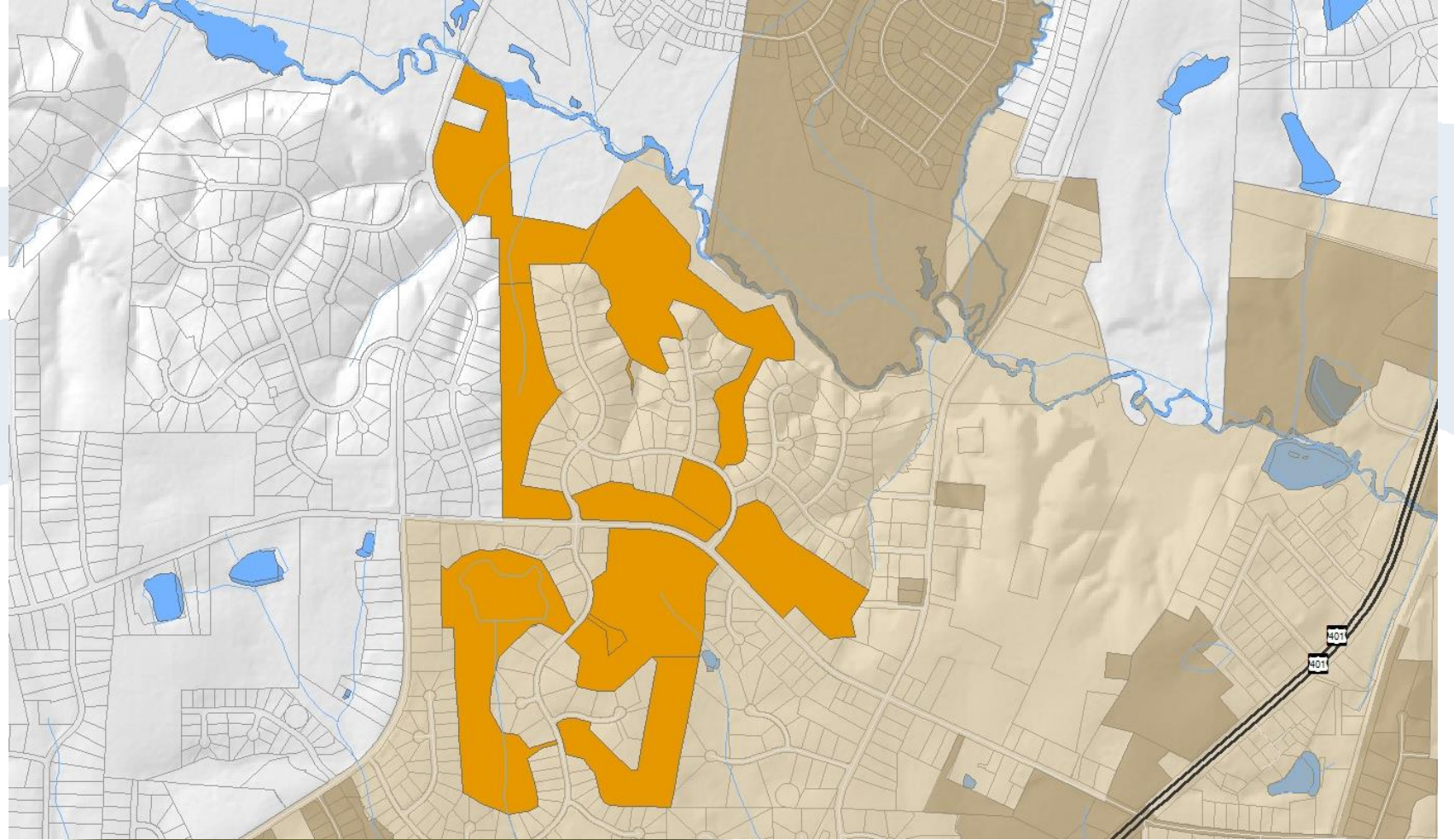
530 homes in Crooked Creek

*Most of the houses built
between 1993 and 2002*

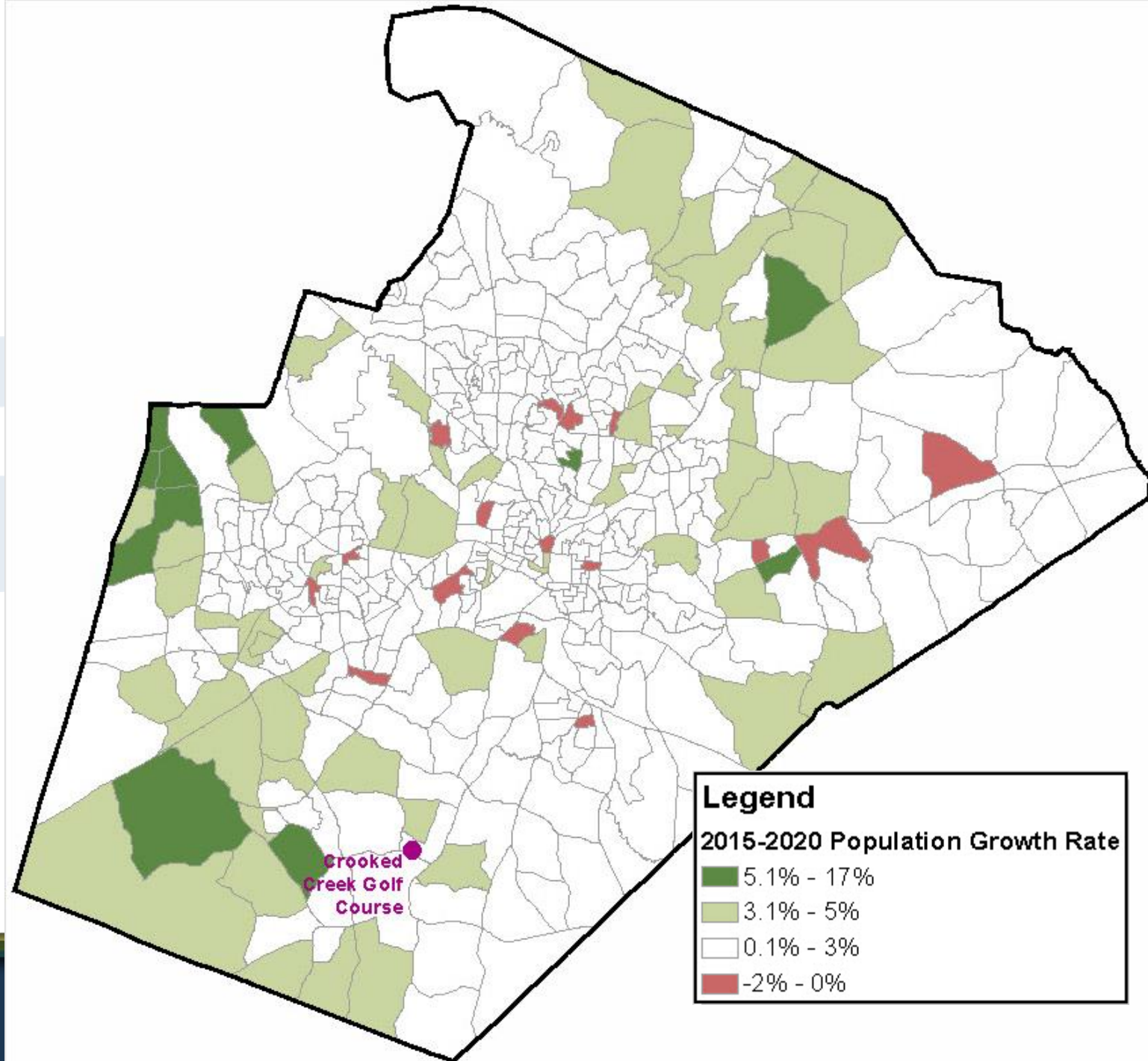


