



IMPLEMENT | CATALYTIC PROJECTS

PROJECT Community Center



DESCRIPTION: This project includes building a new community center on the site of the current gymnasium and senior center facility in downtown Creedmoor.

PROJECT ELEMENTS: A multi-generational, multipurpose center for programs and events; indoor recreation facilities with expanded gymnasium and exercise space. Two alternatives for the center are described below: one includes a pool and one does not.

STRATEGIC GOAL ADDRESSED: Creedmoor has high-quality indoor recreation facilities and diverse recreation programming is available to residents and visitors of all ages.

EXISTING CONDITIONS & ISSUES

The City completed renovations at the South Granville Senior Center, located at the community center, in 2016 to include renovated restrooms and lobby space. The current center has outdated kitchen facilities and a general purpose meeting room/dining room that is undersized. There are currently 109 seniors on the center's "check in" list, including Creedmoor residents and others from around south Granville County.

The old high school gymnasium was built in 1909 and is functionally obsolete in terms of interior horizontal and vertical clearance. It is also undersized in that there is only one court in the facility. The city has pick-up games on weeknights that are well-attended, stressing the building's capacity. The rental schedule is maxed out for the facility. While there is some sentimental attachment to the building because it was part of the old high school complex, it is not compatible to match current needs.



Only one or two teams currently use the ballfields on any regular basis. There is no organized little league in the community, which would be the only type of viable use given the size of the fields.

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The site has adequate area for parking considering there is parking at the center and an overflow lot. The parking area is unpaved grass.

NEXT STEPS: PRIORITIES & DECISION POINTS

The work on the community center concept yielded the two alternatives, presented here. There are several steps that need to be taken to turn this project into a reality. The planning, funding, programming, design, and construction will take several years to accomplish.

The first primary steps needed are to determine the feasibility of building new structures on the site and finalizing a decision on a working concept for the project. The city will also establish a budget for the project based on the working concept. As long as the lower half of the site, where the ballfields are, is deemed developable, this site should be able to serve the city's needs into the future. Once the working concept is finalized and site feasibility is conducted, the city will prepare a concept plan for the development of the site showing building footprints and site development features.

ALTERNATIVES

Alternatives 1 and 2 have the same elements except Alternative 1 includes a pool and slightly larger locker rooms. The basic elements of the community center are a significant expansion over what currently exists. There is a main hall that can accommodate fairly large events and meetings along with a lounge and multipurpose rooms. A facility of this size allows for separate programming for all ages and different groups to occur at the same time. The gymnasium is sized to have two



A visitor to the South Granville Senior Center. The senior center is a great asset to Creedmoor but currently operates at maximum capacity.

regulation basketball courts. The fitness room is sized for exercise and weightlifting equipment, while the exercise room would be a studio for classes of various kinds.

Base operational costs for the community center were estimated at \$200,000 per year without a pool, and \$250,000 per year with a pool. That range of estimates is the minimum needed to keep the lights on. The cost does not include programming, capital reserves, outdoor maintenance, or equipment purchases. Construction and site development costs are presented in the following tables. The building costs are based on costs per square foot of facility. The site development costs are estimates based on projects of a similar size. These costs will need to be refined as a specific site plan is developed, but are appropriate for planning purposes.

