



FUTURE KNIGHTDALE PARK

**MASTER PLAN
AUGUST 2026**





FUTURE KNIGHTDALE PARK MASTER PLAN

Prepared in August 2026 for **The Town of Knightdale**
Parks, Recreation & Cultural Programs

By

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01

02

03

04

05

06

07

CONTENTS

EXECUTIVE SUMMARY

INTRODUCTION

Project Background	1
Master Plan Goals	2
Master Plan Timeline	4

SITE CONTEXT & ANALYSIS

Site History	7
Existing Conditions	8
Relevant Planning Documents	14
Site Analysis	18

COMMUNITY CENTER

Needs Assessment	21
Community Engagement Findings	21
Programming and Space Planning	22
Architectural Design	24

COMMUNITY ENGAGEMENT

Survey	27
Focus Groups	28
Programming Workshop	29
Open House One	30
African American Festival	30
Farmers Market	32
Open House Two	33
Parks + Recreations Advisory Board	34

FINAL MASTER PLAN

Concept A & B	37
A Park for All	40
Final Master Plan	42
Stormwater Approach	48

PLAN IMPLEMENTATION

Design, Permitting, & Construction	51
Utility Service Implementation	52
Transportation Considerations	54
Cost Estimate	55
Conclusion	56

APPENDIX

Town of Knightdale Comprehensive Parks and Recreation Master Plan	60
Knightdale Community Center Needs Assessment	





**“the more green space we
have, the healthier and more
active Knightdale will be”**

- Community Member

EXECUTIVE SUMMARY



PROJECT BACKGROUND

The Future Knightdale Park Master Plan presents a unique opportunity for the Town of Knightdale given the site's location, size and access to natural resources. The property's donation from the Ann Elizabeth Croom estate created a unique opportunity for the Town to expand recreational opportunities and establish a future community center campus.

The approximately 32-acre site provides sufficient space for a future community center and a complementary mix of indoor and outdoor recreation amenities identified through the community engagement process. The park will help address identified needs for community gathering spaces, recreation facilities, and nature-based amenities for Knightdale's growing population.

SITE ANALYSIS

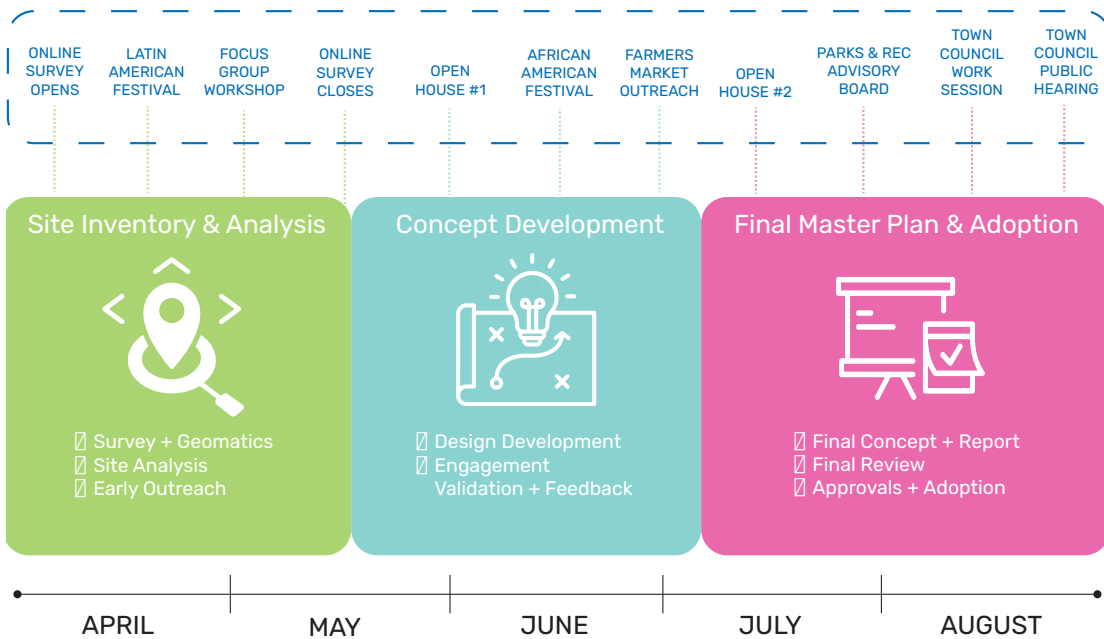
The former agricultural site offers a variety of ecotypes, flat open spaces, and natural resources that present the perfect balance for a future park site. In addition to a site visit by the project team, multiple site assessments were conducted to understand the opportunities and constraints of the property and inform its development as a future community park. The findings from the site analysis, combined with input gathered through community engagement, informed the development of the initial park concepts.



McAdams walking the site with Town staff, May 2026



Ongoing Community Engagement



Master plan timeline

PARK AMENITIES

- A** COMMUNITY CENTER
- B** GREAT LAWN
- C** SHELTER WITH RESTROOM
- D** STAGE
- E** LARGE PAVILION
- F** SMALL SHELTER
- G** MEADOW
- H** PLAYGROUND
- I** POLLINATOR GARDEN
- J** FISHING DOCK
- K** BASKETBALL COURTS
- L** PICKLEBALL COURTS
- M** MULTI-PURPOSE ATHLETIC FIELD
- N** HAMMOCK GROVE
- O** CHALLENGE COURSE
- P** COURT SHADE STRUCTURE
- Q** STORMWATER CONTROL MEASURE
- R** EXISTING POND
- S** RE-NATURALIZED WETLAND
- T** GREEN STORMWATER INFRASTRUCTURE
- U** MAINTENANCE YARD
- V** COMMUNITY GARDEN

LEGEND

- P** PARKING
- PARK ENTRY/EXIT
- FUTURE GREENWAY CONNECTION
- PAVED 10' PATH
- NATURAL SURFACE TRAIL
- PUBLIC ART FEATURE



Final master plan rendering

COMMUNITY ENGAGEMENT

Despite the master plan process spanning only a few short months, the Future Knightdale Park master plan had a robust community engagement plan. The plan promoted an accessible and inclusive process, reaching out to underserved groups in order to gather input that represented the diverse community of Knightdale and inspired buy-in from future park users. Engagement events were strategically scheduled to follow the development and refinement of the master plan and feedback was incorporated into the design to create a community-inspired vision.

FINAL MASTER PLAN

The Final Master Plan establishes a vision for the Future Knightdale Park that provides both indoor and outdoor recreation opportunities, thoughtfully developed with the past, present, and future generations of Knightdale residents. The plan is attentive to the natural ecosystems that create natural and memorable experiences for all ages through a wide range of programming elements. The cost estimate, based on the final master plan, provides an anticipated cost to implement the park and helps determine a path toward implementation. It is anticipated that multiple phases will be required to realize the full vision for the park. An upcoming parks bond would commit funds to the initial phases of implementation.

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INTRODUCTION



PROJECT OVERVIEW

In 2022 the Town of Knightdale identified the need for a new community center that could provide more year-round recreation opportunities for residents. A smaller, approximately 10 acre parcel at Wake Stone Athletic was targeted as the location. A Needs Assessment for the community center was conducted to understand the programming and size options for the community center.

In the midst of the Needs Assessment, approximately 32 acres of land were donated through the estate of Ann Elizabeth Croom, which provided the Town with the opportunity to create a larger park site. This larger parcel could now accommodate the community center and additional programming offerings to fill identified gaps in the Knightdale parks system.

The Future Knightdale Park Master Plan lays out a variety of active and passive recreation opportunities to meet community needs, while celebrating the natural resources of the site and prioritizing community gathering spaces.

This master plan is directly informed by the Town's long-term parks and recreation goals, along with feedback from the community, and input from a range of design and engineering experts. It establishes an achievable vision for the future park that can be enjoyed by all for years to come.

PROJECT BACKGROUND

Community Context - Growth & Demand

Located just east of Raleigh, North Carolina, the Town of Knightdale is one of the fastest growing municipalities in the region. Young families are drawn to Knightdale's small-town character and sense of community while still benefiting from convenient access to the greater Triangle region. With that growth comes additional demands for a larger and more comprehensive parks & recreation system. In response to these demands, in 2022 the Town developed a comprehensive parks and recreation master plan to serve as a 10-year roadmap for maintaining, improving,

11,401



**KNIGHTDALE
POPULATION
2010**



24,133



**KNIGHTDALE
POPULATION
2026**

and expanding its parks, recreation facilities, programs, staffing, and greenway network. One of the primary needs identified in this report was for a community center that could feature recreational, fitness, educational, and arts amenities. The community center was prioritized as a key need due to the population growth of the Town and a desire for expanded year-round recreation, wellness, and community gathering opportunities.

Opportunity - Land Acquisition

In 2024, the Town was acknowledged as a beneficiary of the Ann Elizabeth Croom estate, receiving 32.67 acres of land, \$400,000 to develop and maintain a park, and proceeds from the sale of property totaling \$816,051. This newly acquired land was quickly identified as the preferred location for the future community center, and with the larger site area the Town determined that it could also support a future park.

Community Vision - Previous Needs Assessment

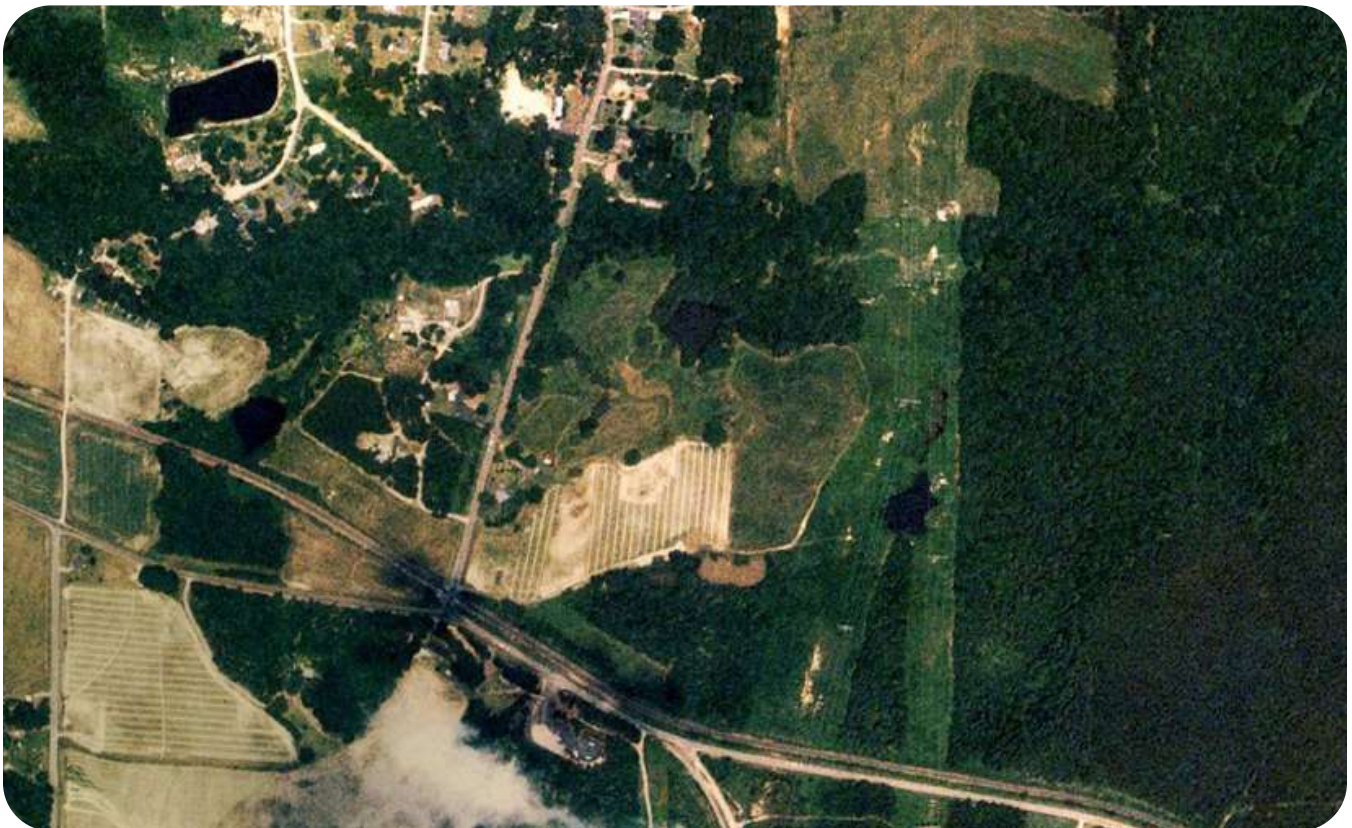
In 2022, the Town commissioned Davis Kane Architects, along with CLH Design, PA, to complete a Needs Assessment Study for a community center. At the time, a small parcel at the Wake Stone Athletic Park was the location identified for the community center.

The project team worked collaboratively with the Town residents to understand the needs of the growing community through a series of community engagement events and activities. Engagement began with an online public survey, which remained open to the public for almost 16 weeks. Following the survey, a series of community engagement sessions was completed to connect with stakeholder groups. After all the data was gathered and formulated, three design schemes were developed for the park at different construction cost levels.

Project Purpose - Master Plan Initiation

Town officials seized the opportunity presented by the acquisition of the Croom property and the in-progress Community Center Needs Assessment to fill the gaps in the parks and recreation system. In late 2025, the Town issued a Request for Qualifications for the development of the Croom Park Site Master Plan.

In March 2026, McAdams was brought on to facilitate the future park master plan process to create and implement a vision for the park that would allow for construction of the park in multiple phases.



Aerial photography of the site from 2006 shows the site as an active farm, *Wake County IMAPS*

MASTER PLAN GOALS

Informed by community engagement, staff input, and the Parks and Recreation Comprehensive Plan, the following planning goals guided the development of the master plan.



Meet the recreation needs for a growing Knightdale

Provide adaptable park and recreation spaces that accommodate a variety of programming and have the flexibility to evolve alongside Knightdale's continued and anticipated growth.



Provide gathering spaces for the community

Create a park that serves as a destination for residents of all ages by offering a variety of spaces for social interaction, recreation, celebration, and everyday use.



Preserve and integrate natural resources

Natural assets such as streams, ponds, wetlands, wooded areas, and wildlife habitat should be preserved where possible and used to shape the park's layout and character.

Trails, overlooks, nature-based play, interpretive signage, and passive recreation areas can help visitors engage with the landscape while minimizing impacts on sensitive resources.



Ensure accessibility for all

Design a welcoming and usable park for people of all ages, abilities, backgrounds, and activity levels. Accessibility should extend beyond compliance to create an inclusive environment where every visitor can participate and enjoy park amenities.



Embrace stormwater as a key site feature

Utilize stormwater infrastructure as both a functional and experiential component of the park. Rather than concealing drainage systems, stormwater management features can be designed to contribute to the identity, ecology, and educational value of the site.



Establish a realistic path towards implementation

Provide a clear and achievable framework for phased park development that allows the project to evolve as community needs, funding opportunities, and partnerships emerge. Implementation should prioritize foundational infrastructure and high-impact amenities.



Image from Public Open House 1, June 2026

MASTER PLAN TIMELINE

The graphic on the following page outlines the master plan process employed by the project team, from initial site analysis through public input, concept development, review, refinement, and adoption.

The master plan process was organized into three phases: Site Inventory & Analysis, Concept Development, and Final Master Plan & Adoption. It also conveys the commitment to engagement with the community through the entire master plan process.

Site Inventory and Analysis

The Site Context and Analysis chapter provides a more in-depth review of the site inventory and explores the opportunities and constraints of the site. Early outreach in this phase also included a Programming Work Session with Town Staff to gain an understanding of how the Town will program and maintain the future park when it is implemented. The online survey and focus group sessions were the main elements in this phase that would lead to the efforts in concept development.

Concept Development

Following the site inventory and outreach efforts, the design team transitioned immediately into concept development following assessment of the information gathered from the site inventory and early outreach. Initial concepts were presented to the public during this phase to gain feedback on design and priorities for programming. This feedback helped shape the “Park for All” concept.

Final Master Plan & Adoption

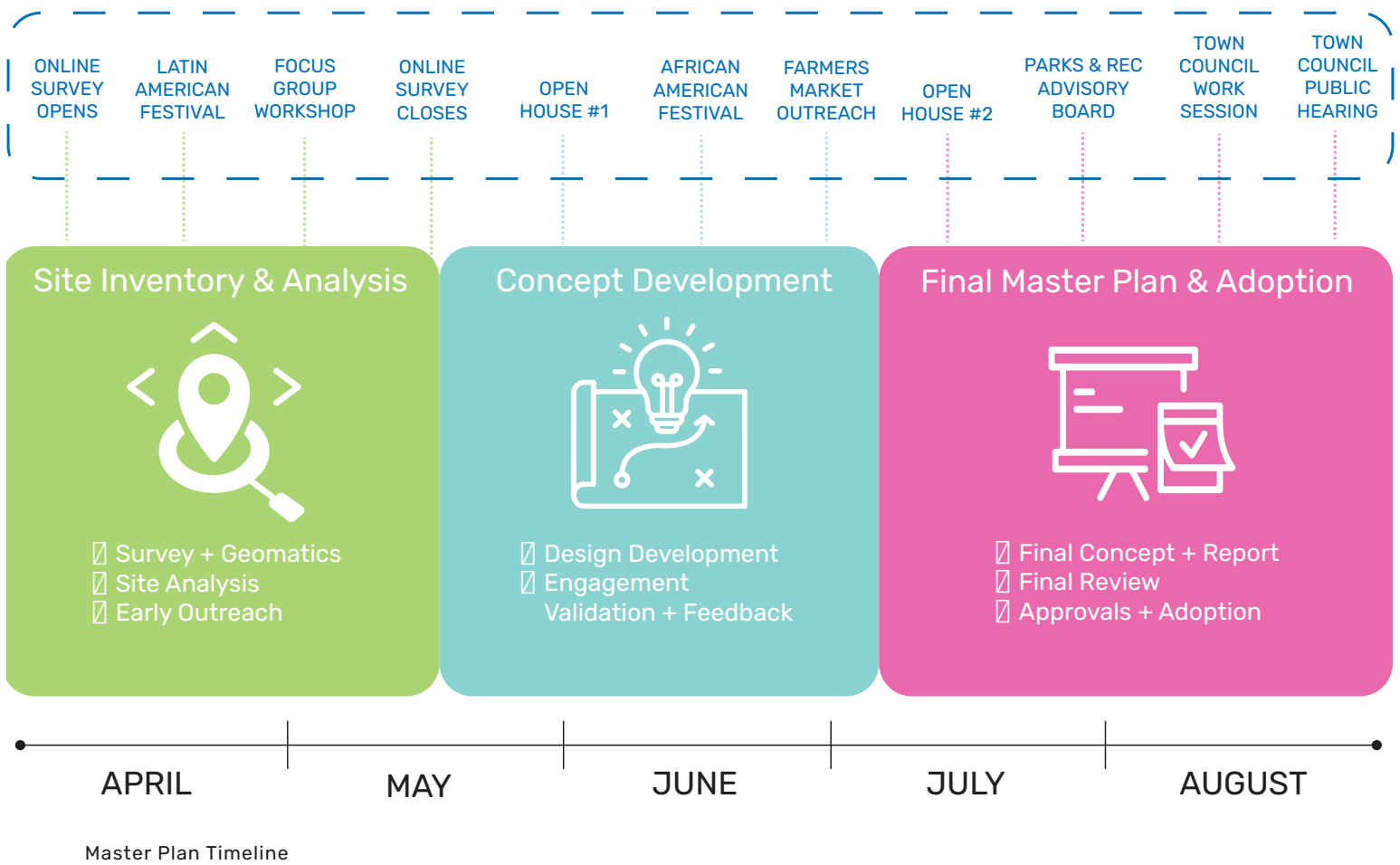
This phase presented the “Park for All” concept and sought final feedback from public and town leadership. This feedback would be further refined into the final plan formally adopted by Town Council. During this phase, a cost estimate was completed along with an analysis of infrastructure to prepare for future development and construction of the park.



Image from Programming Workshop, May 2026



Ongoing Community Engagement



SITE CONTEXT & ANALYSIS



SITE OVERVIEW

Approximately 32 acres and located a short drive from the Town's center, the site is ideally situated for the development of a future park. Its location expands Knightdale's park system further east towards Wendell, providing connectivity between both towns.

Before being acquired by the Town, the site was used as the Croom family farm for multiple decades. Therefore, the developable areas of the site are mostly cleared, allowing for more existing natural features to be preserved.

Initial assessments revealed only minor environmental constraints; from a zoning perspective, there are few barriers to the site's development as a park. Although future utility and transportation improvements will need to be considered as development progresses, the site is well-positioned to support the Town's long-term vision for the park.

SITE HISTORY

Ann Elizabeth "Lib" Croom was born and raised in Knightdale and was the youngest of five children. While there are scarce public records available that document her life, it appears she grew up on the family farm. She attended high school in Knightdale and graduated from Peace University in Raleigh, where she began her career as a stenographer and secretary for the state of North Carolina.

Ann's father, Henry Marion Croom, was a career farmer. It is unclear exactly which crops the family grew over the years, but site investigations indicated that they may have grown tobacco and soy at various points in time.

At the time of Ann's passing in 2023, the Town was named as a beneficiary of her estate and received the land her family had maintained. Ann requested that the site be developed and maintained as a park for the community to enjoy. This master plan seeks to honor that request.

Site Location:

Roughly 8 minutes east of Knightdale Town Hall, at the corner of Marks Creek Road and Knightdale-Eagle Rock Road, towards I-87 and Wendell

Site Address:

2004 MARKS CREEK ROAD
KNIGHTDALE, NC 27545

Property Identification Number (PIN):

1764221728



Ann Elizabeth Croom, L. Harold Poole Funeral Home

EXISTING CONDITIONS

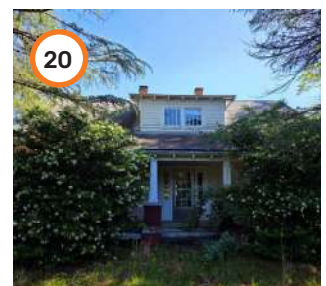
Site Visit

As part of the initial site assessment, the McAdams project team and Town of Knightdale staff visited the property on May 14, 2026, to document existing conditions and identify opportunities and constraints that may influence future park development. During the site visit, the team observed three existing ponds on the property, providing valuable insight into the site's drainage patterns and hydrologic systems. The northern pond contains an existing dam that warrants additional evaluation, particularly given the presence of several mature trees growing along the dam embankment. Two additional ponds are located along the southern edge, giving insight into existing drainage patterns.

Native woody and herbaceous species were observed throughout the property margins, providing clues to existing soil conditions and localized ecological communities. Woodland areas along the northern and southern property boundaries support a mix of early- and mid-successional native trees and understory vegetation, with invasive species interspersed throughout. In contrast, much of the site's central area was open and sparsely vegetated, and soils appeared compacted and of relatively poor quality. Two areas of exposed rock outcroppings were identified within the property, with similar geologic features visible on adjacent parcels.



Existing Conditions Map



Site photos taken during site visit, May 2026

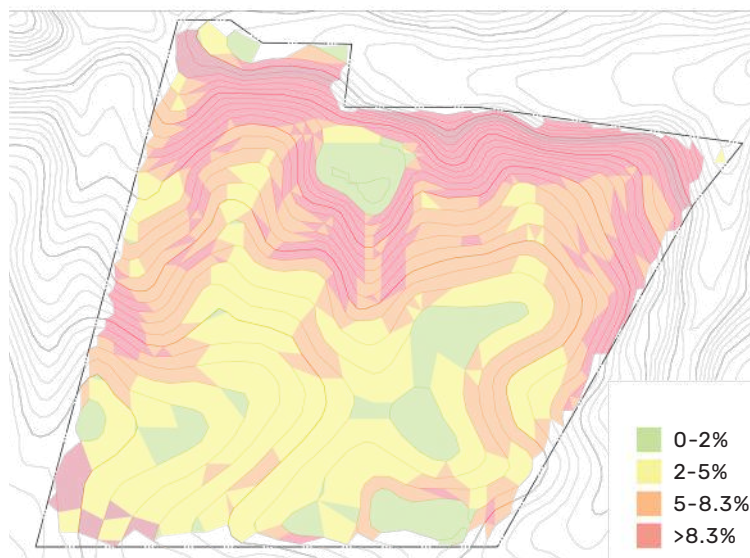
Topographic observations indicated that the majority of the site's elevation changes occur along the property edges, with relatively gentle grades across the central portion of the site and steeper slopes along the northern, eastern, and southern boundaries. Initial field observations also highlighted several notable natural features, including two mature oak trees that were identified as potential focal elements for future park design. A detailed tree survey has not yet been completed and will be required to document tree locations, health, and preservation value.

Existing vegetation throughout the site reflects a combination of historic residential, agricultural, and natural landscape conditions. Cultivated plant material was primarily concentrated around the former farmhouse and associated outbuildings. Additional survey and arboricultural assessment will be necessary to determine the health, viability, and long-term preservation potential of these plantings.

At the time of the site visit, several existing structures, including the former farmhouse and agricultural outbuildings, were present but in deteriorated condition. In consultation with the State Historic Preservation Office, it was determined it was unlikely that any archaeological resources on this site would be eligible for inclusion in the National Register of Historic Places. Therefore, the Town completed removal of the structures in June 2026.



Image taken during homestead deconstruction, June 2026



Slope analysis of the site's existing topography



Plant species identified during initial site visit, May 2026

Dam Assessment

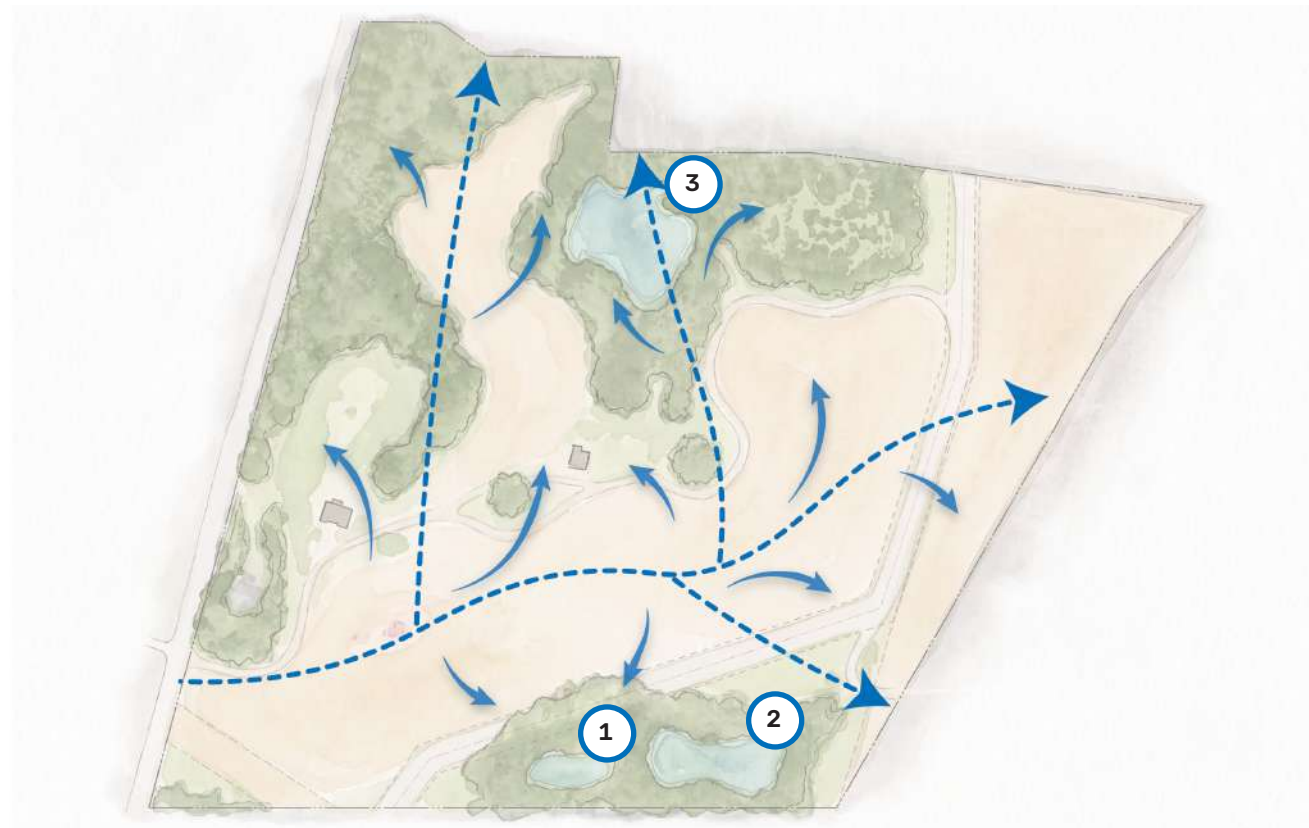
Following the initial site visit, McAdams returned to the site to complete a dam assessment in July 2026. This assessment revealed that the condition of all three of the existing ponds on the site is “poor,” noting that they would each require significant repairs to be used for detention or recreation in the future park. The three pond dams, shown in the hydrology map below, appear to have been built between 1954 and 1959. It is recommended that, at a minimum, a geotechnical investigation of the existing dams be performed to analyze the slope stability and seepage through the dams compared to current dam safety recommendations.

Dams 1 and 2 have downstream slopes of approximately 2.5:1, which is steeper than the recommended 3:1. The downstream slope of dam 3 is approximately 2:1. All three dams have large trees established in the embankments and signs of surficial slope failures or differential settlement. Dams 2 and 3 utilize overtopping spillways to convey water downstream and no spillway pipes were observed. The overtopping spillways are not on the fill embankment and appear stable, though they do not appear to be engineered and also feature woody vegetation.

Dam 3 has a rusted 3 inch diameter DIP in the center of the dam that outfalls at the toe of the dam. The upstream standpipe connecting to the DIP could not be found and it appears that the pipe is fully clogged and has not conveyed water recently. The water surface elevation at dam 3 was a few feet below the overtopping low point in the dam. Since there has been a significant amount of rainfall in the month leading up to the inspection and no other spillways were observed, it is likely that the dam’s water surface is being controlled through infiltration, groundwater, and evapotranspiration. Minimal storage volume and freeboard are available in the existing dams, which means that the water surface elevation would need to be decreased and/or the dam elevation would need to be increased to use the ponds for detention.

Existing Utilities

The initial utility investigation was conducted through coordination with the City of Raleigh Public Utilities Department, which serves the Town of Knightdale as a merger town and will provide water and sewer service to the Knightdale Park site. All properties adjacent to the Knightdale Park property currently utilize wells and septic systems. (See Chapter 7: Action and Implementation for future options for utility service connections.)



Existing site hydrology diagram showing existing ponds and their dams evaluated during dam assessment

The table below outlines the existing utility easements on the site and their estimated level of impact on the future park development opportunities. Close coordination and review with the owners of these utilities during plan documentation will be required to ensure proposed site improvements are allowed.

EASEMENT	LOCATION	IMPACT LEVEL
100' CP&L EASEMENT	CUTS ACROSS SW CORNER OF THE SITE	LOW
50' RAILROAD ROW	ADJACENT TO THE 100' CP&L EASEMENT	LOW
WIDE, VARIABLE WIDTH CP&L TRANSMISSION LINE EASEMENT	RUNS ALONG THE EASTERN PROPERTY BOUNDARY	MEDIUM
50' GAS PIPELINE EASEMENT	CROSSES THE PROPERTY AND RUNS PARALLEL TO THE VARIABLE WIDTH CP&L EASEMENT	HIGH

Zoning and Land Use

The parcel is currently zoned RT (Rural Transition); however, the Town plans to rezone it to NMX (Neighborhood Mixed-Use). This change would align with the land use designation of 'Cultural or Community Facility' for the future park, as this land use is permitted by right in the NMX district.

The surrounding parcels are largely vacant or low density residential, with a Planned Unit Development (PUD) located just south of Knightdale-Eagle Rock Road.

Development Standards

The site is required to maintain a certain amount of tree cover (no more than 10% of its gross acreage), along with preserving trees that meet certain size requirements or that are located within areas such as stream buffers, wetlands, required perimeter buffers, and steep slope areas.

Based on its land use, the park must provide parking at a maximum rate of 1 space per 3 persons permitted at capacity, and will also likely have to provide a set number of EV parking spaces. Bicycle parking will also be required, at a rate of 1 bicycle space for every 10 vehicular spaces.

If rezoned to NMX the site would require a 30' Type C buffer, along with additional landscape requirements for street trees, screening, and parking lot landscaping.

Environmental Conditions

Falcon Engineering completed a Phase I Environmental Assessment of the site in May 2026, finding that there were no Recognized Environmental Conditions (RECs) on the property, and did not recommend a Phase II environmental investigation based on these findings. The assessment noted the potential prior usage of heating oil tanks due to the property's agricultural history, and recommended an additional assessment should any tanks, petroleum odors, or contamination be encountered during construction.

A preliminary geotechnical report was also provided by Falcon, completing sixteen soil borings across the site. From a geotechnical standpoint, the site appears highly suitable for future park development, with no significant geotechnical constraints identified. The report noted that the following items should be considered during future park planning and development stages:

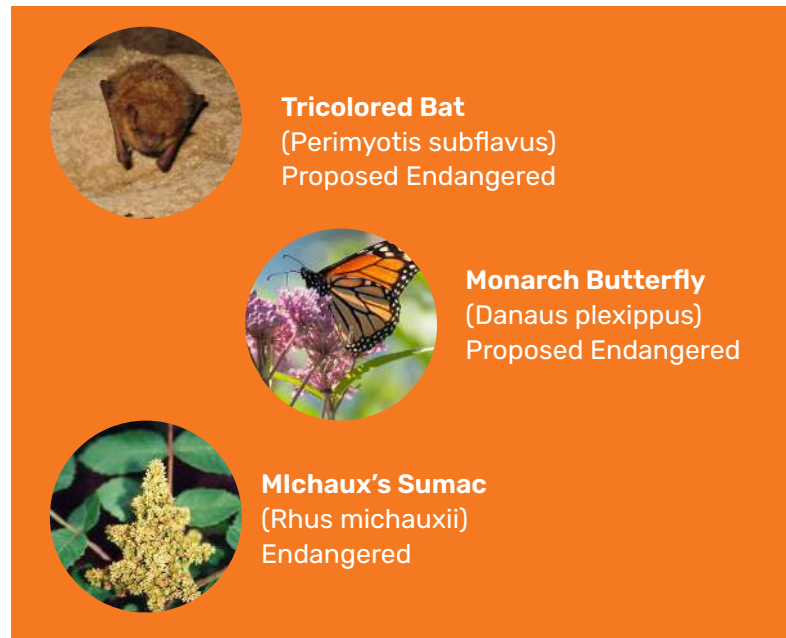
- Many onsite soils are moisture-sensitive and may require subgrade improvement
- Several onsite soils have low permeability, and if athletic fields are proposed in these areas strong drainage strategies will be necessary
- Granular materials may need to be imported for retaining walls and select structural areas, as native soils are not suitable for these conditions
- There may be a need for limited localized rock excavation, though rock is not expected to be widespread near the surface

Cultural & Natural Resources

In addition to the environmental assessment and geotechnical report, Falcon Engineering also provided a Protected Resources Report for the site. Their assessment identified nine potential jurisdictional surface features (shown in the map below), potential habitat for 3 protected species on the site, and several historic structures that were part of the farm complex.

As the site lies within the Neuse River Watershed, the adjacent streams will each have a required 50-foot riparian buffer, creating both a development constraint and an opportunity to preserve natural habitat within the future park. The streams are labeled below as SA and SB, the three ponds as OA, OB, OC, and the four wetlands as WA, WB, WC, and WD. A jurisdictional determination will have to be made to confirm the relevance and impact of these features for the future park development.

According to US Fish and Wildlife IPAC website, there are three species that potentially fall within the site, shown to the right.



Delineation map from the Protected Resources Report conducted by Falcon Engineering, July 15, 2026

Falcon confirmed that “the open fields and wooded areas of the Study Area and adjoining properties provide suitable habitat for these three species.”