Crooked Creek Golf Course

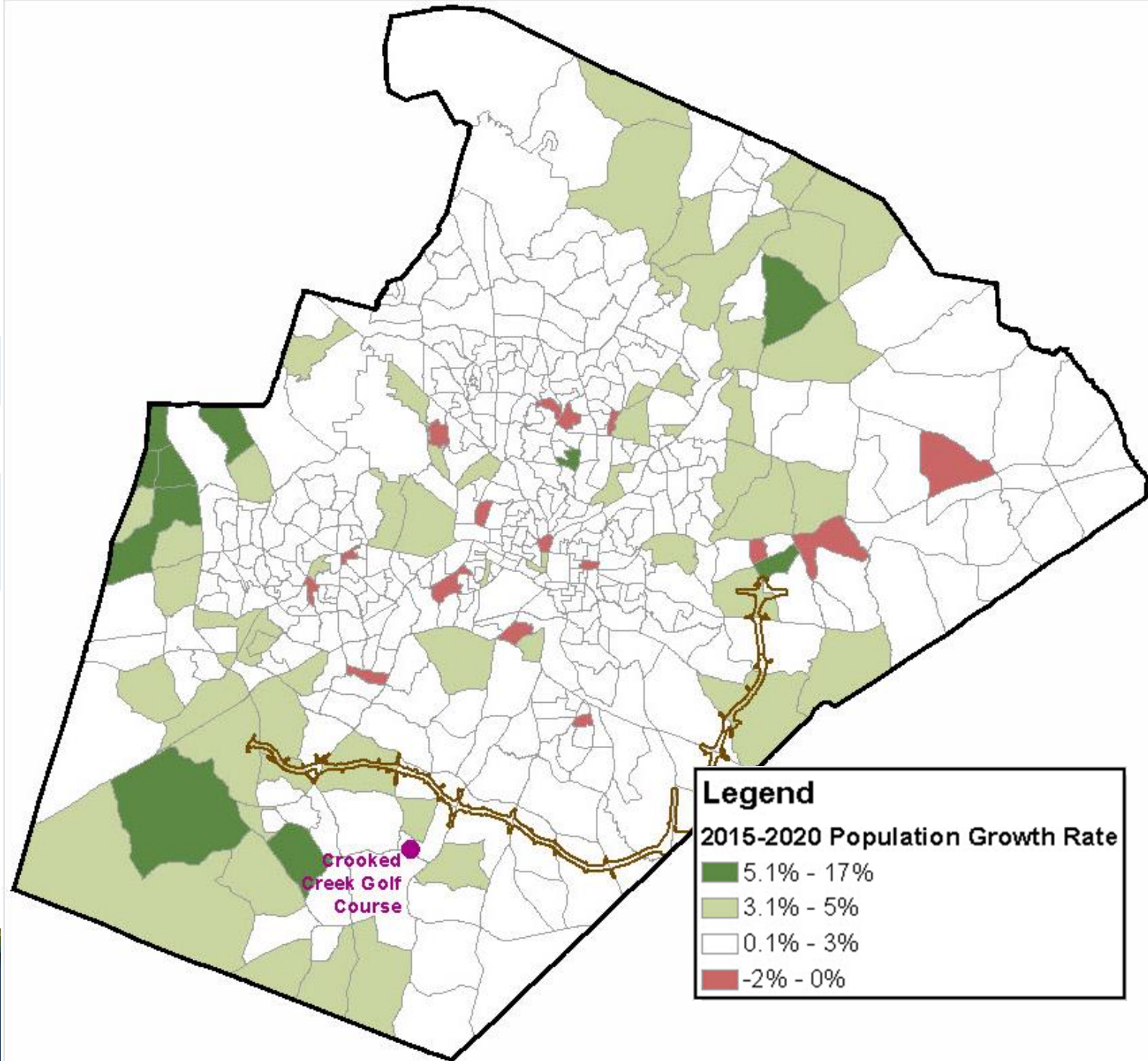
Most of the golf course property is in the Town of Fuquay-Varina's extraterritorial jurisdiction (EJT)