COMMUNITY CENTER PROGRAMMING OPTIONS AND SPACE ALLOCATION
ALTERNATIVE 1, INCLUDES POOL

ELEMENT	SQUARE FEET
<i>Basic Elements</i>	
Entry Lobby	600
Office/ Lobby Reception	100
Bathrooms	400
Main Hall	2,500
Reading Room/ Lounge	1,000
Kitchen/ Pantry	750
Multi-purpose Room 1	600
Multi-purpose Room 2	600
Office Space	800
Storage	400
Mechanical	400
Halls	1,000
Sub-Total	9,150
<i>Active Recreation</i>	
Gymnasium (2 court)	12,000
Pool	5,500
Fitness Room	3,500
Exercise Room	1,200
Locker Rooms	2,500
Sub-Total	24,700
GRAND TOTAL	33,850 FT²
<i>Building Costs</i>	
Community Center	\$1,784,250
Gym and Fitness Center	\$3,006,000
Pool and Locker Rooms	\$1,680,000
Soft Costs (10%)	\$647,025
Sub-Total	\$7,117,275
<i>Site Development Cost Estimates</i>	
Site work and soils	\$2,000,000
Utilities	\$1,000,000
Parking	\$1,500,000
Landscape and other	\$500,000
Sub-Total	\$5,000,000

COMMUNITY CENTER PROGRAMMING OPTIONS AND SPACE ALLOCATION
ALTERNATIVE 2, NO POOL

ELEMENT	SQUARE FEET
<i>Basic Elements</i>	
Entry Lobby	600
Office/ Lobby Reception	100
Bathrooms	400
Main Hall	2,500
Reading Room/ Lounge	1,000
Kitchen/ Pantry	750
Multi-purpose Room 1	600
Multi-purpose Room 2	600
Office Space	800
Storage	400
Mechanical	400
Halls	1,000
Sub-Total	9,150
<i>Active Recreation</i>	
Gymnasium (2 court)	12,000
Fitness Room	3,500
Exercise Room	1,200
Locker Rooms	1,200
Sub-Total	17,900
GRAND TOTAL	27,050 FT²
<i>Building Costs</i>	
Community Center	\$1,784,250
Gym and Fitness Center	\$3,258,00
Soft Costs (10%)	\$504,225
Sub-Total	\$5,546,475
<i>Site Development Cost Estimates</i>	
Site work and soils	\$2,000,000
Utilities	\$1,000,000
Parking	\$1,500,000
Landscape and other	\$500,000
Sub-Total	\$5,000,000

PROJECT Lake Rogers

LAKE ROGERS



DESCRIPTION: This project includes several ongoing efforts, planned initiatives and long term visions to enhance and expand the existing Lake Rogers Park facilities.

PROJECT ELEMENTS: Removal of water treatment plant; sidewalk and trail project and concept plan for potential development along NC 56/Lake Road; public space with an amphitheater, and a lakeside trail to the west of the park; additional recreational amenities

STRATEGIC GOAL ADDRESSED: Creedmoor has ample options and amenities for outdoor recreation such as athletic fields, walking trails, and parks available to both residents and visitors.

EXISTING CONDITIONS & ISSUES

Lake Rogers Park is the most iconic, most visible and most used public space in Creedmoor. The fact that the city has this asset, and has made past efforts to create and maintain it in its current form, has a positive impact on the perception of the community and its commitment to creating quality places. In order for that perception to remain true, the city needs to continue to make value-added investments in this asset.

The existing water works structures detract from the value of the site. The plan of development and lakeside improvements on the west side of the lake would constitute a catalytic change in the area and have an impact on the city's overall attractiveness and positive reputation. However, these improvements are complicated by the need for property acquisition and/or easements, depending on which trail



Lake Rogers Park is the most iconic, most visible, and most used public space in Creedmoor.

alternative is advanced. The viability of alternatives and their relative costs are still in a state of flux and uncertainty.

Despite these challenges, Creedmoor should continue with the implementation of this concept. Moving forward needs to be attempted with the understanding that it will take some concerted effort to get the job done and that project implementation should wait until after the waterworks project is complete. The concept of a loop trail around the lake to the east also has complications relative to the need for property acquisition and cost, but is a worthy endeavor to pursue long term.

NEXT STEPS: PRIORITIES & DECISION POINTS

The city is working to address the removal of the water works structures as soon as possible. This project is an opportunity to open up that area to public use. There are several options for how to do that. The most ambitious, but most impactful, of these is to build a water feature on that part of the site. Since there is no swimming allowed in the lake, there is currently no way to directly engage with the water other than to boat, fish or simply take in the view. A water feature would be an opportunity to create another point of attraction at the park. This could be done with a cascading water wall and receiving pool on the back side of the dam. This would be pleasing to the ears in addition to the other senses. This could be done with water from the lake, designed to limit the need for maintenance and fed by gravity.