The existing structures on the site included one single-family residence, two sheds, one barn, one tobacco barn, and one garage. While the NC State Historic Preservation Office (SHPO) listed the Henry A. Croom Farmhouse as previously surveyed, they recommended that “no archaeological investigation be conducted in connection with this project.” Following additional consultation with the Town, they ultimately confirmed that the existing structures could be deconstructed and removed.

RELEVANT PLANNING DOCUMENTS

2035 Comprehensive Plan

The KnightdaleNext V2 plan adopted in 2024 emphasizes the Town’s goal to protect natural resources while providing a combination of both active and passive recreation. It states that the Town should “continually evaluate opportunities for additional park land in the planning area, especially where public recreation space is not prevalent.”

A core element of the Town’s 2035 vision is the creation of “unique gathering places that foster a sense of community,” along with having a more connected network of open spaces. The future park site is classified as “Recreation Open Space” within the comprehensive plan.



Relevant planning documents adopted by the Town of Knightdale



Standard Community Park programming, *Town of Knightdale Comprehensive Parks and Rec Master Plan 2022*

Comprehensive Parks and Rec Master Plan

This 2022 plan lays out a 10-year vision for the Town's parks and recreation system. The plan includes an inventory of the Town's current parks and recreation facilities, ranging from large regional parks to small "mini parks."

Within this framework the future park site most closely resembles a "community park" which is categorized as being 15-50 acres and including a mix of both passive and active amenities ranging from basketball courts to nature trails and bench swings. Community parks are also described with certain criteria, such as having "at least one natural water feature" and "varying topography and vegetation." The plan explicitly states that fifty percent of a community park should be kept largely undisturbed and developed only for passive recreation.

The plan also included a needs assessment, which targeted several amenities as being "needed for 2022," along with projecting what might be needed for 2032. For the years 2027-2032, the plan laid out specific goals and recommendations, which included constructing an indoor recreation center at Wake Stone Athletic Park, and constructing a new neighborhood park near Hodge Road corridor in the southeast part of Knightdale. The amenities highlighted in the table to the right were identified in the report as key needs for the future, and were informed the concept development portion of the future park master plan.

Amenity	McGill Standards	Existing Amenity	2022 Recommended per Population	Needed for 2022	2032 Recommended per Population	Needed for 2032
Knightdale Amenities			Population: 19,435		Projected Population: 23,011	
Adult Baseball Field	1/7,000	1	3	2	3	0
Adult Softball Field	1/5,000	1	4	3	5	1
Youth Baseball Field	1/3,500	2	6	4	7	1
Youth Softball Field	1/5,000	0	4	4	5	1
Multipurpose Field	1/5,000	5	4	0	5	0
Soccer Field	1/5,000	3	4	1	5	1
Lacrosse Field	1/5,000	3	4	1	5	1
Basketball Court	1/5,000	4	4	0	5	1
Tennis Court	1/5,000	4	4	0	5	1
Pickleball Court	1/2,500	2	8	6	9	1
Volleyball Court	1/5,000	0	4	4	5	1
Lawn Games	1/2,500	1	8	7	9	1
Picnic Shelter	1/3,000	5	7	2	8	1
Picnic Station	1/2,000	4	10	6	12	2
Playground	1/2,000	4	10	6	12	2
Walking / Running Trails	1/4 mi./1,000	7 mi.	4.85 mi.	0 mi.	5.75 mi.	0 mi.
Dog Park	1/5,000	1	4	3	5	1
Recreation Center	1/20,000	1	1	0	1	0
Outdoor Amphitheater	1/20,000	1	1	0	1	0
Swimming Pool	1/20,000	1	1	0	1	0
Splash Pad	1/10,000	1	2	1	2	0
Disc Golf Course	1/10,000	0	2	2	2	0
Skate Park	1/20,000	0	1	1	1	0

Existing amenities and recommended amenities, *Town of Knightdale Comprehensive Parks and Rec Master Plan 2022*

The Town's parks and recreation system currently includes the following six park sites:

- Harper Park (207 Main Street)
- Knightdale Community Park (101 Bryan Chalk Lane)
- Environmental Park (950 Steeple Square Court)
- Knightdale Station Park (810 N. First Avenue)
- Mingo Creek Park (100 Parkside Commons Drive)
- Panther Rock Park (840 Hardin Hill Lane)

The addition of the future park site will extend the current Knightdale park system further towards Wendell.

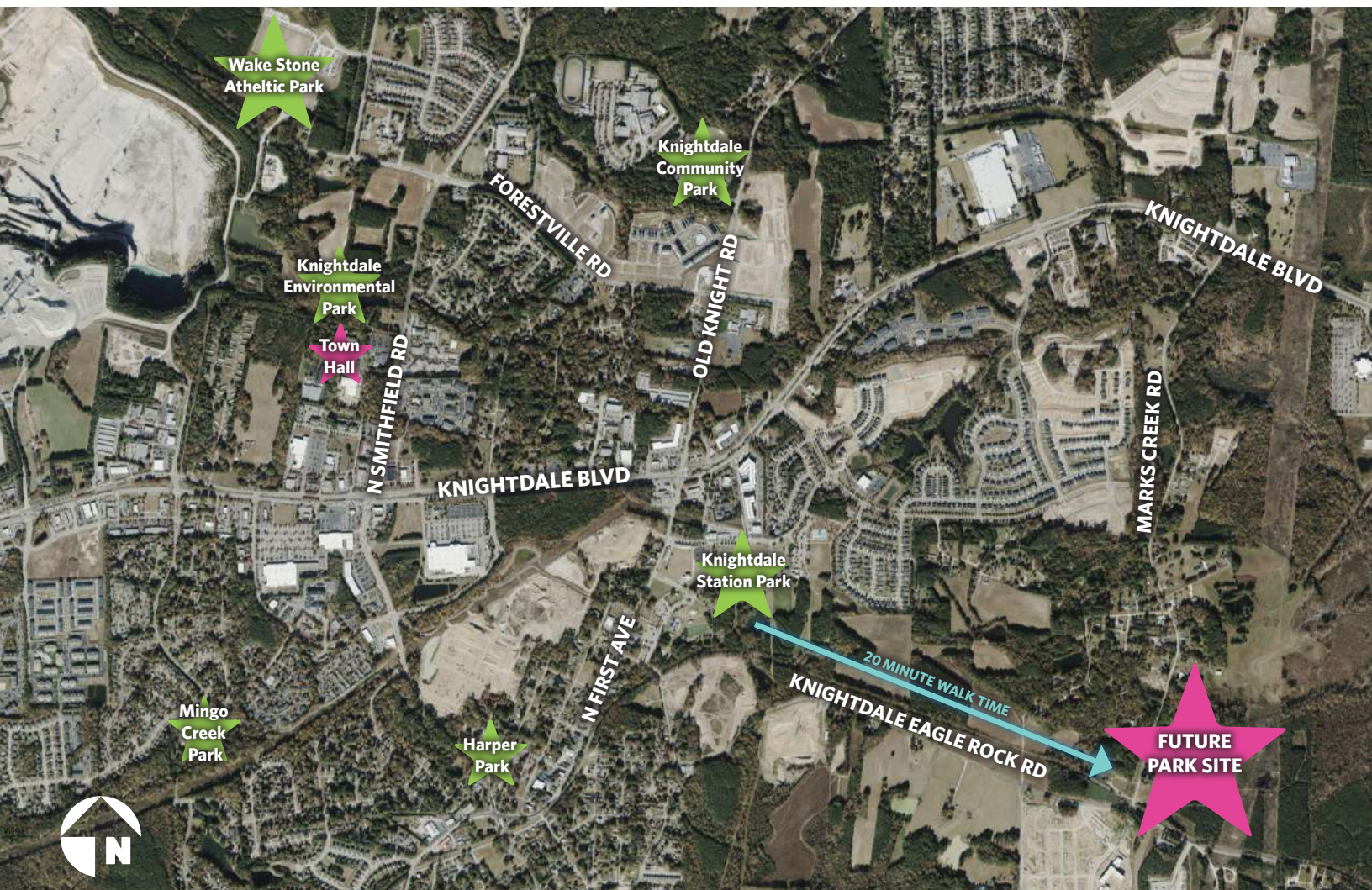
Comprehensive Transportation Plan

This 2022 plan builds on KnightdaleNext with a vision for a safer, more connected, multimodal transportation system for the Town. The plan includes several roadway improvements that will affect the site. These

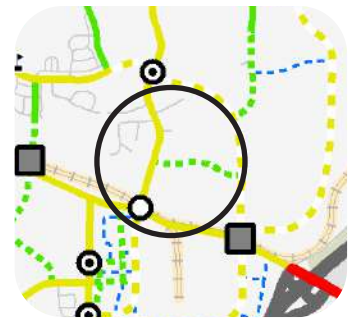
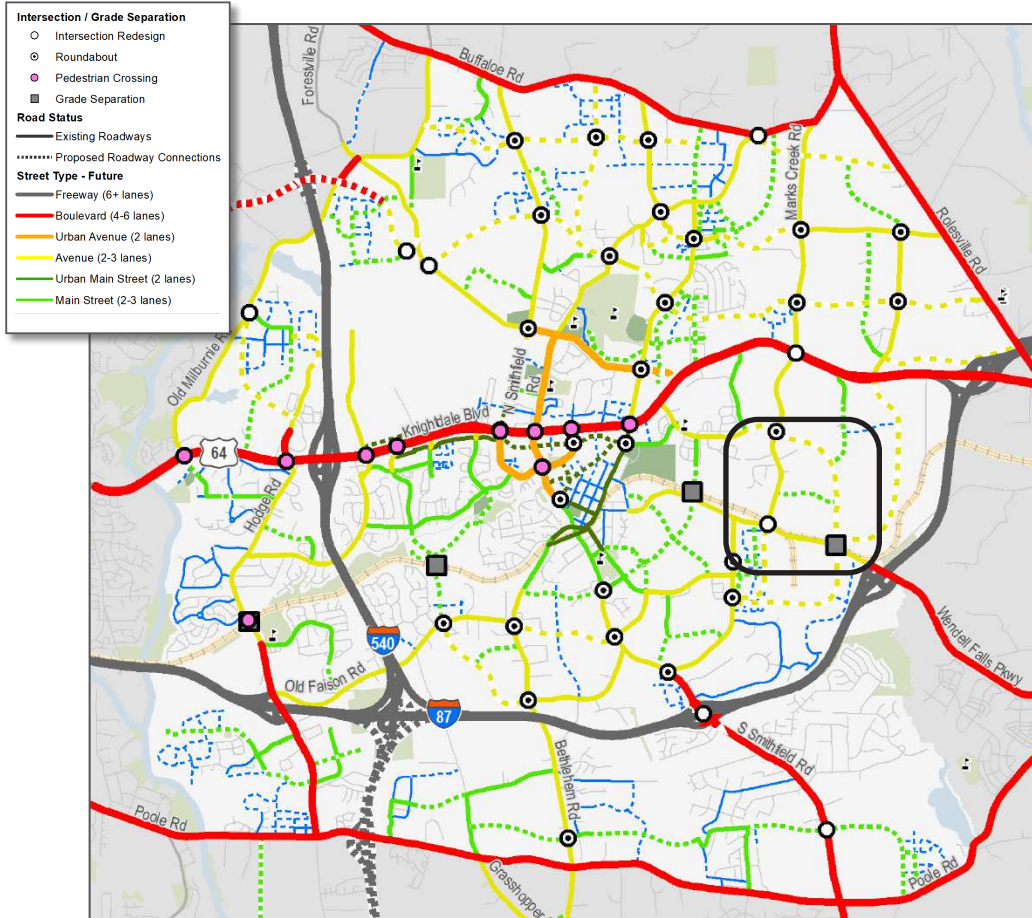
include: a future east-west "Main Street" collector road through the property, a required roundabout at the intersection of the future collector road and Marks Creek Road, and potential frontage widening along Marks Creek Road.

The plan also recommends a planned shared use path along Knightdale Eagle Rock Road that would provide multi-modal access to the future park site. If implemented, pedestrians would have access between Knightdale Station Park and the future park site within an approximate 20 minute walk.

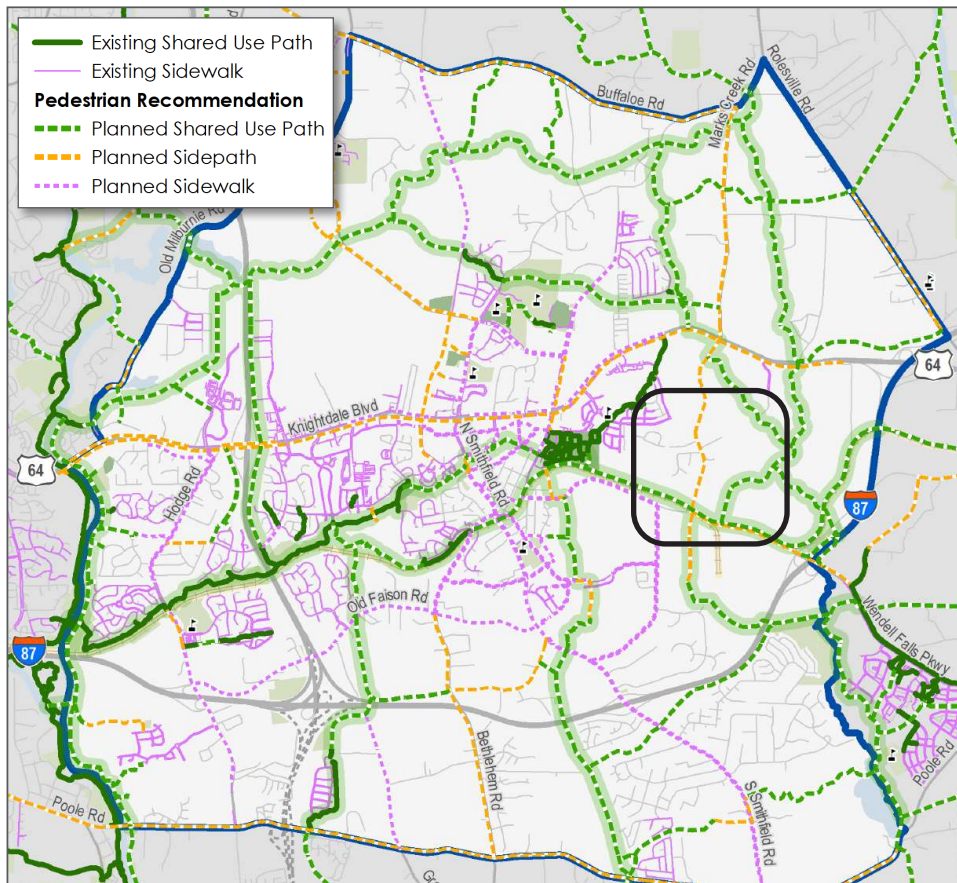
The connection between Knightdale Station Park and the future park site is also identified in the Wake County Greenway System Plan. Map 3.2 in the recommendations of this adopted plan from 2018 indicates the section along Knightdale Eagle Rock Road as a recommended connection between parks and lakes.



Aerial view of Knightdale showing the existing park system and location of the future park site



Enlargement at future park site



Enlargement at future park site



Mature tree growth on the dam of pond number 3



Staff members work together to imagine future park programming opportunities

SITE ANALYSIS

Constraints

The design of the future park is influenced by several existing site constraints that help define where development can occur and how the park will function. Large utility and railroad easements limit the placement of buildings, parking areas, and other active recreation facilities, while future planned roadway and greenway connections must be considered within the overall site framework. Sensitive environmental resources, including streams, wetlands, ponds, and potential habitat areas, require thoughtful integration into the park design.

In addition, portions of the site contain poor soils, drainage challenges, and steeper grades that increase the complexity of grading, construction, and long-term maintenance. The site's wooded perimeter and natural resource areas further shape development patterns, requiring a balance between preserving existing landscape character and providing recreational amenities. The community has expressed interest in a diverse range of recreational, wellness, cultural, and gathering opportunities, creating the challenge of accommodating a broad program within the existing site framework.

Opportunities

While these constraints influence development, they also create many of the park's greatest opportunities. The extensive easement corridors can become open landscape corridors that preserve views, frame the historic character of the site, and support trails and passive recreation. Existing ponds provide opportunities for recreation, education, and nature-based experiences. The site's varied ecological conditions create opportunities for habitat enhancement, ecological restoration, and innovative stormwater management strategies. Existing forests and natural areas can be preserved to provide shade, environmental benefits, and immersive outdoor experiences.

Most importantly, community engagement efforts revealed a strong desire for a diverse mix of recreation, wellness, nature, and community gathering opportunities, positioning the park to offer a wide range of experiences that serve residents of all ages while establishing a unique identity for Knightdale (See Chapter 5: Community Engagement).

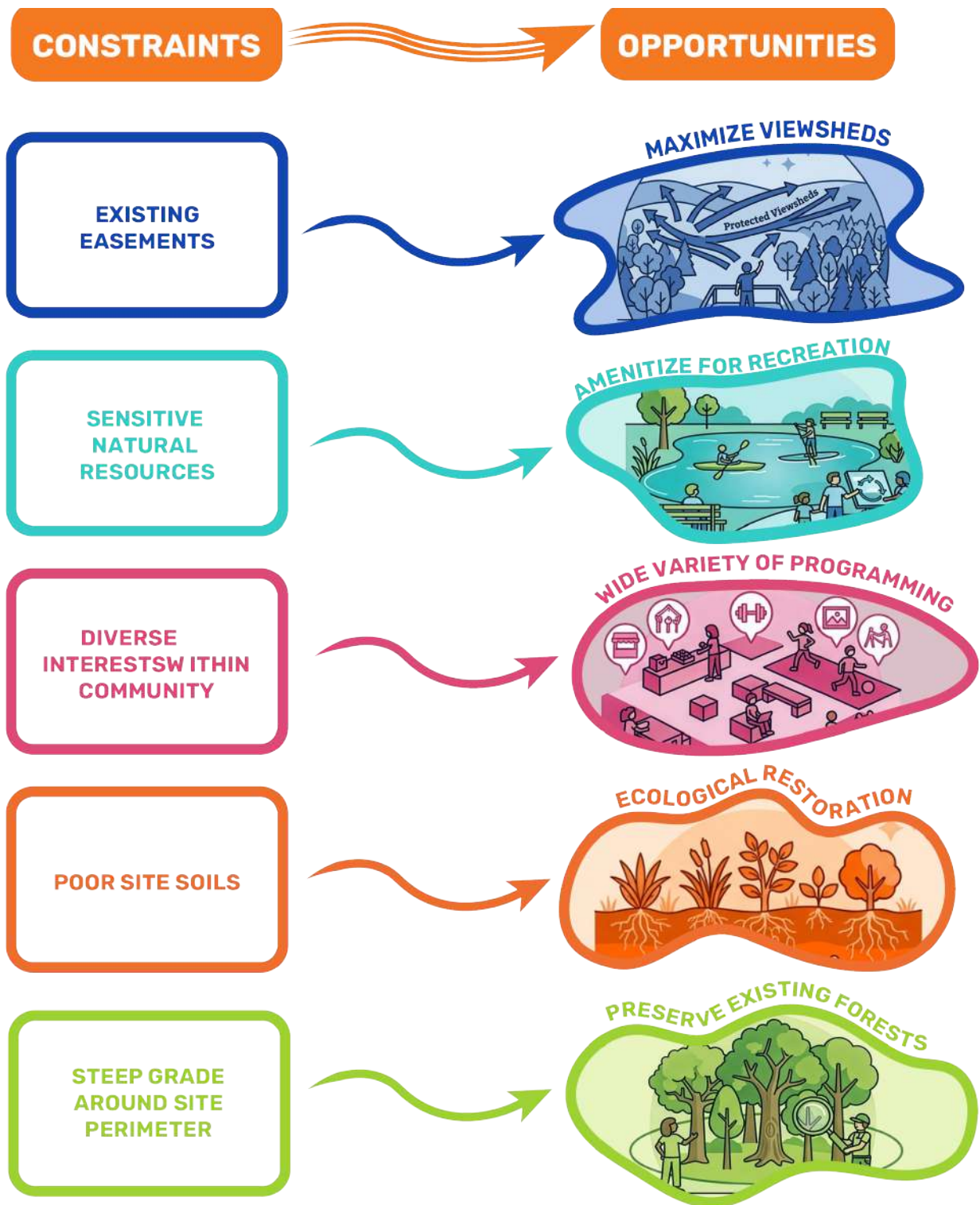


Diagram showing constraints and opportunities

COMMUNITY CENTER



NEEDS ASSESSMENT PROCESS

In 2023, the Town of Knightdale commissioned Davis Kane Architects (DKA) to conduct a Needs Assessment Study for a new community center. The purpose of the study was to evaluate the Town's recreational priorities, establish a program for the proposed facility, and develop a conceptual design that reflects the Town's long-term vision.

To ensure the study was informed by broad public input, DKA developed a comprehensive 16-week community engagement plan in collaboration with Town staff. The engagement process included an online community survey and four public engagement sessions, providing residents, stakeholders, and Town staff with multiple opportunities to share their priorities, providing feedback on the future community center.

The project team also conducted precedent research through visits to four comparable community centers, gaining insight into operational practices, programming, space utilization, and maintenance considerations.

Together, the engagement process, precedent studies, and collaboration with Town staff established the foundation for the facility programming, space planning, and conceptual design presented in the following sections.

COMMUNITY ENGAGEMENT FINDINGS

The community engagement process identified Knightdale residents' recreational priorities and desired amenities for the future community center. Active recreation emerged as a top priority, with strong interest in indoor court sports and tournaments, as well as spaces for dance, gymnastics, indoor play, and boxing/wrestling. Health and wellness priorities included an indoor walking track, strength training areas, and flexible fitness studios for group activities such as yoga, Zumba, and low-impact exercise. Residents also expressed strong interest in



Public engagement session at Spring Fling event, 2024

community-based educational and cultural programming. Theater arts received particularly strong support, along with studio arts, hands-on maker activities, and cooking classes, highlighting the desire for flexible, multi-purpose spaces that can be adapted for different activities.

Overall, the engagement process demonstrated a need for a well-balanced facility that supports recreation, health and wellness, and educational programming while providing flexible spaces that can adapt to the evolving needs of the Town. These priorities served as the foundation for the facility programming and conceptual planning described in the following section.

The most loved pictures from the community engagement sessions are as below:

PROGRAMMING & SPACE PLANNING

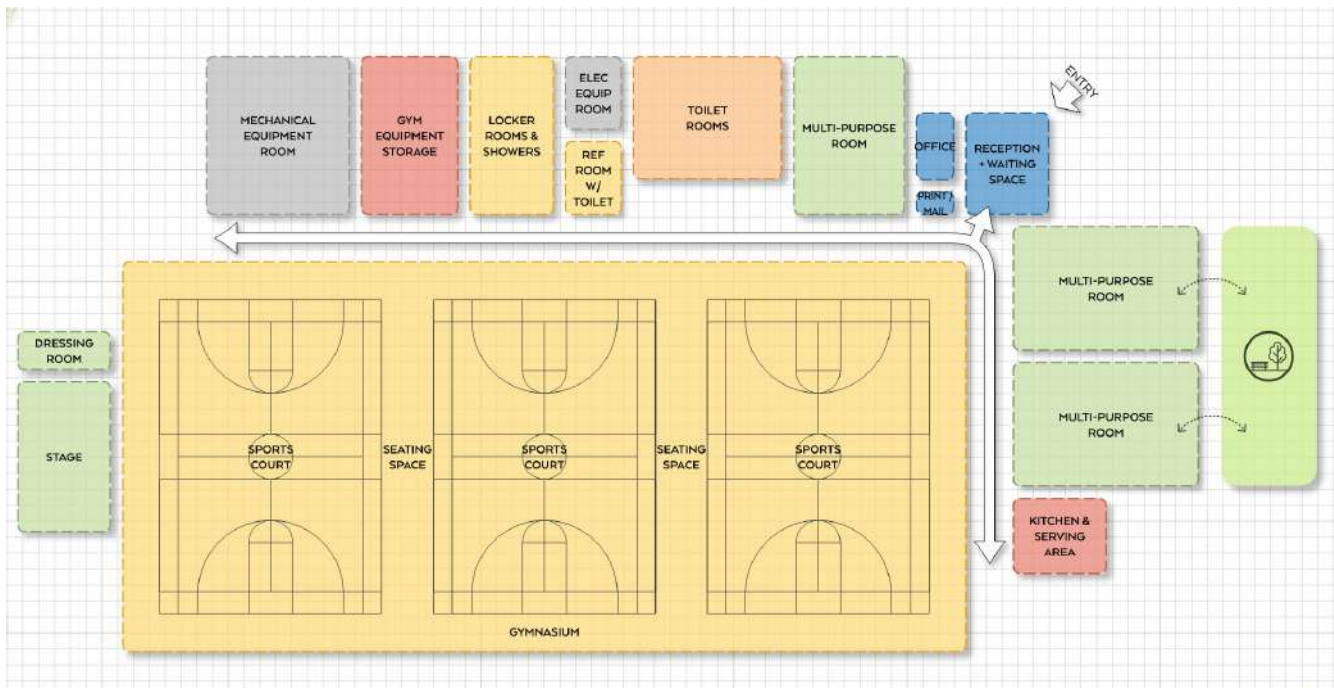
The priorities identified through the community engagement process were translated into a facility program defining the size, function, and relationships of spaces within the proposed community center.

The approximately 66,000 square-foot, 2-story facility includes three gym courts, an indoor stage, an approximately 1/8-mile indoor walking track, five multi-purpose rooms, two fitness studios, locker rooms and showers, a referee room, a warming kitchen, and an administrative suite. A key consideration in developing the program was creating spaces that are flexible, adaptable, and capable of supporting a variety of community activities. Multi-purpose rooms include operable folding partitions that allow spaces to combine for larger events and varied programming.

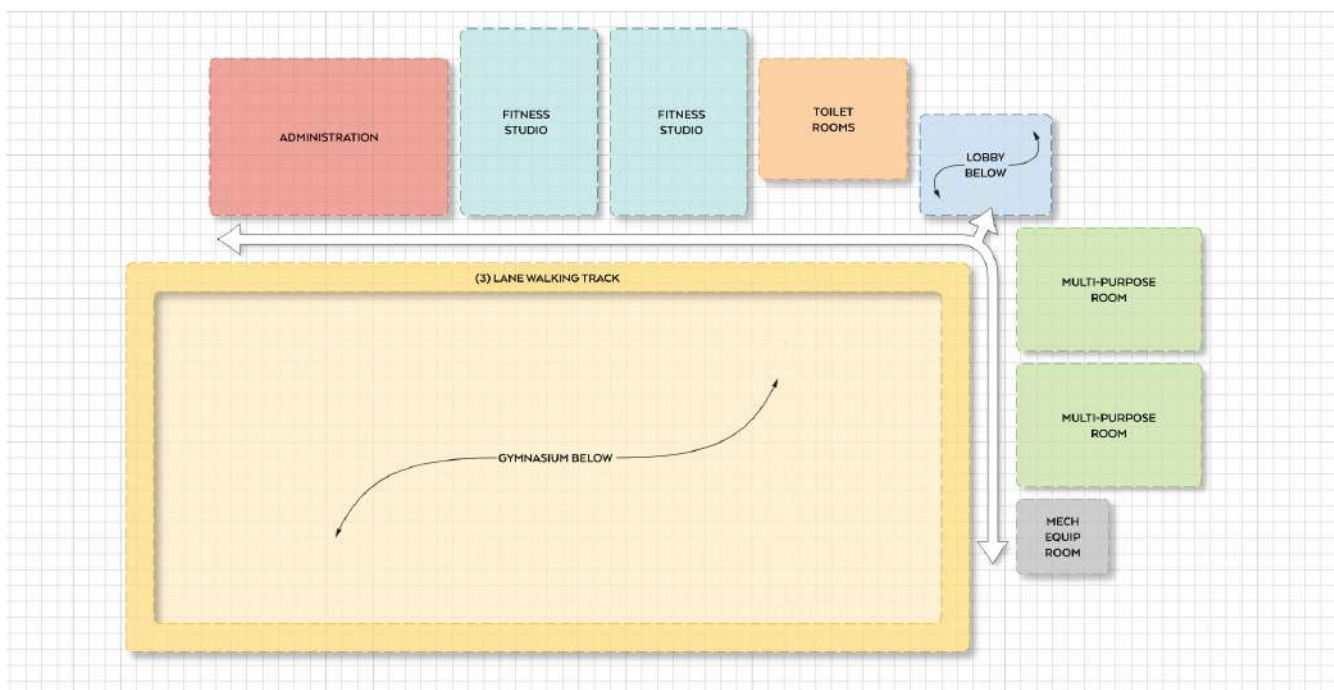


Most loved pictures from the community engagement sessions

First-floor rooms also provide direct access to an exterior patio, expanding opportunities for community gatherings. Adjacency studies were used to evaluate circulation, shared resources, and relationships between program areas. The following bubble diagrams illustrate the organization of major program components across the first and second floors.



First Floor Diagram



Second Floor Diagram

LEGEND

- | | |
|--|---|
| COMMUNITY & EDUCATIONAL SPACE | EQUIPMENT ROOM |
| COURT SPORTS & INDOOR WALKING TRACK | SERVICES SUPPORT SPACE |
| RESTROOMS | OUTDOOR LAWN SPACE |
| FITNESS ACTIVITY SPACE | MAIN CIRCULATION PATH |
| RECEPTION / ENTRY | EXTERIOR CONNECTION |

ARCHITECTURAL DESIGN

The architectural design of the proposed community center builds upon the priorities identified through the community engagement process and the program goals established during planning. As the Town of Knightdale's first new community center, the project represents an important civic investment and an opportunity to create a welcoming destination that supports recreation, wellness, learning, and community connection.

The main entrance sequence establishes a strong sense of arrival through an entry plaza that transitions into a welcoming interior lobby and gathering space. The exterior design reflects the character of

Knightdale's public buildings with a durable and timeless material palette of brick, stone, and glazing. The facade along Marks Creek Road incorporates Town branding elements, reinforcing the building's identity as a recognizable Town facility.

The gymnasium walls are designed with precast concrete panels, incorporating a thoughtful arrangement of window openings to introduce natural light while creating visual interest and a dynamic exterior expression. Together, the material palette, building form, and architectural details create a lasting civic landmark that celebrates the Town's investment in its community.



View 1 - Facing the community center's main entrance



View 2 - Approaching the park from Mark's Creek Road



View 3 - Driving towards the community center entry plaza

COMMUNITY ENGAGEMENT



OVERVIEW

The community engagement strategy for the future park master plan focused on creating an inclusive, accessible, and transparent planning process. One priority was actively reaching out to historically underserved and underrepresented residents who were more likely to be unfamiliar with Knightdale's parks and recreation offerings. Through a variety of engagement opportunities, the process fostered open dialogue, mutual learning, and greater public understanding of the park system and planning process.

Engagement efforts included meetings with Town staff and elected officials, attendance at several local events, targeted outreach with key community members through focus groups, and both virtual and in-person connection with the larger community through open houses and online surveys.

Throughout the duration of the public engagement, a dedicated project page was maintained by Town Community Relations through the Engage Knightdale platform. It provided project information and timeline, links to surveys and upcoming engagement events.

The engagement process kicked off with the launch of an online survey and introduction to the project at the Latin American Festival on April 26, 2026. The following sections provide recaps on what was heard at each event.

SURVEY

The Future Knightdale Park Project conducted a survey to gather input from Knightdale community members regarding desired recreational opportunities. The survey officially launched on April 26, 2026, coinciding with the project team's attendance at the Latin American Festival, where they engaged residents and shared information about the project. The survey remained open through May 21, 2026. A majority of respondents (78.79%) reported residing in Knightdale. When asked about park usage, over 40% indicated they visit Knightdale park facilities at least once per week for recreation or athletic activities. In terms of desired outdoor amenities, over half of respondents (53.20%) expressed a preference for walking or jogging paths, followed by nature trails (38.69%).

Open-ended responses frequently included requests for pickleball courts and dedicated turf space for American football. When presented with three vision statements for the future of the park, the largest share of respondents (41.48%) selected the option that balances access to nature with the inclusion of some athletic fields. Additionally, more than 65% of respondents indicated support for funding the park through a project-specific bond.

827 **TOTAL
SURVEY
RESPONSES**

What, if any sources of funding are you willing to support to build a new park for the community? Select all that apply.

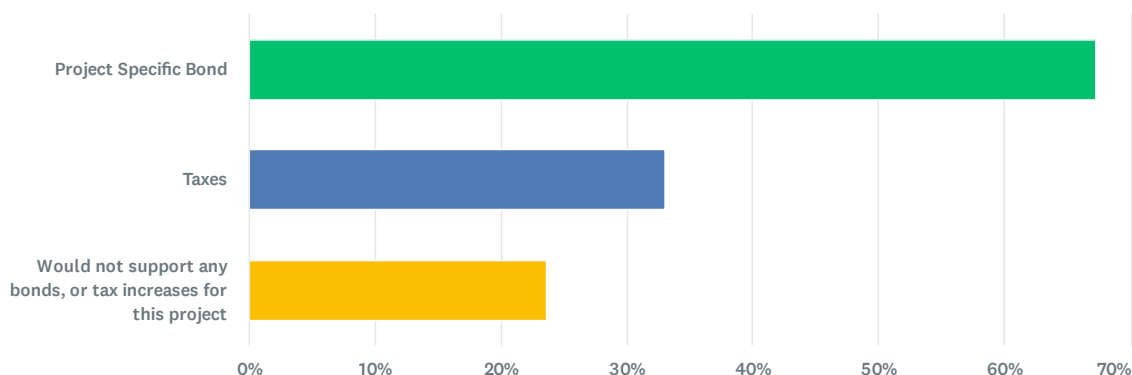


Image from the online survey results indicating varying support for park funding sources

Most respondents agreed with the following as a vision for the future park:

A park that provides opportunities to connect with nature and provide some sport courts and active recreation



The diagram above displays preferred programming selected by online survey respondents and focus group participants. This information was provided at the Open House where the initial concept options were shared.

FOCUS GROUP SESSIONS

Running concurrently with the survey, two virtual focus group sessions were conducted on May 12, 2026. This allowed the public to attend and provide more in-depth feedback on desired park amenities and vision for the master plan. The sessions were held at two different times, midday and evening, to accommodate varying schedules. Each meeting began with a brief presentation outlining the project context, followed by a structured discussion guided by focus group questions.

Participants were first asked to identify the types of recreational activities they currently engage in or would like to pursue. Responses from the midday group included nature observation, trail walking, and exploring pollinator gardens. Similarly, participants in the evening session expressed interest in activities such as hiking, connecting with nature, walking, and attending outdoor markets.

When discussing desired park elements, the midday group identified a broad range of features, including accessible playgrounds, sports courts, restrooms, covered seating areas, group exercise spaces, greenway connections, bicycle parking, walking trails, water stations, adequate lighting, and diverse plantings. The evening group identified comparable priorities, including water stations, seating along trails, outdoor fitness equipment, and event rental spaces.

Participants were also asked to indicate their preference among three conceptual park typologies: (1) a park primarily focused on nature-based experiences; (2) a park that integrates opportunities to connect with nature alongside sports courts; or (3) a more programmed park featuring athletic fields, sports courts, playgrounds, and gathering spaces. Across both sessions, participants expressed a clear preference for a park that emphasizes opportunities to connect with nature alongside sports courts.



Town staff review precedent images of possible park elements at the Programming Workshop

PROGRAMMING WORKSHOP

The project team hosted a programming workshop with nine attendees from grounds, public works, and the parks and recreation department. Through this discussion, the attendees highlighted important programming aspects that they would prefer for the future park. Attendees discussed the need for accessibility and inclusivity for all programming elements. Community members have requested fishing at other parks, and this park could fulfill that niche by activating the pond with a simple dock. The attendees mentioned having more programming towards the front of the park and then keeping it passive towards the back of the park, including an unprogrammed multipurpose field. Overall, the group highlighted the need for a park that is more passive compared to current parks within the area.

