
Town of Garner Parks and Recreation
Indoor Recreation Center

Garner, North Carolina



PARTF Master Plan Document

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This project will provide an approximately 38,000 gross square foot indoor recreation center for the Town of Garner, North Carolina. The new facility will provide the Town with the ability to operate current and future parks and recreation programs in a Town-owned facility as opposed to renting space from the local school system.

The site chosen for this project is in the heart of the Town's historic downtown and is a strategic part of the master plan for redevelopment of the area. The new center will be the first component of the plan and a catalyst for economic growth.

Program components housed within the facility will include multi-court gymnasium serving well-established, recreational basketball leagues for all ages, as well as growing youth volleyball leagues. An indoor exercise track will surround the second level of the gymnasium. Other center offerings include multi-purpose spaces that can be configured into various sizes by movable walls; thus serving the needs of a wider range of public and recreational program needs. Support spaces, such as staff offices, locker rooms, storage, and vending will also be provided.

Outdoor amenities include a forecourt fronting Main Street, a blend of covered and open gathering and play spaces, exterior access to center toilet facilities, and walking trail connectivity. On-site parking and a drop-off area is also provided.

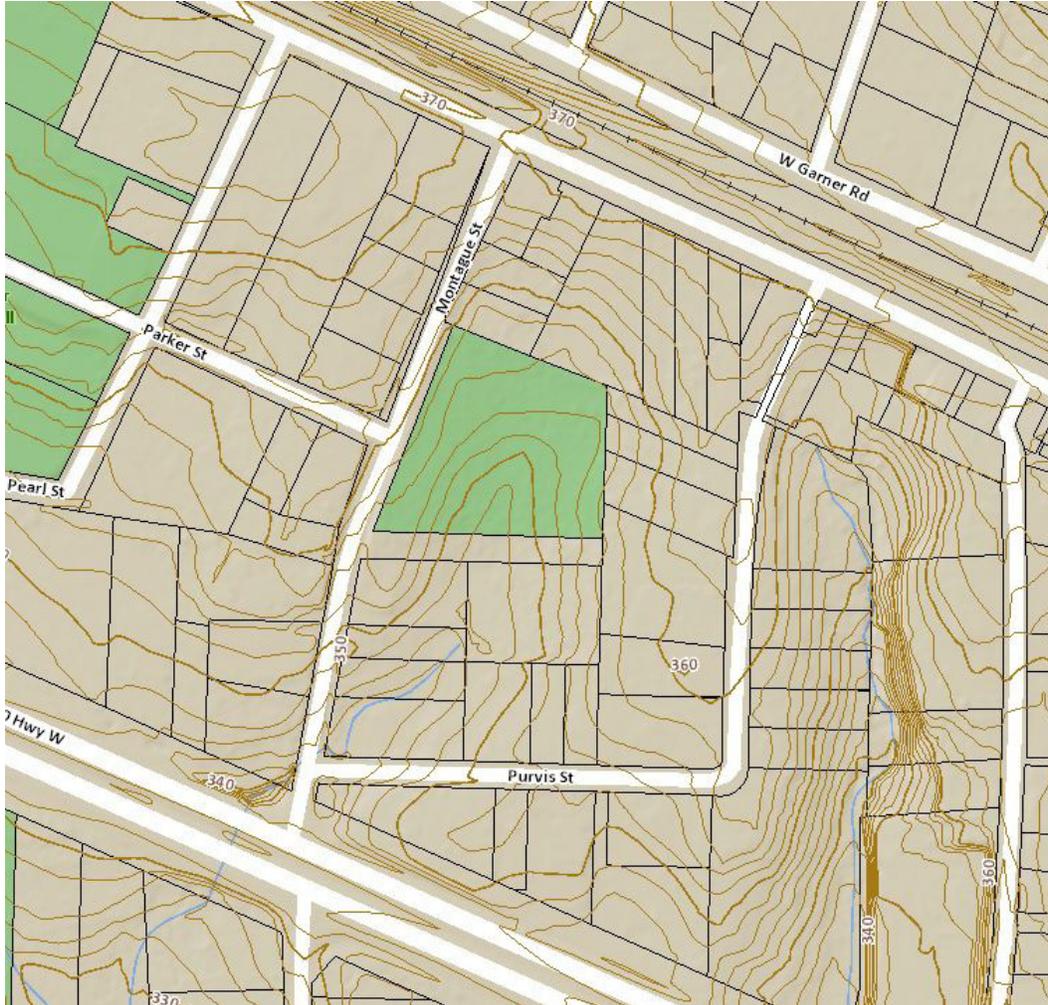


Site Analysis

Site's Natural Features

Site Topography

The site is located on the edge of the historic downtown and bordered on three sides by existing public streets. The site is predominantly wooded with vegetation generally consisting of a mix of hardwoods and pines. The topography is sloping from north to south with a total elevation change of approximately 20 feet. The lowest area of the site is centrally positioned at the southern boundary.



Areas in green represent wooded areas.

Site Soils

The Soil Survey of Wake County identifies general soil classification within the property as follows:



Map Unit Symbol	Map Unit Name
ApB2	Appling sandy loam, 2 to 6 percent slopes, moderately eroded
ApC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded



Site Analysis

Site's Natural Features

Per the Soil Survey, these soil types have the following characteristics for development potential for recreation and building uses:

- Recreational
- Building