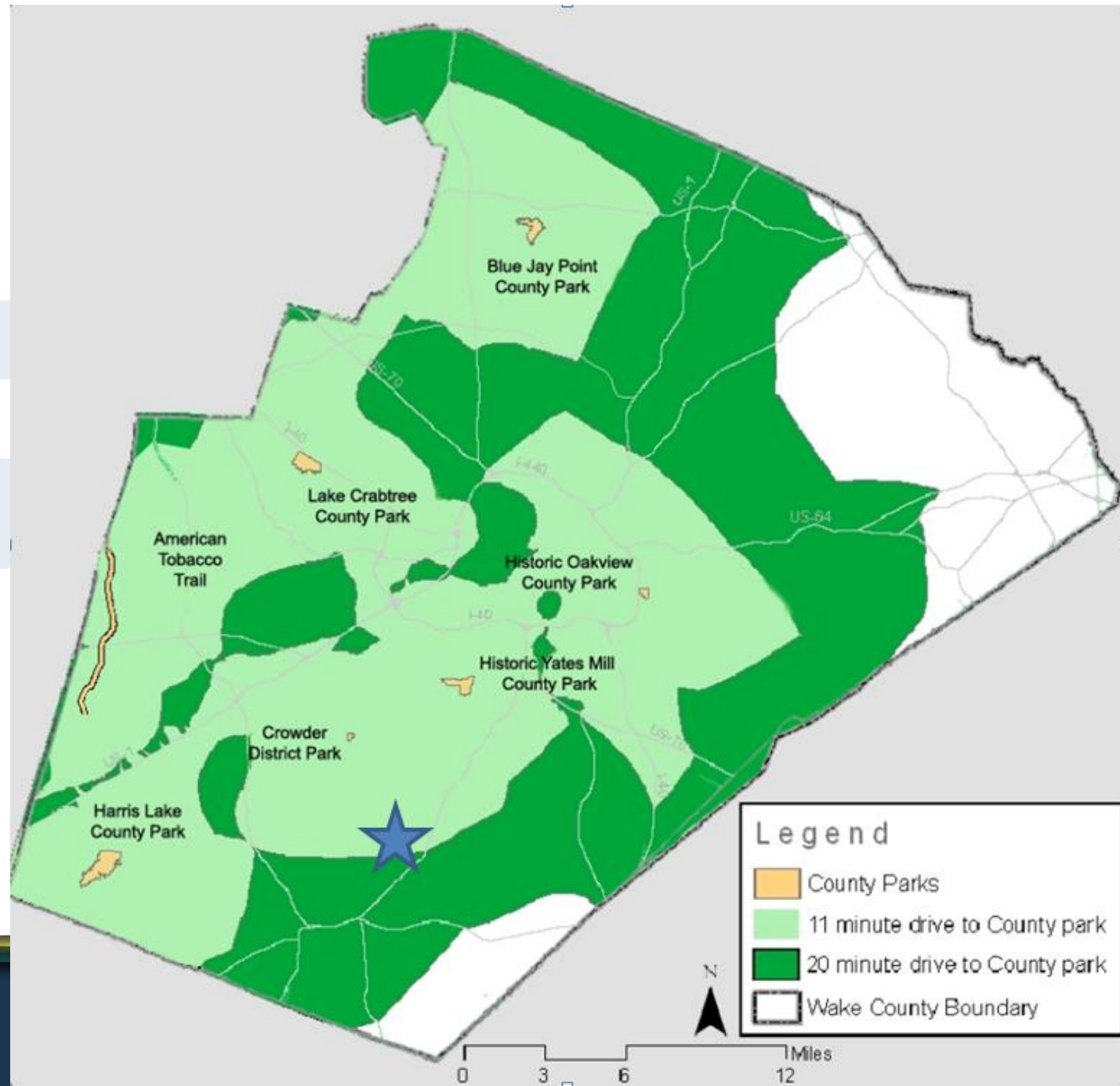
Projected Population Growth



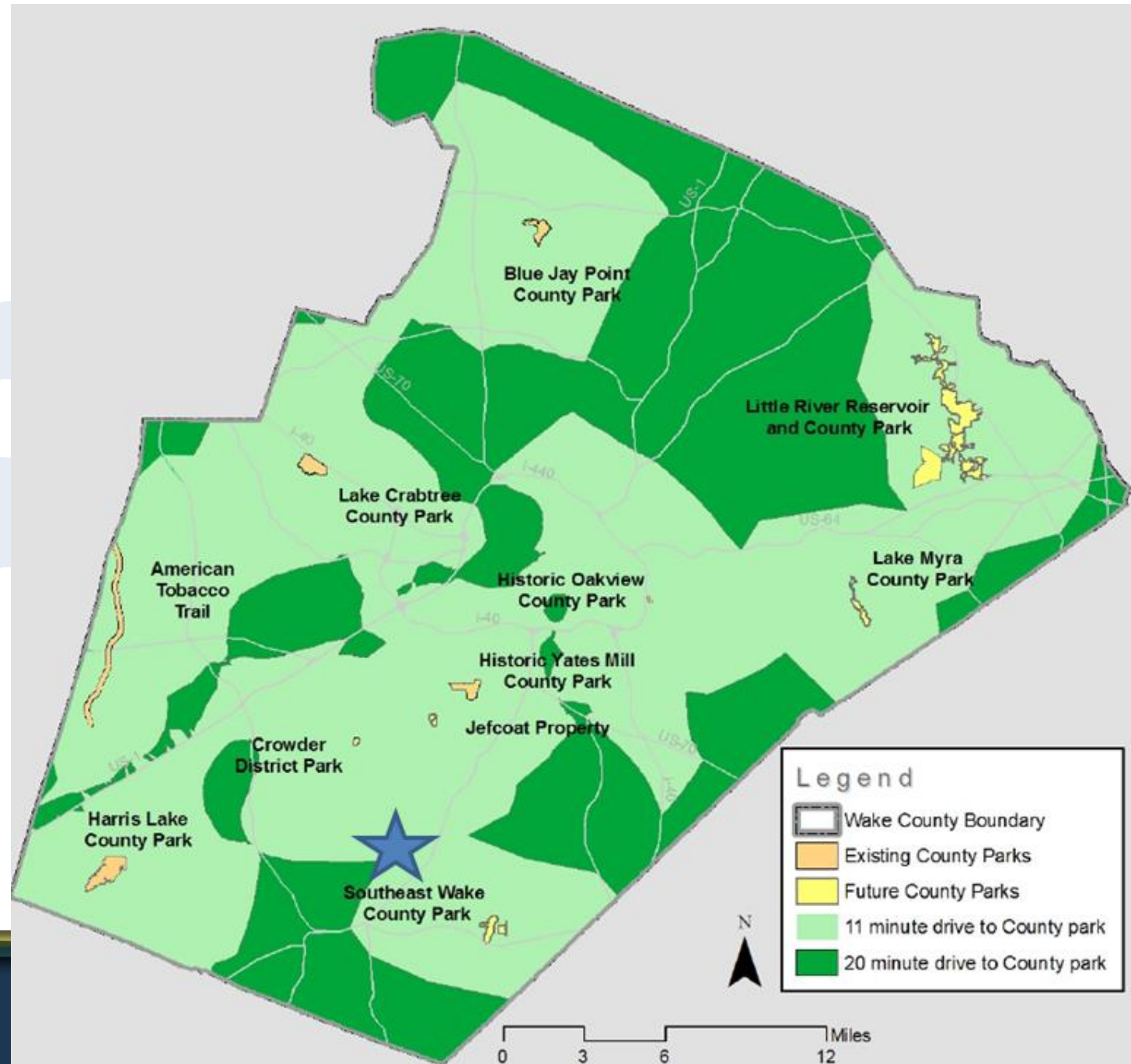
Projected Population Growth



2008 Parks Master Plan