**Indicated a need
for a maintenance
yard and shed**

**Town currently
does not own equipment
to maintain permeable
pavement. Other green
stormwater options
for stormwater
management such as
bio-swales and wetlands
are supported.**

**Basketball & Pickleball
are the biggest
sports in Knightdale
(no baseball)**

**community garden
but recognize
the programming
burden**

**There are frequent
requests for
schools to use**

**Splashpads are
challenging and
costly to maintain**

Feedback received at the Programming Workshop

OPEN HOUSE ONE

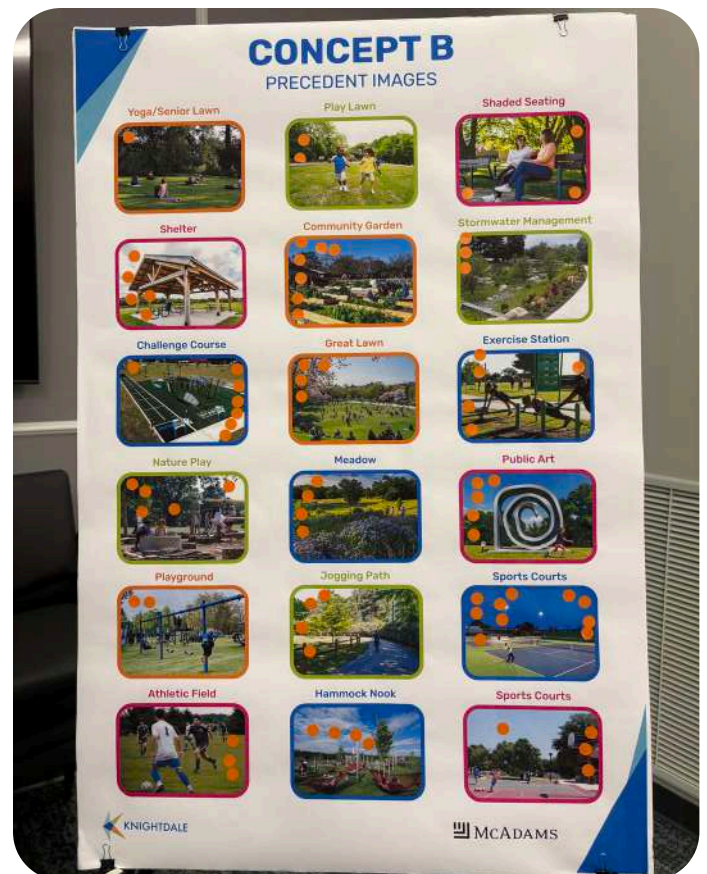
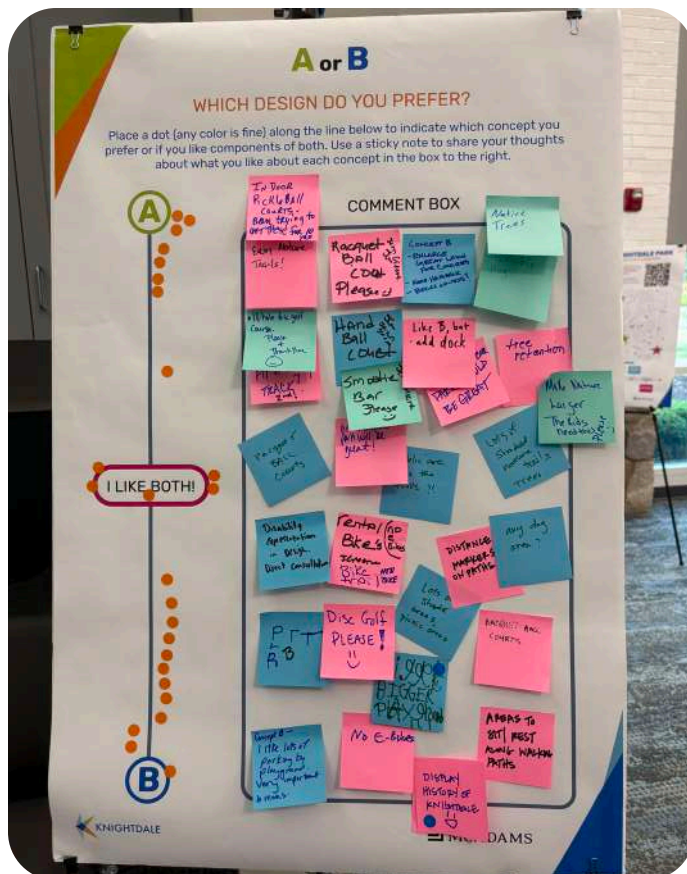
On June 10, 2026, an open house was held to gather community feedback on two master plan concepts. As community members went around to each board, they were first informed about the results of the public input survey, how that feedback shaped the proposed designs, then the existing conditions of the site, and the potential layout of the future community center. A total of 24 votes were received: eight for Concept A, 11 for Concept B, and five supporting both. Participants highlighted the dock, playground, meadow, paved one-mile loop, and hammock area as preferred features. Community members also voted on precedent images, with the dock and tennis court receiving the most support, followed by the challenge course and community garden. The dock was noted as a preferred element due to the opportunity for fishing.

AFRICAN AMERICAN FESTIVAL

On June 13, 2026, the project team hosted a booth at the African American Festival to share the two master plan concepts. Participants were invited to



Community members review boards at Open House One



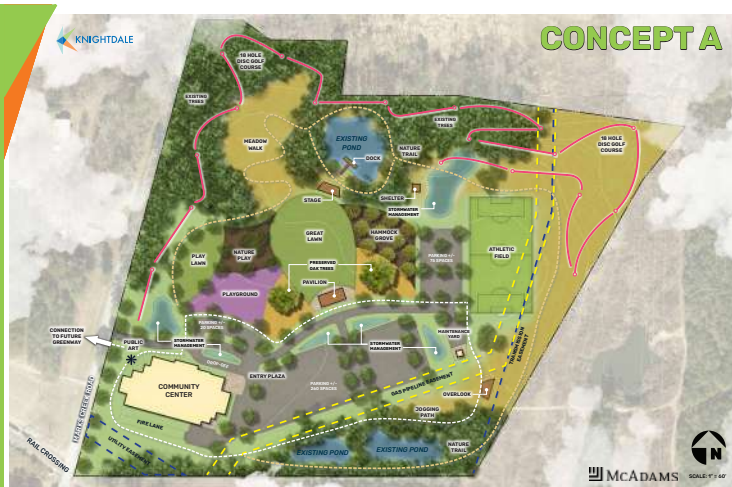
The Public was able to provide feedback on the overall concepts as well as precedent imagery of proposed programming for each concept

vote on their preferred concept, with 50 selecting Concept A and 72 selecting Concept B. While Concept B received the most support, community members identified several preferred elements from Concept A, including the dock for fishing and the larger pavilion. Some community members noted that disc golf facilities were unnecessary given the availability of the nearby course at Knightdale Station Park. Feedback in favor of Concept B emphasized the paved one-mile loop, the inclusion of two athletic fields to address community demand, the addition of sports courts, particularly for basketball, and increased parking capacity. There was also general support of the opportunity for fishing, the stage for smaller community events and the challenge course offering recreation opportunities for older children and teens.

A second online survey was conducted from June 13th to June 30th to receive additional input on the initial concepts from community members who could not attend the open house or African American Festival. The survey had a total of 779 responses with the majority of respondents preferring Concept A.



Community members could view the two concepts and then vote in one of the two glass jars for their preference



52.3% SURVEY VOTES

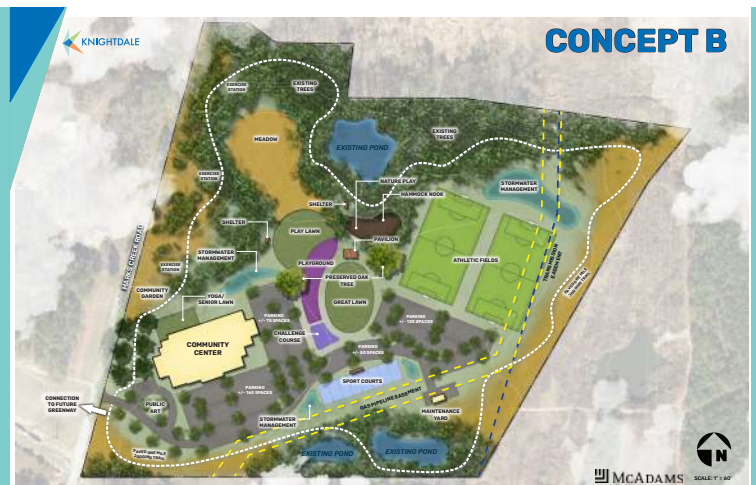
41% AFRICAN AMERICAN FESTIVAL VOTES

40% OPEN HOUSE VOTES

47.6% SURVEY VOTES

59% AFRICAN AMERICAN FESTIVAL VOTES

60% OPEN HOUSE VOTES



FARMER'S MARKET

On July 12th, 2026, the project team hosted a booth at the Farmer's Market at Oak City, a weekly collaborative between the Town and Oak City Brewing Company to bring fresh local goods, live music, and good community vibes to Knightdale Station Park's side yard. The goal of this event was to share the final concept plan with community members, showcasing how their feedback and input from previous events and surveys has now shaped the site's overall design. Over 100 people stopped by the tent, shared their perspectives, and learned about the design process from the project team.

Community feedback on the "A Park for All" concept was overwhelmingly positive, with most participants rating the plan highly and indicating they would be very likely to visit if built as proposed. The park naming exercise generated support for several options, with Ann Elizabeth Croom Park, Eagle Rock Park, and Marks Creek Park receiving the most votes from participants. Residents highlighted greenway connections, walkability, and access to nature as important priorities for the park. Overall, feedback reflected strong community support for the concept and a desire for a diverse mix of recreational amenities and natural spaces.



Community members learn about the future park site location

Final Feedback

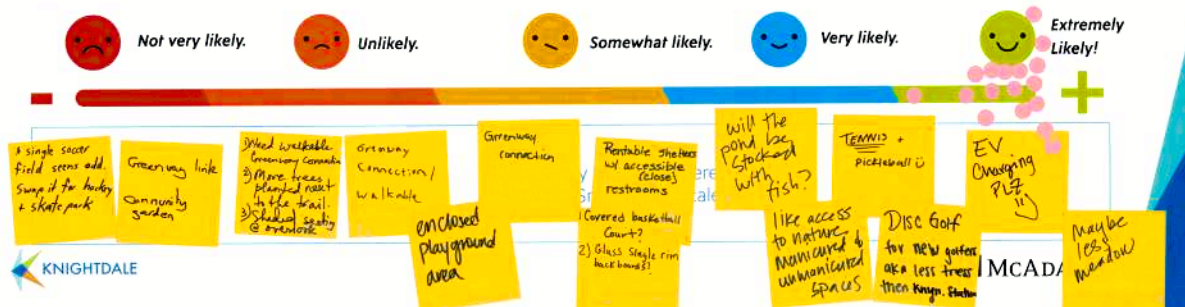
Please use one dot on the scale below to show how you feel about the questions.

Did we miss anything? Please use a sticky note to add your comment in the space below the Smiley Face Scale.

AFTER REVIEWING THE FUTURE KNIGHTDALE PARK, WHAT IS YOUR OVERALL IMPRESSION OF THE PROPOSED PARK?



HOW LIKELY WOULD YOU BE TO VISIT THIS PARK IF THE CONCEPT IS BUILT AS SHOWN?



Final public feedback on the Park for All concept from the Farmer's Market

OPEN HOUSE TWO

On July 15, 2026, a second open house was held at Knightdale Town Hall to share the final "A Park for All" concept. Each of the nine participants responded in support of the park concept. The concept was praised for blending active recreation opportunities with natural features, creating an appealing destination for a wide range of users and abilities. Community members were particularly excited about amenities that support wellness, outdoor activity, and social gathering, while also emphasizing the importance of connectivity through trails and future greenway links.

Feedback included suggestions to expand recreational offerings, improve opportunities for cycling and walking, and incorporate amenities that serve both families and older adults. Overall, the public viewed the proposed design as a valuable investment that would enhance quality of life and provide meaningful opportunities for play, recreation, health, and community connection.



Community members view boards at Open House Two

Final Feedback

Please use one dot on the scale below to show how you feel about the questions.

Did we miss anything? Please use a sticky note to add your comment in the space below the Smiley Face Scale.

AFTER REVIEWING THE FUTURE KNIGHTDALE PARK, WHAT IS YOUR OVERALL IMPRESSION OF THE PROPOSED PARK?



Place Sticky Note anywhere below the Smiley Face Scale

Sticky notes include:

- LOVE the Basketball Hoops! MORE!
- Would love to see the greenway connecting
- DOG PARK, PLEASE
- Glad to see Yoga!
- Excited to see the proposed parkland & facilities! I'll be there!
- Would there be Senior Events?
- We need a safe cycling space. Thanks

HOW LIKELY WOULD YOU BE TO VISIT THIS PARK IF THE CONCEPT IS BUILT AS SHOWN?



Place Sticky Note anywhere below the Smiley Face Scale

PARKS + REC ADVISORY BOARD

During the July 27 Parks and Recreation Advisory Board meeting, the final “A Park for All” concept was shared with board members along with a recap of the public engagement efforts to date. Board members inquired about the methodology for generating the programming elements represented on the plan. The Board was provided with information on the evolution of the design and incorporation of input from Town staff and the public. Town Staff also shared an anticipated timeline of park implementation, noting that it would be similar to the 7-8 year phasing of Knightdale Station Park. The Board generally agreed that a video fly through and renderings of the master plan will generate public excitement and support of the master plan.

The comments in the circles below were voiced by board members:

While an indoor track is included in the proposed programming for the Community Center, an outdoor track around the athletic field would be something not currently available in Knightdale.

Create a plan that is inclusive and creates equitable opportunities for all people. Consider use of educational signage for blind, deaf, and other individuals to experience the park.

Thinning of wooded areas may provide additional use opportunities for hammock areas or shaded play.

There is a difference between indoor and outdoor basketball courts and therefore there is value in having both.

While the Town has a need for a skate park, an alternative location has been identified for this use.

Consider sand volleyball and ropes course and fitness stations along the paved loop path as programming elements.

Consider adding some disc golf baskets for amateurs, kids, and disc golf holes that differ from the current disc golf offerings at Knightdale Station Park.

It may be difficult to keep people out of the gas easement. One way to help with this would be to incorporate signage to help identify where the easement is located.

Include nature trails. While soft surface nature trails are not accessible, they are good as an alternative to paved surfaces for those with arthritis.

Consider adding more shelters. It was noted that shelters in other parks are often booked. Shelters should be close and accessible to parking areas.

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MASTER PLAN



OVERVIEW

The final Master Plan builds on each iteration of the design explored during the concept development phase. It combines the strengths of each successive concept into one cohesive vision, while aiming to limit compromises related to programming elements or the preservation of existing site features.

CONCEPT A & CONCEPT B

Initial community feedback from focus groups and survey results made it clear that there was a strong desire for the future park to balance opportunities for active recreation with meaningful connections to nature. Preferred amenities included walking and jogging paths, nature trails, sports courts, athletic fields, fishing opportunities, accessible recreational features, flexible gathering spaces, and greenway connections. Feedback also highlighted the importance of wellness, inclusivity, accessibility, and providing recreational experiences that serve a wide range of ages and abilities. Throughout the process, community members repeatedly reinforced the value of preserving mature tree canopy while providing opportunities for recreation, social interaction, and community events.

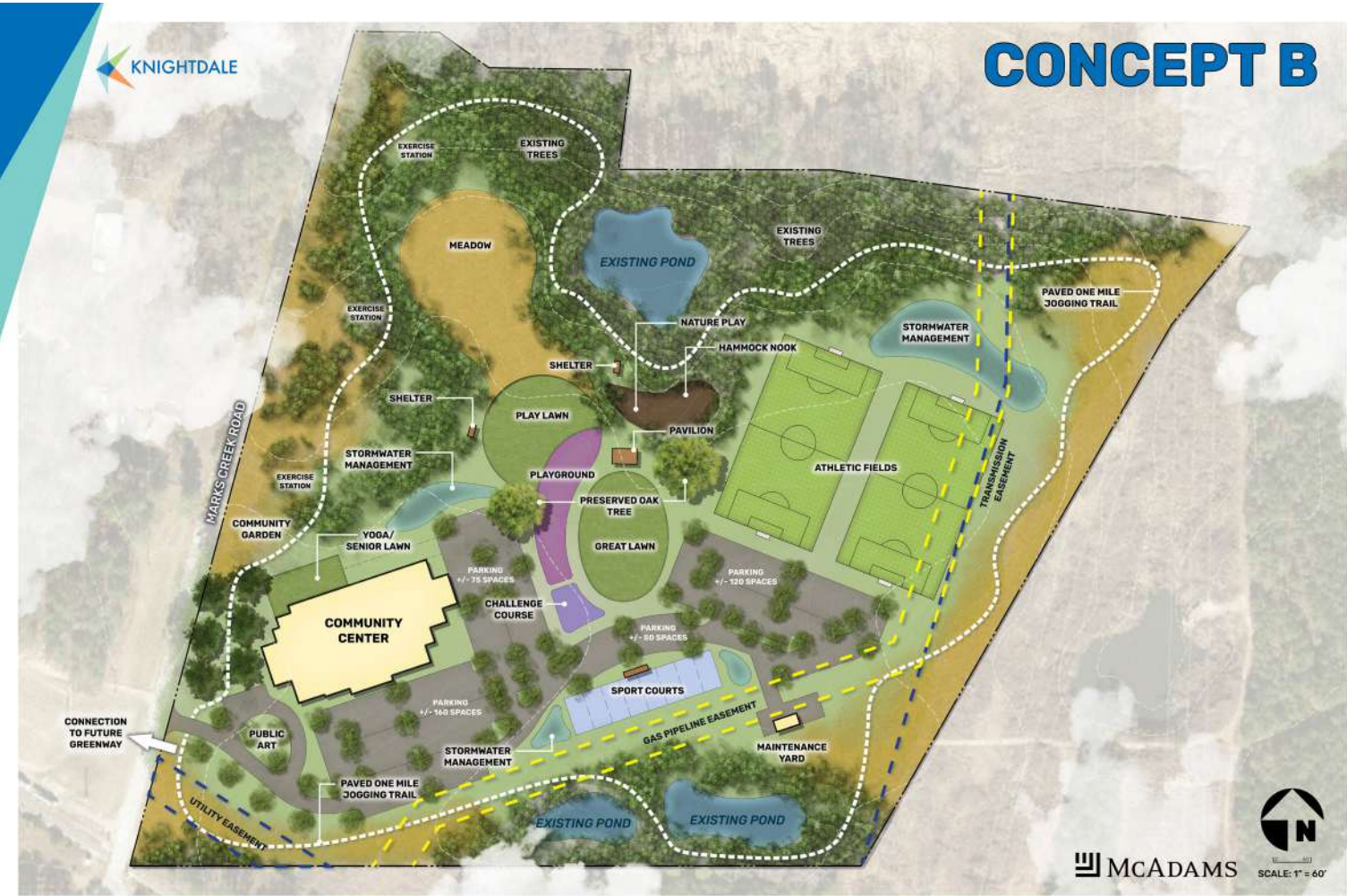
The initial concepts used this feedback to highlight two possible design directions for the park. Concept A focused on a park that would lean into the community's desire for connection with nature, providing nature trails, a dock at the pond, a nature play area, and an overlook. It focused more on recreation opportunities that could work with the natural landscape, such as a disc golf course, and only provided one athletic field. Concept B focused on a park that would provide the community with more outdoor recreation opportunities, with two athletic fields, sport courts, a challenge course, and a yoga lawn. It still allowed for opportunities to connect with nature by providing a 1 mile walking loop around the perimeter of the site. Both concepts provided space for community gathering with central "Great Lawns," and space for relaxing in nature with hammock groves. They also each aimed to preserve and celebrate two champion oak trees on the site.



The hammock grove/nook was a programming element that carried through each design iteration, from Concept A & B to the final master plan



PLAN ELEMENT	INPUT	FINAL MASTER PLAN
DISC GOLF COURSE	AN 18-HOLE COURSE IS AVAILABLE AT KNIGHTDALE STATION PARK, ALTHOUGH IT IS DESIGNED FOR MORE EXPERIENCED PLAYERS	REMOVED
LARGER GREAT LAWN	COMMUNITY PREFERS A LARGER LAWN SPACE FOR OPEN PLAY	INCLUDED
POND DOCK	COMMUNITY LIKES THE IDEA OF DIRECT ACCESS TO THE WATER	INCLUDED
OVERLOOK	DESIGN CONSTRAINTS FROM EASEMENTS, NO COMMUNITY SUPPORT	REMOVED
NATURE TRAIL	COMMUNITY SUPPORTS THE ALTERNATIVE TO A PAVED TRAIL	INCLUDED
STAGE	A SMALLER MORE INTIMATE STAGE WOULD PROVIDE OPPORTUNITY FOR SMALLER EVENTS, COMPARED TO EVENTS AT KNIGHTDALE STATION PARK	INCLUDED
NATURE PLAY	NOT A NEED FOR BOTH NATURE PLAY AND TRADITIONAL PLAY. OF THE TWO, NATURE PLAY IS MORE CHALLENGING FOR ACCESSIBILITY	REMOVED



PLAN ELEMENT	INPUT	FINAL MASTER PLAN
TWO MULTI-USE ATHLETIC FIELDS	MANY SUPPORTED TWO FIELDS, BUT THERE ARE DESIGN CONSTRAINTS FROM EASEMENTS	REMOVED 1 FIELD
SPORT COURTS	COMMUNITY REQUESTS BOTH PICKLEBALL AND BASKETBALL COURTS	INCLUDED
ONE MILE WALKING LOOP	COMMUNITY SUPPORTS THE PAVED WALKING TRAIL, DESIGN CONSTRAINTS FROM EASEMENTS	INCLUDED SHORTENED PAVED TRAIL, POTENTIAL DISTANCE MARKERS
YOGA/SENIOR LAWN	COMMUNITY DOES NOT SUPPORT A YOGA LAWN, PREFERS A COMMUNITY GARDEN	REMOVED YOGA LAWN, INCLUDED COMMUNITY GARDEN
CHALLENGE COURSE	GENERAL SUPPORT FOR OUTDOOR RECREATION TARGETED FOR TEENS	INCLUDED
HAMMOCK NOOK	COMMUNITY SUPPORTS THIS, ESPECIALLY INTEGRATED WITH EXISTING MATURE TREES	INCLUDED
SMALLER PAVILION	COMMUNITY PREFERS A LARGER PAVILION ALONG WITH MORE SHELTERS	INCREASED SIZE, ADDED MORE SHELTERS



Aerial view of the Park for All concept, this was the last concept shared with the public before the final master plan

A PARK FOR ALL

The public provided overwhelmingly positive support of the “Park for All” concept. This third iteration of the master plan concept blends the most popular programming from Concepts A & B with preservation of natural features, while taking into account site constraints. There were questions about the value of the meadows to the site and suggestions to reduce their size as needed to preserve trees. The meadows were placed largely to align with areas of the site that are currently cleared, or where grading is required for program elements. The public expressed a strong desire for natural shade and specifically utilizing existing mature trees for shade.

There were also many instances where concern about connectivity was expressed. Many comments were received about providing multi-modal access from the future greenway connection. Questions about the phasing of the park were posed repeatedly throughout the public engagement process, but moreso when reviewing the final concept. The community center, needed utility and infrastructure connections and improvements plus parking for the community center are all elements that would be prioritized in the first phase of the park’s implementation if the project is funded.



After considering stormwater needs across the site, stormwater pond sizes were increased and a new linear wetland was added to the design. This wetland would also allow more park users to interact directly with a stormwater feature on the site, and learn about green infrastructure.

Both community members and Town staff consistently voiced their support for basketball courts. Along with the indoor courts in the community center, an additional basketball court was added to the outdoor sport courts area.



The public and Town staff both reiterated the value of shelters. The final master plan includes additional shelters to provide more gathering areas for park users to enjoy with family and friends.

**TO THE FINAL
MASTER PLAN**



Preliminary perspectives of the sport courts & playground area, image to the left looks towards the community center and image to the right looks towards the great lawn

PARK AMENITIES

- A** COMMUNITY CENTER
- B** GREAT LAWN
- C** SHELTER WITH RESTROOM
- D** STAGE
- E** LARGE PAVILION
- F** SMALL SHELTER
- G** MEADOW
- H** PLAYGROUND
- I** POLLINATOR GARDEN
- J** FISHING DOCK
- K** BASKETBALL COURTS
- L** PICKLEBALL COURTS
- M** MULTI-PURPOSE ATHLETIC FIELD
- N** HAMMOCK GROVE
- O** CHALLENGE COURSE
- P** COURT SHADE STRUCTURE
- Q** STORMWATER CONTROL MEASURE
- R** EXISTING POND
- S** RE-NATURALIZED WETLAND
- T** GREEN STORMWATER INFRASTRUCTURE
- U** MAINTENANCE YARD
- V** COMMUNITY GARDEN

LEGEND

- P** PARKING
-  PARK ENTRY/EXIT
-  FUTURE GREENWAY CONNECTION
-  PAVED 10' PATH
-  NATURAL SURFACE TRAIL
-  PUBLIC ART FEATURE



FINAL MASTER PLAN



FINAL MASTER PLAN

Overall Design

The final master plan balances active programming and more passive opportunities to connect with nature, while seeking to retain the existing site ecology. The final design was adjusted to accommodate large, flat, usable, and accessible areas. Due to the grading required for these areas it was not feasible to retain both of the existing champion oak trees. These design tradeoffs are outweighed by the programming provided to fit the needs of the entire community.

Community Center

The community center is situated on the site as an iconic presence in the landscape, with an expansive front lawn area for public art and a welcoming entry to the park site. The orientation of the building also considers the interior gym spaces to reduce sun glare through windows. Approaching the community center

from the park access drive, glimpses of a generous front porch area and a drop-off signal the entrance to the building. Tucked behind the building near a small parking lot and service area is a community garden area that could complement a wide variety of Town programming for all ages. With park phasing taken into consideration, the parking is consolidated south of the park access road to limit impacts to the remaining site. A fire access lane wraps around the south side of the building near the location of an existing gravel drive along the southern border of the site.

A Place to Play

Located strategically near the community center is the heart of the outdoor sport and play programming. An additional parking lot serving this area of the site gives easy access to active recreation; two basketball courts for community and pickup games, six pickleball courts for friendly tournaments, and a playground nestled into a grouping of mature shade trees.



Birds-eye view of the future park site looking southeast



Birds-eye view across the sport courts looking towards the playground

In order to limit impacts to existing trees, a small stadium seating area between the courts and playgrounds helps take up grade and provide space for rest and observation. A restroom building with an attached shelter provides nearby amenities with rest stations and water. Adjacent to the courts, a pollinator garden allows park users to watch nature at play from the shade of a small shelter.

Connect with Nature

The areas toward the more heavily wooded portion of the site intentionally have less programming, allowing user to explore, connect, and engage with the natural beauty of the site. The hidden field in the northwest corner of the site is restored to a native meadow and a small shelter is tucked along the edge of the forest edge. The existing pond offers an opportunity to connect with water and fish. A dock with a small shade shelter allows reflection at the water. Weaving around the pond are natural surface trails to experience the mature forest, while a nearby hammock grove provides a place to rest and gaze at the tree canopy.

Gather and Celebrate

In the heart of the site is a great lawn that offers a wide variety of open programming options. A large pavilion flanks the south side of the lawn to support large gatherings and events, while a small stage on the opposite side provides space for smaller or impromptu performances. It is oriented to face southeast to avoid projecting sound toward neighboring properties to the north. A walkway around the great lawn connects all of the programming adjacent to it.

Spaces for All Ages and Abilities

A paved walking loop around the site provides an accessible 3/4 mile distance for enjoying the site. It weaves through the natural areas providing views of the adjacent landscape. Strategically placed benches near existing trees will provide shaded areas of rest. One multi-purpose athletic field sized as a high school soccer field provides an additional place for practice and games for all types of sports and ranges of athletic abilities. Across from the athletic field is a challenge course that invites older children and teens to get outside and stay active. To serve the eastern side of the site is a restroom building with attached shelter to provide a space for rest.

INDOOR + OUTDOOR RECREATION



CONNECT WITH NATURE



Birds-eye view toward the heart of the park

GATHER & CELEBRATE



CHALLENGE & ACHIEVE



Diagram of the stormwater approach for the site, showing the flow of water across the SCMs and GSI features

STORMWATER APPROACH

The site's location within the Neuse River Basin brings additional water quality considerations, including requirements to reduce nitrogen loading. These requirements can be addressed through on-site stormwater control measures (SCMs) or by purchasing nutrient reduction credits. Detention of proposed peak stormwater flows for the 1, 2, and 10-year 24-hour storms to pre-existing flows is also required. To address the increase in stormwater runoff and pollution that will result from the proposed impervious and development associated with the park, four Green Stormwater Infrastructure (GSI) SCMs are proposed in addition to modifying Pond 3 for use for recreation and detention. A combination of smaller dispersed GSI measures including bioretention cells and linear wetlands are included in the concept to treat runoff close to the source to preserve the existing natural resources and to showcase stormwater as an integrated site feature.

The existing dams associated with Ponds 1, 2, and 3 are in "poor" condition and would require significant effort to repair for use for recreation or detention. In

the concept, less flow will be directed to the south, and there is not available storage for detention in existing Ponds 1 and 2. This concept proposes to breach the dams for Pond 1 and 2 to allow wetlands to renaturalize while integrating a native planting pallet to nudge the vegetation in the desired direct, without being heavy handed in the reestablishment. Runoff will instead be captured in GSI measures close to the proposed parking and Community Center building, while a walking trail will wrap around the renaturalized wetlands that will preserve existing trees.

Rehabilitation and repairs of the dam following a geotechnical investigation are proposed to allow for detention as well recreation in the existing Pond 3. Grading will be required to repair the dam and to provide additional volume for storage, which may result in filling that would reduce the footprint of the dam. This could be offset by grading additional storage on the south side of the existing pond. Stormwater compliance will require a combination of repairs to the existing Pond 3 as well as new GSI measures that will provide natural recreation experiences in addition to meeting both detention and water quality requirements.

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PLAN IMPLEMENTATION

07



DESIGN, PERMITTING, & CONSTRUCTION

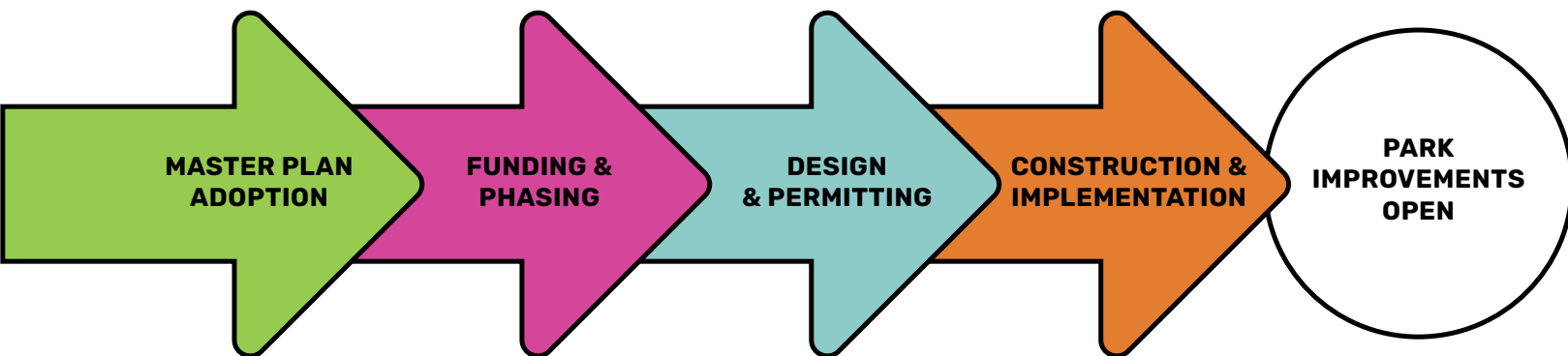
Following adoption of the Master Plan, the Town will advance the project through a phased implementation process. Early efforts will focus on evaluating project phasing, confirming development requirements, and identifying infrastructure improvements necessary to support future park development.

As an initial implementation step, the Town will submit a Sketch Plan to the Development Services Department for review. The Sketch Plan will help confirm consistency with the Town of Knightdale Unified Development Ordinance (UDO), applicable development standards, and the overall vision established by this Master Plan.

Based on available funding, Town priorities, and review agency input, the Town will determine the improvements to be advanced in the initial phase of development. These improvements may include the community center, supporting infrastructure, utility extensions, roadway improvements, park amenities, or other priority elements identified through future planning and budgeting efforts.

Once project phases are established, the selected improvements will progress through detailed design, permitting, and construction documentation. This phase will include preparation of architectural and engineering plans, technical specifications, cost estimates, and supporting studies necessary for permitting and construction. Anticipated approvals may include local development permits, NCDOT approvals associated with roadway improvements, NCDEQ erosion and sedimentation control approvals, utility provider coordination, and other agency reviews as required.

Following completion of design and permitting, projects will advance into implementation through the delivery method determined to best meet the Town's goals, schedule, and funding strategy. Implementation of park improvements will occur over time as funding becomes available and project priorities are established. Each phase of development should be guided by the long-term vision and recommendations outlined in this Master Plan.



Anticipated implementation process

UTILITY SERVICE IMPLEMENTATION

As part of the master planning process, the project team evaluated two potential approaches for extending utility service to support the proposed community center, pavilion, restroom facilities, and associated park improvements. Both alternatives are technically feasible and would provide the water and sanitary sewer infrastructure necessary to support long-term park development.

The two service alternatives differ primarily in their routing, permitting requirements, construction complexity, implementation cost, and overall project risk. One alternative utilizes infrastructure connections south of the site and requires crossing the Norfolk Southern Railroad corridor, while the second alternative extends service from existing utilities north and west of the site, avoiding the railroad right-of-way. The advantages and constraints associated with each alternative were evaluated to identify the most practical and implementable approach for future development.

Water Service

The nearest existing City of Raleigh water infrastructure is located approximately 700' southwest of the southwestern corner of the proposed park site. There is an existing 16" water main on the south side of Knightdale-Eagle Rock Road that may be tapped for new water service to the park. This connection would require an easement to route a new water line under the existing train tracks and through the Norfolk Southern Railroad right-of-way that runs along the southern boundary of the park site.

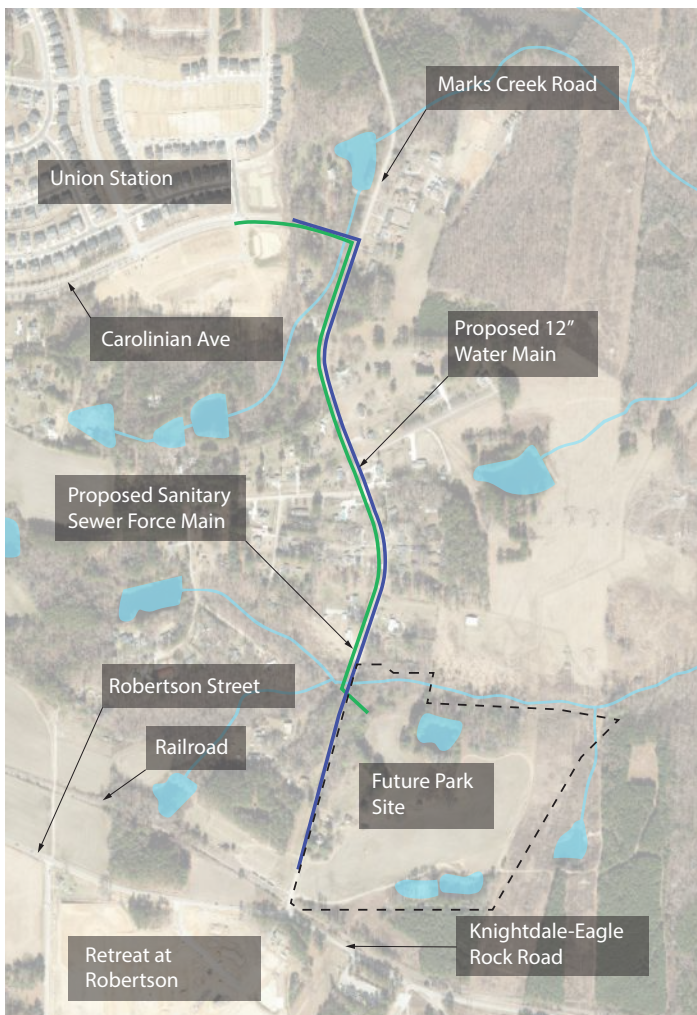
The next closest existing water infrastructure is located approximately half a mile north of the site's northern property line in the residential neighborhood west of Marks Creek Road. There is an existing 12" main on the north side of Carolinian Avenue, and a connection to this main would require a new utility easement through a single, Town of Knightdale-owned parcel that spans the gap between the Marks Creek Road and Carolinian Avenue right-of-ways. Another option in the same vicinity is to connect to an existing 8" main in Naugatuck Drive, which would require a new utility easement through a minimum of two private parcels that are located between the Marks Creek Road and Naugatuck Drive right-of-ways.