Limitations for use in these categories are slight to moderate and signify no real restrictions to development. These findings are typical for development of sites with similar topography and vegetation in this region.

Site Vegetation

The site is predominantly wooded with vegetation generally consisting of a mix of hardwoods and pines consistent with upland forest growth in the Eastern US. Dominant tree species include Southern Pine, Maple, Oak, Holly and Eastern Redbud. The eastern portion of the site is cleared and developed with residential uses.



Site Hydrology

The site has a broad swale that slopes toward the center and south with no ponds, intermittent, or perennial water features present within the site. Documentation on file with the Town includes a prior buffer determination letter from NCDENR indicating no regulated buffer features within the subject property. The site does not fall within any mapped Flood Plain areas.

Natural Communities

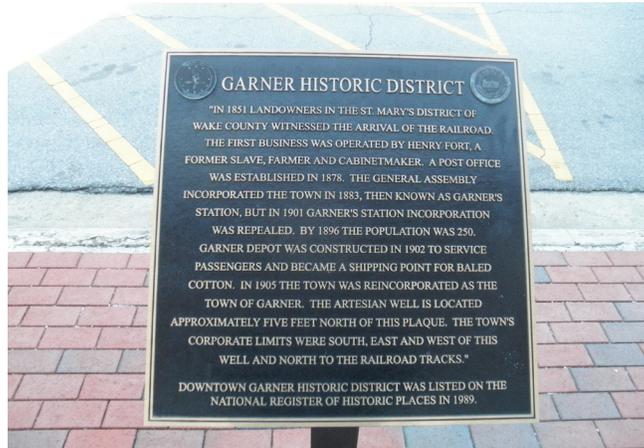
The site is an isolated, partially wooded site within a highly disturbed, urbanized area. There are no known natural communities within or adjacent to the property.

Wetlands

Based upon review of site conditions, Wake County GIS mapping, and National Wetland Inventory Mapping, there are no jurisdictional wetlands present on site.

Historic Structures

There are no known archaeological or historical sites within the property. A portion of the project site is within the boundary of the Downtown Garner Historic District, but does not include any structures identified as resources to the district.



View down West Main Street



Historic Depot Museum

Site Analysis

Man-Made Features

Existing Structures/Parking Area

The following existing structures will be demolished. None of these structures are a part of the Downtown Garner Historic District. This area will be used for downtown surface parking, as a part of the downtown revitalization plan.



106 Purvis Street – Residential structure built approximately 1909



108 Purvis Street – Residential structure built approximately 1962



110 Purvis Street – Residential structure built approximately 1934



114 Purvis Street – Residential structure built approximately 1925

Public Access

Public, vehicular access will be from Purvis Street on the east and Montague Street on the west side. Pedestrian access will be available from all street frontages via the public sidewalk system and an 8 foot wide multi-use path will be incorporated into the site development. A primary entrance and vehicular drop-off area will be developed on the south side of the building. Existing and future paths and sidewalks will connect this site to the larger downtown area and recreation facilities within the vicinity.