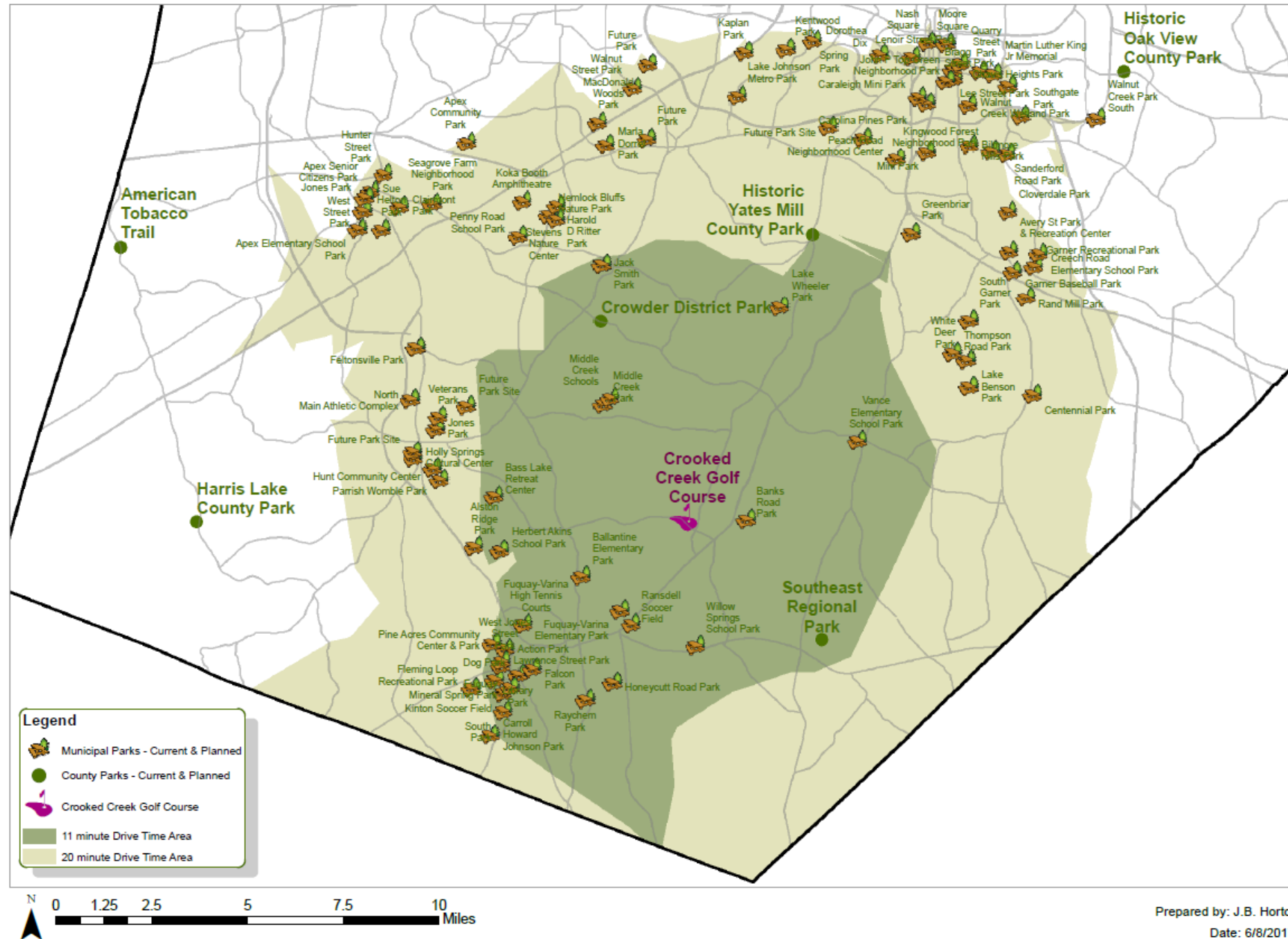


2008 Parks Master Plan



Crooked Creek Park Concept Analysis - County & Municipal Parks with Drive Time Areas