Regardless of the connection point ultimately selected, extending water service to the park will require the installation of approximately 3,400 linear feet of new 12-inch water main along Marks Creek Road. This pipe size is required by the City of Raleigh Public Utilities Design Manual for water main extensions greater than 800 feet in length. Marks Creek Road and Knightdale-Eagle Rock Road are both classified as NCDOT secondary routes, and will require three-party encroachment agreements for any utility work proposed within their public right-of-ways.

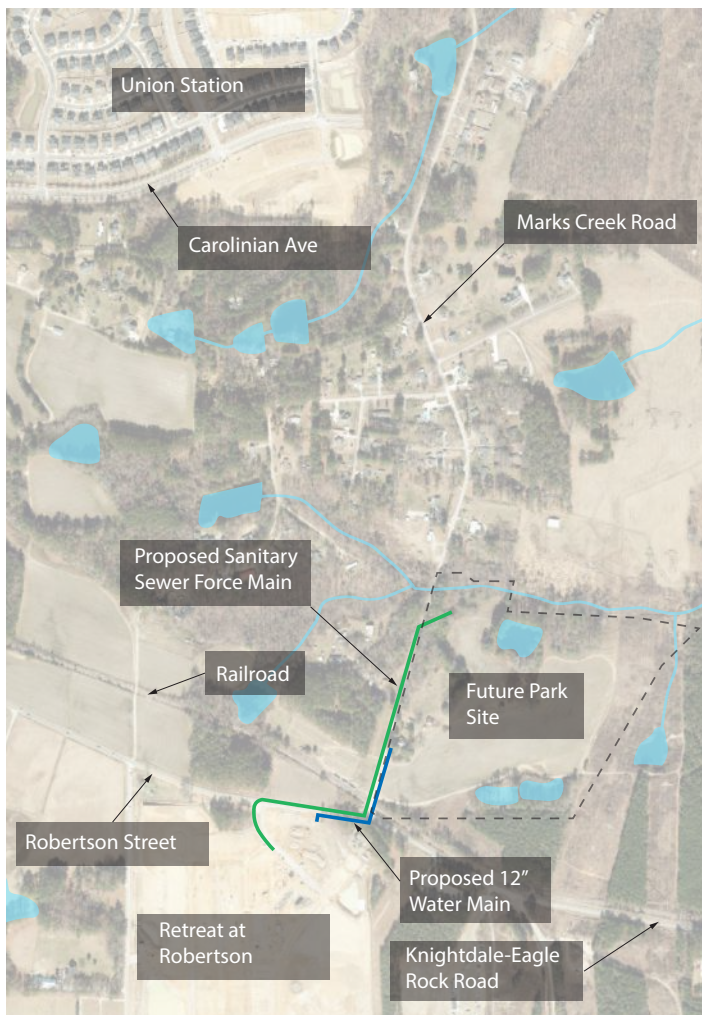
Sewer Service

The nearest existing sanitary sewer infrastructure to the proposed park site coincides with existing water main locations, and connection to these systems will likewise require new utility easements and encroachment agreements. Given the topography of the park site and the distance to the nearest existing sewer systems, a pump station on the park property will be required for all feasible sewer connection options. There is an existing gravity sewer system to the southwest, across the railroad right-of-way, with the nearest manhole at the intersection of Bright Cloud Drive and Refuge Way, approximately 700' southwest of the southwest corner of the park property.

To the north, the nearest sewer manholes exist along a gravity sewer system on Naugatuck Drive, and would be accessible via a new utility easement through a Town of Knightdale-owned parcel or through at least two other privately owned parcels. The proposed water and sewer installations would be permitted through the City of Raleigh Public Utilities Department as part of the plan review by the Town of Knightdale's Development Review Committee (DRC).



Option 1: Utility connection north of park site (Preliminary Recommendation)



Option 2: Utility connections southwest of park site

Preliminary Recommendation

Based on the planning-level evaluation completed as part of this master plan, the project team recommends further advancement of the utility extension alternative that avoids the Norfolk Southern Railroad right-of-way.

While both alternatives appear feasible, utility crossings within active railroad corridors are commonly associated with increased permitting complexity, extensive third-party coordination, specialized design and construction requirements, longer review durations, increased construction costs, and greater schedule uncertainty. Railroad approvals are often outside the direct control of the Town and project team and can substantially affect project implementation timelines.

Although the railroad crossing alternative may provide a shorter utility connection route, the alignment that avoids the railroad corridor is anticipated to offer a more predictable permitting process, reduced implementation risk, and greater flexibility as future phases of park development move into design and construction. As a result, the railroad avoidance alternative is considered the preferred utility servicing approach at this stage of planning.

TRANSPORTATION CONSIDERATIONS

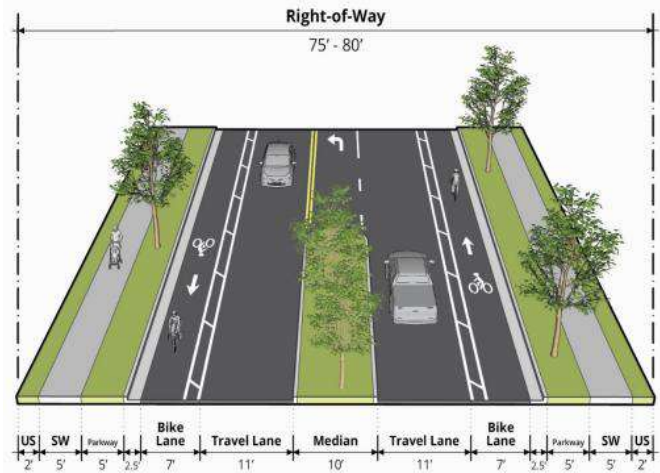
Traffic Due Diligence provided information on trip generation for the proposed community center and public park. A Traffic Impact Analysis (TIA) is required by the Town of Knightdale Unified Development Ordinance when the proposed use generates greater than 150 peak hour trips and given the trip generation table on the following page.

Based on recent requirements of the NCDOT Wake district office, 600-foot driveway spacing from the nearest intersection is expected. For the subject property, the driveway on Marks Creek Road should be located a minimum of 600 feet north of Knightdale-Eagle Rock Road. Furthermore, the trip generation and the threshold for exclusive turn lanes set by NCDOT, it is anticipated that an exclusive northbound right-turn lane and a southbound left-turn lane on Marks Creek Road are to be warranted. Further evaluations of these turn lanes would be provided in a TIA for the park.

Per the Town's Comprehensive Transportation Plan (CTP), Marks Creek Road is identified as an Avenue (2-3 lane roadway). Due to the property's frontage along Marks Creek Road, the property is expected to construct half of the ultimate cross-section. Based on the Town's UDO, Marks Creek Road shall provide 11-foot travel lanes, 7-foot bike lanes, curb and gutter, 5-foot sidewalks, and a 10-foot wide median. It should also be noted that due to the proximity of the property to the rail crossing, tapering back prior to the railroad right of way for any frontage widening improvements

is recommended to limit NC Railroad involvement in permitting. Refer to the figure below for a graphic of the ultimate cross-section.

Per the Town's CTP, a Main Street (2-3 lane roadway) is planned through this site with ultimate connections to a future 2-3 lane avenue. This roadway connection through the site would be required to be constructed per the CTP. Typically the exact location of the roadway can be shifted during design to limit site impacts but would require further coordination with Town planning staff. Due to the close proximity of Knightdale-Eagle Rock Road, this future east/west roadway could also potentially be removed from the CTP since it provides only localized connectivity benefits. Modifications of the CTP would likely require Town Council action.



Street section for Marks Creek Road, *Traffic Due Diligence Letter, July 2026*

TABLE 1: TRIP GENERATION

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Public Park (411)	32.67 acres	Generator / Equation	109	9	5	14	7	11	18
Recreational Community Center (495)	66 KSF	Adjacent / Rate	1,902	83	43	126	93	104	197
Total Trips			2,011	92	48	140	100	115	215

The proposed park is expected to generate 2,011 daily trips consisting of 140 trips (92 entering and 48 exiting) during the weekday AM peak hour and 215 trips (100 entering and 115 exiting) during the weekday PM peak hour.

Trip Generation Table, *Traffic Due Diligence Letter, July 2026*

COST ESTIMATE

Major Cost Categories

- ☑ **Site Preparation:** Clearing, grubbing, earthwork, grading, and related activities required to prepare the site for development, including building pads, athletic fields, parking areas, and other park improvements.
- ☑ **Site Improvements:** Parking lots, internal drives, sidewalks, multi-use paths, plazas, landscaping, athletic courts, playing fields, and associated site amenities.
- ☑ **Site Utilities:** On-site water and sanitary sewer infrastructure necessary to serve park facilities and support future development.
- ☑ **Site Electrical:** Underground electrical distribution, site lighting, athletic field lighting, controls, and associated electrical infrastructure.
- ☑ **Community Center:** Construction of the proposed community center building, including associated building systems and interior spaces.
- ☑ **Supporting Structures:** Accessory park facilities such as restroom buildings, picnic shelters, and similar support amenities.
- ☑ **Offsite Utilities:** Utility extensions, connections, and improvements located outside the park boundaries that are required to provide service to the site.

The opinion of probable cost represents a planning-level estimate intended to establish an order-of-magnitude budget for implementation of the master plan. Costs should be refined as design and engineering progress.

ITEM	% OF TOTAL COST	OPINION OF PROBABLE COST
SITE PREPARATION	5.10%	\$2,670,000 – 3,200,000
SITE IMPROVEMENTS	15.30%	\$8,000,000 – 9,600,000
SITE UTILITIES	10.40%	\$5,440,000 – 6,530,000
SITE ELECTRICAL	5.30%	\$2,750,000 – 3,300,000
COMMUNITY CENTER	55.30%	\$29,000,000 – 34,800,000
SUPPORTING STRUCTURES	3.80%	\$2,000,000 – 2,400,000
OFFSITE UTILITIES	4.80%	\$2,540,000 – 3,050,000
	TOTAL CONSTRUCTION COST RANGE (IN 2026)	\$52,400,000 – 62,880,000
FIELD OVERHEAD (5%)		\$2,620,000 – 3,144,00
TOTAL PRE-DESIGN ESTIMATE	LOW-RANGE TOTAL	\$55,020,000
	HIGH-RANGE TOTAL	\$63,194,400

Cost estimate table, 5% to be added after 2026 for escalation

- ☑ The opinion of probable construction cost was provided by AIKEN cost consultants and prepared by McAdams as part of the preliminary design phase.
- ☑ Estimate does not include mobilization, permitting, and contractor fees.
- ☑ Materials identified in estimate are intended for pricing purposes only. Materials may be substituted as the design develops.
- ☑ This estimate does not include design & engineering consultants fees, any required permitting fees, subcontractor professional fees, construction/contract administration fees, the cost of various bonds that may be required in the construction contract, or reimbursable.
- ☑ Cost estimate does not include pre-bid or pre-construction consultation, inspection/management, design revisions, submittal review, plotting or printing costs due to Client instruction design changes.
- ☑ Estimate does not include any property acquisition, easements or other property costs or legal fees.
- ☑ General requirements include any administrative cost necessary for project delivery, for e.g., utility sources, scheduling, submittal procedures, temporary facilities & controls, delivery & storage of materials, cleaning & waste management, project closeout, etc.

CONCLUSION

The Knightdale Future Park Master Plan establishes a vision for a new community destination that reflects Knightdale's values, responds to community priorities, and positions the Town to meet future recreation needs. Guided by site analysis, community engagement, staff input, and adopted planning documents, the master planning process translated the community's vision into a balanced and achievable framework for future growth and investment. The resulting plan transforms the 32-acre site into a park that celebrates Knightdale's natural character while providing meaningful opportunities for recreation, connection, education, and community life.

Throughout the planning process, a series of goals guided decision-making and helped shape the overall vision for the park. The final master plan responds directly to these goals through a thoughtful balance of active recreation, gathering spaces, environmental stewardship, accessibility, integrated stormwater design, and phased implementation strategies.

The master plan meets the recreation needs of a growing Knightdale through a diverse mix of active and passive amenities, including the community center, athletic field, courts, playgrounds, walking trails, and nature-based recreation opportunities.

It provides gathering places for the community through the community center, great lawn, pavilion, stage, shelters, and event spaces that support both everyday use and community-wide celebrations.

The plan preserves and integrates natural resources by organizing development around existing ponds, mature trees, meadows, and wooded areas while incorporating features such as native meadow restoration, pollinator gardens, natural surface trails, and nature-focused experiences.

Accessibility is promoted through connected pathways, accessible amenities, and recreation opportunities designed to serve visitors of all ages and abilities.

Stormwater is embraced as an integrated site feature through the use of naturalized landscapes, ponds, and ecological planting areas that contribute to both environmental function and visitor experience.

Finally, the master plan establishes a clear path toward implementation through a phased approach that prioritizes foundational infrastructure and key amenities while maintaining flexibility for future growth and investment. Ultimately, the master plan creates more than a collection of amenities; it establishes a destination where recreation, nature, wellness, and community converge. Through thoughtful stewardship of the land and a balanced mix of programming, the park will provide meaningful experiences for residents of all ages while strengthening Knightdale's parks system and supporting the Town's vision for the future.







**“Thank you for keeping the mature trees.
I hope you can keep as many as possible.
Thank you for seeking our input.”**

- Community Member

APPENDIX





TOWN OF KNIGHTDALE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN

March, 2022



TABLE OF CONTENTS

ACKNOWLEDGEMENTS

EXECUTIVE SUMMARY	I
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SECTION 1	GETTING TO KNOW THE COMMUNITY	
	Getting to Know the Community	3
	Town History	3
	Demographic Profile	4
	Population Trends and Projections	5

SECTION 2	PARKS AND RECREATION INVENTORY	
	Parks and Recreation Inventory	9
	Types of Park and Recreation Facilities	10
	Knightdale Recreation Facility Offerings	23
	Knightdale Recreation Program Offerings	43
	Public Recreation Facility Offerings	45
	Private Recreation Facility Offerings	47

SECTION 3	PUBLIC INPUT AND RECREATION NEEDS ASSESSMENT	
	Recreation Needs Assessment	51
	Public Input Needs Assessment	52
	State and National Assessment	77
	Evaluation of Park Land Needs	78
	Evaluation of Amenity Needs	85
	Evaluation of Staffing Needs	87

SECTION 4	PLAN RECOMMENDATIONS	
	Objectives	91
	General Recommendations and Best Practices	93
	Knightdale Facility Recommendations	97
	Future Facility Recommendations	115
	Amenity Proposals and Recommendations	119
	Staffing Recommendations	121
	Priorities for Development	123

SECTION 5	ACTION IMPLEMENTATION PLAN	
	Action Implementation Plan	127
	Anticipated Future Recreational Project List	128
	Funding Opportunities	129
	Land Acquisition and Development	141
	Plan Adoption	143
	Moving Forward into the Future	145

APPENDICES

Appendix A	Maps
Appendix B	Visual Preferences Exercise Results
Appendix C	Community Survey Results
Appendix D	Anticipated Future Recreational Project List

ACKNOWLEDGEMENTS

The Town of Knightdale wishes to express its sincere appreciation to those entities and individuals, who, in any way, contributed to the creation of the Town of Knightdale Comprehensive Recreation Master Plan, some of which are identified below. Without the knowledge and expertise of these persons, in both individual and team settings, this document would not be possible.

Town of Knightdale Board of Commissioners

Jessica Day — Mayor
Stephen Morgan — Mayor Pro Tempore
Ben McDonald — Councilor
Latatious Morris — Councilor
Mark Swan — Councilor

Town of Knightdale Recreation Advisory Board

Alan Smith — Chair
Christina Brewer
Richard Chen
Kenya Gomez

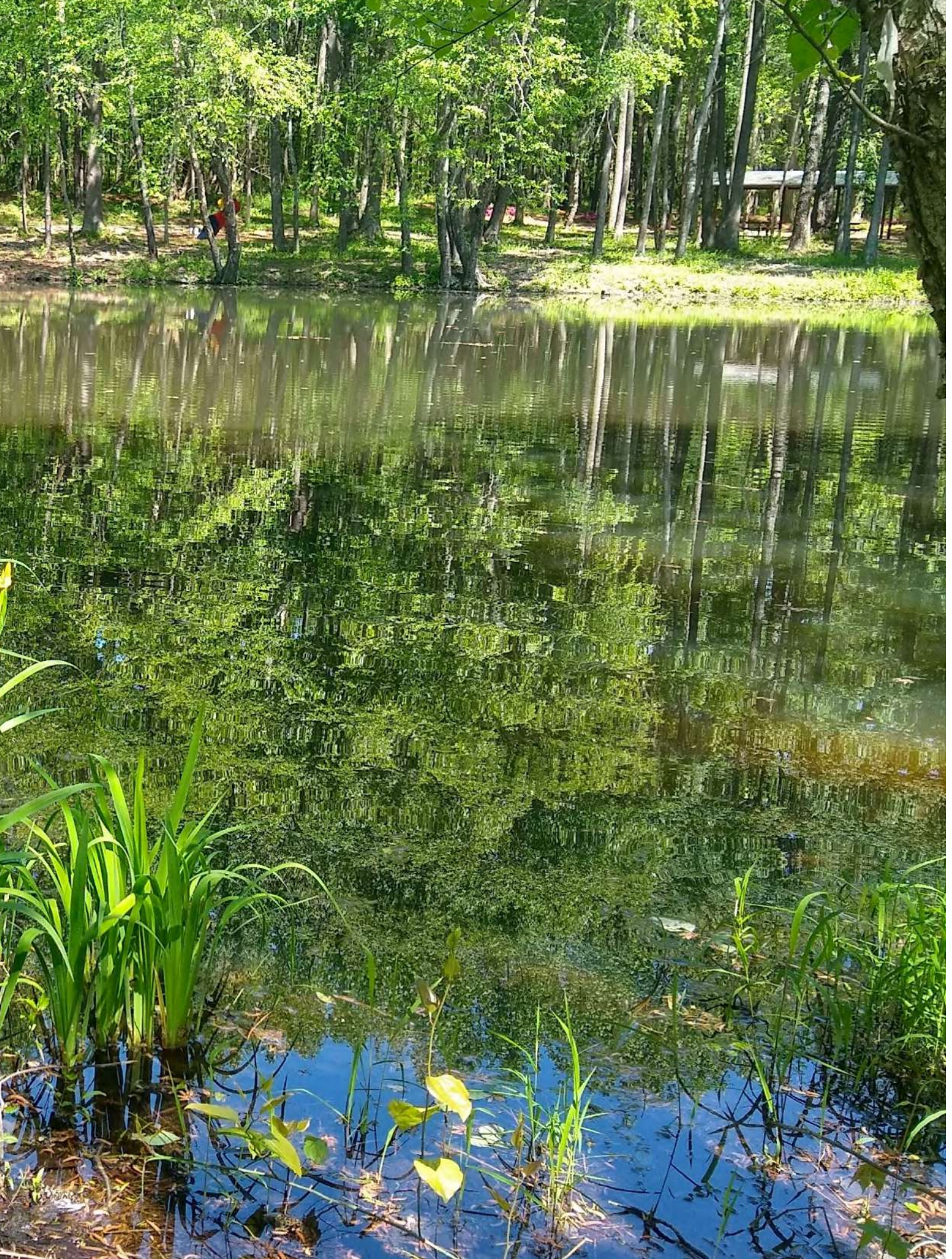
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Armoni Shipman — Athletic Supervisor
Andrew Wiggins — Recreation Supervisor

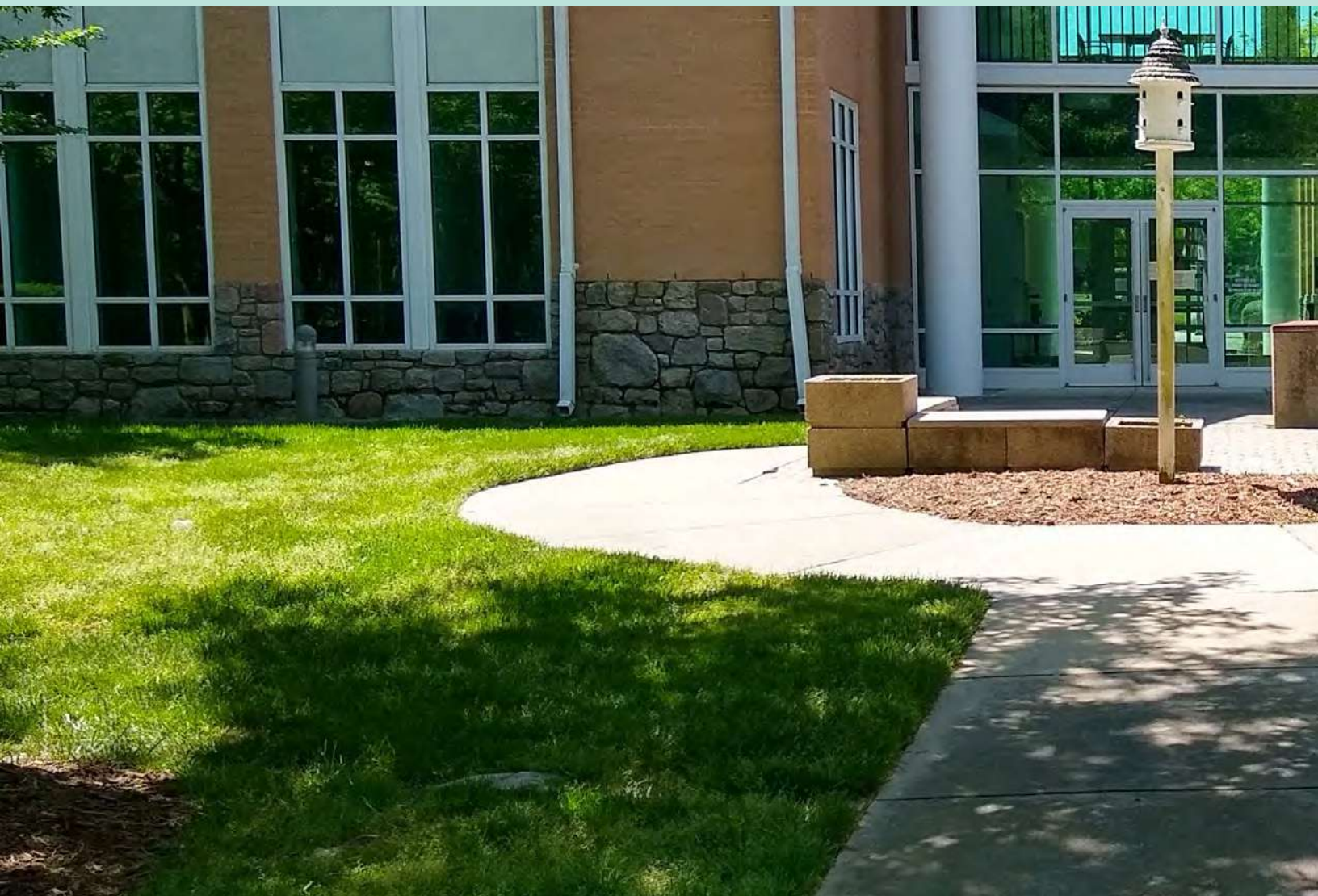
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McGill Associates, PA
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Hickory, NC 28601
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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Parks and recreation are an integral piece of any community. They provide people with high quality of life standards that include health and wellness benefits, the opportunity for leisure, and the ability to connect with other people and the surrounding natural resources. It is commonly accepted that physical activity through recreation activities and park use improves one's overall mental and physical health. The National Recreation and Park Association (NRPA) states that "the nation's public parks and recreation are leaders in improving the overall health and wellness of the nation. They are essential partners in combating some of the most complicated challenges our country faces – poor nutrition, hunger, obesity, and physical inactivity. Park and recreation agencies effectively improve health outcomes and thus should be supported through national and community level funding and policies that enable them to continue to expand their efforts in making a positive change in the health and wellness of our nation." ("Role of Parks and Recreation on Health and Wellness: Position Statement: National Recreation and Park Association." Role of Parks and Recreation on Health and Wellness | Position Statement | National Recreation and Park Association, <https://www.nrpa.org/our-work/Three-Pillars/role-of-parks-and-recreation-on-health-and-wellness/>.)



Knightdale Station Park, Knightdale

The Town of Knightdale provides public recreation to its citizens as a means of supporting a high quality of life. Studies have shown that quality of life is very important to residents and visitors. Extensive research also demonstrates the positive economic impact of recreation, parks, and tourism on local economies. Lively programs and events also have a major impact on community economic development and a sense of unity within a community. Knightdale has the potential to attract new residents and businesses eager to experience the quality of life the Town provides.



Harper Park, Knightdale

*"...THERE IS NOT A SINGLE SET OF
STANDARDS FOR PARKS AND
RECREATION BECAUSE DIFFERENT
AGENCIES SERVE DIFFERENT
COMMUNITIES THAT HAVE UNIQUE
NEEDS, DESIRES, AND CHALLENGES. "*

– 2021 NRPA Agency Performance Review

As the Covid-19 pandemic affected the population on a global basis, parks and recreation became a critical outlet for many people. It provided for the necessary physical, mental, and social well being for individuals. This trend has been a positive influence for communities as a whole, however the negative impact on a parks and recreation system is the increased need for maintenance due to high usage. According to the NRPA 2020 National Report, 1 in 5 parks and recreation agencies are reducing operations spending by at least 33% with 66% of agencies facing a median reduction of 10-19%. The Town will need to evaluate their budget and determine what efficiencies may need to be incorporated.

The Town recognizes the importance of *planning* as a means of improving recreation opportunities for all its residents and visitors. As a result, The Town of Knightdale hired McGill Associates, PA (McGill) to assist with the creation of a ten year comprehensive recreation master plan.

The Town of Knightdale's Comprehensive Recreation Master Plan 2021-2031 provides the framework for guiding the Town's board and staff. The framework for this master plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from Town staff, and evaluating public comments made through community input. In addition, state and national standards were used as a guide to support the recommendations made for the Town recreation facilities. The assessment of existing park facilities will identify the immediate needs in the community and predict future needs.

Another purpose of the master plan is to analyze and recommend the addition or renovation of parks, programs, and recreational facilities. It also prioritizes certain projects, such as recommended park upgrades or possible expansion, by taking into consideration the identification of user population and the development of recreation standards. The master plan is action oriented and will provide Knightdale with a practical guide for the enhancement of its facilities and programs for the next ten years. It is intended to maintain the type of location that fosters community spirit, activism, and bonding between local citizens.

The Town of Knightdale's Comprehensive Recreation Master Plan is divided into five sections. A brief summary of the findings provides the Town with a snapshot of what the future of parks and recreation in Knightdale can be.

Section 1 gives a brief synopsis of the local history, provides insight into the community, looks at the people that make up The Town of Knightdale, and addresses population trends and projections.

Section 2 provides a detailed inventory of the recreational facilities in The Town of Knightdale provided by both public and private entities.

Section 3 looks at the needs of the Town through public input gathered by the community, state, and national guidelines for recreation as well as the evaluation of the facilities, programs, and staff.

Section 4 provides goals and recommendations to improve upon the current parks and recreational offerings within The Town of Knightdale.

Section 5 provides the Town with actionable items to implement improvements as well as offer insight into funding opportunities.

EXISTING PARK FACILITIES

The Town of Knightdale currently owns, operates, and maintains six parks, a recreation center, a swimming pool, and a three-and-a-half-mile greenway. Each of these facilities provides both active and passive recreational opportunities for residents who live in the Town as well as tourists who come to experience all that the Town of Knightdale has to offer.



KNIGHTDALE STATION PARK

Knightdale Station Park is the flagship park for the Town. This 71-acre site is located along the eastern edge of Town is a hub of energy. Along with the active and passive recreation amenities, this park provides cultural activities, such as concerts and shows at the amphitheater, and is adjacent to neighborhood businesses and restaurants.



HARPER PARK

Harper Park is a four-acre neighborhood park that is honoring Eugene Harper, Knightdale’s longest serving mayor. This beautiful park provides active recreation with tennis and pickleball as well as passive recreation with open lawns. The park is a great addition to the surrounding neighborhoods.



KNIGHTDALE COMMUNITY PARK

Knightdale Community Park is a hub of active recreation. Located adjacent to Knightdale High School, the four baseball fields are used both for community leagues and the High School league. Visitors also have access to active recreation facilities at the school during out of school hours.



MINGO CREEK PARK

Mingo Creek Park is a small neighborhood park that provides active recreation for the local community. Located in central Knightdale, this park is at the beginning of the popular Mingo Creek Trail.



KNIGHTDALE ENVIRONMENTAL PARK

This small environmental park is a natural jewel that is located adjacent to Town Hall and East Wake Regional Library. This passive park is a beautiful space for visitors to observe nature and as a preserve in the middle of Town for local flora and fauna.



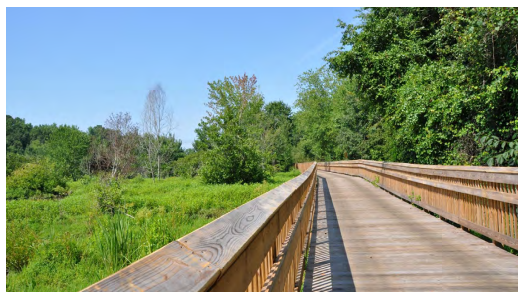
WAKE STONE ATHLETIC PARK

This athletic park is operated in partnership with NCFC Youth to provide active recreation and team sports to the community. The Town owns the land while NCFC Youth organizes programming and maintains the fields.



KNIGHTDALE RECREATION CENTER

Knightdale provides a recreation center with rentable space for classes and events and indoor recreation opportunities. The rec center is adjacent to Forestville Elementary School. This provides teachers and students at the school the opportunity to utilize the space for a variety of extracurricular activities. This facility is a valuable amenity for the community.



MINGO CREEK TRAIL

Mingo Creek Trail is a fantastic amenity to the community. This three-and-a-half-mile trail provides visitors the opportunity to explore, boost health and wellness, and is an alternative transportation facility. Mingo Creek Trail also connects to the Neuse River Trail, a 27.5-mile paved greenway maintained by the City of Raleigh.



KNIGHTDALE COMMUNITY POOL

This special facility is an excellent opportunity for residents and visitors alike to find respite from North Carolina summers. A swimming pool is a great community asset that can be enjoyed for multiple occasions.



KNIGHTDALE
*parks, recreation
& cultural programs*

POPULATION TRENDS AND PROJECTIONS

The people that make up a community plays an integral role in how to plan and prepare for the future of a sustainable parks and recreation system. A study of the demographic profile of Town residents is a key factor in making specific and accurate recommendations. The North Carolina Office of State Budget and Management (NC OSBM) showed that the Town's overall population in 2020 is 19,435 with the average age of residents within the Town being 32 years old.

As well as demographics, understanding population trends and projections is an integral part of proposals. NC OSBM projects that by the year 2030 1 in 5 North Carolinians will be 65 years old or older. NC OSBM also projects that the Town will have a population increase of around 18.4% by the year 2031.



PUBLIC INPUT

In preparing the recreation master plan, the Town appointed a steering committee who guided McGill's team in the development of the public survey and plan goals and recommendations. A key objective in the development of the master plan was the solicitation of community input, thereby identifying additional needs for Town residents and visitors, such as renovation, construction, property acquisition, development, and operational policies, for both now and in the future. Community input, along with the comparison to state and national standards, are the initial steps in the master plan process.

In addition to a public survey, there were two public meetings that provided important knowledge that aided in the process towards making recommendations for the Town of Knightdale's Parks Recreation and Cultural Department.

GOALS AND RECOMMENDATIONS

The master plan emphasizes practical and more desirable improvements to the existing recreation system including parks and recreational facilities. It is not designed to be exclusive but rather to enhance recreational opportunities in the community.

The master plan focuses on providing the Town of Knightdale with an accurate, usable guide for decision making as the Town begins to implement projects, such as:

- Renovating existing facilities currently owned by the Town of Knightdale
- Exploring the possibilities for developing new facilities within the Town of Knightdale
- Developing facilities and programming for future greenways that will promote walking and cycling
- Updating policy and ordinances to meet community needs and desires

IMPLEMENTATION PLAN

The Town can leverage its many natural, historic, and recreational resources, as well as develop its visitor tourism by improving public spaces, park facilities, programming, and events. Developers and community leaders recognize the importance of greenways and trails, open spaces, water-based recreation amenities, athletic facilities, and cultural programs. Recommendations provided in the comprehensive master plan provide achievable actions that support Knightdale’s goals and ability to serve its residents.



Gateway to Knightdale Environmental Park from Knightdale Town Hall

VISION

MISSION STATEMENT

“The Department enhances the quality of life for citizens of Knightdale and Eastern Wake County by providing an experienced staff to plan, implement, and manage a wide variety of passive, active, and cultural opportunities. The Department strives to provide a system of parks, greenways, recreational facilities, and open space areas which will ensure quality recreation opportunities for present and future citizens of Knightdale and Eastern Wake County.”

GOALS

Exploring possibilities for developing new amenities, developing facilities and programs for future parks and greenways, renovating existing Town-owned facilities, seek funding opportunities, and partnerships.

PROCESS

DISCOVERY + DATA COLLECTION

Understanding the community requires looking at current demographics as well inventorying Town owned recreation facilities and programs.. Inventory and analysis of this information is used to improve the current parks and recreation system. Who the Town is serving correlates directly to what improvements may be appropriate.

ASSESSMENT

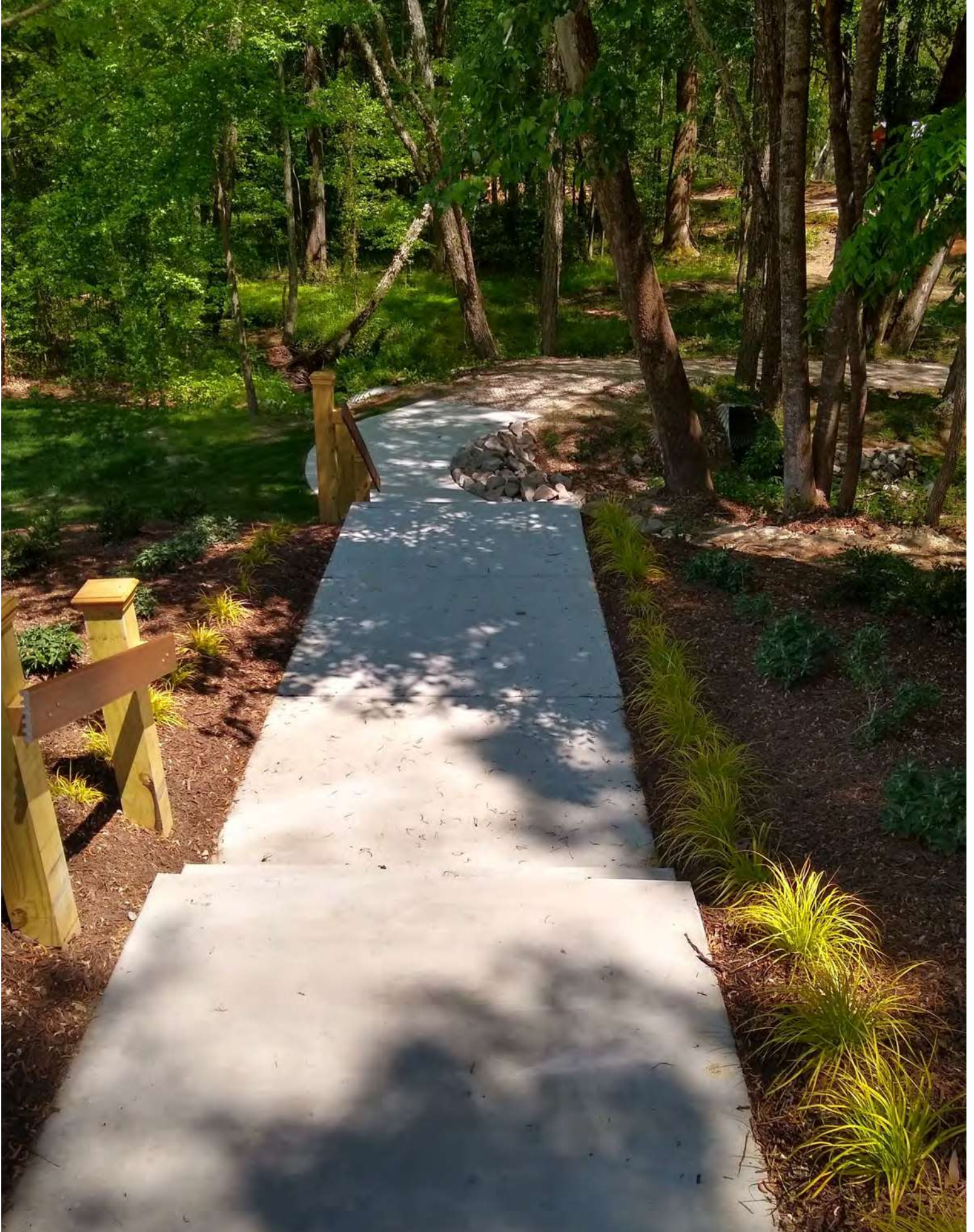
The future of Knightdale’s parks and recreation is determined by listening and understanding to what has worked in the past and what can be improved upon. After discovering who the community is and what facilities and programs exist, the needs of Town residents and staff are considered. Through analysis of open conversations with residents, public survey input, staff input, and looking at typical standards, a picture of how to move forward with improvements and future expansion of Town recreation facilities and services develops.