Recreational Needs

Public Preferred Opportunities

Meeting Results

Through the course of these and other civic group meetings, Parks and Recreation Advisory Committee meetings, Indoor Recreation Center building committee meetings, Town Council meetings, and public meetings, all agreed that the Indoor Recreation Center would provide additional programming space to meet the needs of our growing community and recreation programs.

Survey Results

The purpose of the needs assessment survey instrument, conducted by the Town in 2006, was to determine citizen preferences for specific recreation facilities over the next ten years.

Survey respondents were asked to check the top five recreation facilities that their household would like to see developed by the Garner Parks and Recreation department over the next 10 years. Survey respondents identified walking trails, greenways/multi-use trails, a swimming pool, a community center and an amphitheater, as the top five recreation facilities they would like to see developed.

Since the adoption of the Garner Parks, Recreation, Open Space and Greenway Comprehensive Master Plan in 2007, the Parks and Recreation Department has constructed a small amphitheater, 3 miles of trails, one greenway and over 3 miles of sidewalks, which provide connectivity of neighborhoods to schools, parks and recreation facilities and local businesses. In the early 2000s, the department met with various recreation partners to collaborate on a possible swimming pool facility. The department nor any of its recreation partners were able to solely manage construction or operational costs associated with a swimming pool due to the economic downturn. Instead, discussions shifted toward the increasing need for a passive park, which resulted in the construction of a 96-acre passive park, White Deer Park, featuring the only gold LEED certified nature center in the Carolinas.

With increasing demands on recreation and limited funding, the department opted to consider elements of the community center and indoor athletic complex for one project as the number of Garner-based, private recreation providers began increasing in the mid-2000s. The department saw private fitness facilities and elegant rental facilities meeting community requests for weight rooms, dance studios and large rental spaces. Following this development, the department began considering the remaining community center amenities (i.e. arts/crafts room) identified by survey respondents, for possible inclusion in the plans of the Indoor Athletic Complex. Twenty-six percent of respondents wanted to see an Indoor Athletic Complex developed in the next 10 years by the department. More than 75% of the survey respondents “agreed” or “strongly agreed” that a gymnasium, weight/fitness room, indoor walking track, aerobics room and locker rooms should be included in an indoor athletic complex.

See Appendix for assessment survey results.

Indoor Recreation Center in Relation to Existing Facilities In Garner

The facility site is surrounded by residential and commercial developments and is centrally located near the Town of Garner's main thoroughfare, senior living facilities, middle and elementary schools, privately owned baseball complex, Ice House skating facility and Town-operated recreational facilities such as the Senior Center, Avery Street Recreation Center and Garner Performing Arts Center.

With a population of just over 26,000 residents, the Town operates one recreation center, which houses one gymnasium and three multi-purpose rooms. The Town currently pays the Wake County School System nearly \$40,000 each year to rent facilities for its increasing programs. Since 2009, the Town's indoor recreation use has increased over 40% in youth basketball, volleyball and summer camp programs, despite the limited amount of space in the Town's only recreation center. As the Town's population continues growing and attracting young families, as noted by Real Estate Experts Movoto Co., which ranked Garner as the 5th best city to live in North Carolina, the Town recognizes the continued need to increase recreational programming space. The citizens also recognized this growing need by their overwhelming support of the 2013 Parks and Recreation Bond, which received the support of 70% of voters.

Construction of the Indoor Recreation Center will provide much needed gymnasium and multi-use space for our growing community and recreation programs.

Program Description

Main Purpose of Facility

The main purpose of the Indoor Recreation Center is to provide additional recreational programming space for Garner's growing community. Indoor recreation facilities will include the following:

Gymnasiums
Indoor Exercise/Walking Track
Arts Room
Aerobics/Fitness Room
Multi-purpose Room

Support spaces such as staff offices, restrooms/locker rooms, and storage will also be provided. Outdoor features include a fore court fronting Main Street, a blend of covered and open gathering and play spaces, seating areas and multi-use paths for walking, jogging and biking. An on-site parking and drop-off area is also provided.