Existing and Planned Parks



Triangle Greenways Council

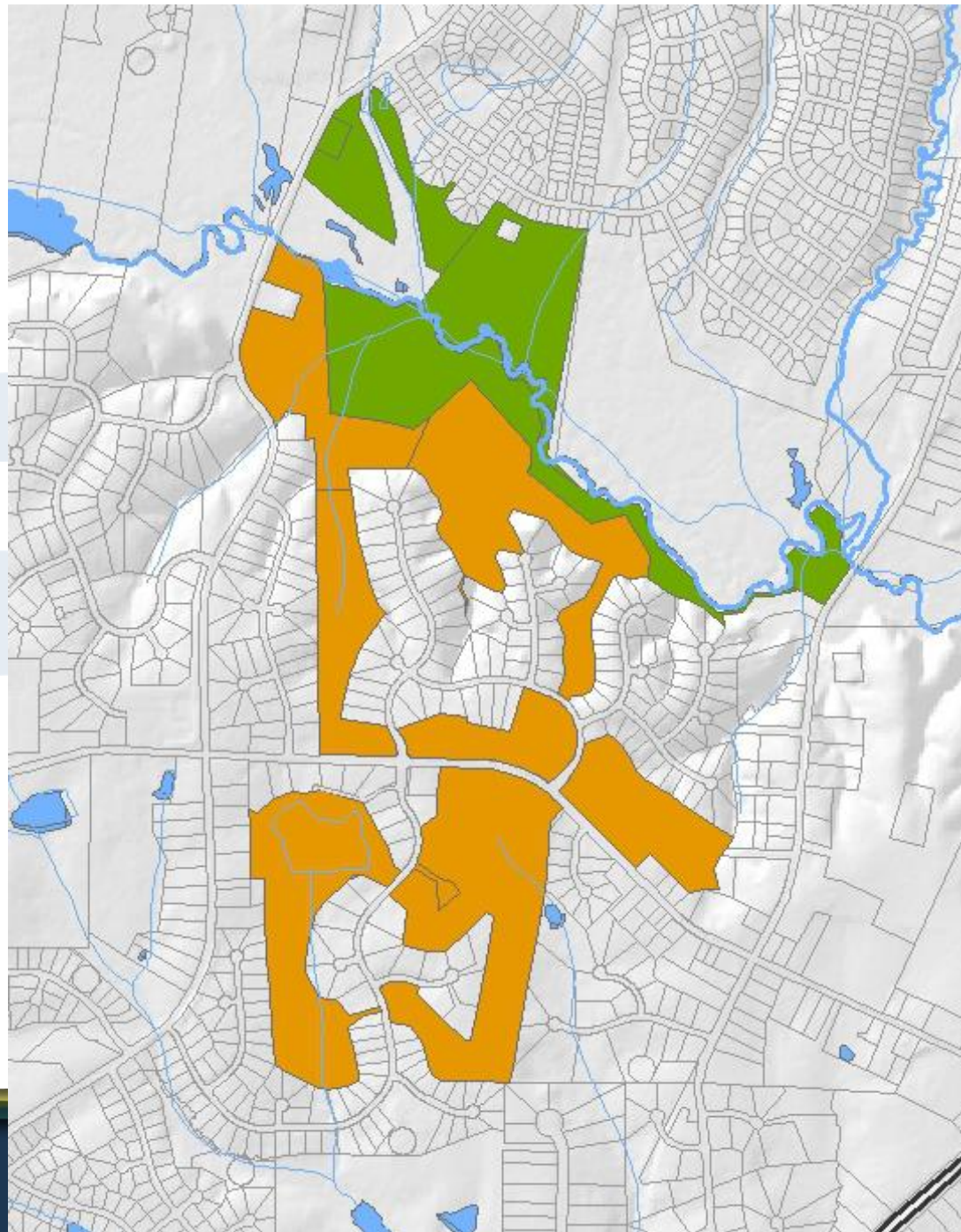
All-volunteer organization

*Promotes the expansion and use of
greenway corridors throughout the
Triangle Region*

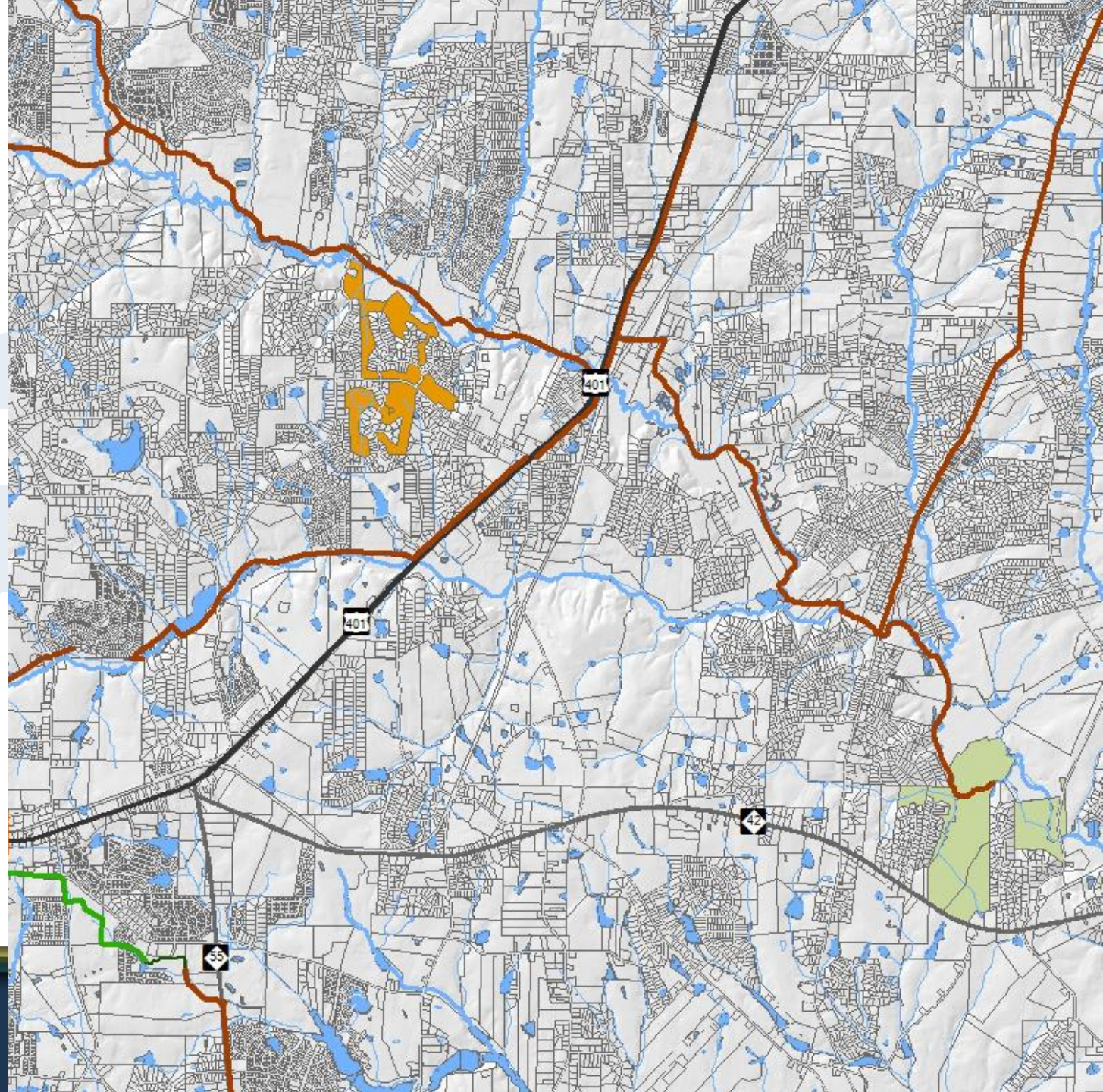
*Accumulates land through donations and
acquisitions from public and private
entities and grant money.*

Approximately 80 acres

Most of the property is in a floodplain



Wake County Greenway System Plan



The Conservation Fund

Nonprofit organization providing conservation planning and acquisition assistance to nonprofit, corporate, and government partners.