RECOMMENDATIONS

Resident and staff input identified through the discovery phase and needs assessment are evaluated and analyzed to identify actions that will benefit the Town in the future. Recommendations for improvements are made based on community needs and desires as well as departmental and consulting team experience. These recommendations are presented and prioritized based on immediate needs (0–5 years), short-term needs (5–10 years), and long-term future needs (10 years and beyond).

PLAN

RECOMMENDATIONS + ACTION IMPLEMENTATION PLAN + STAFF COMMITMENT



Knightdale Environmental Park, Knightdale

GETTING TO KNOW THE COMMUNITY







Historical elements add a unique character to a community

GETTING TO KNOW THE COMMUNITY

Located in eastern Wake County, Knightdale is ideally situated in close proximity to North Carolina's state capital of Raleigh providing access to a large urban fabric, yet far enough away to have a small town feel that lends itself to people having the desire to call it home. Connecting Knightdale to the region are Interstate 87, Interstate 540, and US Business Highway 64.

As reflected in the 2020 NC OSBM report, Knightdale has a population of 19,435 permanent residents. Due to its proximity to Raleigh and Research Triangle Park, Knightdale is a rapidly growing community. Knightdale boasts the slogan "start something" and with the sustained growth, opportunities for economic development, and recreational prospects Knightdale is truly a place to "start something."

TOWN HISTORY

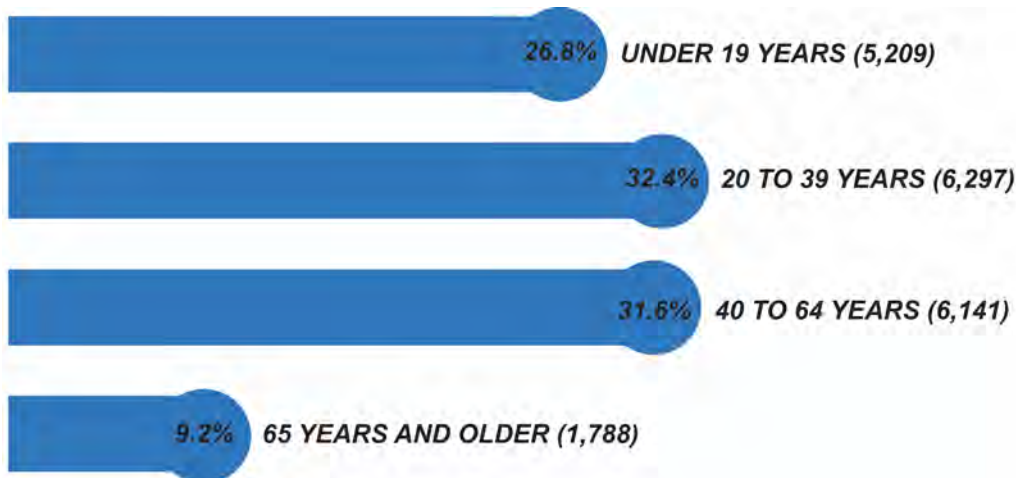
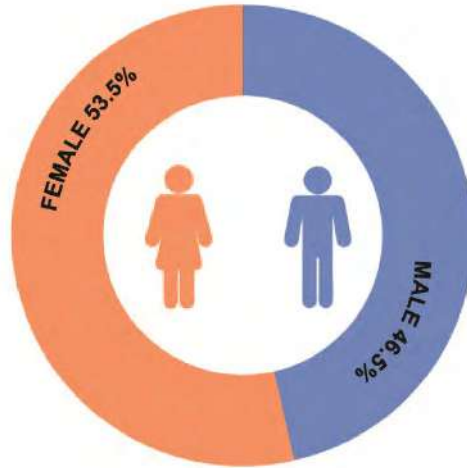
Knightdale was first explored in the early 1700's after John Lawson set out to explore the interior of Carolina. Lawson's 1,000-mile trek led him through this area where he met and made peace with Tuscarora Indians along the banks of the Neuse River.

After Lawson's expedition, a man named John Hinton became the first person to settle in the area. As time continued to move on more people settled in the area that eventually led to the creation of Johnston County in the 1750s and eventually Wake County in 1771. Hinton became a local leader and was tasked with creating a militia that fought in the American Revolution.

After the era of war, farming became a standard in the area, with tobacco and cotton being the dominant crop. Near the end of the 19th century Henry Haywood Knight donated land in the hopes to attract the railroad that would expand growth and industry for the area. Knightdale is named after Henry Knight and shortly after his death the Town was incorporated in 1927. With the railroad now in town the community continued to grow, attracting business and industry. Knightdale continues to be a thriving community that many people call home.

DEMOGRAPHIC PROFILE

A review of the demographic information for the Town of Knightdale has been evaluated to better understand the characteristics of the community. It also serves as a tool to identify future trends and projections that may influence recreation and park planning. Information concerning age and gender are important factors in determining the needs for recreation in the community. The general demographic characteristics for full-time residents of Knightdale is obtained by the 2020 NC OSBM.



<i>RACE</i>	<i>NUMBER</i>	<i>PERCENT</i>
White	7,524	38.7%
Black or African American	8,247	42.4%
Hispanic	2,877	14.8%
Asian	654	3.4%
Other	133	.007%
Total:	19,435	100%

Demographics from 2020 NC OSBM

POPULATION TRENDS AND PROJECTIONS

According to the North Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2020-2025, senior citizens comprise the fastest growing age group. The senior population is expected to have significant impacts throughout society because of income levels, population, and unique needs. NC OSBM projects that by the year 2030 1 in 5 North Carolinians will be 65 years old or older.



This growing segment of our society is a significant user of recreational programming and facilities. The parks, recreation, and cultural programs will have to increase the number and type of activities and facilities to effectively serve this population, both now, and in the future. To meet the demands of residents and visitors, the Town’s Parks, Recreation, and Cultural Programs will have to continually evaluate its recreation and ancillary facilities, as well as offer more types of recreational programs as the population changes.

Another segment of Knightdale’s growing population to consider is the rise in young families. With the Triangle being a rapidly growing area due to the high job market, relatively low housing market, and plethora of activities, Knightdale is a popular community for families with young children. This segment of the population uses parks and recreational facilities on a regular basis for social gatherings, organized sporting events, and daily outdoor activities. The Town will need to ensure that their offerings meet the needs of this growing population.



By the year 2030, 1 in 5 people in North Carolina will be seniors.

Population projections can vary widely due to intervening factors such as the strength of the economy, availability of jobs, and housing prices. Population projections identify potential challenges and needs that may confront the community in the future. Wake County has seen sustained growth for the past 30 years or more. Knightdale has seen the same growth and this trend will likely continue as Wake County and the communities within continue to be rated as some of the top places to live throughout the Nation. With the Town of Knightdale being so close to large urban hubs within the Triangle it has become an increasingly popular place for families to call home. Recent large-scale residential development has accelerated the growth in Town. Home values, compared to other large urban areas across the United States, are relatively low and the multiple work opportunities within close proximity make Knightdale an ideal location. The Town is well connected with multiple interstates and state highways and provides easy access to Research Triangle Park and the Triangle. These facts support continued growth expectations

County population projections are provided by NC OSBM; however, municipal population projections are not, thus requiring a third-party estimate of the projection. The State Demographer's population growth estimate for Wake County indicates population increase will mostly occur from migration into the county, while natural growth from births will have a minor change in the county's population growth. It is also assumed that this trend of a majority in migration growth and minority in natural population growth will be the same for Knightdale.

According to the NC OSBM, in 2020 the permanent population of Wake County was projected to be 1,102,782 people, whereas in 2030, the permanent population is expected to be 1,305,154 people. This is an increase of about 202,372 people or 18.4%. If the same percentage increase were applied to the 2020 NC OSBM report population of 19,435 for Knightdale the estimated increase for 2030 would be 23,011.



Inviting outdoor spaces play an integral role to the growth in Knightdale

PARKS AND RECREATION INVENTORY





PARKS AND RECREATION INVENTORY

Recreation is a necessary part of any community to provide places to play, opportunities to improve health and wellness, and conserve and protect natural resources. This section will look at the typical parks and recreation facilities that can be offered to a community. An inventory of all the facilities offered to the Town is also provided to fully understand the recreational opportunities that Knightdale has access to. These recreational facilities are derived from many different sources, including the following:

- Town-owned parks and other recreational facilities
- Publicly owned facilities (national, state, county, and local municipalities)
- Schools
- Privately owned facilities

A brief analysis of Knightdale's recreation facilities was performed noting any visible improvements needed for that facility. This method of study served as a guide for Knightdale in its efforts to develop a plan for present and future needs.



Pickleball courts at Harper Park, Knightdale

TYPES OF PARKS AND RECREATION FACILITIES

A comprehensive park system is made up of a variety of park types ranging from small neighborhood playgrounds to larger parks with athletic fields, playgrounds, community centers, and open space. The type of park reflects the differing recreational preferences of diverse users. Park models are used as guidelines for fulfilling the future recreational needs of communities. Not all of these types of parks are the responsibility of the Town government; several agencies (federal, state, county, and other local municipalities) play roles in providing recreational opportunities as well. To further understand the Town's role in providing recreation services to its citizens, it is necessary to understand the elements of a comprehensive park system. These types of parks and recreation facilities may or may not be included in comprehensive park systems and are delineated in the following pages of this section.

REGIONAL PARKS

DISTRICT PARKS

COMMUNITY PARKS

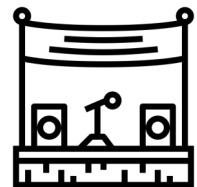
NEIGHBORHOOD PARKS

MINI PARKS

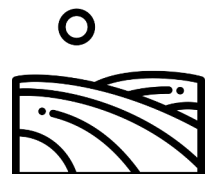
LINEAR PARKS / GREENWAYS



SPECIAL USE FACILITIES



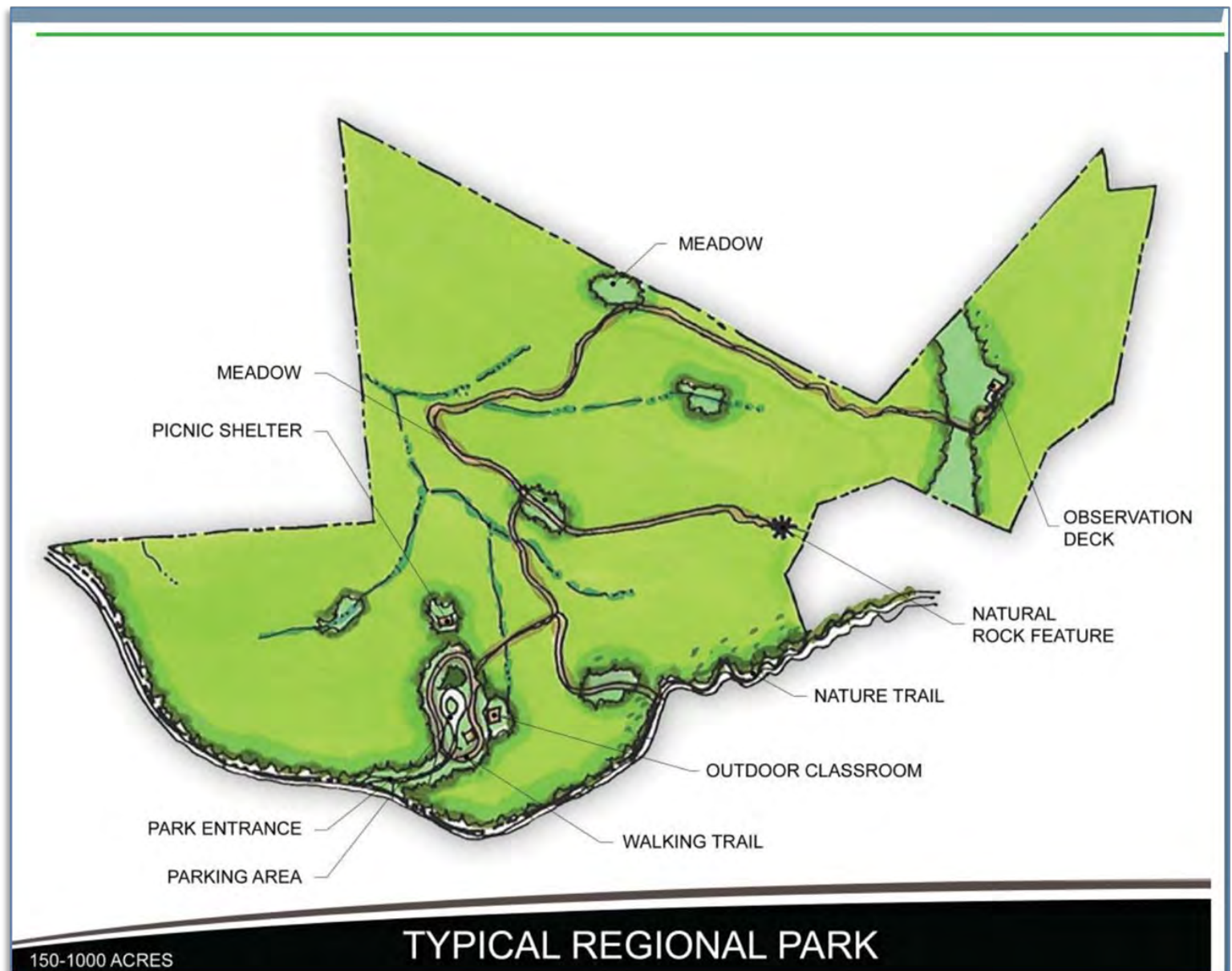
OPEN SPACE



Regional Parks

Regional parks are typically very large sites. On these sites, the unique qualities that exemplify the natural features found there, such as diverse land formation, vegetation, and wildlife, are preserved. Most regional park facilities contain environmental centers, campsites, nature trails, observation decks, and picnic areas. In addition, open fields for non-structured activities, such as frisbee throwing or kite flying, are also generally found there.

When land is acquired for the development of regional parks (or the expansion of existing sites), the land should be comprised of the previously mentioned characteristics and, whenever it is possible, accompanied by natural water features, such as lakes, rivers, or creeks. The majority of the site should be reserved for passive recreation, with the remaining acreage used for active recreation. Both the acquisition and the development of regional parks are typically undertaken by a federal or state agency.



Specific standards/criteria for developing regional parks are as follows:

Service Area:

10 acres per 1,000 persons

Acreage / Population Ratio:

Region wide

Minimum Size:

150-1,000 acres minimum with sufficient area to encompass the resources to be preserved and managed (10% of the site may be developed with facilities found in community parks.)

Typical Facilities:

Environmental center

Equestrian center

Group camping

Nature trails

Picnic shelters and grills

Boating

Parking

Fishing piers/boat docks

Caretaker's house

Primitive camping

Recreational vehicle camping

Observation deck

Picnic tables with grills (not under shelter)

Swimming

Restrooms/vending

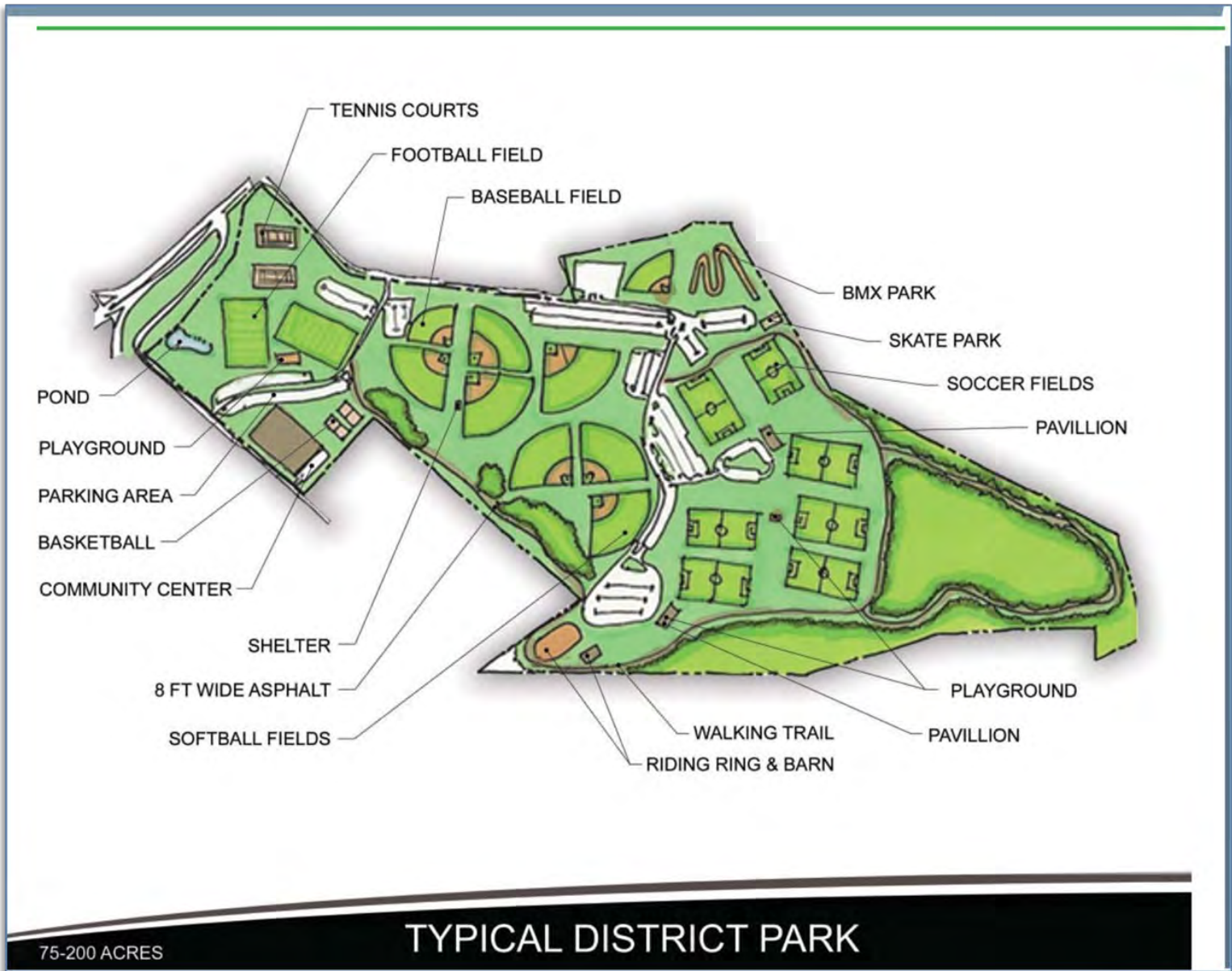


Falls Lake State Recreation Area, located near Knightdale, is a regional park that provides recreational opportunities to citizens within the Town and draws tourists to the area that benefit the local region economically. Falls Lake is also a natural jewel within Wake County that protects the natural environment and is a protected area for wildlife.

District Parks

A district park functions as the major source of active recreation for several neighborhoods within a community. District parks are intensely developed, offering a multitude of facilities in order to serve their intended geographic user area. Activities are balanced between active and passive recreation. District parks are typically developed to accommodate athletic league sporting events and tournament competition. Passive recreation opportunities, such as walking for pleasure, wildlife observation, and picnicking are found in the undisturbed areas, preferably within surrounding buffers. District parks present great opportunities for non-traditional types of recreation.

Sites for district parks should be relatively level to alleviate excessive grading for the active facilities. When possible, there should be an equal balance of wooded and cleared areas. If a natural water feature is present, the adjoining land should be developed primarily as passive recreation. Accessibility to neighborhoods should be an important consideration when choosing sites. The development of district parks is typically the responsibility of county or municipal agencies.



Specific standards/criteria for developing district parks are as follows:

Service Area:

1 to 2 ½ mile radius

Acreage/Population Ratio:

5 acres per 1,000 persons

Desirable Range:

75-200 acres

Desirable Size:

+100 acres

Typical Facilities:

Playgrounds
Volleyball courts
Soccer/football field
Nature trail
Restrooms/concessions
Parking/service yard
Tennis courts (lighted)

Full or half size basketball courts
Baseball/softball/multipurpose field
Soccer practice field (movable goals)
Picnic tables with grill (with/without shelter)
Benches or bench swings
50% of site remains undeveloped

***Alternate Facilities:**

Tennis center
Observation decks
Recreation center
* Alternate facilities may be added or substituted.

Amphitheatre
Fishing piers/boating/boat dock

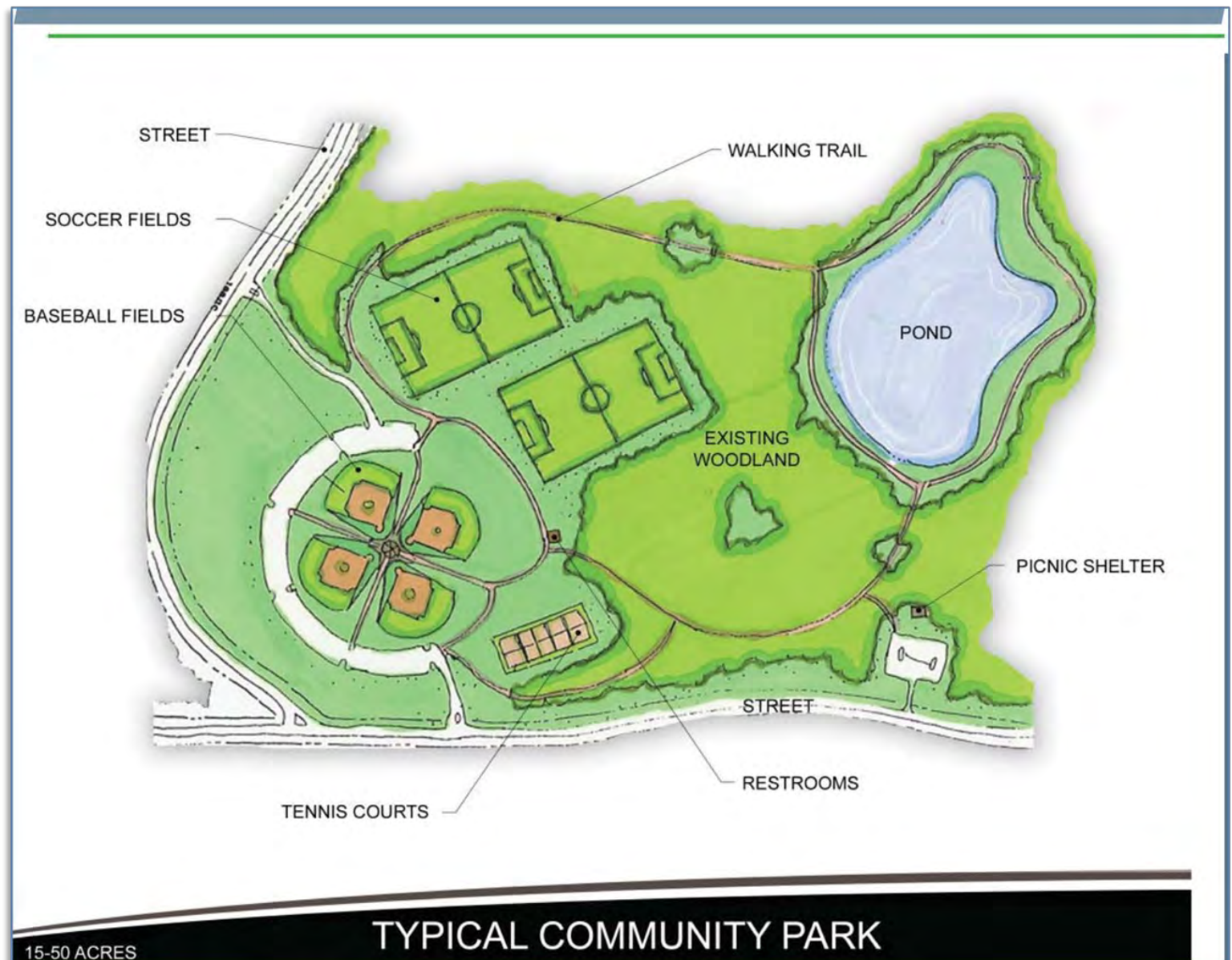


Knightdale Station Park is the Town's flagship district park. This park offers the community access to nature, recreation, and entertainment. It is also adjacent to the local YMCA and shares athletic fields, offering passive and active recreational opportunities.

Community Parks

Community parks focus on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. Compared to district parks, community parks have a smaller range of recreation facilities. They may host athletic league sports events and provide passive recreation. Fifty percent of the community park property should be developed for only passive recreation, with these relatively undisturbed areas serving as buffers around the park and/or acting as buffers between active facilities.

Community park sites should have varying topography and vegetation. A number of different tree species should also be present in forested areas. Community parks should contain cleared areas for the purpose of locating active recreational facilities. At least one natural water feature (lake, river, or creek) is desirable in community parks. The land acquired for use as a community park should be contiguous in nature and strategically located in order to serve all users within the designated community. The development of community parks typically falls within the realm of municipal responsibilities.



Specific standards/criteria for developing community parks are as follows:

Service Area:

1 to 2-mile radius

Acreage/Population Ratio:

2-5 acres per 1,000 persons

Desirable Range:

15-50 acres

Desirable Size:

25 acres

Typical Facilities:

Playgrounds
Swimming pool
Nature trails
Restrooms/concessions
Baseball/softball fields
Parking

Full size or half size basketball courts
Tennis/volleyball courts
50% of site to remain undeveloped
Soccer/multipurpose fields
Benches or bench swings
Picnic tables/shelter with/without grills

***Alternate Facilities:**

Recreation center
Disc golf
Observation decks
* Alternate facilities may be added or substituted.

Natural water features
Amphitheatre



The Town of Knightdale, in conjunction with Knightdale High School, provides active recreation at Knightdale Community Park.

Neighborhood Parks

Neighborhood parks offer the public a convenient source of recreation while serving as the social focus point of neighborhoods. Usually located within walking distance of the area serviced, neighborhood parks provide both active and passive recreation opportunities that are of interest to all age groups. The smaller size of neighborhood parks, as compared to those previously mentioned, requires intense development with fifty percent of each site remaining undisturbed to serve as a buffer between the park and adjacent property owners.



Specific standards/criteria for developing neighborhood parks are as follows:

Service area:

¾ to 1-mile radius to serve walking

Acreage/Population Ratio:

2 acres per 1,000 persons

Desirable Size:

7-15 acres

Typical Facilities:

softball or baseball field
Half basketball courts
Picnic shelter with grill
Benches or bench swings

Multipurpose field
50% of site to remain undeveloped
Picnic tables with grills (not under shelter)
Playground

***Alternate Facilities:**

Nature trails

Tennis courts

* Alternate facilities may be added or substituted.



Harper Park, located in the southeastern part of Knightdale, is an example of a neighborhood park that offers a variety of recreational facilities for visitors to the park. It is within close walking distance to multiple neighborhoods, shopping, and Knightdale Elementary School.

Mini Parks

The function of a mini park is to provide very limited, isolated, or unique recreational needs. Mini parks are the smallest classification of parks. They are often provided by school and church playgrounds. These parks are located within walking distance of the area served and they provide limited recreational activities. Their very small size requires intense development and there is little or no buffer between mini parks and adjacent property owners.



Specific standards/criteria for developing mini parks are as follows:

Service Area:

¼ to ½ mile radius to serve walking

Acreage/Population Ratio:

0.5 acres per 1,000 persons

Desirable Size:

±1 acre

Typical Facilities:

Half basketball courts
Picnic tables with grills (not under shelter)
Benches or bench swings
Open play area playground

***Alternate Facilities:**

Nature trails

Tennis courts

* Alternate facilities may be added or substituted.



Mini Parks maximize space and provide access to recreation near popular destinations. There are multiple opportunities for community building through programs and amenities. They tend to be near downtown districts.

Linear Parks/Greenways

A linear park is an area developed for one or more varying modes of recreational travel, such as hiking, biking, and driving. Linear parks are developed for several reasons:

- To connect existing recreational facilities
- To facilitate public rights-of-way
- To connect destination points
- For scenic views and leisure touring

The length and size of linear parks vary considerably, depending on their intended use, terrain of the park land and the distance between entities to be connected-such as parks, schools, cultural/historical resources, residential areas, businesses. Often, these linear parks are developed within a large land area designated for protection and management of the natural environment, with recreation opportunities as a secondary objective.



Unique or Special-Use Facilities

The unique or special-use facilities are park types that exist for the sole purpose of enhancing or utilizing a special man-made or natural feature. They can include beaches, parkways, historical sites, sites of archeological significance, swimming pools, conservation easements, flood plains, etc. Minimum standards relating to acreage or population have not been established by the park and recreation industry for this category of park. A size that is sufficient to protect and interpret the resource, while providing optimum use, is considered desirable. Knightdale provides a community pool for the citizens and visitors that is a special use facility.



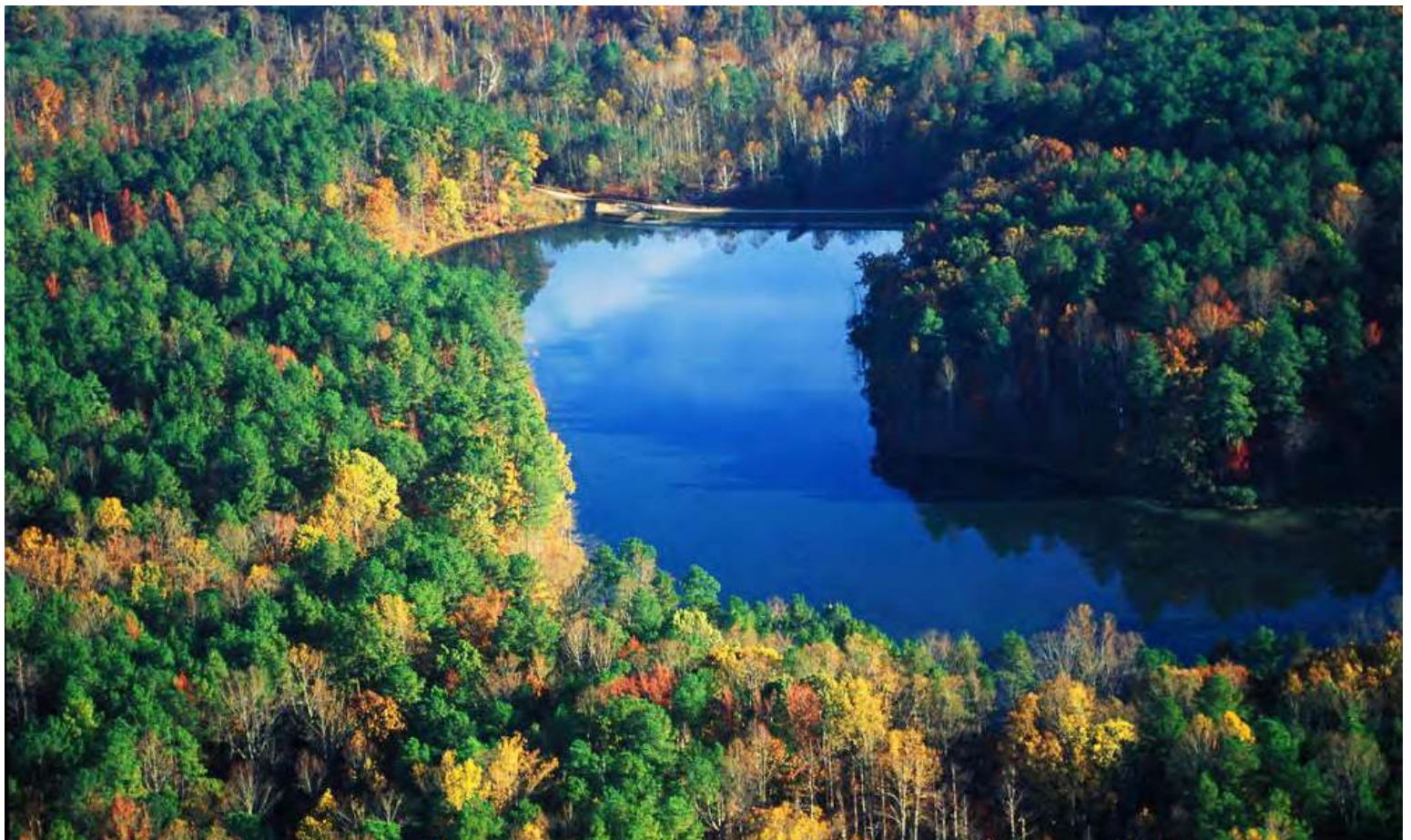
Open Space

While it is realistic and appropriate to adopt population based standards for park land and facilities, it is not realistic to establish open space standards. The more reasonable method of establishing appropriate standards for open space is to determine the criteria necessary for the protection of significant natural areas contained therein.