Design of Facility to be Used by Public

The proposed Indoor Recreation Center project provides an approximately 38,000 square foot facility that will include a gymnasium with two regulation-sized, high school basketball courts and four youth size cross courts appropriate for well-established, recreational basketball leagues of all ages, as well as growing youth volleyball leagues. The center will also include an elevated, indoor exercise/walking track, aerobics/fitness room, art room and multi-purpose room. Support spaces such as staff offices, restrooms/locker rooms, and storage will also be provided. Outdoor features include a forecourt fronting Main Street, a blend of covered and open gathering and play spaces, seating areas and multi-use paths for walking, jogging and biking. An on-site parking and drop-off area is also provided.

Building

This project will provide an approximately 38,000 gross square foot Indoor Recreation Center for Town of Garner, North Carolina. The northern facade will continue the language of the downtown's storefronts, through use of like materials. As previously noted, the facility will house a multi-court gymnasium serving basketball, volleyball and other court sports; an indoor exercise track; multi-purpose spaces serving arts, aerobics and fitness as well as other community needs. Support spaces, as described in the program description are also included.

Parking Area and Walks

Parking for the proposed facility will include:

- New, asphalt paved surface parking - approximately 130 spaces
- New, overflow gravel parking - approximately 50 spaces
- Future on-street parking in adjacent public ROW - approximately 50 spaces

Vehicular access will be from Purvis Street (future) on the east and Montague Street on the west side.

Pedestrian circulation will be available from all street frontages and circulate through the site for inter-connectivity with the public sidewalk system in the downtown area and beyond. An 8 foot wide multi-use path will be incorporated into the site development for a total length of path within the property of approximately 1075 feet which includes a wide street front pedestrian path along West Main Street and internal paths adjacent to open space and parking. In addition, this system will have connectivity to an adjacent 8 foot path along Montague Street of approximately 550 feet for a total loop of 1625 feet, or .30 of a mile. Beyond this system, existing and future paths and sidewalks of approximately 3.2 miles will connect this site to the larger downtown area and recreation facilities within the vicinity.

Utilities

The site is well served by public utilities in the adjacent public rights-of-way. All overhead power will remain in the public street rights-of-way.

Water: There are public water mains on two sides of the property within public rights-of-way including a 48" on Montague Street and a 10" on W. Main Street.

Sanitary Sewer: Public lines are in the public ROW of adjacent streets and available to accept flows generated by this project.

Electric: Existing electric transmission and overhead power lines are located along adjacent public streets and will provide the source of electricity to the site. All new service to the building and parking lighting will be underground.

Site Amenities

The proposed Indoor Recreation Center will be situated in the heart of the downtown area at the northwest corner of site where West Main Street meets Montague Street. The site is approximately 4.95 acres and accessible to pedestrians through an extensive system of sidewalks and paths as well as by vehicle from both Purvis and Montague Streets.

Project Costs

Indoor Recreation Center

Projected costs for the Indoor Recreation Center are \$7,645,132. This amount includes construction, contingency, planning, design and related costs as shown below:

Project Elements (include specific units-sizes, numbers, lengths, etc. - for each item)	Unit	Unit Cost	Total Item Cost
Building and/or Renovating Costs			
Indoor Recreation Center	37,760 gsf	\$150 per gsf	\$5,664,000
Site Preparation (clearing grading, and erosion)	Lump Sum		\$557,329
Water, Sewer, Stormwater and Electric Utilities	Lump Sum		\$161,750
Accessible Routes/Walking Trail (8' min, mix of paved and soft)	Lump Sum		\$127,720
Drop-off loop and on site parking - for 180 cars	Lump Sum		\$230,940
Costs to Develop the Project			\$6,741,739
Contingency for the Cost of Building/Renovating			
Contingency (not to exceed 5% of the cost to develop the project)	5 %		\$337,087
Value of Land to be Purchased or Donated			
Land Acquisition - Not Applicable	0 acres	\$0	\$0
Planning and Incidental Land Acquisition Costs			
Construction management, site planning, design, survey and appraisals, or the cost of preparing the application (not to exceed 20% of the cost of the project)	8 %		\$566,306
Total Project Cost			7,645,132
Total PARTF Grant Request			400,000
Total Local Match			400,000