Contract to purchase the former Crooked Creek Golf Course.

- \$3.95 million
- Expires September 30, 2017

Clean Water Management Trust Fund

Provides grant assistance to conservation non-profits, local governments and state agencies for the protection of surface waters in North Carolina.

\$502,550 request for funding has been submitted.

CWMTF expects to award over \$25 million this year

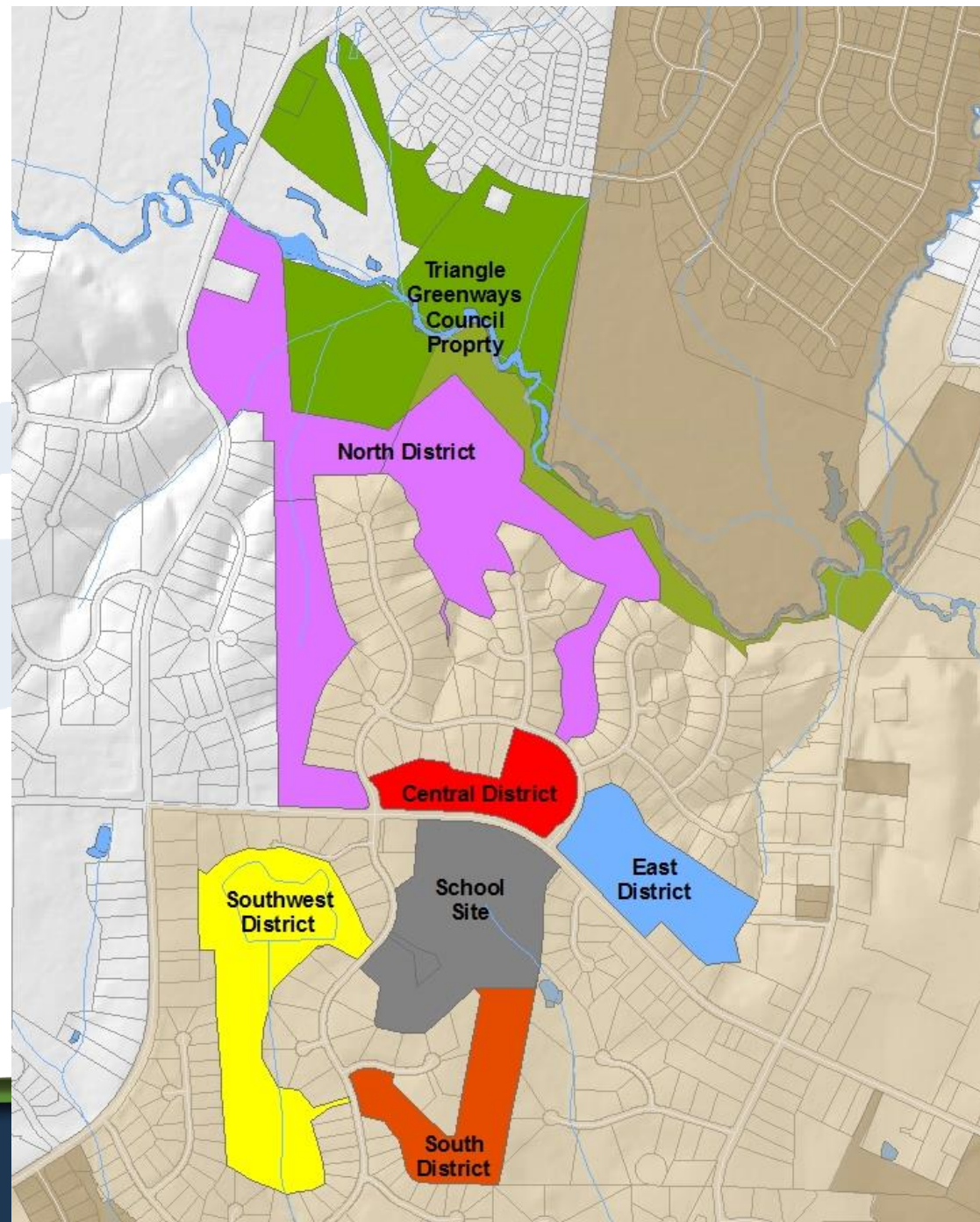
Over \$67 million in requests

Scenarios and Costs

Typical Park Planning Process

- 6 – 9 month process
- Consultant \$50 - 75k
- Public Input
- Recommend Plan with associated cost presented to Board of Commissioners

Districts



Park would be 223 acres



Scenario One – Full Build



Scenario One – Full Build

Initial Equipment: \$172,000

Annual Operating: \$383,000

Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina

Costs do not include any improvements on the land owned by the Triangle Greenways Council

20% contingency included in construction cost

Scenario One Full Build	
District	Opinion of Cost
Central	\$ 2,131,000
East	\$ 3,016,000
North	\$ 3,269,000
South	\$ 385,000
Southwest	\$ 2,502,000
Total Construction	\$ 11,303,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Full Build	\$ 15,303,000

Scenario Two – Minimal Build

Basic park amenities:

- Park Center / Restrooms
- Trails
- Parking
- Playgrounds
- Picnic Shelter
- Disc Golf
- Site Amenities
- Maintenance Facility



