

# Executive Summary

## Archdale Comprehensive Parks & Recreation Plan

Creekside Park was created in 1979, thanks to a gift from Bill and Elizabeth Aldridge. Over the past 20 years, the City has invested significant resources into Creekside Park, broadening the options and acreage at the park through strategic land purchases, re-investment of department revenues, and investment of general funds, which has leveraged Parks and Recreation Trust Fund grants and other support for the continued park development.

The park land now covers more than 100 acres and is a destination for residents in Archdale and surrounding communities in northwest Randolph County.

The City of Archdale Parks and Recreation Master Plan from 1992, resulted in a concept plan for major improvements to Creekside Park, including the Recreation Center, which was constructed in 1996. The City of Archdale Parks and Recreation Department last completed a Comprehensive Parks and Recreation Master Plan in 2005. Creekside Park offers a recreation center & gym, disc golf, diamond fields, paved trails, shelters and other facilities.

### Plan Contents

- Chapter 1:** Community Overview
- Chapter 2:** Public Involvement
- Chapter 3:** Existing Conditions and Standards
- Chapter 4:** Parks and Recreation Comprehensive Plan
- Appendix A:** Survey Results
- Appendix B:** Facility Audit
- Appendix C:** Demographic Report
- Appendix D:** Meeting Information



### Public Input

The Parks and Recreation Plan public involvement process consisted of the following opportunities for input, conducted in the Summer 2015 through Summer 2016:

- Three Parks and Recreation Advisory Board Meetings and Workshops;
- Community-wide survey (over 850 people were represented in responses to the survey);
- Three focus groups with 16 citizens, stakeholders and staff;
- One public open house for the needs assessment;
- One public open house and design workshop; and
- One public open house to discuss the results from the design workshop.

### Survey Highlights

- 297 people started the survey representing nearly 868 people;
- 74% of respondents were from Archdale;
- Nearly half of respondents (47.5%) use the Creekside Trails “daily or weekly”;
- Seasonal Special Events (53.4%) are the top reported “programs to be added”;

# Executive Summary

- Music/Concerts were reported as the most important type of special event people would attend;
- Add a Municipal Pool with a Splash Pad & Expand the Trails at Creekside Park are the most important “facilities to add to the Parks System”;
- 85% chose hiking/walking trails as top reported “important trail uses” and
- Over 45% agree and over 44% are undecided about “expanded revenue options to fund parks and recreation improvements”

## Design Standards

Planning for recreation facilities and parks is part science and part art. The process seeks to strike a balance between community values, recreation demands and available resources. The outcome of the planning process is a series of policy, program and facility recommendations to carry the Parks and Recreation department forward with clear direction for the next ten years.

To that end, Chapter 3 in the plan provides analysis and information to aid in forming appropriate standards for City facilities and programs.

### Local Recreation Facility Standards:

- Express the accepted minimum standards for recreation facilities across a broad spectrum of communities.
- Provide a guide for determining land requirements for different types of facilities.
- Serve as the foundation for a systems approach to community park planning.
- Act as a clear assessment tool for measuring plan implementation.



## Future Park Needs

A reasonable goal for Archdale’s parks and open space land is 9.5 acres per 1,000 residents. The future park property goal for the City of Archdale would be 131 acres based on the estimated population of approximately 13,791 in 2030. Acquisition of 3 or 4 sites for neighborhood parks (10 acres or less) would result in increasing the existing inventory of parks and open space acreage to that goal by 2030.

# Executive Summary

## Cost Estimates

The following table was used by staff and workshop participants to assist in determining which features might be selected for future Creekside Park amenities.

