

**Item Title:** Approval of Schematic Design for Beech Bluff County Park

**Specific Action Requested:**

**That the Board of Commissioners approves Schematic Design for the new Beech Bluff County Park.**

**Item Summary:**

**Purpose:** The Board of Commissioners reviews and approves Schematic Design for all new construction projects. This is an important milestone in the development of a building, renovation, park or other major project.

**Background:** The 2003 Parks and Recreation Master Plan identified an unmet need for County Park facilities and services in southeastern Wake County, and in 2004 the County began land acquisition for a County Park. This identified park site (formerly known as Southeast County Park) is along Middle Creek in an area of unique topography, with significant wetlands and wildlife habitat. To date, the County has acquired multiple tracts totaling over 304 acres.

Development of the future Beech Bluff County Park was part of the successful 2018 Parks, Greenways, Recreation, and Open Space (PGROS) bond. On January 17, 2019, the Board of Commissioners made development of this park its top priority from the bond.

On August 19, 2019, the Board of Commissioners adopted the Master Plan for the future Beech Bluff County Park.

**Board Goal:** Growth and Sustainability GS1: Implement a comprehensive approach for preserving open space and developing parks and greenways to address gaps, leverage opportunities and resources, and enhance collaboration with municipal and non-profit partners.

**Fiscal Impact:** Beech Bluff County Park is supported by the sale of bonds based on the 2018 Wake County PRGOS Bond. Appropriation of bond sales was approved by the Board of Commissioners on November 4, 2019, and funding was subsequently appropriated for the design and construction of the park.

**Additional Information:**

Schematic Design for the new Beech Bluff County Park has been developed from the Master Plan approved by the Board in August 2019. Throughout the 14-month Master Plan process, the County's design team gathered input from a broad range of perspectives including those identified in the Project Core Team, potential partners, stakeholders, nonprofit organizations, local businesses, municipalities and the

community. This integrative public process produced a Master Plan that will be a model of resiliency and stewardship and offer a unique experience that supports the recreational needs of our growing community while strengthening the natural, cultural and historical resources of the land.

The Schematic Design plan for the new park includes: A Park Center, Classroom Building, Agricultural Building, Playground Shelter and Maintenance Facility, which total 9,830 SF of conditioned space, plus picnic shelters. General site programming and amenities include paved and unpaved trails, community gardens, demonstration gardens, agricultural landscaping, multi-purpose fields, elevated canopy walkway, educational displays, wildlife viewing platform, playground areas, prairie restoration and native plantings. In addition, 275 parking spaces are planned, and road widening will be required for NC 42 along the road frontage of the property. The design incorporates multiple sustainability elements including green stormwater infrastructure, rainwater harvesting, preservation of farmland and forest land, restoration of native plant ecosystems, and the salvage and reuse of existing on-site materials. Photovoltaics will also be deployed for the use of solar power for the buildings, as will the use of geothermal energy. Additionally, public art is included as part of the County's Public Art Ordinance and design of the art has been incorporated into the overall design process. This provides the opportunity for the first combined comprehensive use of green stormwater infrastructure, renewable energy and public art on a Wake County project.

A program summary of the site and buildings is attached. The project team of Surface 678 Landscape Architects and In Situ Architects will present the details of the proposed Schematic Design for developing the site and the multiple park buildings. Drawings and renderings of the site plan and the park buildings are shown in the attached PowerPoint presentation. The project has been presented to both OSAPAC (Open Space and Parks Advisory Committee) as well as the Wake County Energy Advisory Commission, and both groups have endorsed and supported the project.

Total on-site development and building construction are estimated to be \$13 Million dollars. A project cost summary is attached. Funding for the project is currently appropriated in the FY2021 CIP, based on the earlier bond sales. We are committed to finish the design of the park this summer / fall, at which time it will be ready to go out to bid. The upcoming annual budget process will help determine if the schedule goals for this project are achievable this year in order to be able to proceed through construction, or if the project schedule will need to be adjusted.

**Attachments:**

1. Presentation
2. Area Site Map
3. Area Site Rendering
4. Project Program Summary
5. Project Budget Summary