Scenario Two Minimal Build

Initial Equipment: \$135,000

Annual Operating: \$271,000

Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina

Costs do not include any improvements on the land owned by the Triangle Greenways Council

20% contingency included in construction cost

Scenario One Full Build	
District	Opinion of Cost
Central	\$ 1,293,000
East	\$ 323,000
North	\$ 2,279,000
South	\$ 262,000
Southwest	\$ 670,000
Total Construction	\$ 4,827,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Minimal Build	\$ 8,827,000

Scenario Three – Non-Park Use

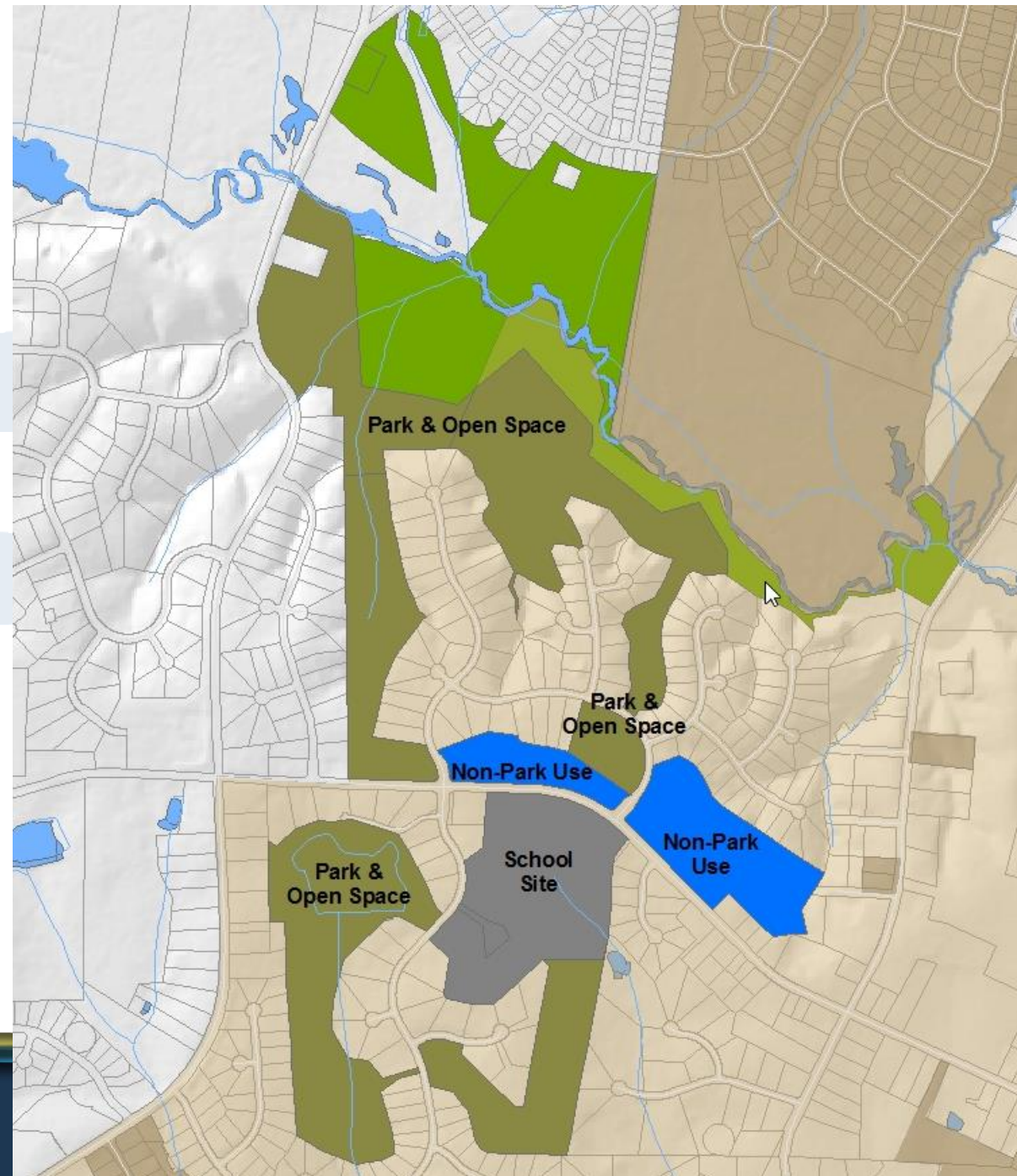
Former golf course 164 acres

*Triangle Greenways Council
80 acres*

Elementary school 21 acres

Non-Park Use 21 acres

Park would be 202 acres



Scenario Three Non-Park Use

Initial Equipment: \$135,000

Annual Operating: \$271,000

Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina

Costs do not include any improvements on the land owned by the Triangle Greenways Council

20% contingency included in construction cost

Scenario One Full Build	
District	Opinion of Cost
Central	\$ 1,062,000
East	\$ 0
North	\$ 2,279,000
South	\$ 262,000
Southwest	\$ 670,000
Total Construction	\$ 4,273,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Minimal Build/Non-Park Use	\$ 8,273,000

Should the Board of Commissioners Want to Proceed:

- Staff would develop an agenda item for presentation in September
- The Conservation Fund would need to secure the property or obtain an extension
- Staff would continue working to address legal, zoning, budget/grant/financial questions
- County would acquire the services of a consultant to design and provide a cost estimate for proposed facility