| Facility Type   | Estimated Costs       |
|---|-----------------------|
| <b>Outdoor Active Amenities</b>                         |                       |
| Challenge Course  | \$5,000 - \$25,000    |
| Baseball Field & Lighting                               | \$300,000 - \$500,000 |
| Full Basketball Court                                   | \$35,000 - \$55,000   |
| Activity Field (Soccer/Football)                        | \$220,000             |
| Sprayground/Splash Pad                                  | \$65,000 - \$500,000  |
| Swimming Pool (Outdoor)                                 | \$2,000,000           |
| Tennis Court  | \$50,000 - \$80,000   |
| Volleyball Court  | \$7,000 - \$15,000    |
| <b>Indoor Active Amenities</b>                          |                       |
| Aquatics Facility (Indoor Pool, & Water Park)           | \$9,500,000           |
| <b>Passive Amenities</b>                                |                       |
| Amphitheater  | \$75,000 - \$150,000  |
| Dog Park  | \$5,000 - \$30,000    |
| Hiking Trails (cost per mile)                           | \$2,500 - \$15,000    |
| Mountain Bike Trail (cost per mile)                     | \$10,000 - \$20,000   |
| Picnic Shelter  | \$35,000 - \$60,000   |
| Playgrounds & Open Play Area (equipment & installation) | \$30,000 - \$80,000   |

\* These costs were used to purchase “paper” facilities during the June 1, 2016 workshop, actual costs may vary when including design, site preparation, inflation and other costs.

## Site Specific Plans

Two site specific plans were developed during this Comprehensive Parks and Recreation Plan process. Input into features for these facilities was developed from survey input, public meeting workshops and staff review. The Creekside Park site specific plan (see insert) identifies several additional features to add to the park, but there are also significant rehabilitation opportunities described below. A Downtown Park conceptual site plan is also provided, which could be located near the center of Archdale to provide a gathering space for outdoor concerts, street fairs and other community events that may support the businesses in downtown, but also provide a location that is walkable and bikeable from existing Archdale neighborhoods.

# Executive Summary

## Creekside Park Site Specific Plan

The Creekside Park proposed facilities map (see insert) outlines the parks and recreation facilities proposed over the next 20 years for Creekside Park, providing a graphical representation of the following proposed parks and recreation facilities:

### New Facilities

- Dog Park,
- Volleyball Courts (2 new),
- Amphitheater,
- Multi-Purpose Fields (2 modifications of existing fields),
- Challenge Course,
- Picnic Shelters (4 new),
- Multi-Purpose and Mountain Bicycle Trail,
- Additional Parking and Lighting,
- Farmer’s Market Canopy,
- Splash Pad.

### Major Capital Expenditures for Improvement of Existing Facilities

- Update and Improve Accessibility for Large and Small Playground,
- New Light Fixtures for Tennis Courts,
- Recreation Center Expansion,
- Pave and Improve Outer Loop Trail,
- Improve Existing Aldridge and Small Picnic Shelter & Bathrooms,
- Relocate Basketball Court,
- Relocate Batting Cages

## Downtown Park Concepts

The downtown park concepts (see insert for A and B concepts )show conceptual recommendations for Archdale to implement a downtown park facility that will draw pedestrian traffic, give a focal point for the City and a place to hold events where availability of pedestrian scale land uses and spontaneous walking and shopping experiences can take place. More information about both the Creekside Park Site Specific Plan and the Downtown Park Concepts can be found in Chapter 4.

## Implementation Schedule

The Implementation Schedule in Chapter 4 shows project phasing for some projects and programming already included in the Capital Improvement Plan. Additional recommendations from the Comprehensive Master Planning process are included as well. The implementation schedule does not include all expenses for the Parks and Recreation Department, replacement and repair of existing moveable equipment and existing operating budget is excluded to focus on new capital needs.

### Summary of Estimated Costs for Implementation



|             |                                  |             |
|-------------|----------------------------------|-------------|
| Short-Term: | 0-3 years; Estimated Total Cost: | \$1,605,000 |
| Mid-Term:   | 4-8 years; Estimated Total Cost: | \$3,767,500 |
| Long-Term:  | >8 years; Estimated Total Cost:  | \$8,000,000 |