Capital Improvement Plan

Parks and Recreation Improvement Bonds

Project Description

The Town successfully passed a \$7.1 million parks, recreation and greenways bond on March 12, 2013, of which \$3.9 million was designated for an Indoor Recreation Center as described below:

\$3.9 million for an indoor recreation center: A new Indoor Recreation Center would be built at the corner of Montague Street and Main Street that would include three gymnasiums, programming space, locker rooms and an indoor walking track. The facility would provide expanded space for sports and recreation, summer camp, and after school programming currently housed in the Avery Street Recreation Center, Avery Street Annex and rented spaces at several area schools. The total cost for the facility is estimated at \$7.8 million. The Town has already secured half of the cost through a donation made by ConAgra, and Parks and Recreation capital reserve funds.

Relationship with Other Plans

Parks, Recreation and Greenways Master Plan; Comprehensive Plan

Potential Sources of Funding for the Project

Bond Proceeds, Capital Reserve Funds, and Grant Funding

	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Expenditures							
Park Enhancements	\$ -	\$ -	\$ 500,000	\$ 250,000	\$ -	\$ 250,000	\$ 1,000,000
Greenways	100,000	-	650,000	-	-	-	750,000
Garner Performing Arts Center	-	-	750,000	-	-	750,000	1,500,000
Indoor Recreation Center	-	-	7,800,000	-	-	-	7,800,000
Total	\$ 100,000	\$ -	\$ 9,700,000	\$ 250,000	\$ -	\$ 1,000,000	\$ 11,050,000
Revenues							
Grant Funding	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
Con Agra Donation	-	-	2,500,000	-	-	-	2,500,000
Capital Reserve Fund	-	-	900,000	-	-	-	900,000
Bond Proceeds	100,000	-	5,800,000	250,000	-	1,000,000	7,150,000
Total	\$ 100,000	\$ -	\$ 9,700,000	\$ 250,000	\$ -	\$ 1,000,000	\$ 11,050,000