Public open space is defined as any land acquired for the purpose of keeping it in a primarily undeveloped state. The functions of open space include:

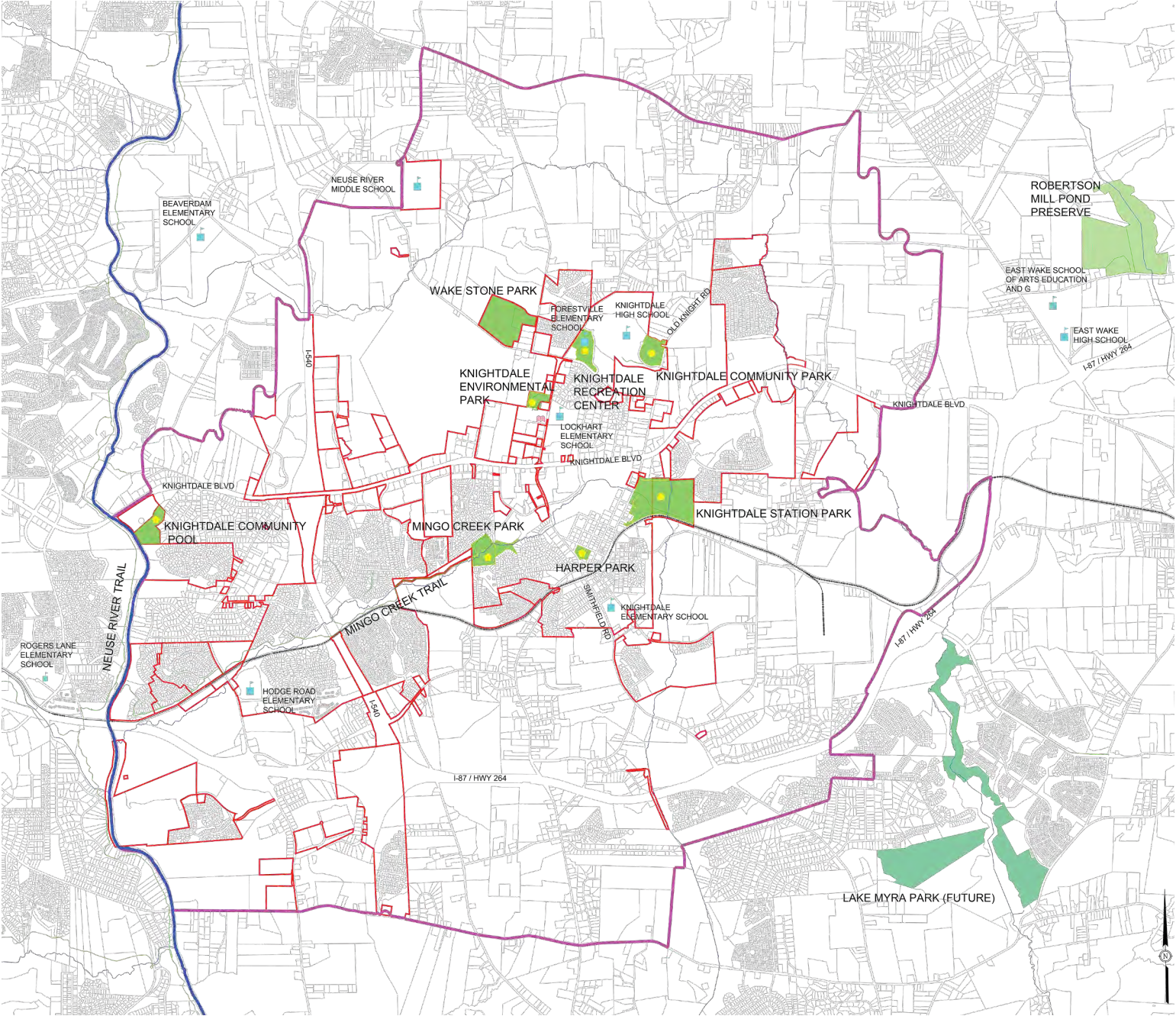
- Preservation of drainage areas for water supplies (watersheds)
- Protection of areas which are particularly well suited for growing crops (farmland preservation)
- Protection of communities to prevent urban sprawl (greenbelts)
- Protection of wildlife habitat (sanctuaries)
- Protection of approach and take-off areas near airports (clear zones)
- Protection of undevelopable land (landfills)
- Protection of areas aesthetically pleasing for a corridor (viewshed)

While these areas are some of the more common open spaces, many others exist. Knightdale has access to two State parks that provide visitors access to open space. Umstead State Park and Falls Lake State Recreation Area offers trails and water access in large open woodlands with lakes, ponds, and streams.



Umstead State Park provides open space that protects the natural environment in Wake County

KNIGHTDALE RECREATION FACILITY OFFERINGS



LEGEND

- Municipal Boundary
- Municipal Planning Boundary
- Water Body/Creek
- Existing Knightdale Park
- Existing Public School
- Existing Greenway
- Existing Wake County Park

Map 2.1 Knightdale existing conditions (See Appendix A for 11"x17")



Providing outdoor spaces will increase the quality of life for the residents in the Town of Knightdale

KNIGHTDALE STATION PARK

Description:

Knightdale Station Park is the flagship park for the Town. This 71-acre site is located along the eastern edge of Town and is a hub of energy. Along with the active and passive recreation amenities, this park provides cultural activities such as concerts and shows at the amphitheater, and is adjacent to neighborhood businesses and restaurants.

Amenities include:

- (3) Ponds
- Themed playground
- Multipurpose trails
- Veterans memorial
- Amphitheater
- Large picnic pavilion
- Grilling stations
- Restroom facilities
- Environmental station
- Nature observation
- Open lawn space
- Dog park
- Splash pad
- Farmer’s market
- Small picnic shelter
- (3) Soccer fields
- Misting stations

Challenges and problems:

- In need of distance demarcation along walking path
- Lack of shaded seating at playground and amphitheater
- Limited seating at splash pad
- Security concerns



HARPER PARK

Description:

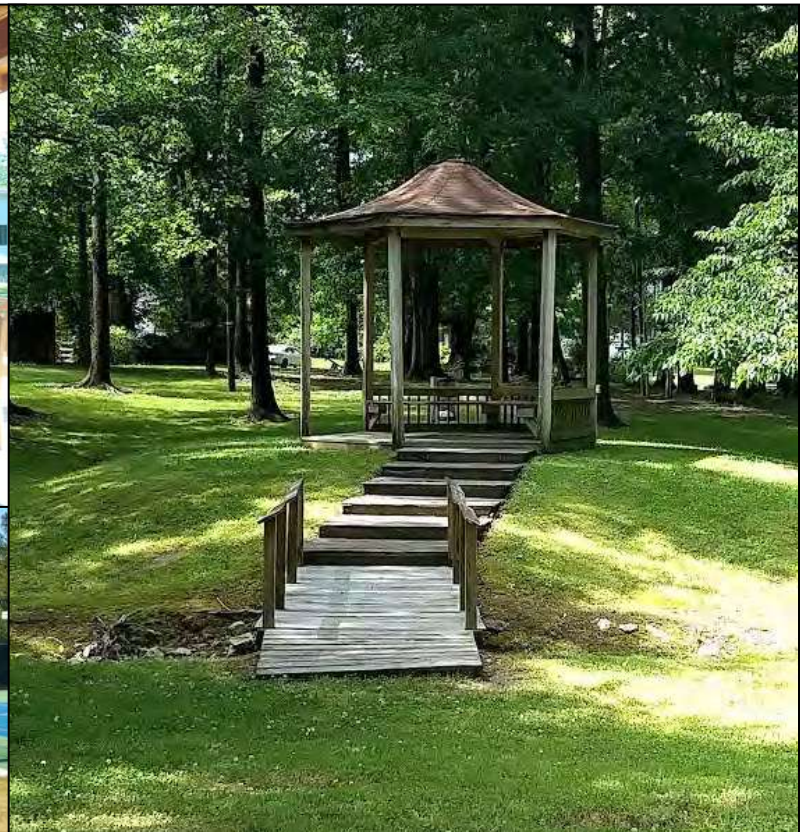
Harper Park is a four-acre neighborhood park that is honoring Eugene Harper, Knightdale's longest serving mayor. This beautiful park provides active recreation with tennis and pickleball as well as passive recreation with open lawns. The park is a great addition to the surrounding neighborhoods.

Amenities include:

- (4) Tennis courts
- Open lawn
- Picnic areas
- Gazebo
- (2) Pickleball courts
- Picnic shelter
- Concessions
- Restroom facilities

Challenges and problems:

- Lack of ADA access to gazebo
- Lack of playground
- Lack of walking trails



KNIGHTDALE COMMUNITY PARK

Description:

Knightdale Community Park is a hub of active recreation. Located adjacent to Knightdale High School, the 4 baseball fields are used both for community leagues and the High School league. Visitors also have access to access to active recreation facilities at the school during out of school hours.

Amenities include:

- (2) Lighted adult baseball/softball fields
- Concession stand
- (6) Tennis courts (limited hours)
- (2) Lighted youth baseball fields
- Children’s play area
- (2) Basketball courts (limited hours)

Challenges and problems:

- Lack of community awareness
- Lack of shade for bleachers
- Lack of walking paths
- Outdated playground
- Confusion with name of park and Knightdale Station Park



MINGO CREEK PARK

Description:

Mingo Creek Park is a small neighborhood park that provides active recreation for the local community. Located in central Knightdale, this park is at the beginning of the popular Mingo Creek Trail.

Amenities include:

- (2) Half-court basketball courts
- Open lawn space
- Bicycle repair tools
- Playground
- Greenway access

Challenges and problems:

- Lack of shade
- Lack of restroom facilities
- Lack of drinking water
- Security concerns
- Lack of entry signage
- Lack of community awareness



KNIGHTDALE ENVIRONMENTAL PARK

Description:

This small environmental park is a natural jewel that is located adjacent to Town Hall and East Wake Regional Library. This passive park is a beautiful space for visitors to observe nature and as a preserve in the middle of Town for local flora and fauna.

Amenities include:

- (2) Picnic shelters
- Natural surface walking trails
- Bench seating
- Nature observation
- Grilling stations
- Boardwalk
- Pond
- Local art

Challenges and problems:

- Lack of community awareness
- Limited seating options
- Lack of entry signage to the park proper in the shared use parking lot
- Lack of educational signage



WAKE STONE ATHLETIC PARK

Description:

This athletic park is operated in partnership with NCFC Youth to provide active recreation and team sports to the community. The Town owns the land while NCFC Youth organizes programming and maintains the fields.

Amenities include:

- (4) Multipurpose soccer fields

Challenges and problems:

- Lack of shade
- Lack of restroom facilities
- Limited amenities



KNIGHTDALE RECREATION CENTER

Description:

Knightdale provides a recreation center with rentable space for classes and events and indoor recreation opportunities. The rec center is adjacent to Forestville Elementary School. This provides teachers and students at the school the opportunity to utilize the space for a variety of extracurricular activities. This facility is a valuable amenity for the community.

Amenities include:

- Indoor basketball court
- Multi purpose field
- (3) Rentable rooms
- Kitchen space

Challenges and problems:

- Limited access due to partnership with adjacent elementary school
- Possible maintenance considerations
- Meeting rooms do not meet all the needs of the community



MINGO CREEK TRAIL

Description:

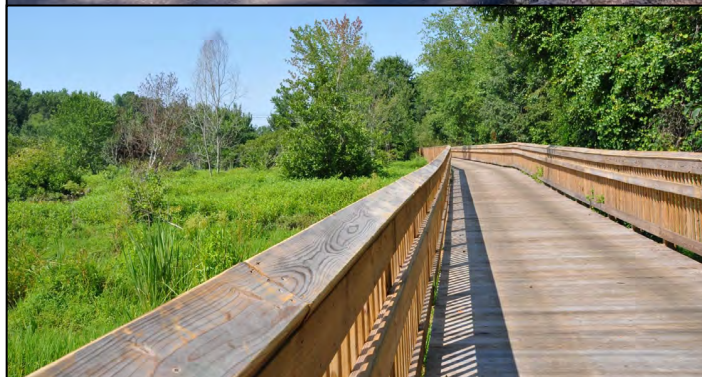
Mingo Creek Trail is a fantastic amenity to the community. This 3.5-mile trail provides visitors the opportunity to explore, provides health and wellness, and is an alternative transportation facility. Mingo Creek Trail also connects to the Neuse River Trail, a 27.5-mile paved greenway maintained by the City of Raleigh.

Amenities include:

- 3 1/2-Mile greenway
- Boardwalks
- Bicycle repair tools
- Nature observation
- Transportation

Challenges and problems:

- Lack of major waypoints
- Lack of connection to Knightdale recreational facilities
- Maintenance costs of wooden boardwalks and bridges



KNIGHTDALE COMMUNITY POOL

Description:

This special facility is an excellent opportunity for residents and visitors alike to find respite from North Carolina summers. A swimming pool is a great community asset that can be enjoyed for multiple occasions.

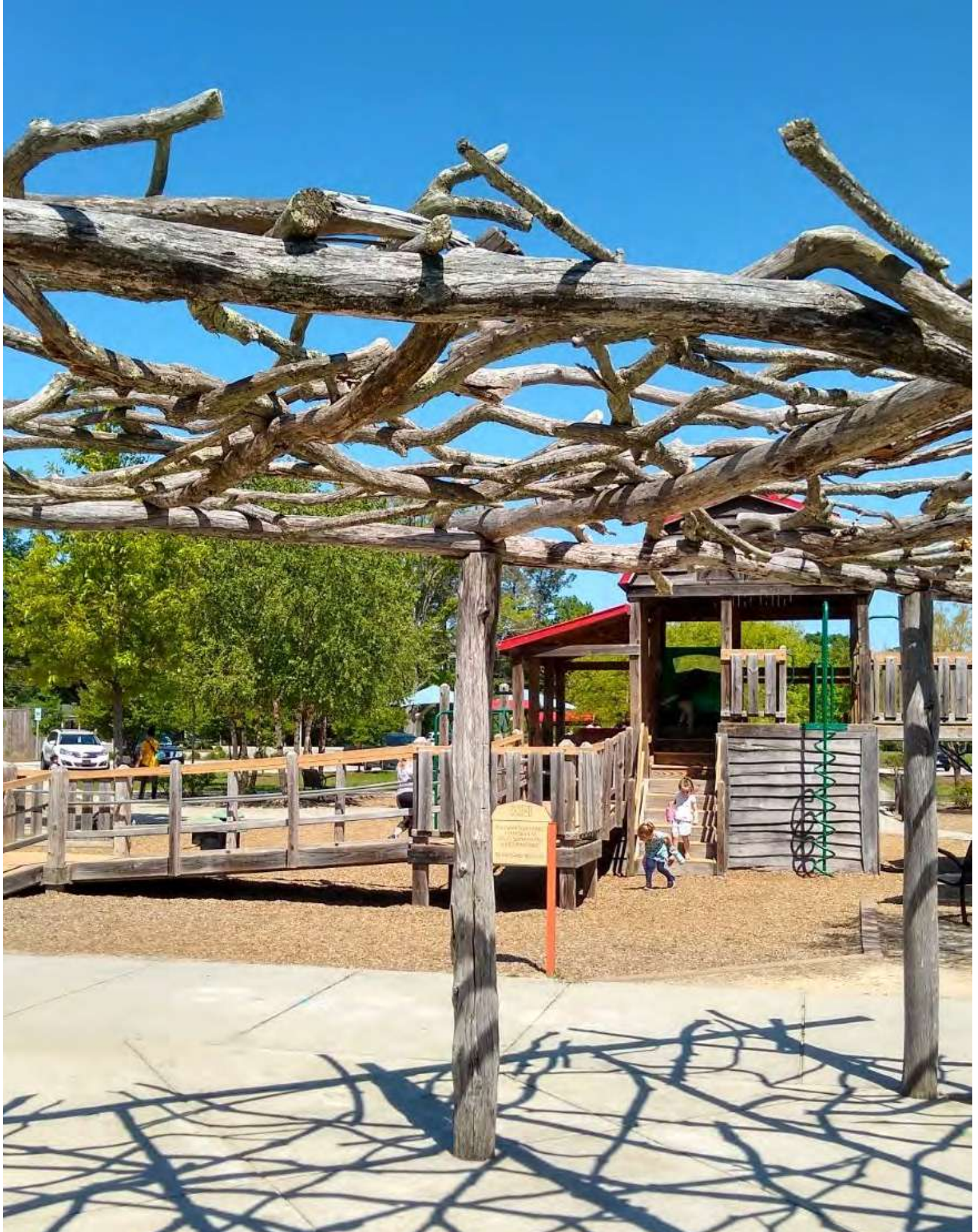
Amenities include:

- Swimming Pool
- Picnicking
- Half Court Basketball
- Playground
- Concessions

Challenges and problems:

- Outdated facility
- Safety concerns
- Not maximizing usable land





Unique play features at the playground add interest to Knightdale Station Park

KNIGHTDALE RECREATION PROGRAM OFFERINGS

Recreational programs offered by the Town are an integral part of a parks and recreation system. Programs can be special classes, regular classes, summer camps, and special events that celebrate holidays or important community celebrations. Each of these elements can create a feeling of unity and pride within a community. An inventory of the programs offered by the Town was completed to gain an understanding of the offerings made available to the public.

Athletic Programming

- Youth baseball
- Youth softball
- Youth basketball
- Youth Volleyball Academy
- Youth Tennis Academy
- Adult coed basketball
- Adult coed softball
- Adult tennis
- Virtual athletic drills and resources
- Baseball and softball clinics
- Tennis lessons

Classes, Camps, and Outreach

- Karate classes
- Cheerleading classes
- Adult education by Senior TechEd
- Camp Gladiator workout programs
- Z-Fitness Zumba / line dancing
- Adopt-A-Trail
- Commemorative brick paver program

Special Events

- Christmas tree lighting
- Spring Fling
- Fall on First festival
- Food Truck Thursdays
- 4th on 1st Celebration
- Knightdale Arts and Education festival (K-Fest)
- Saturday in the Park concerts
- Turkey Leg 5K
- Monthly art exhibitions
- Trunk or Treat
- Christmas parade
- Cupid 5K run



PUBLIC RECREATION FACILITY OFFERINGS

Public lands located within proximity to Knightdale play an active role in providing recreation opportunities to residents and visitor within the Town. These public spaces are made available through multiple public land managers, such as local municipalities and the State of North Carolina.

Local Municipal and County Parks

East Raleigh

Hill Street Park

- Neighborhood center with rentable space
- Picnic shelter
- Playground

Roberts Park

- Community center with rentable space
- Indoor fitness room
- Indoor gymnasium
- Picnic shelters
- Outdoor basketball court
- Tennis courts
- Baseball field
- Playgrounds

Lions Park

- Community center with rentable space
- Indoor gymnasium
- Indoor fitness room
- Picnic shelter
- Tennis courts
- Outdoor basketball court
- Playground
- BMX course

Milburnie Park

- Neuse River Trail access
- River access
- Canoe/kayak access

Neuse River Trail

- 27.5-mile greenway
- Canoe/kayak access
- Fishing
- Nature observation

Wendell

Wendell Park and Community Center

- Community center with rentable space
- Indoor fitness room
- Indoor gymnasium
- Tennis courts
- Pickleball
- Dog park
- Disc golf
- Horseshoe
- Bocce
- Baseball fields
- Sand volleyball
- Walking trails
- Community garden
- Open space
- Multipurpose fields
- Picnic shelters
- Playground

J. Ashley Wall Town Square

- Performance stage
- Open lawn
- Seating

Wake County Parks

Turnipseed Nature Preserve

- Picnicking
- 3 miles of trails
- Overlooks and nature observation
- Open space
- Fishing
- Agricultural history

Robertson Millpond Preserve

- Canoeing
- Fishing
- Picnicking
- Cultural history

State of North Carolina

The State of North Carolina manages more than 250,000 acres through its State Parks system. This public land is made available to provide recreational opportunities as well as protect and conserve the natural heritage of North Carolina. The North Carolina State Park system manages over 5,000 acres of parkland in Knightdale.



North Carolina State Parks

Falls Lake State Recreation Area

- Hiking
- Picnicking
- Nature Observation
- Boating
- Camping
- Swimming
- Mountain Biking
- Fishing

Umstead State Park

- Hiking
- Group camping
- Nature observation
- Mountain biking
- Bridle trails
- Fishing
- Picnicking
- Canoe / kayaking



Public School System Serving Knightdale

Public school recreation facilities are made available for use by the community. Wake County Public School System operates eight public schools within that serve the Town of Knightdale that have recreation facilities typical of most schools: playgrounds, baseball/softball fields, gymnasiums, etc. This includes three elementary schools, one middle school, one high school, and two special learning centers.

The North Carolina Community Schools Act (G.S. 115C Art. 13) was passed to allow “greater community use of public-school facilities.” Since school facilities represent an investment of the citizenry for the education of students and for the general benefit of the community and its citizens, their proper use and enjoyment shall be encouraged and permitted when such does not interfere with school activities.

- | | |
|---------------------------------|-------------------------------------|
| • Knightdale High School | • East Wake High School |
| • Neuse River Middle School | • Knightdale Elementary School |
| • Forestville Elementary School | • Hodge Road Elementary School |
| • Lockhart Elementary School | • Thales Academy Knightdale Pre K-8 |

PRIVATE RECREATION FACILITY OFFERINGS

Private recreation providers, non profit organizations, and developers are important components for the Town by providing resources and opportunities for the Town’s recreation system. Private developers can assist Knightdale by the dedication, construction, and/or reservation of future park sites, open space, and/or greenway corridors during the overall development process.

While it is not feasible to provide an exhaustive list of the private recreation facilities throughout the Town of Knightdale it is important to understand the types of recreational facilities that are offered. These facilities can be offered for many reasons; health and wellness, group classes, social gatherings, and children and youth programming. The types of organizations and businesses that provide these opportunities can include private fitness facilities, athletic clubs, neighborhood associations, and local non-profit organizations.

One such facility that serves the community is the YMCA at Knightdale Station. YMCA is a well known organization that provides health and wellness facilities, athletic programs for children and adults, and social opportunities for the community. The YMCA at Knightdale Station also provides members access to an indoor fitness facility, indoor gym, and an outdoor swimming pool with a water slide.



The YMCA at Knightdale Station provides recreation opportunities that promote health and wellness

Another type of special facility offered to the public for recreational purposes are local golf courses. Golf courses provide users an opportunity to be outside, enjoy health benefits, and build comradery amongst visitors. Golf courses also provide an economical boom to the community while preserving land from extensive development. Below is a list of golf courses within close proximity to the Town.

Area Golf Courses

River Ridge Golf Club

3224 Auburn Knightdale Road
Raleigh, NC 27610

Hedingham Golf Club

4801 Harbour Towne Drive
Raleigh, NC 27604

Wendell Country Club

180 Jake May Drive
Wendell, NC 27591

Zebulon Country Club

2424 Pearces Road
Zebulon, NC 27597



Golf courses provide an economical boom to a community

PUBLIC INPUT AND RECREATION NEEDS ASSESSMENT





RECREATION NEEDS ASSESSMENT

The degree of need for parks, recreation, and open space is most directly influenced by the expectations of Knightdale residents, relating strictly to the quality of life to which they aspire. This comprehensive recreation master plan addresses, as its first priority, the parks and recreation facility needs envisioned by the residents and visitors of Knightdale.

This master plan inventories Knightdale's existing park facilities as well as listing the recreation facilities available at local schools, local municipalities, and other recreation facilities either within the Town or easily accessible by residents within the Town. This detailed inventory includes the facilities which are available within each park to create a better understanding of the existing recreation opportunities within the Town. The recreational trends also provide information needed to understand the expected growth of Knightdale in the future. This master plan will be used as a guide for improving recreational opportunities for residents and visitors.

Community input and recreation standards were used as the primary method in determining the adequate types and number of park facilities needed for Knightdale. This master plan compares standards developed by the National Recreation and Park Association (NRPA), an independent, non-profit professional organization for park/recreation departments nationwide.

Standards are guidelines, not requirements, for use by communities in estimating the demand for recreation in their given geographic areas. To assure that the Town of Knightdale's Comprehensive Recreation Master Plan contains distinctiveness, yet versatility, input was sought from its integral components: The steering committee, Town staff, Town council, and citizen representatives.



Public meetings held on August 11th, 2021 played an integral role in providing community input

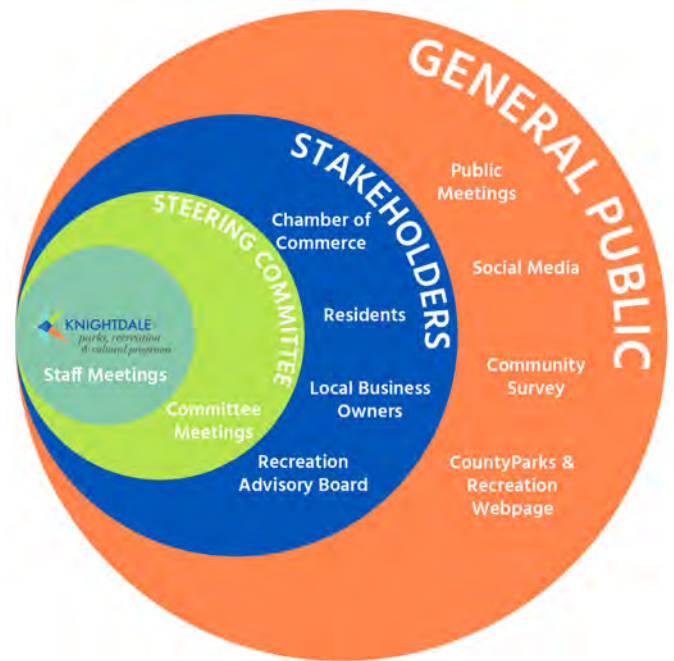
PUBLIC INPUT NEEDS ASSESSMENT

The methodology used in establishing a comprehensive recreation master plan should always include citizen input. In order to ensure a successful study, it is vital that the public users of recreational facilities be able to share their issues, needs, and desires.

To facilitate community input, two public meetings were conducted during the Master Plan process. These workshops were held in accordance with CDC and State recommendations for social distancing required to mitigate COVID-19 spread. Public meetings were drop-in events held on August 11th, 2021. Locations included Knightdale Station Park (10am–4pm) and Oak City Brewing Company (5pm–8pm). This provided the opportunity for a variety of information from many different types of people. Garnering information from multiple generations provides invaluable insight into the needs of the users in different stages of life.

The public meetings, along with the community survey, were advertised by the Town on the Knightdale website, social media pages, and via flyers at park locations. Approximately 59 participants attended the meetings and provided much needed feedback.

The community meetings included a visual preference exercise, as well as open dialog and question/answer opportunities. The meetings encouraged attendees to discuss their experiences with the Knightdale recreation system in an open setting that promoted opportunities to share comments, see amenity examples, and ask questions. This is a crucial step to ensure that all who want to are able to be heard, voice their concerns, and receive clarification.



Input from both the Town and the public were invaluable in guiding the needs and desires for the 2021 Town of Knightdale Comprehensive Parks and Recreation Master Plan

INPUT WANTED!

**KNIGHTDALE
PARKS & RECREATION
MASTER PLAN SURVEY**

WHEN
August 11th, 2021

WHERE
KSP Splash Pad & Playground
11am - 4pm

Oak City Brewing Company
5pm - 8pm

TAKE THE SURVEY!

SCAN THE QR CODE WITH YOUR PHONE OR GO TO:
[HTTPS://WWW.SURVEYMONKEY.COM/R/KNIGHTDALERecSurvey](https://www.surveymonkey.com/r/KNIGHTDALERecSurvey)

WHAT WOULD YOU LIKE TO SEE IN KNIGHTDALE?

MORE

- Parks
- Walking Trails
- Playgrounds
- Picnic Shelters
- Basketball Courts
- Tennis Courts
- Amphitheatre Events

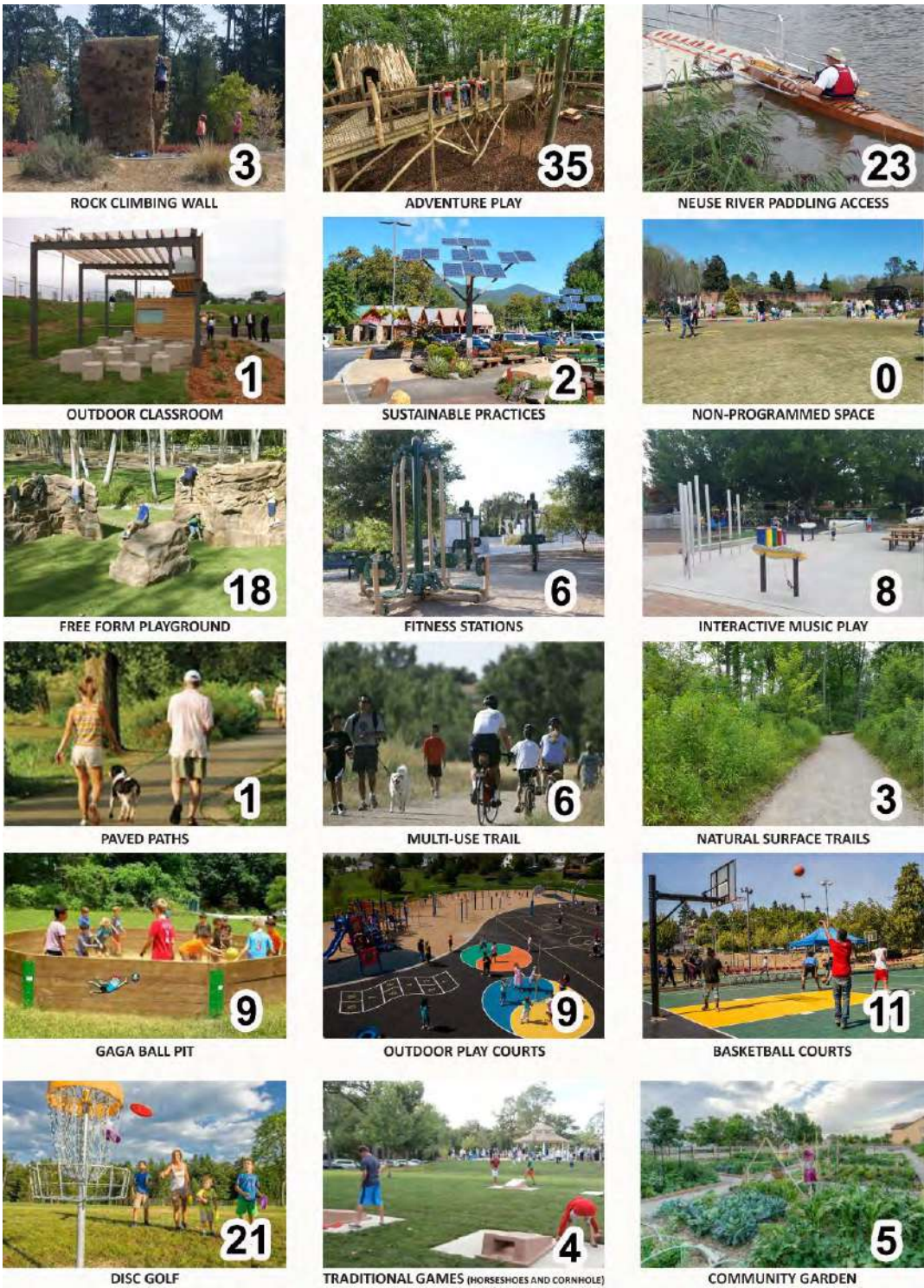
NEW

- Disc Golf Course
- Sand Volleyball Courts
- Skateboard Park
- Community Center
- Green Fitness Stations
- Teen or Senior Center
- Kinder-Age Programs

Public Meetings

Participants engaged in open conversation related to their opinions on the state of the existing recreation system, including facilities and programs as well as their concerns and questions. Written notes were used to record participant comments and opinions. A visual preference survey of various park amenities gave participants the opportunity to place stickers next to the amenities they felt would be good additions to the Town park system. Each participant was limited to three stickers to place on one of 36 typical amenity type images. (See Appendix B for 11"x17")

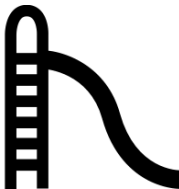
Top Ten Visual Preference Results



Adventure Play
35



Disc Golf
21



Hillside Slide
19



Sensory Garden
17



Basketball Courts
11

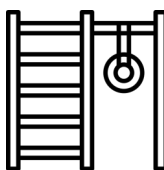
Participants were also asked to provide insight into where potential new recreation facilities might be located. This exercise gave everyone an opportunity to share their opinions and thoughts to create a list of desired changes to the existing recreation system.



Neuse River
Paddling Access
23



Skate Park
20



Free Form Playground
18



Playground
15



Shade Sails
10



WILDLIFE OBSERVATION



COMMUNITY CENTER



EVENT SPACE



HAMMOCK GROVE



INTERACTIVE ART



SAND VOLLEYBALL



PICNIC PAVILION



PLAYGROUND



HILLSIDE SLIDE



PUBLIC ART CLASSES



PUBLIC ART



RAIN GARDENS



BENCH SWINGS



SENSORY GARDEN



SHADE SAILS



BASEBALL FIELDS



SKATE PARK



MULTI PURPOSE FIELDS

Community Survey

The active participation of residents in Knightdale was crucial in developing a master plan that reflects the true needs of the Town. With this in mind, community input was solicited throughout the entire planning process. A survey was created as a tool to gather information from the general public concerning the existing and future needs of the Town's park system. A project marketing card was developed to encourage awareness of the project and provide both a web address to the community survey as well as a QR code that interested individuals could use with mobile devices to reach the online survey and provide their input.

To gather further public input, and reach the broadest cross section of Town residents, a printed version of the master plan survey was also made available at the Town meetings. The following summarizes the results of the community survey (See Appendix C for survey results).

The Town had **1,256** household surveys accessed and received a total of **1,256** completed household surveys representing about **2,598** individuals for the recreation master planning data collection effort. These results included both the survey handouts and the online survey results. The survey data collected was a representative cross section of Knightdale in terms of age, household size, and geographic distribution.

The surveys were designed to elicit answers on resident's needs and desires for recreation opportunities. It included a section where respondents rated their use of existing facilities both within the Town limits and outside the Town limits. The survey instructed respondents to rank the programs and facilities in order of importance to their household and to list the facilities they would like to see added to the park and recreation system.

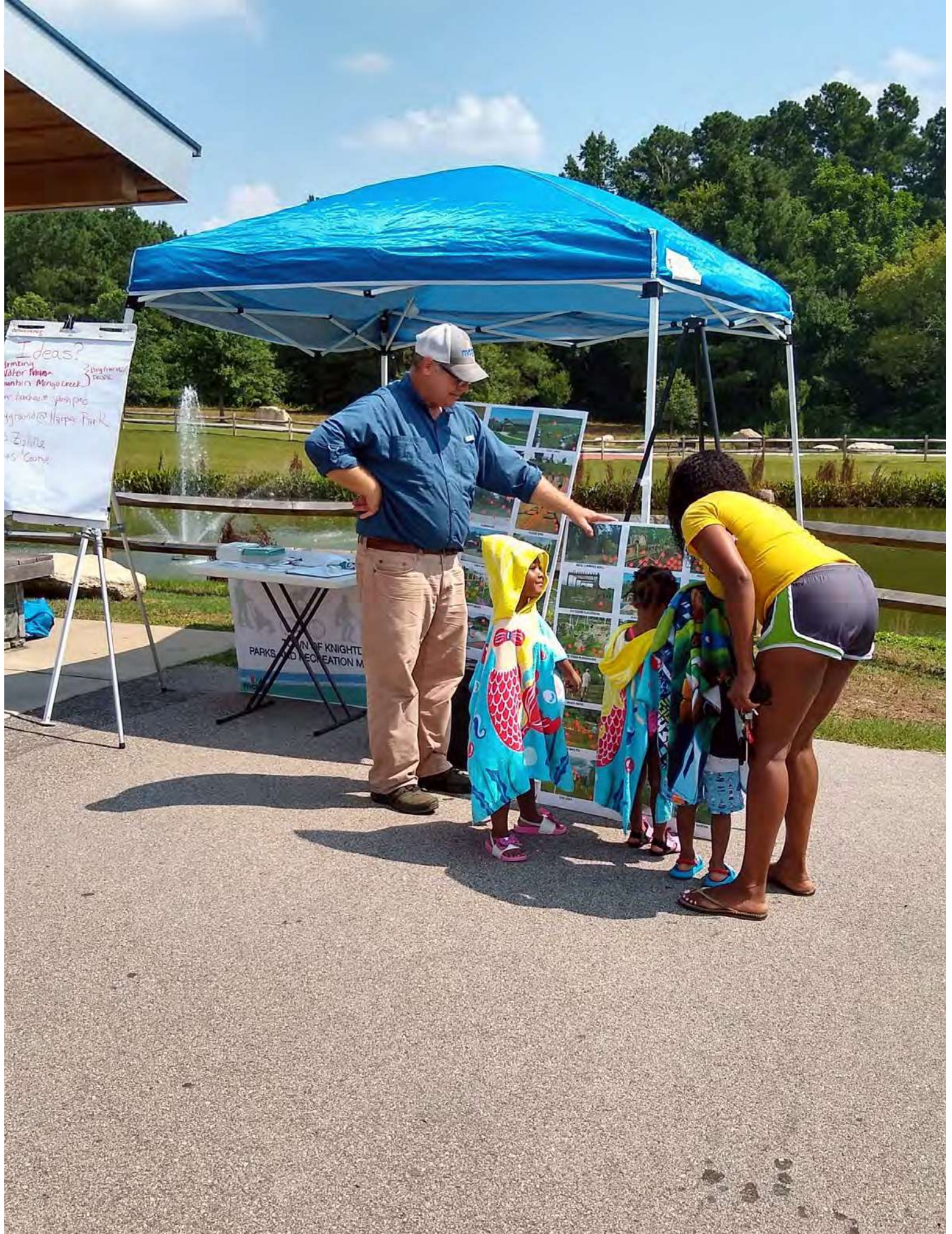
Help Improve Recreation in Knightdale! Community Survey

Please visit the link or use the QR code below:

<https://www.surveymonkey.com/r/KnightdaleRecSurvey>

This effort will help inform the Town of Knightdale's Recreation Master Plan. Thanks for your participation.