The other option for generating active water use at the site would be a splash park. This idea was discussed during the development of the strategic plan. This alternative would need to be done with treated water, run with circulation pumps and would demand a much higher requirement for maintenance.



The dam and bridge crossing at Lake Rogers offer opportunities for trail connections and other park amenities.



The Creedmoor Waterworks was constructed under the oversight of the Federal Works Agency in 1939 during the presidency of Franklin Roosevelt.

PROJECT Ledge Creek Flats



DESCRIPTION: This project includes several alternatives for reclaiming the decommissioned waste water lagoon for another purpose.

PROJECT ELEMENTS: Potential uses: conservation and demonstration site for forestry/remediation; stabilizing and maintaining site for future use; creating low-amenity, multi-use fields; or constructing a high-end, regionally-oriented recreational and sports complex.

STRATEGIC GOAL ADDRESSED: Creedmoor has ample options and amenities for outdoor recreation such as athletic fields, walking trails, and parks available to both residents and visitors.

EXISTING CONDITIONS & ISSUES

The site includes a substantial, publically-owned property that is largely wooded. The area of the old lagoon is still cleared and the lagoon has been filled. The cleared area is approximately 10 acres or 900 feet by 500 feet. The lagoon was closed in 1976, but fill has been added to cap the site in addition to monitoring and remediation steps that have been recently completed.

The site clearly still has wet areas remaining after the fill project and it is unclear that the surface of the fill is dry enough, and the soils structurally stable enough, for putting the field into a maintained open space for active or passive use. The current access to the site is off of Helen Street, which connects to a gated, unimproved drive that connects to the open area.



The Ledge Creek Flats site still has wet areas that remain after the fill project.

NEXT STEPS: PRIORITIES & DECISION POINTS

The immediate issue with the site is that a future use for the cleared area needs to be determined now. If not, the cleared area will go back to nature within a decade and money will have to be put into it to bring it back to its current condition.

ALTERNATIVES

Of the four alternatives considered, the intentional conservation area is the one that is recommended (Alternative 1). The city has the opportunity to partner with an institution, such as North Carolina State University, and/or public agencies including USDA Natural Resources Conservation Service, Granville Soil and Water Conservation District, NC Forest Service, and NC Wildlife Resources Commission to plan, design and implement a conservation forest on the site. The forest could be designed to remediate the vestiges of the old lagoon site and re-establish the site as part of a stable natural system. Trees and other landscape species can be selected specifically to perform these functions. The costs of this type of project have not been calculated, but there would likely be interest from others in seeing such a project come about. Seeking grant funding or other outside funds would be an option for this scenario.

The second option, if future active recreation development is anticipated, would be to stabilize the site by doing additional grading, soil stabilization and seeding (Alternative 2). This option would require regular and ongoing maintenance and mowing to keep the site stable. Costs include the basic elements for the cleared area and improving the access road off Helen Street with gravel and a small parking lot.

The third option shows the cost of creating a general purpose open field with adequate parking in a gravel lot (Alternative 3). There are also costs associated with purchasing right-of-way and building a new gravel access road to the site from NC 56. This option is shown as



Creedmoor has the opportunity to plan, design, and implement a conservation forest on the old lagoon site.

it is assumed a new access point would be needed for this type of use in addition to the drive from Helen Street.

The fourth option builds on, and is inclusive of the third option. The site is big enough to accommodate a high end, multi-field recreation complex similar to the Butner Athletic Park (Alternative 4). The costs include stabilizing the site (Phase I) and the improvements that would be needed to build the athletic fields and other amenities (Phase II). The costs of constructing the new roadway are also included.