Site Plan

Location of Facilities

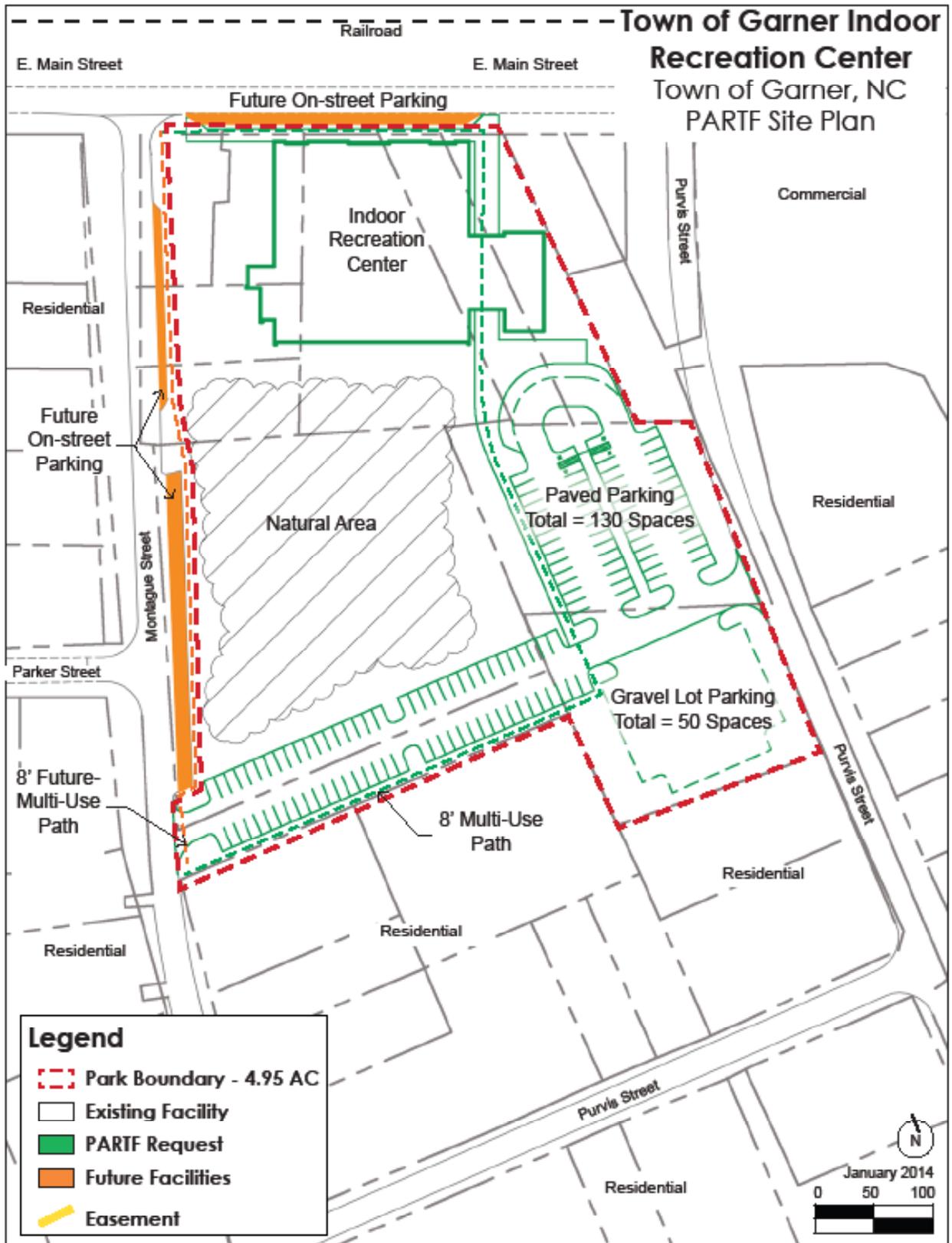
The proposed Indoor Recreation Center is located on the western corner of the 200 block of West Main Street and adjacent to the Downtown Garner Historic District to the east. The 4.95 acre site is bounded to the west by Montague Street and to the east by Purvis Street. Existing residential neighborhoods provide the southern boundary and occupy the adjacent western block.

Site Plan Description

The facility is situated to reinforce the established downtown building façade and streetscape and provide for a pedestrian friendly environment. The site plan takes advantage of good access from local public streets. On-site utilities will be underground and a stormwater master plan includes provisions to accommodate runoff from this site in an off-site management feature. Parking will be conveniently situated to the south of the building where the primary visitor entrances will be developed. Pick-up and drop-off zones will be incorporated as well and ADA parking requirements met through spaces located in closest proximity to major building entrances. Landscaping will include shade trees and ornamental planting beds and natural wooded areas. Small amenity areas and gathering spaces will be developed immediately adjacent to the building to accommodate informal and programmed activities and tie the building use to the downtown fabric.

Indoor Recreation Center Description

The proposed Indoor Recreation Center project provides an approximately 38,000 square foot facility that will include a gymnasium with two regulation-sized, high school basketball courts and four youth size cross courts appropriate for well-established, recreational basketball leagues of all ages, as well as growing youth volleyball leagues. The center will also include an elevated, indoor walking track, aerobics/fitness, art room and multi-purpose room. Support spaces such as staff offices, rest-rooms/locker rooms, and storage will also be provided. Outdoor features include a fore court fronting Main Street, a blend of covered and open gathering and play spaces, seating areas and multi-use paths for walking, jogging and biking. An on-site parking and drop-off area is also provided.