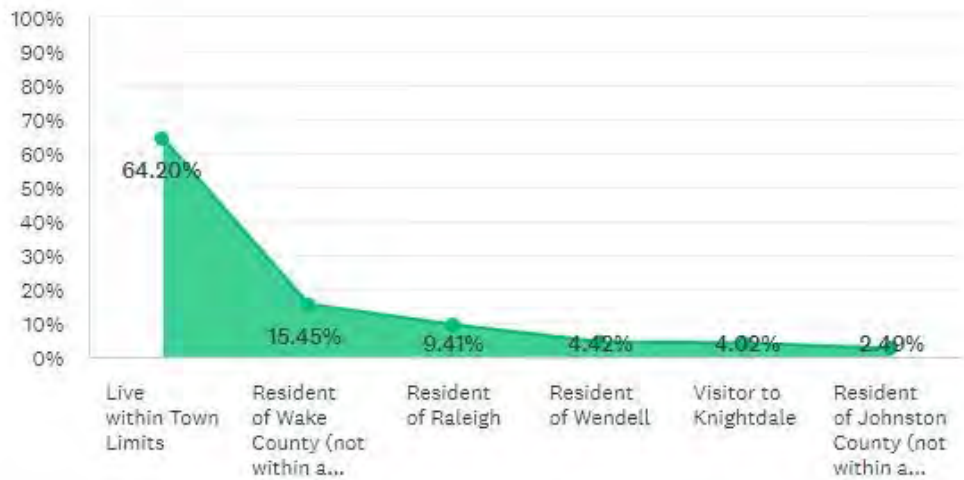




Q1

Where do you live?

Answered: 1,243 Skipped: 13



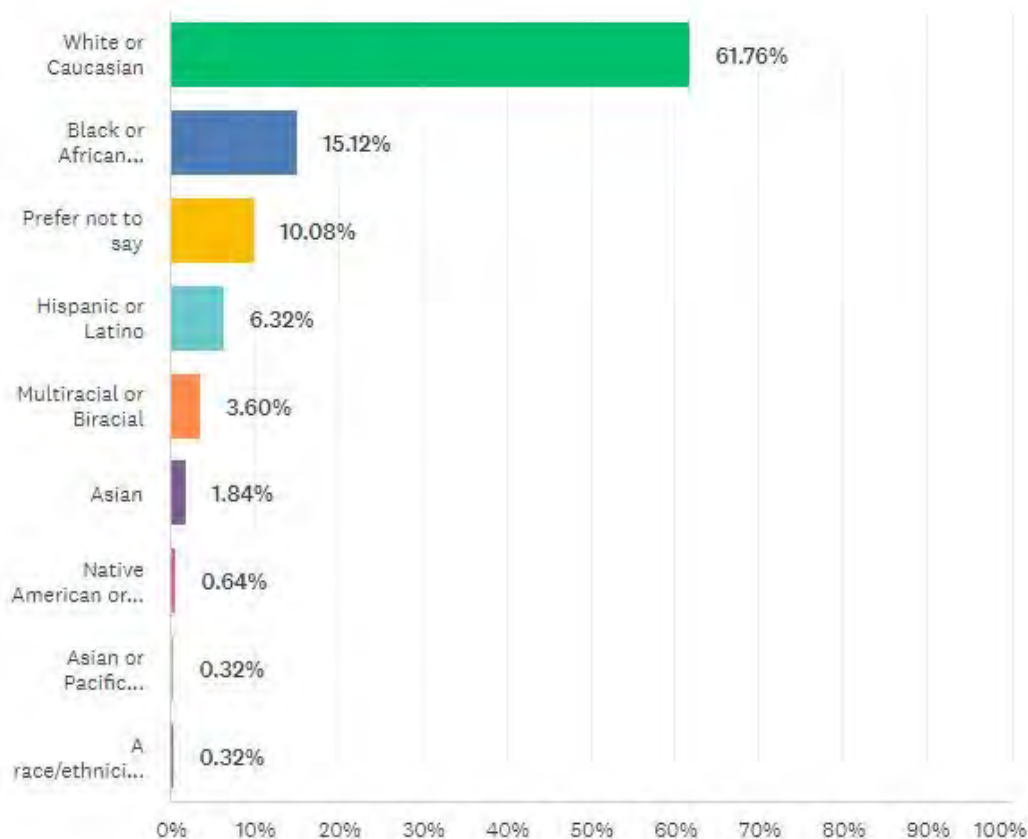
ANSWER CHOICES	RESPONSES	
Live within Town Limits	64.20%	798
Resident of Wake County (not within an incorporated area)	15.45%	192
Resident of Raleigh	9.41%	117
Resident of Wendell	4.42%	55
Visitor to Knightdale	4.02%	50
Resident of Johnston County (not within an incorporated area)	2.49%	31
TOTAL		1,243

The majority of survey participants reported living within Town limits but as expected also included stakeholders from Wake County, Raleigh, Wendell, and other places.

Q2

Which of the following describes you?

Answered: 1,250 Skipped: 6

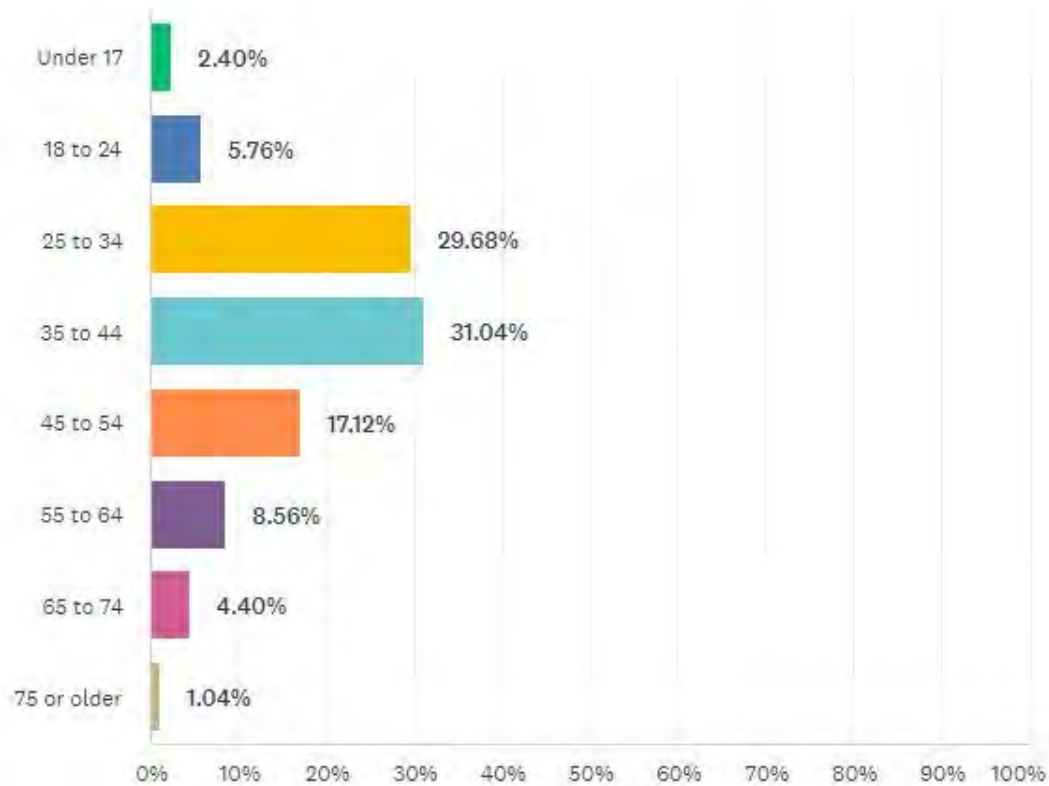


ANSWER CHOICES	RESPONSES	
▼ White or Caucasian	61.76%	772
▼ Black or African American	15.12%	189
▼ Prefer not to say	10.08%	126
▼ Hispanic or Latino	6.32%	79
▼ Multiracial or Biracial	3.60%	45
▼ Asian	1.84%	23
▼ Native American or Alaskan Native	0.64%	8
▼ Asian or Pacific Islander	0.32%	4
▼ A race/ethnicity not listed here	0.32%	4
TOTAL		1,250

Q3

What is your age?

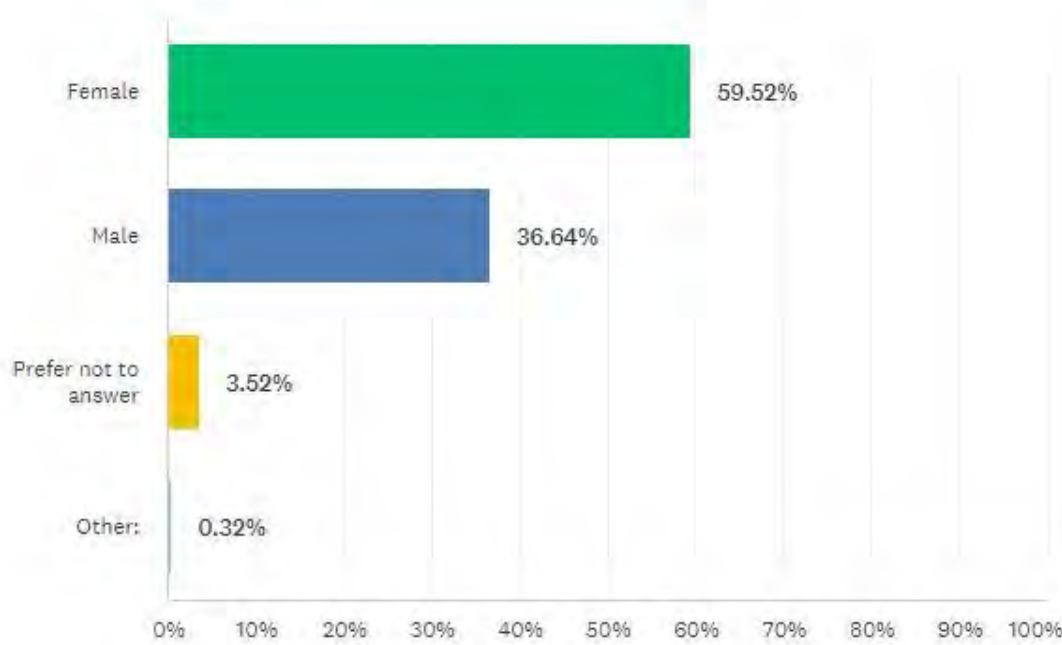
Answered: 1,250 Skipped: 6



Q4

Please provide your gender:

Answered: 1,250 Skipped: 6



Q5

Select the number of persons in your household including yourself who are in the age brackets below:

Answered: 1,159 Skipped: 97

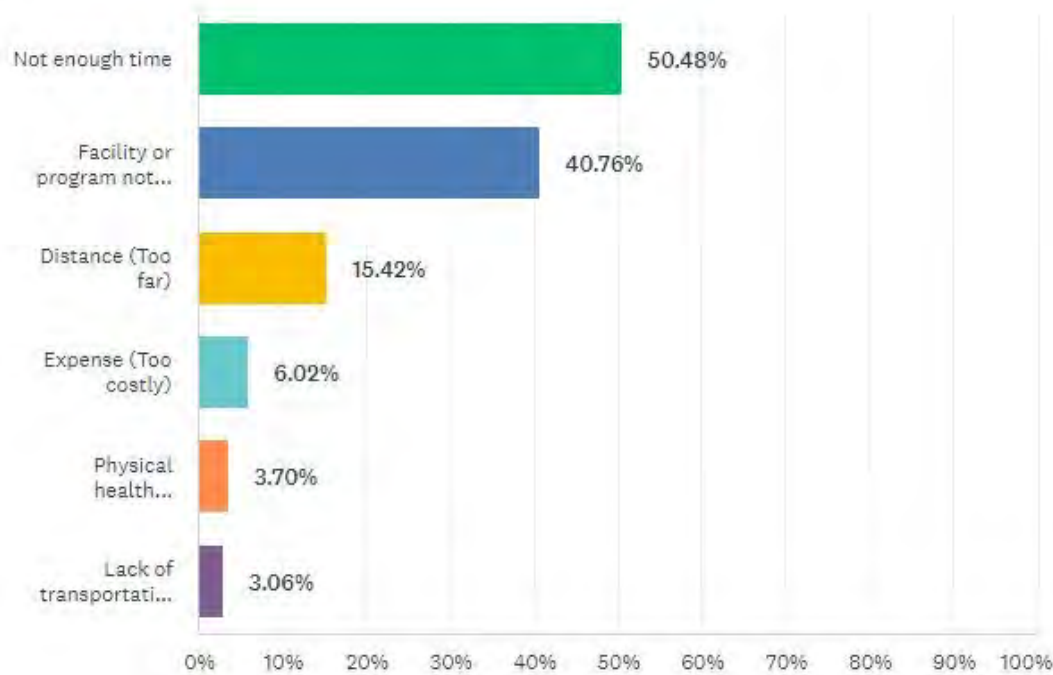
	1	2	3	4	5	6	TOTAL RESPONDENTS
5 years and younger	61.23% 248	27.65% 112	6.67% 27	2.96% 12	1.48% 6	1.23% 5	405
6-12 years old	65.22% 225	28.41% 98	4.64% 16	1.45% 5	0.00% 0	0.58% 2	345
13-16 years old	79.59% 156	19.39% 38	0.51% 1	0.51% 1	0.00% 0	0.00% 0	196
17-19 years old	86.26% 113	13.74% 18	0.00% 0	0.00% 0	0.00% 0	0.00% 0	131
20-35 years old	44.06% 252	52.45% 300	2.97% 17	0.87% 5	0.00% 0	0.00% 0	572
36-45 years old	46.44% 202	52.87% 230	0.46% 2	0.46% 2	0.00% 0	0.00% 0	435
46-60 years old	50.58% 173	48.83% 167	0.58% 2	0.29% 1	0.00% 0	0.00% 0	342
61 and over	65.70% 113	32.56% 56	1.16% 2	1.16% 2	0.00% 0	0.00% 0	172

Knightdale is made up of a balance of older and younger residents. Families with children made up a large portion of participant responses.

Q6

What is the greatest barrier to your household's regular use of public park, recreational facilities, athletic programs, and special events.

Answered: 947 Skipped: 309



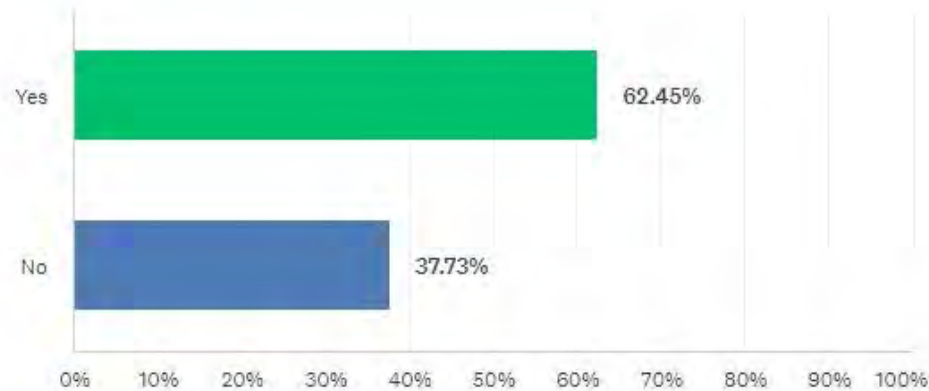
ANSWER CHOICES	RESPONSES	
▼ Not enough time	50.48%	478
▼ Facility or program not offered	40.76%	386
▼ Distance (Too far)	15.42%	146
▼ Expense (Too costly)	6.02%	57
▼ Physical health limitations	3.70%	35
▼ Lack of transportation to and from a facility	3.06%	29
Total Respondents: 947		

Survey participants indicated that their lack of time was the main barrier to their household’s regular use of public park, recreation facilities, athletic programs, and special events. However, a large number of participants felt that a lack of facilities or programs was a barrier. This may indicate a need for additional facilities or programs or broader access to existing facilities or programs offered.

Q7

Within the last year have you traveled out of the Town of Knightdale to use a recreation facility or program?

Answered: 1,145 Skipped: 111

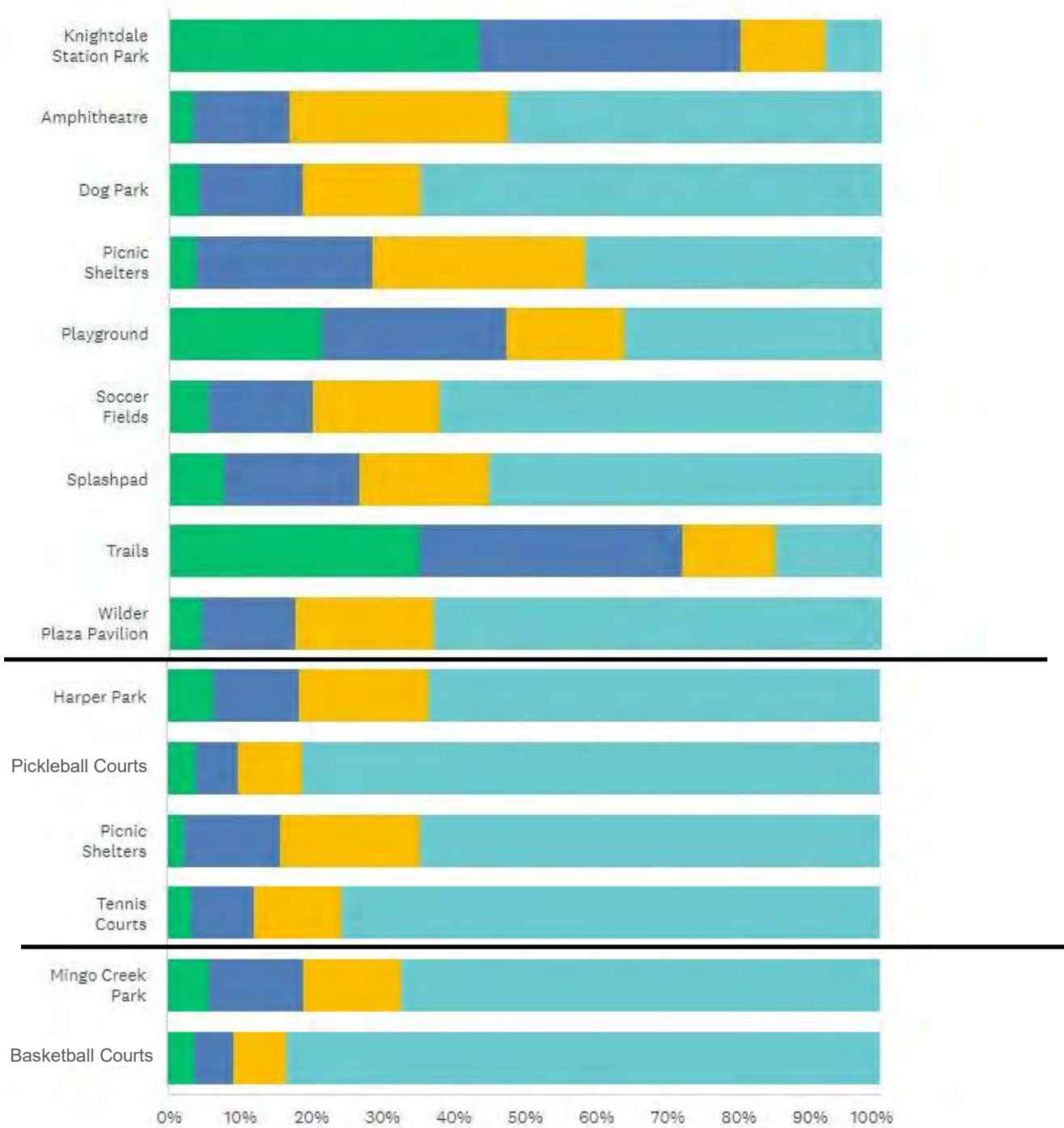


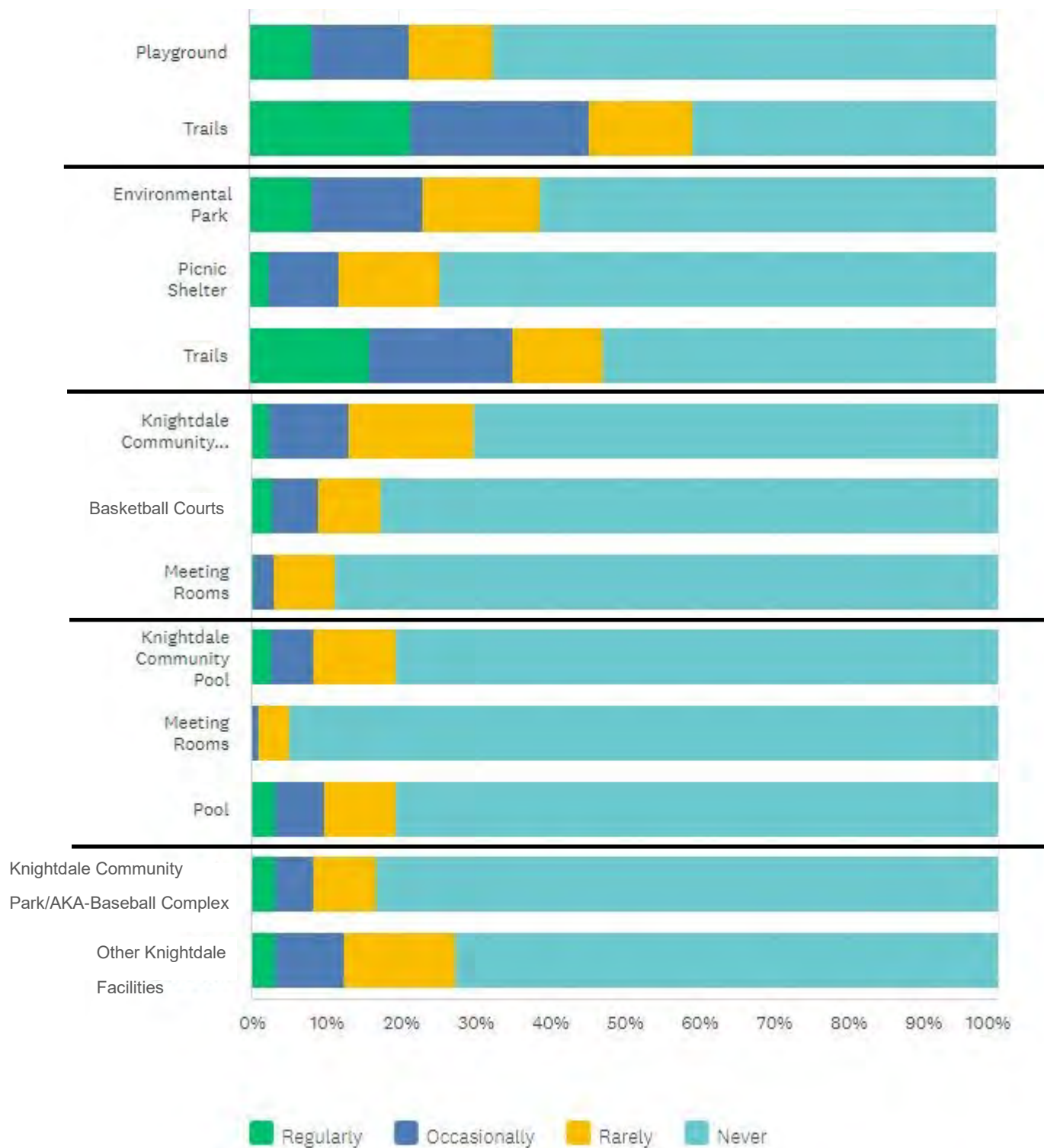
ANSWER CHOICES	RESPONSES	
Yes	62.45%	715
No	37.73%	432
Total Respondents: 1,145		
Raleigh	26.62%	144
Wendell	7.21%	39
disc golf	6.47%	35
Clayton	3.88%	21
Wake Forest	3.70%	20
disc golf course	3.51%	19
Cary	3.51%	19
trails	3.51%	19
Zebulon	3.33%	18
playgrounds	3.14%	17

The top ten comments provided by survey participants related to where they typically were traveling to outside of Knightdale focused on trips to Raleigh but also Wendell.

Q8
Check below how frequently you or others in your household have visited the following facilities in the past year.

Answered: 1,075 Skipped: 181



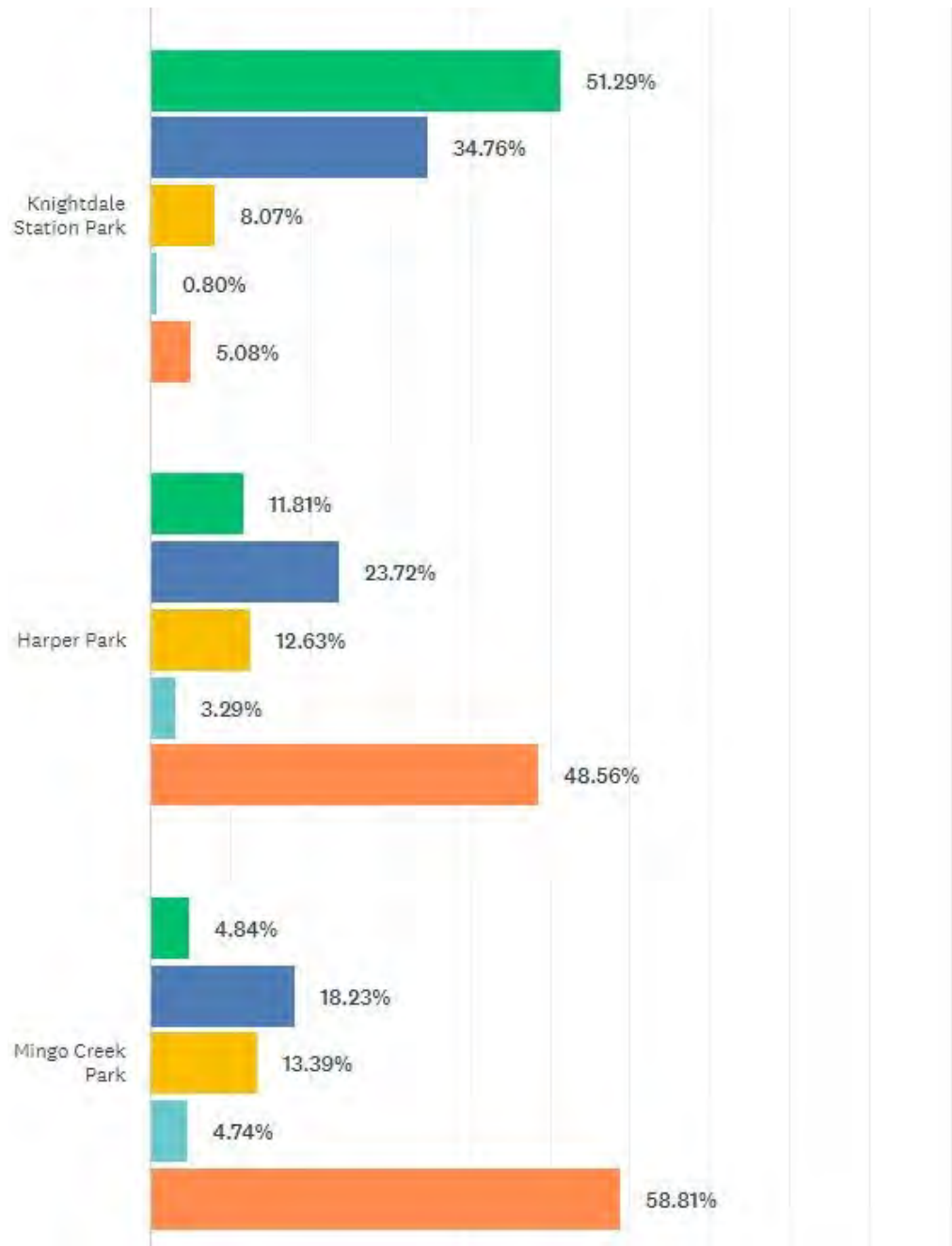


The top three most frequently used facilities according to survey responses were: Knightdale Park, Environmental Park, and Harper Park. From the results, most respondents frequent the trails, but the playground at Knightdale Station Park was also a popular amenity with survey participants.

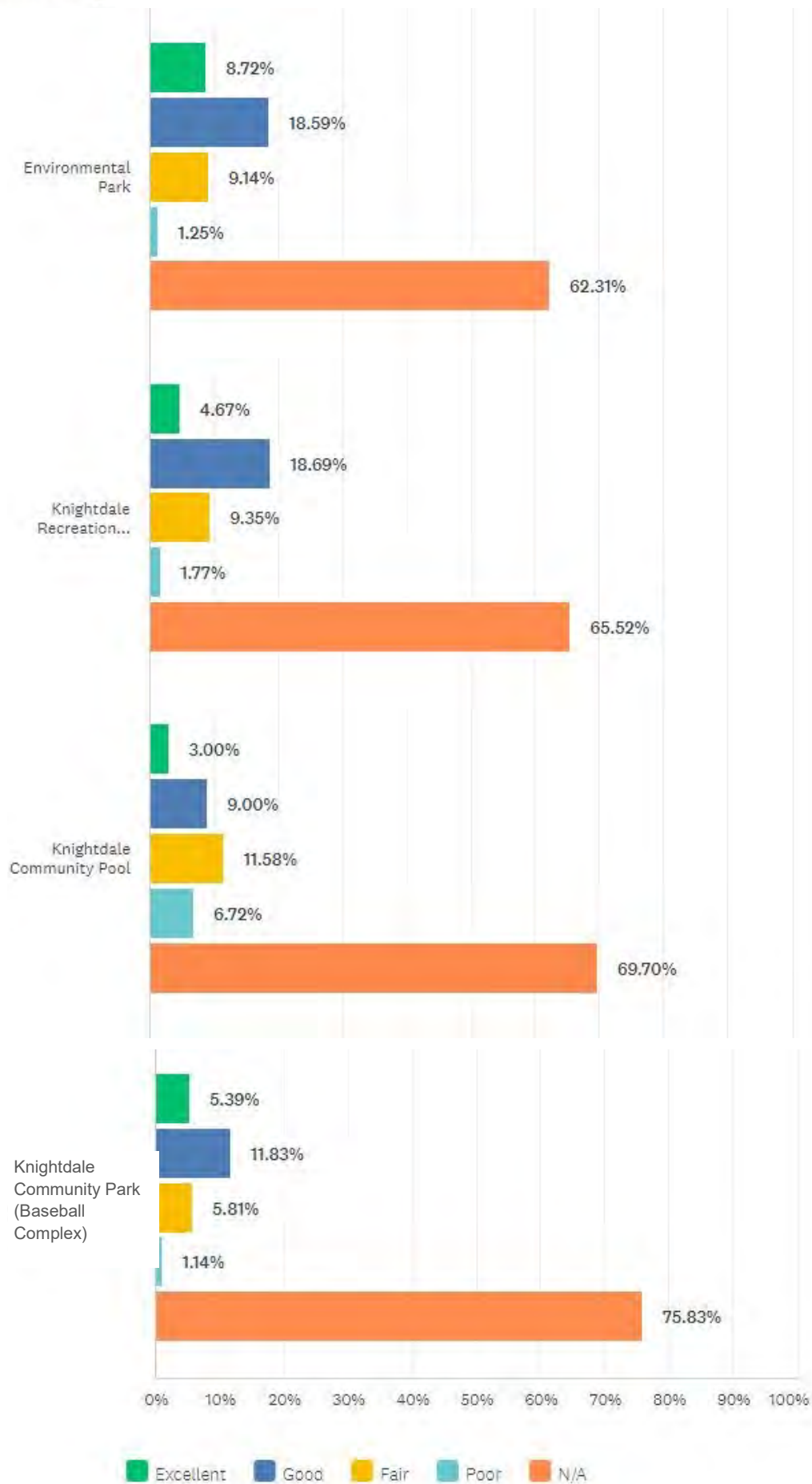
Q9

Overall, how would you rate the existing Knightdale parks and recreation facilities?

Answered: 1,009 Skipped: 247



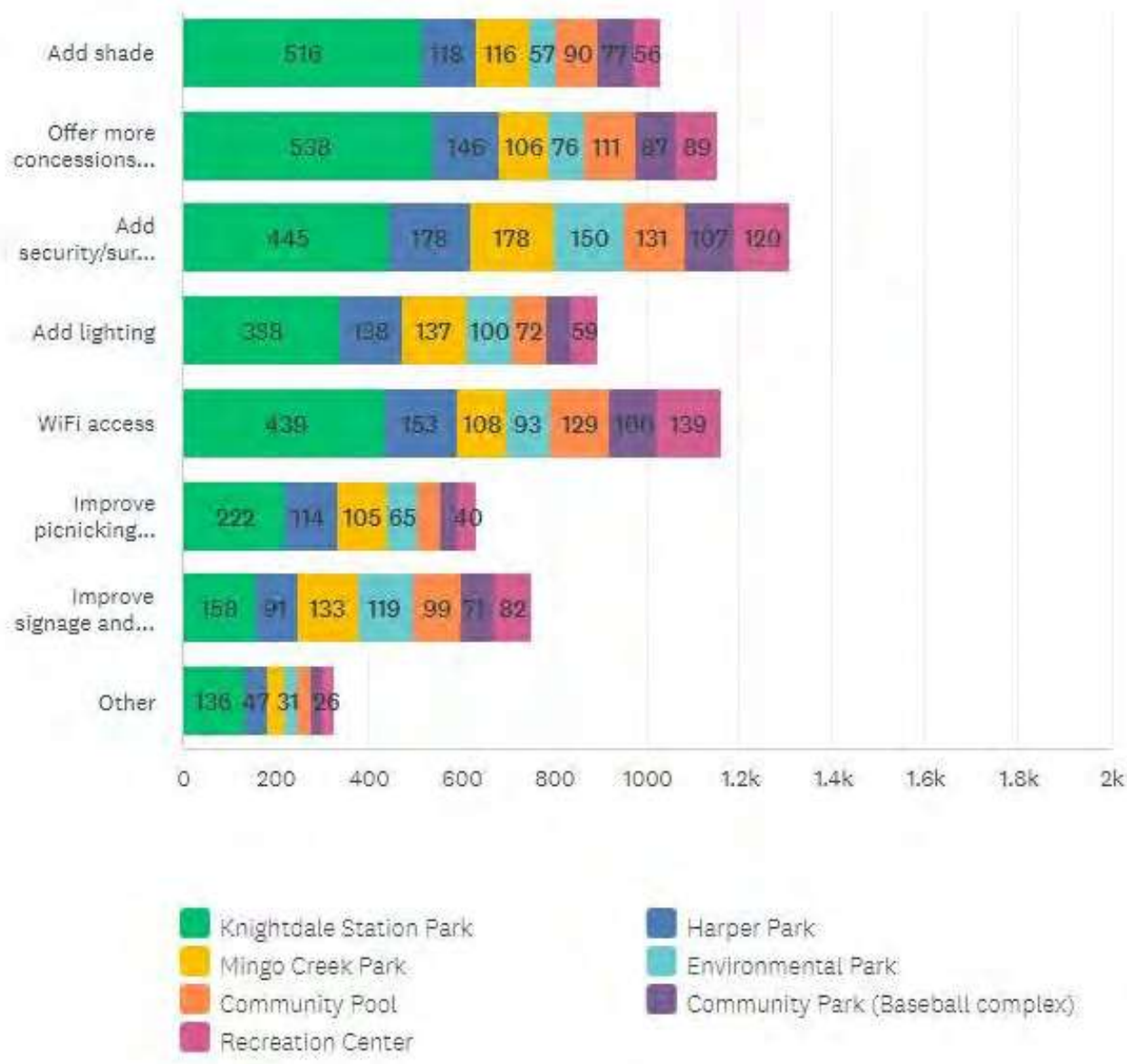
Survey participants rated Knightdale Station Park as an excellent facility, however, responses also indicate the need to improve the Knightdale Community Pool. Overall, survey participants rated the majority of Knightdale parks and recreation facilities well.



Q10

Check below improvements that should be made to
EXISTING Knightdale Parks?