# Creekside Park


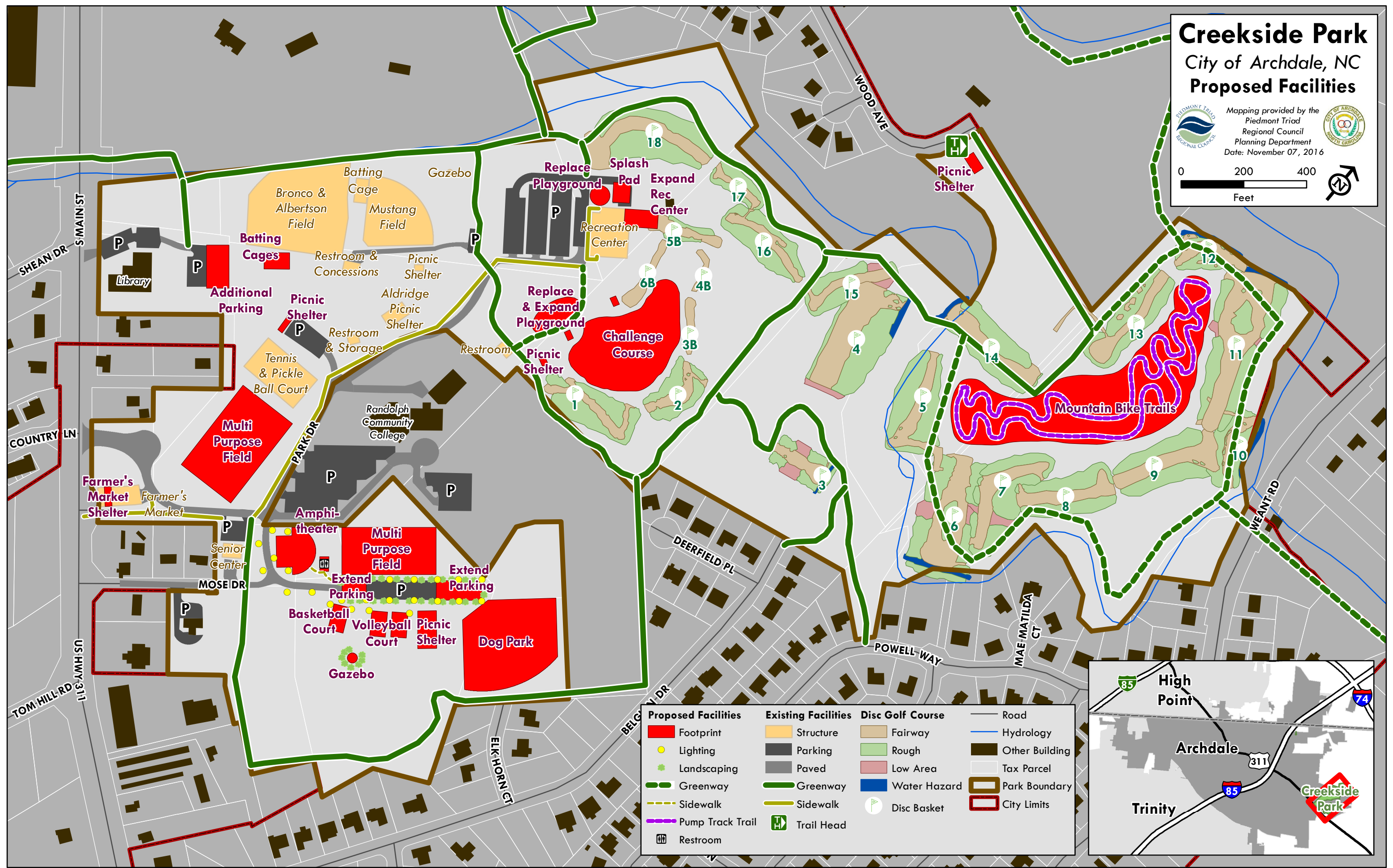
## City of Archdale, NC

### Proposed Facilities

Mapping provided by the  
Piedmont Triad  
Regional Council  
Regional Council  
Planning Department  
Date: November 07, 2016