Site Plan

Program Summary

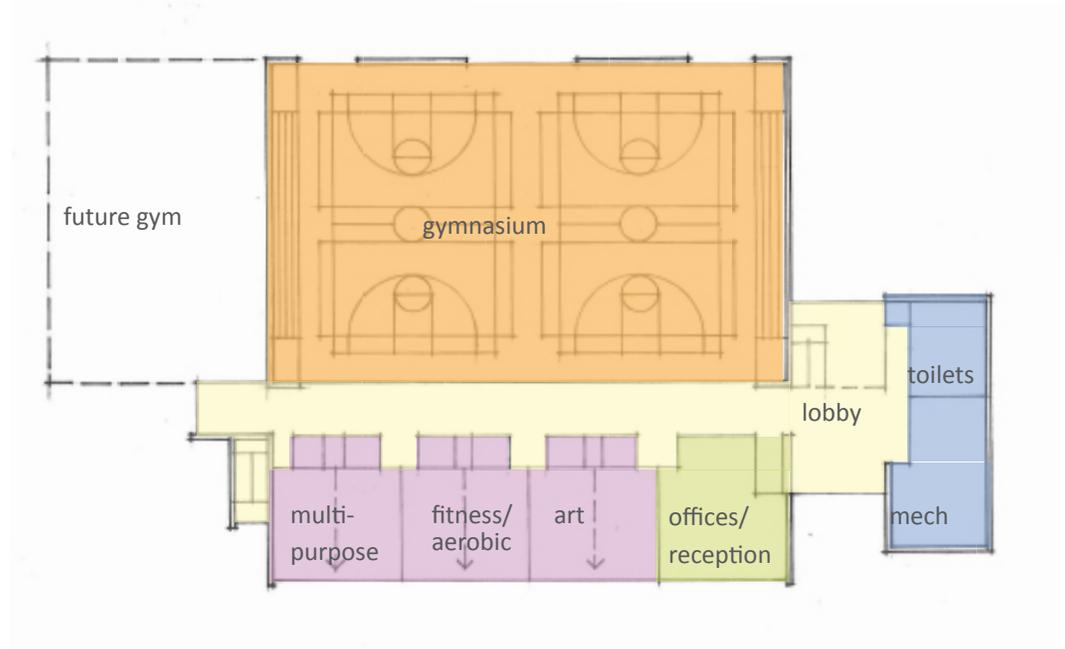
A. Indoor Net Area Summary

	Description	Total Area
1.0	Gymnasium	
1.1	Courts with Seating	2 high school 84x50 courts, 4 youth cross courts 74x42
1.2	Exercise Track	multi-lane, elevated (5,400sf)
1.3	Gym Storage	carts, athletic equipment
		19,690sf
		200sf
2.0	Parks and Recreation Program Spaces	
2.1	Lobby/Reception	gathering, display, control desk, registration kiosks
2.2	Staff Offices	2 @ 100sf, desk and some shelving
2.3	Multi-purpose Space	operable partition divide 2 @ 650sf, warming kitchen
2.4	Art Space	operable partition divide 2 @ 650sf
2.5	Fitness and Aerobics	operable partition divide 2 @ 650sf
2.6	Warming Kitchen	catering, vending, adjacent to multi-purpose
2.7	Art Storage	supplies
2.8	Furniture Storage	tables, chairs
2.9	Exercise Storage	mats, balls, steps
2.10	Camp Storage	mobile cubbies, supplies, tables, chairs
		11,718sf
Net to Gross (45%)	building services, circulation, toilets, custodial	
		37,758sf