ALTERNATIVE 1: CONSERVATION

In terms of cost for the conservation alternative, a good rule of thumb for restorative planting is to assume canopy tree plantings at 15' to 20' on center. Given the size of the clear area on the site, this is about 2,000 trees at 15' on center. Using an estimate of \$50 per planted tree, the cost would be \$100,000. Depending on the nature of the project, understory trees and plants would be needed as well. A successful project can be designed to fall within the \$150,000 to \$250,000 range. In lieu of reestablishing forest, the city should also consider non-forest options like cover cropping, growing useful plants or some other intentional/experimental installation. These types of solutions would likely be less expensive up front. They are, however, almost exclusively temporary and would require greater amounts of periodic management.

ALTERNATIVE 2: STABILIZE SITE FOR FUTURE USE

ELEMENT	COST
<i>Basic Elements</i>	
Grade	\$67,500
Seed	\$18,000
Irrigation	-
Fencing	\$1,500
Parking	\$26,250
Soft Costs	\$33,975
Basic Elements: Sub-Total	\$147,225
<i>Road</i>	
Clearing	\$5,390
Grading and drainage	24,148
Gravel	\$4,620
Other	\$50,000
Soft Costs	\$33,663
Property Acquisition/ROW	-
Road Sub-Total	\$117,821
GRAND TOTAL	\$265,046

ALTERNATIVE 3: LIGHTLY DEVELOPED, LOW INVESTMENT; COMMUNITY ORIENTED RECREATION USES PREFERRED

ELEMENT	COST
<i>Basic Elements</i>	
Grade and till-in sand	\$159,375
Sod	\$89,250
Irrigation	\$35,000
Fencing	\$7,500
Parking	\$56,000
Soft Costs	\$104,138
Basic Elements: Sub-Total	\$451,263
<i>Road</i>	
Clearing	\$33,000
Grading and drainage	\$321,970
Gravel	\$22,000
Other	\$125,000
Soft Costs	\$200,788
Property Acquisition/ROW	\$200,000
Road Sub-Total	\$902,758
GRAND TOTAL	\$1,354,021

ALTERNATIVE 4: HIGH END, HIGH INVESTMENT; REGIONALLY ORIENTED RECREATION USES PREFERRED

ELEMENT	COST
<i>Athletic Fields Phase I</i>	
Grade and fill-in sand	\$159,375
Sod	\$89,250
Irrigation	\$35,000
Fencing	\$7,500
Parking	\$56,000
Soft Costs	\$104,138
Phase I: Sub-Total	\$451,263
<i>Athletic Fields Phase II</i>	
Water and wastewater	\$75,000
Restrooms	\$75,000
Field House	\$125,000
Lighting	\$25,000
Seating	\$10,000
Play Equipment	\$35,000
Sports Equipment	\$35,000
Fencing	\$6,000
Soft Costs	\$170,400
Phase II: Sub-Total	\$596,400
<i>Road</i>	
Clearing	\$33,000
Grading and drainage	\$321,970
Gravel	\$22,000
Other	\$125,000
Soft Costs	\$200,788
Property Acquisition/ROW	\$200,000
Road Sub-Total	\$902,758
GRAND TOTAL	\$1,950,421

PROJECT Downtown Revitalization

DOWNTOWN



DESCRIPTION: The stewardship and success of downtown is vitally important to the community as a whole. A complete retail mix, a well maintained area, and community facilities help create a sense of pride and solidify the reputation of Creedmoor as a quality community.

PROJECT ELEMENTS: There are a number of strategies needed to continue the revitalization of downtown falling into categories of transportation infrastructure, community facilities, and policy.

STRATEGIC GOAL ADDRESSED: Creedmoor's downtown district and adjoining neighborhoods are aesthetically appealing and home to a variety of public amenities, businesses, and entertainment options

EXISTING CONDITIONS & ISSUES

Creedmoor's downtown is already a unique, differentiating attribute from other south Granville County communities. Improving it will give the city leverage in attracting new investment, commercial development, more visitors and quality housing development throughout the community. The city has already begun to make changes to design standards, building standards, parking requirements, and landscape regulations in an effort to improve the aesthetics of downtown.