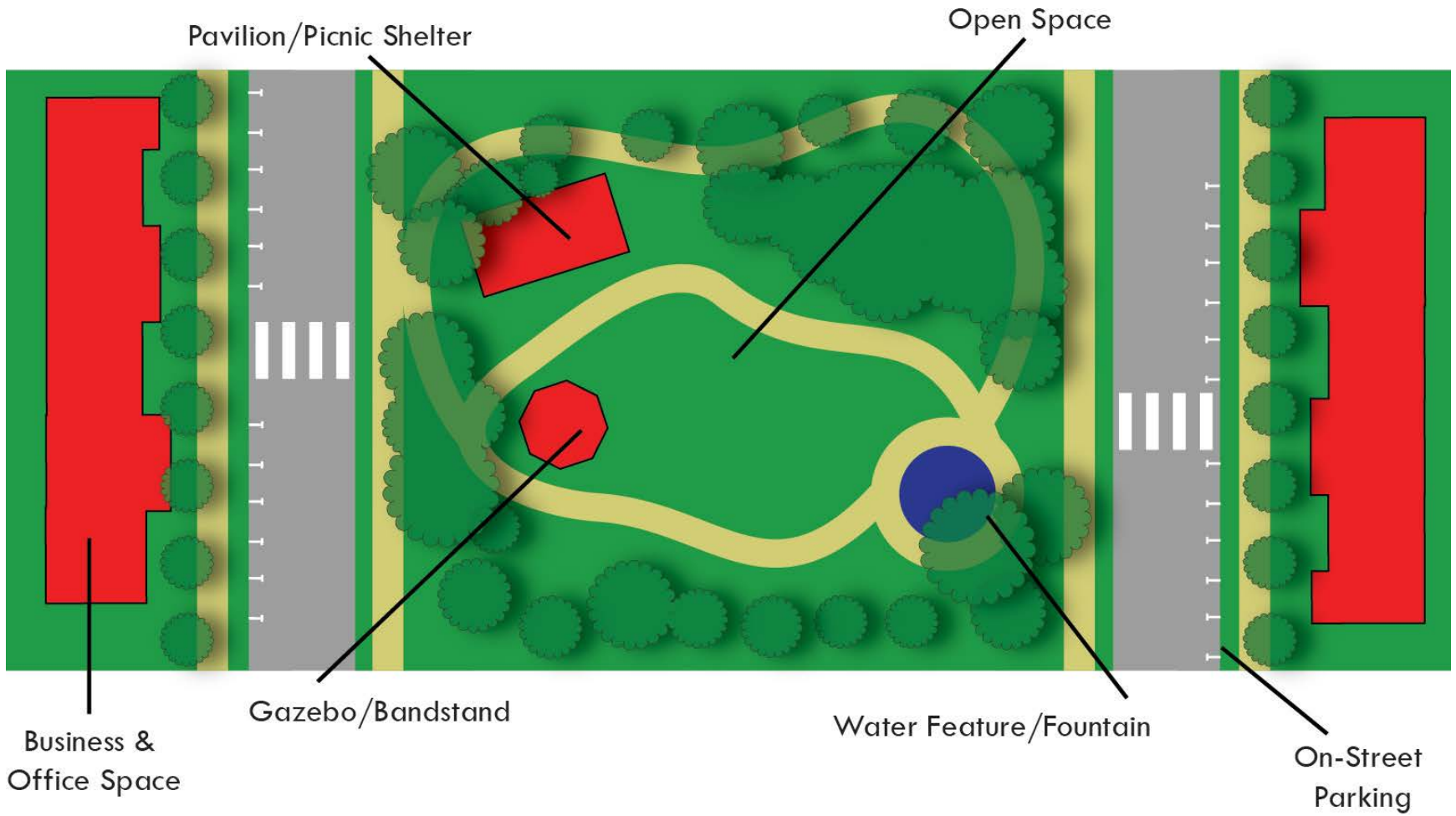
0 200 400  
Feet

| Proposed Facilities | Existing Facilities | Disc Golf Course | Road           |
|---------------------|---------------------|------------------|----------------|
| Footprint           | Structure           | Fairway          | Hydrology      |
| Lighting            | Parking             | Rough            | Other Building |
| Landscaping         | Paved               | Low Area         | Tax Parcel     |
| Greenway            | Greenway            | Water Hazard     | Park Boundary  |
| Sidewalk            | Sidewalk            | Disc Basket      | City Limits    |
| Pump Track Trail    | Trail Head          |                  |                |
| Restroom            |                     |                  |                |



**City of Archdale**  
**Downtown Park Concept A**  
*1 - 5 Acres*



**City of Archdale**  
**Downtown Park Concept B**  
*1 - 5 Acres*