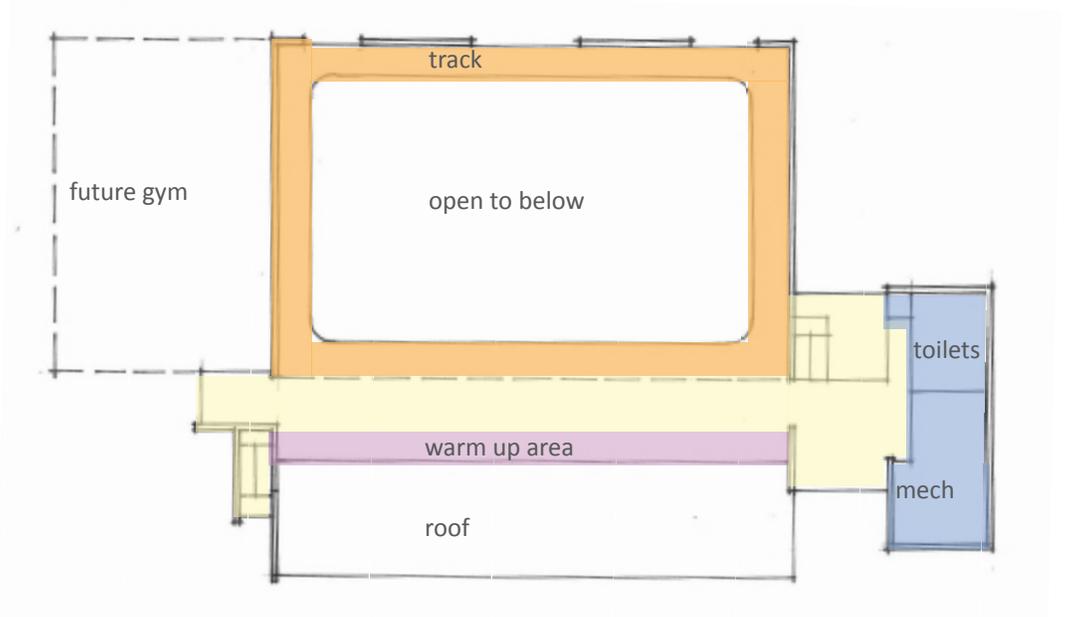
B. Site Elements

3.0	Service Yard	recycling, dumpsters, maintenance, mechanical/electrical
3.1	Covered Gathering	can be tensile, trees, or other shade device
3.2	Storage	to be determined based on park needs
3.3	Walking Trail	have exterior access to interior facilities
3.4	Open Play/Stations	tie into sidewalks
3.5	Entry/Fore Court	off Main Street
3.6	Drop-off/Parking	130 paved, 50 gravel, 50 additional (future) = 230 total

First Floor



Second Floor



Key

-  circulation/lobby
-  offices
-  gymnasium
-  accessory space
-  fitness, multipurpose, art spaces

Public Involvement

Summary

The Town of Garner, in conjunction with the design team, conducted a series of workshops for local groups, advisory boards and the public. Participants in the workshops included members of Garner Parks and Recreation Advisory Committee, Indoor Recreation Center Building Committee, Garner Town Council, Garner Senior Advisory Committee, Garner Flames AAU Basketball, Garner Optimist Club, Garner PAAL, GBI Baseball, surrounding neighbors, downtown businesses, and other members of the public. The major themes and goals of the workshops were as follows:

Workshop I - Visioning

Determine key issues and develop guiding principles for the project and define the desired outcomes, specifically establishing the project goals and measures of success. The groups were provided with a series of questions to facilitate the discussions.

Workshop II - Site Planning and Programming Charrette

Review site plan priorities and develop conceptual alternatives for the overall site as well as identify potential site options for the Indoor Recreation Center, small community gathering space, and future development. Review priorities, develop a list of required interior spaces, and develop conceptual alternatives for an overall approach.

Workshop III - Informal Presentation and Feedback

Review the site options, program, and blocking and stacking options developed in Workshop II along with recommendations.

Presentation to Local Groups

The Town held additional meetings with various civic groups during the month of January. The groups were presented with the results from the efforts of the first three workshops outlined above. Those meetings and dates were as follows:

January 09, 2014	Garner Police Athletic & Activities League Meeting
January 11, 2014	Garner Flames AAU Meeting
January 13, 2014	Garner Optimist Club Board Meeting

Presentation to Advisory Board

Special meetings with the Parks and Recreation Advisory Committee and Senior Citizen Advisory Committee were held on January 17, 2014. A summary of the efforts from the first three workshops was presented to the group.

Public Meeting

Three separate public meetings were held to obtain public input and to summarize the site options developed along with final recommendations for programming and conceptual cost summaries. Those meetings and dates were as follows:

November 25, 2013	Town Public Meeting
January 21, 2014	Public Presentation Council Meeting
January 22, 2014	Town Public Meeting

Survey of Recreation Needs

As a part of the 2007 Garner Parks, Recreation, Open Space and Greenways Comprehensive Master Plan, a needs assessment survey was mailed to 1,500 randomly selected households in the Town of Garner on November 15, 2006. 287 surveys were completed and returned, demonstrating a return rate of 20.3%.

All related marketing material, meeting minutes, survey results, and letters of support can be found in the Appendix.