The downtown currently functions relatively well and is the most important asset of the community. People come to downtown from Creedmoor and other surrounding areas to shop and use the services that already exist. Many people in the area value the downtown because of its small town character. However, the quality, mix, number of uses, and



Downtown Creedmoor has the right layout for a great commercial district but requires some work to make it a vibrant city center.

the appearance and condition of the physical environment is not on par with many of the similarly-sized or slightly larger towns around the region and the state. Given the fact that Creedmoor and Granville County are poised for continued growth, the vision for downtown and the approach to its development should be ambitious. Creedmoor should be comparing its current downtown to places like Pittsboro, Zebulon, North Wilkesboro, Maggie Valley, and Rocky Mount (Virginia). For the future potential of downtown, Creedmoor should be looking to places like Hillsborough, Fuquay-Varina, Statesville, Kinston and other cities in the 10,000 to 12,000 population range for inspiration.

The downtown area should eventually have ten places that serve food, ten places that are open after 7:00 PM, and ten places that sell something other than food. In terms of the quality of these establishments, they should eventually be able to stand up to the most successful small town places in the state. However, it is currently the case that there is not a large enough population in Creedmoor, plus the visitation economy, to bring those about in the short run. As the market for new uses downtown emerges, the city should be seeking opportunities to build public facilities, make infrastructure improvements, and identify beneficial uses in downtown that will meet short term community needs, prepare for change and catalyze private investment. There are many activities, current and planned, that will have an impact on downtown. The following are some of the primary issues and opportunities that have yet to be commenced downtown or that will need addressing in the near future.

TRANSPORTATION INFRASTRUCTURE

Main Street has a unique character that can be reinforced with streetscape improvements. The city will create a streetscape concept plan that addresses use of the right-of-way and width of facilities, utilities, lighting and landscape. The streetscape transformation will not be able to be completed overnight.



New Dollar General under construction in downtown Creedmoor

However, specifically defining what is desired and feasible can be used as opportunities arise during road work, utility work, public projects, and private development projects.

COMMUNITY FACILITIES

The city is likely moving forward with an initiative to build a multi-purpose, multi-generational community center on the site of the current senior center and gymnasium. The focus of the center will include indoor recreation and flexible space for programs, meetings, and meals. This is a multi-year project that will require refining a program for the center, fundraising and design and construction.

During the development of *Creedmoor | Forward*, the city investigated the need for new public safety facilities. The result of the assessment indicated that the Police Department and the volunteer Fire Department exceeded industry standards in terms of level of service. While generally at capacity, the facilities they use were not determined to need expansion in the short run. However, because of condition, need for modernization, or improvement of facilities for specific elements of their operations, the spaces they occupy may need to be improved or replaced in the next ten years. The city will likely need to revisit this topic in the next five years to determine a long term solution for the provision of facilities. While the city is not responsible for providing facilities for the Fire Department, it is in their best interest to continue to provide them support in maintaining a successful volunteer operation.

POLICIES

Maintaining downtown as a walkable destination is of primary importance. The historic buildings on Main Street and side streets help create this environment. However, it is important to ensure future development reinforces, rather than detracts from this situation. In order for that to happen, specific policies for downtown are needed to regulate the siting, orientation, and signage of buildings and parking required for new development. *Creedmoor | Forward* includes a recommendation for the city to craft and adopt policies that address these issues. The Dollar General project downtown is an example of the current policies at work. Future development needs to have that level of quality at a minimum

and may not be as successful for downtown given the policies that currently exist.





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CREEDMOOR | FORWARD
STRATEGIC 10-YEAR PLAN
Investing today for an exceptional tomorrow

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City of Creedmoor, North Carolina

Prepared by: Renaissance Planning | Durham, North Carolina