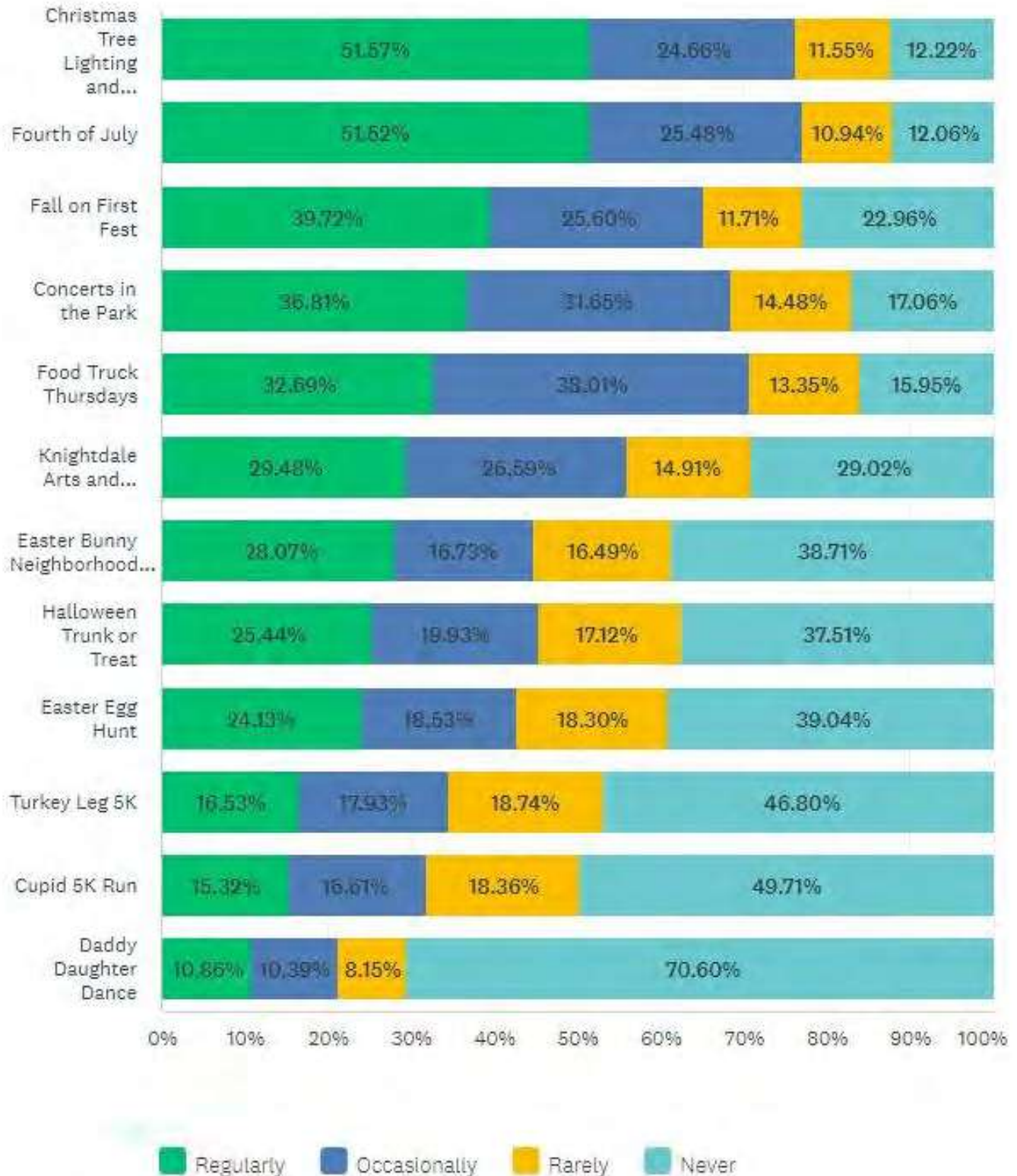
Answered: 823 Skipped: 433



Q11

In which of the following recreation programs and special events would you or others in your household participate on a regular basis?

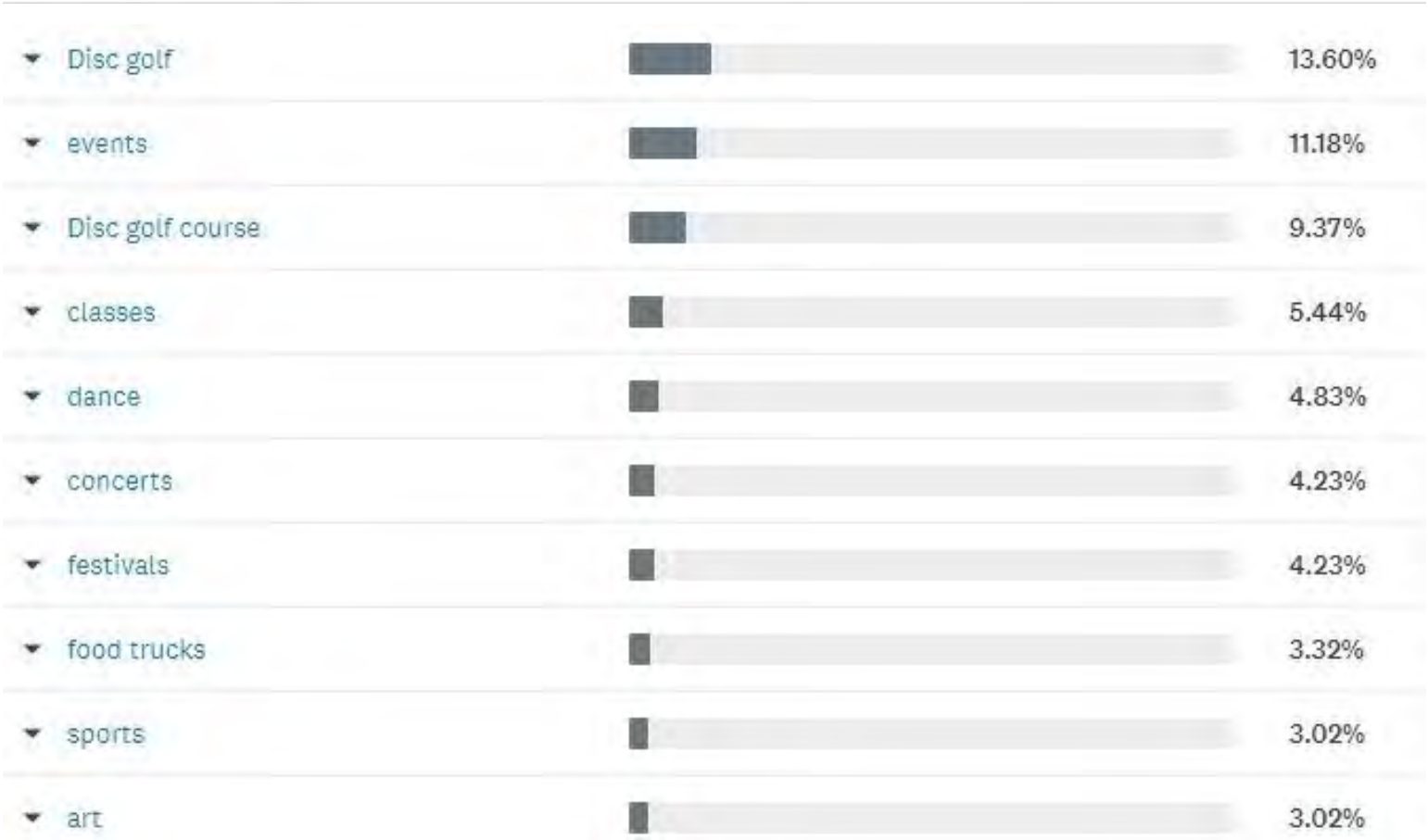
Answered: 907 Skipped: 349



Q12

Please list below, any recreation programs or special events that you would like to see offered within the Knightdale Recreation System:

Answered: 331 Skipped: 925



When asked about what recreation programs or special events participants wanted to see offered within the Knightdale recreation system a disc golf course was mentioned the most. However, overall interest in a wide variety of classes and events collectively made up a large portion of the open ended responses provided.

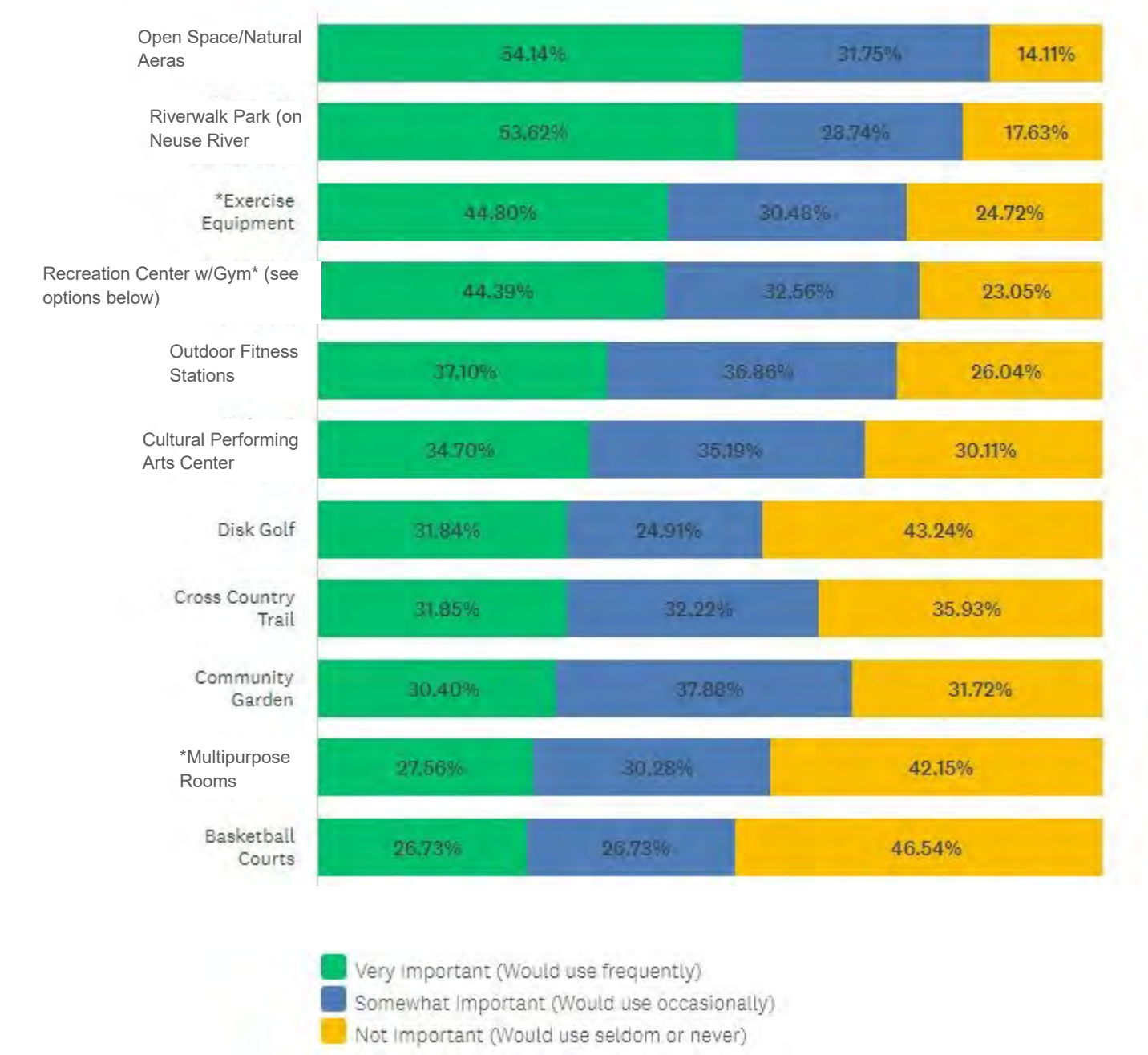


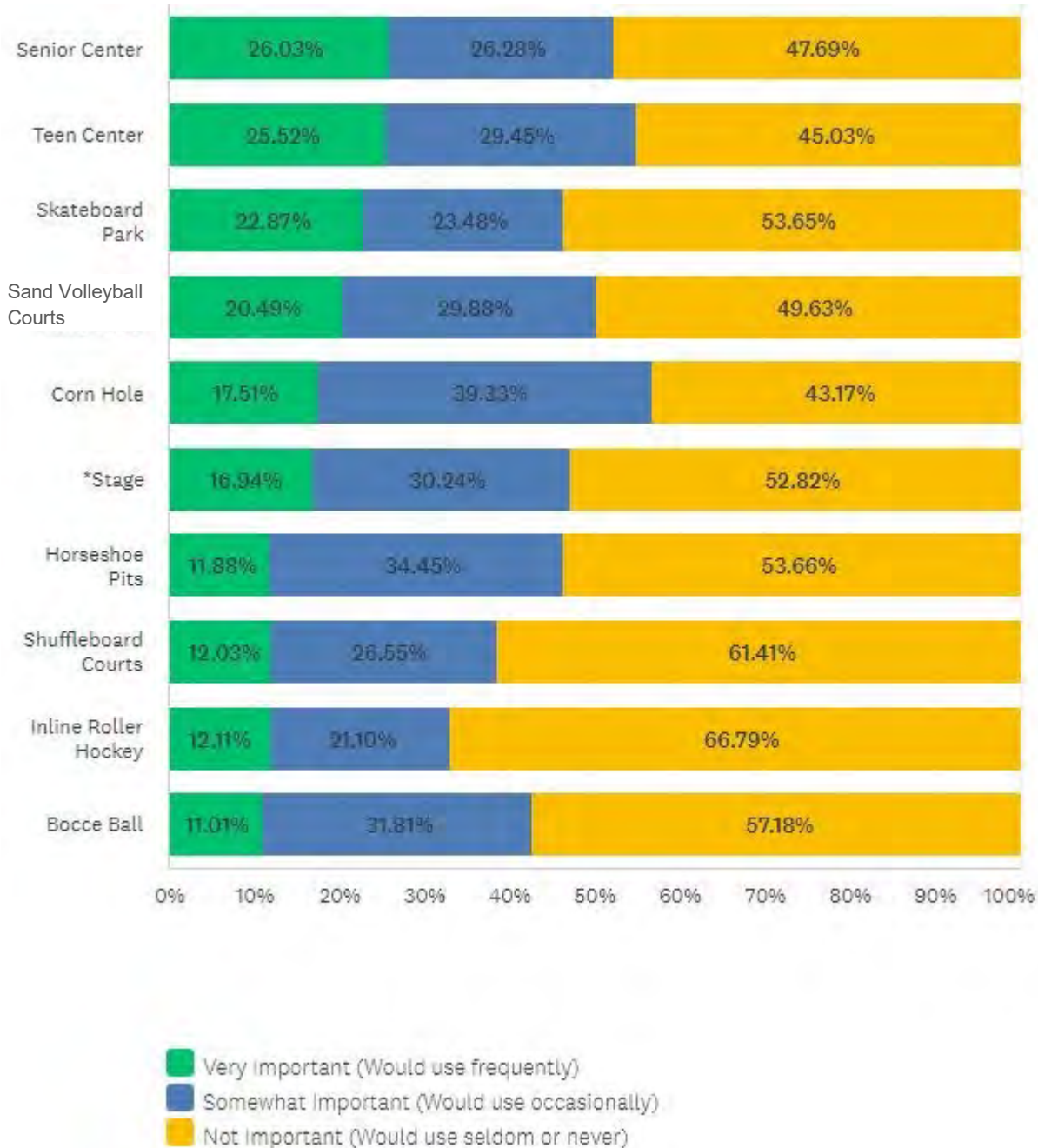
Providing a variety of programs meets the needs of the community

Q13

How important is it Knightdale add the following NEW facilities?

Answered: 909 Skipped: 347

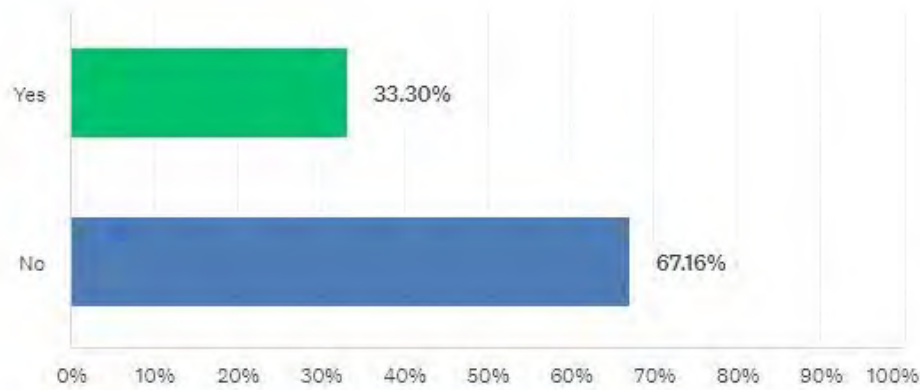




Q14

Do you use any school or private facilities in Knightdale (YMCA pool, private fitness clubs, etc.) for recreation or leisure activities?

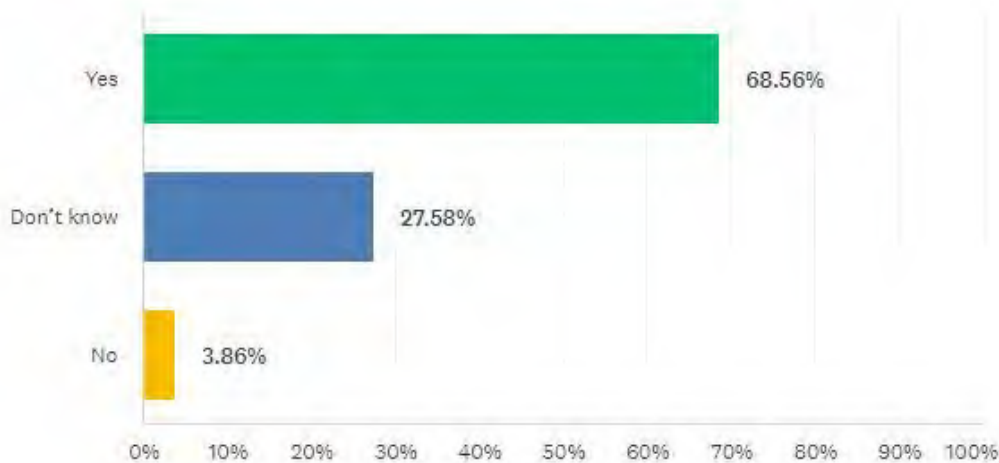
Answered: 877 Skipped: 379



Q15

Would you support the development of a new community center in Knightdale?

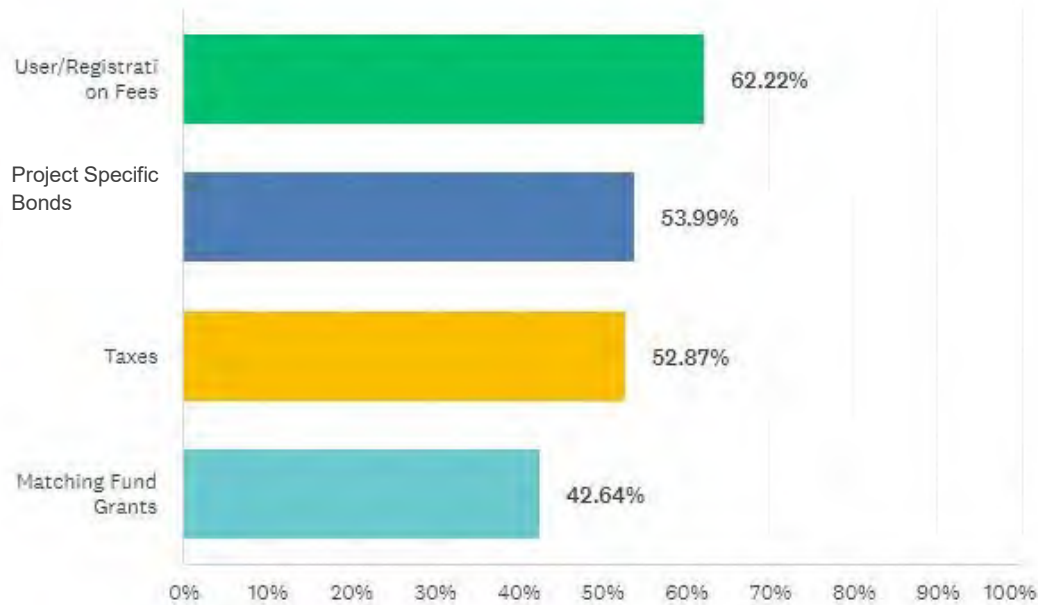
Answered: 881 Skipped: 375



Q16

What, if any, sources of funding are you willing to support in order to make improvements, build new facilities, and create programs? Check all that apply.

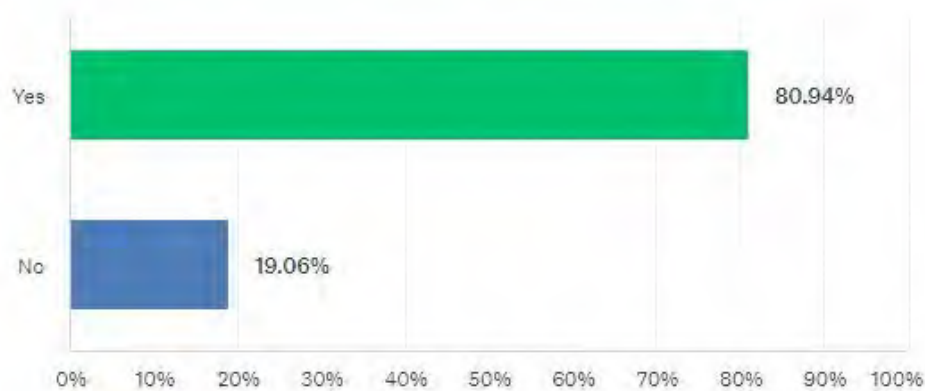
Answered: 802 Skipped: 454



Q17

Would you be willing to pay a nominal fee to attend an event or use a special facility in Knightdale?

Answered: 876 Skipped: 380



Survey Conclusions

The Knightdale recreation survey was designed to obtain information about existing town owned/operated recreation facilities and programs. The consultant worked comprehensively with parks, recreation , and cultural programs staff, elected officials, and the comprehensive master plan steering committee/recreation advisory board in the development of the survey questionnaire.

The community survey was a broadly promoted and well received effort to engage residents and stakeholders in Knightdale's recreation planning. The survey data was collected from two primary sources: online and paper handouts. The majority of participants opted to provide their input via the online collection tool. The survey was advertised via the main Knightdale web page, via the Parks, Recreation, and Cultural Programs department web page, social media posts, via roadside signage, posted flyers at Knightdale parks and Town Hall, at the community meetings (survey marketing cards and word of mouth), and promoted by Knightdale staff and project steering committee members (via marketing cards, social media posts, and word of mouth).

Major Survey Findings

The survey contained a series of questions that were designed to measure behavior as well as perceptions by Knightdale residents and other nearby patrons. There were several opportunities for participants to provide specific comments from open ended questions.

Overall, respondents felt facilities were fair to excellent but some felt that desired facilities or programs were not offered. This data may be why some survey participants reported traveling out of the Town of Knightdale to use a recreation facility or program. Knightdale Station Park is the most visited facility in the system with trails and the playground being the most used amenities of the park.

Overall improvements to existing parks that survey participants desired varied but the top five (in order from most desired to least) included: addition of shade, food/drink concessions, addition of security/surveillance cameras and lighting, Wi-Fi access, and improved picnicking areas.

Survey data indicate participants support existing programs/special events and would continue to as these programs and new ones are offered by Town. Participants were very interested in multi-generational programs and facilities but strong support was indicated for disc golf programs and recreation department offered classes.

Open space, trails, and fitness oriented amenities were very popular with survey participants. However, the range of reported interests was broad with many participants also supporting the development of a performing arts center, community center, community garden, and multipurpose rooms. (See complete survey responses in Appendix C)



SHADE



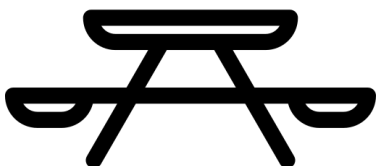
FOOD/DRINK CONCESSIONS



IMPROVED SECURITY



WI-FI ACCESS



PICNIC AREA

STATE AND NATIONAL ASSESSMENTS

Surveys that were designed to determine the demand for outdoor recreation and facilities have been conducted on both the federal and state levels by private, non-profit, and governmental agencies. This information is important as it sets a precedent for what popular activities may be expected by typical park users.

The top five most popular outdoor recreational activities nationwide based on the 2021 Outdoor Participation Trends Report generated by the Outdoor Foundation are:

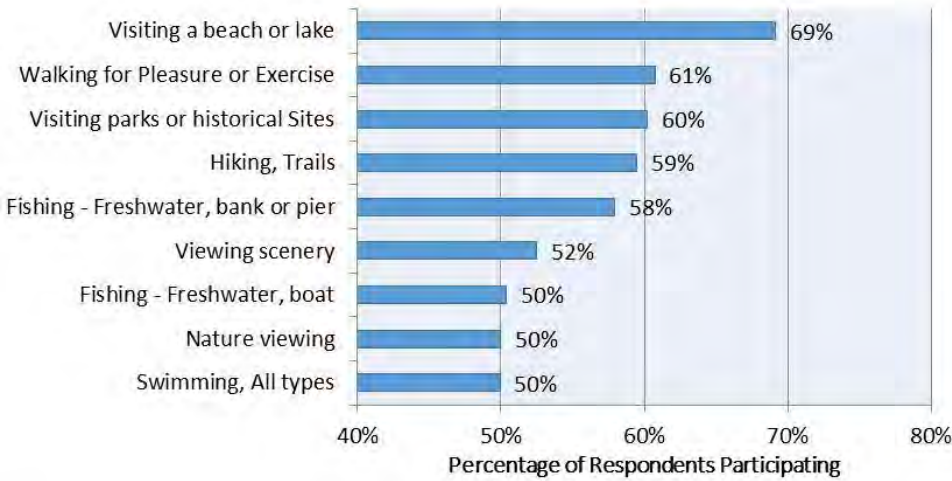
1. Running, jogging, and trail running
2. Hiking
3. Freshwater, saltwater, and fly fishing
4. Road biking, mountain biking, and BMX
5. Car, backyard, backpacking, and RV camping

MOST POPULAR OUTDOOR ACTIVITIES BY PARTICIPATION RATE		
1 RUNNING, JOGGING AND TRAIL RUNNING	21.0% of Americans	83.8 million participants
2 HIKING	19.0% of Americans	57.8 million participants
3 FRESHWATER, SALTWATER AND FLY FISHING	18.0% of Americans	54.7 million participants
4 ROAD BIKING, MOUNTAIN BIKING AND BMX	17.3% of Americans	52.7 million participants
5 CAR, BACKYARD, BACKPACKING AND RV CAMPING	15.8% of Americans	47.9 million participants

Outdoor Foundation 2021 Outdoor Participation Trends Report

The top nine most popular outdoor activities in North Carolina based on the North Carolina Outdoor Recreation Plan for 2020 — 2025 (SCORP) produced by the Division of Parks and Recreation are:

1. Visiting a beach or lake
2. Walking for pleasure or exercise
3. Visiting parks or historical sites
4. Hiking, trails
5. Freshwater fishing from a bank or pier
6. Viewing scenery
7. Fishing from a boat
8. Nature viewing
9. Swimming, all types



2020 — 2025 NC SCORP

Local governments (cities, towns, and counties) provide 39% of the public recreational opportunities in the United States. However, due to their proximity to the population density they provide key access to public recreational opportunities.

EVALUATION OF PARK LAND NEEDS

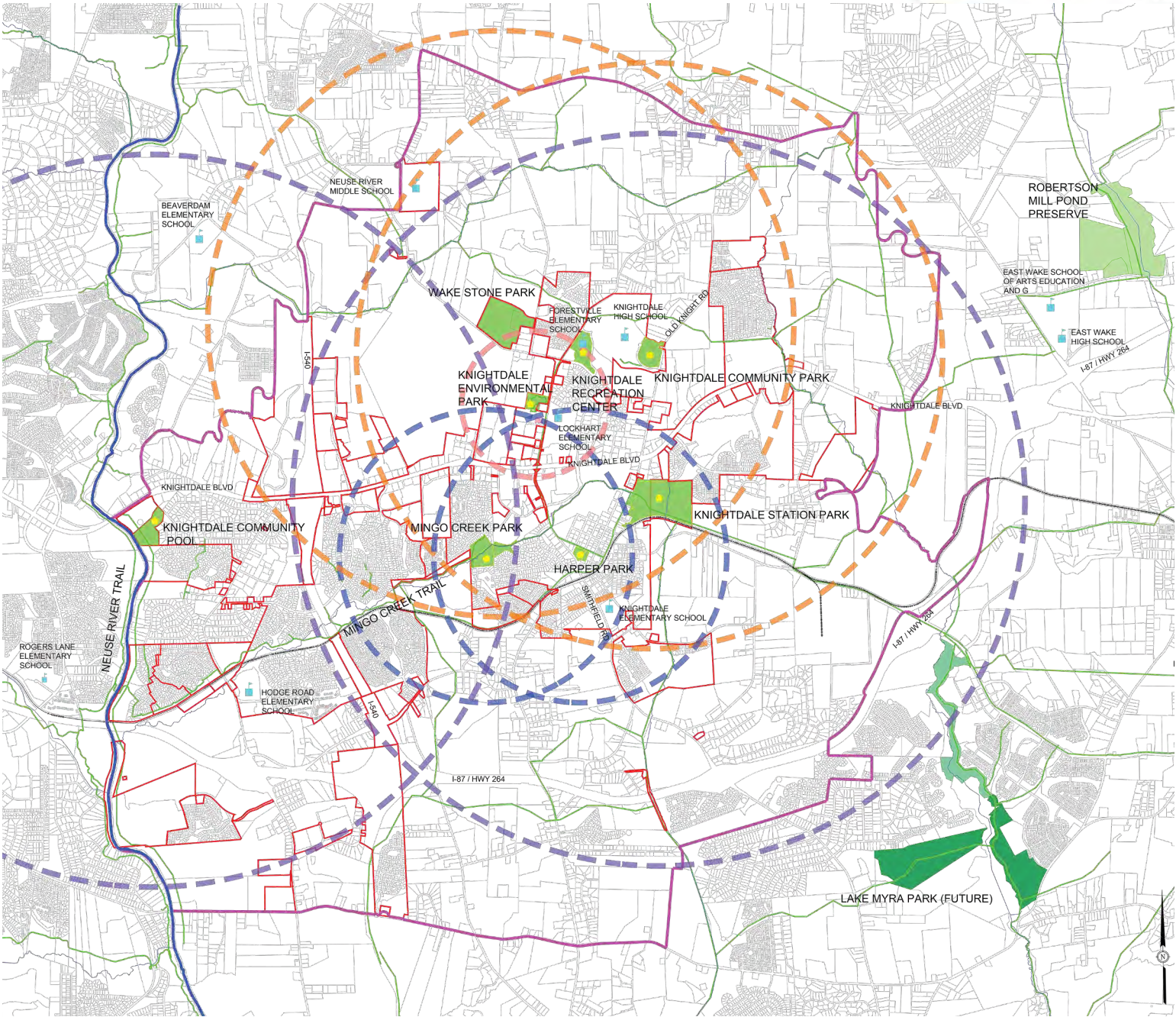
To better understand what recreation resources a community has and how accessible those facilities and programs may be to the general population this study looked at typical service areas. Map 3.1 illustrates what portions of the community lie within or near the typical recreation service areas. The outcome of this exercise reveals that portions of the community live far enough from recreational facilities that they cannot easily access them. Populations typically affected include children and seniors that do not drive. Both user groups generally have greater leisure time and can directly benefit from access to parks and recreation facilities.

Solutions to improving recreation in The Town of Knightdale includes providing facilities and amenities that residents desire and need. It also considers where such facilities and amenities should be located. Existing recreation service areas illustrated indicate that the areas outside of the core of municipalities have the least access to parks. Planning for future parks and recreation system expansion should consider developing facilities outside of the Town's core. As new residential and large commercial developments are planned the Town should take an active role in working with developers on what types of recreation amenities should be provided per Town's planning department requirements.

Knightdale's Comprehensive Parks and Recreation Master Plan considers community workshops, recreation survey findings, projected demand, service area analysis, and Town staff input as the primary guides in prescribing the current and future recommendations for Knightdale parks and recreation development.



Mingo Creek Trail, Knightdale

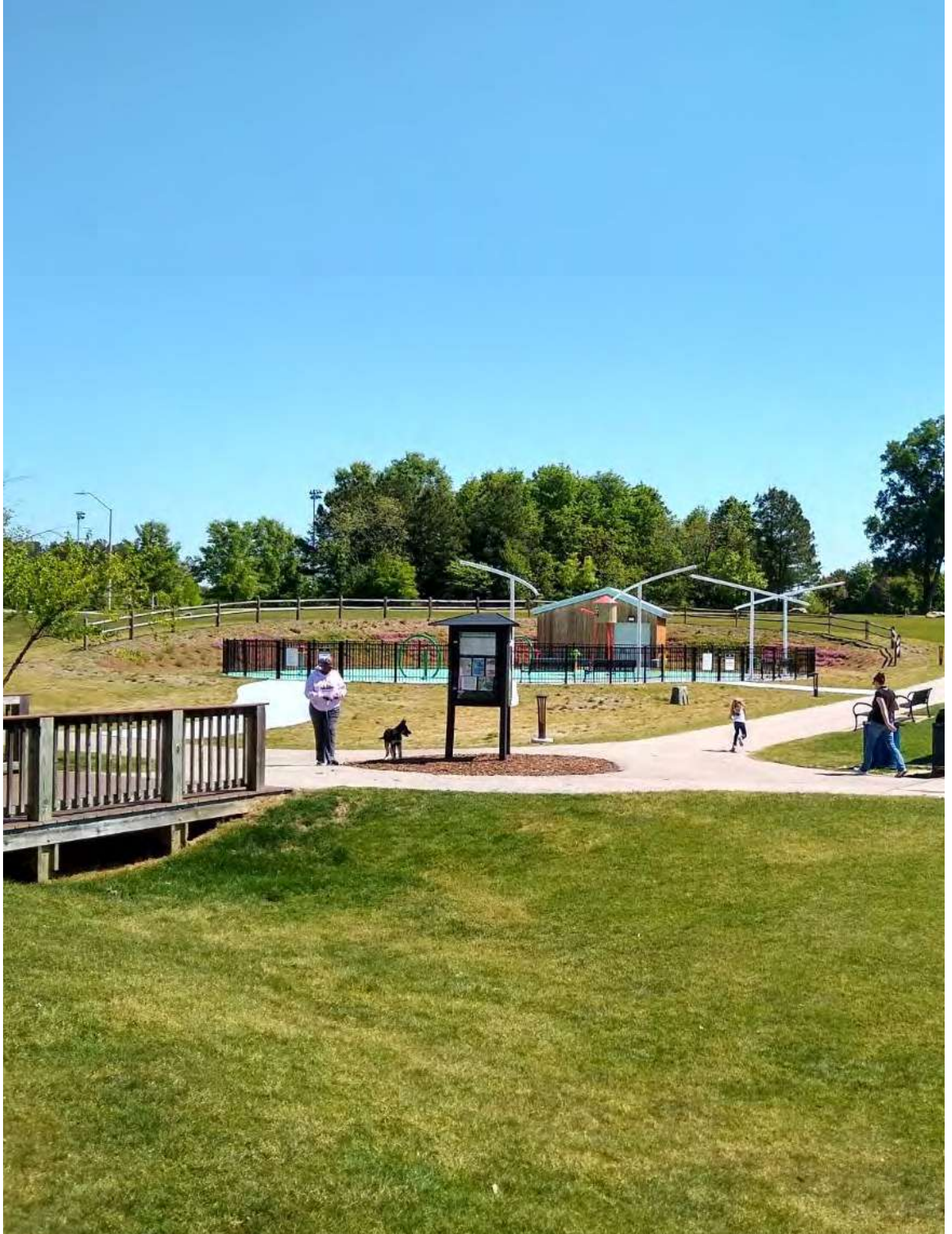


LEGEND

TYPICAL SERVICE AREAS

- Municipal Boundary
 - Municipal Planning Boundary
 - Water Body/Creek
 - Existing Knightdale Park
 - Existing Public School
 - Existing Greenway
 - Existing Wake County Park
- 2.5 Mile
(Existing District Park)
 - 2.0 Mile
(Existing Community Park)
 - 1 Mile
(Existing Neighborhood Park)
 - 0.5 Mile
(Existing Mini Park)

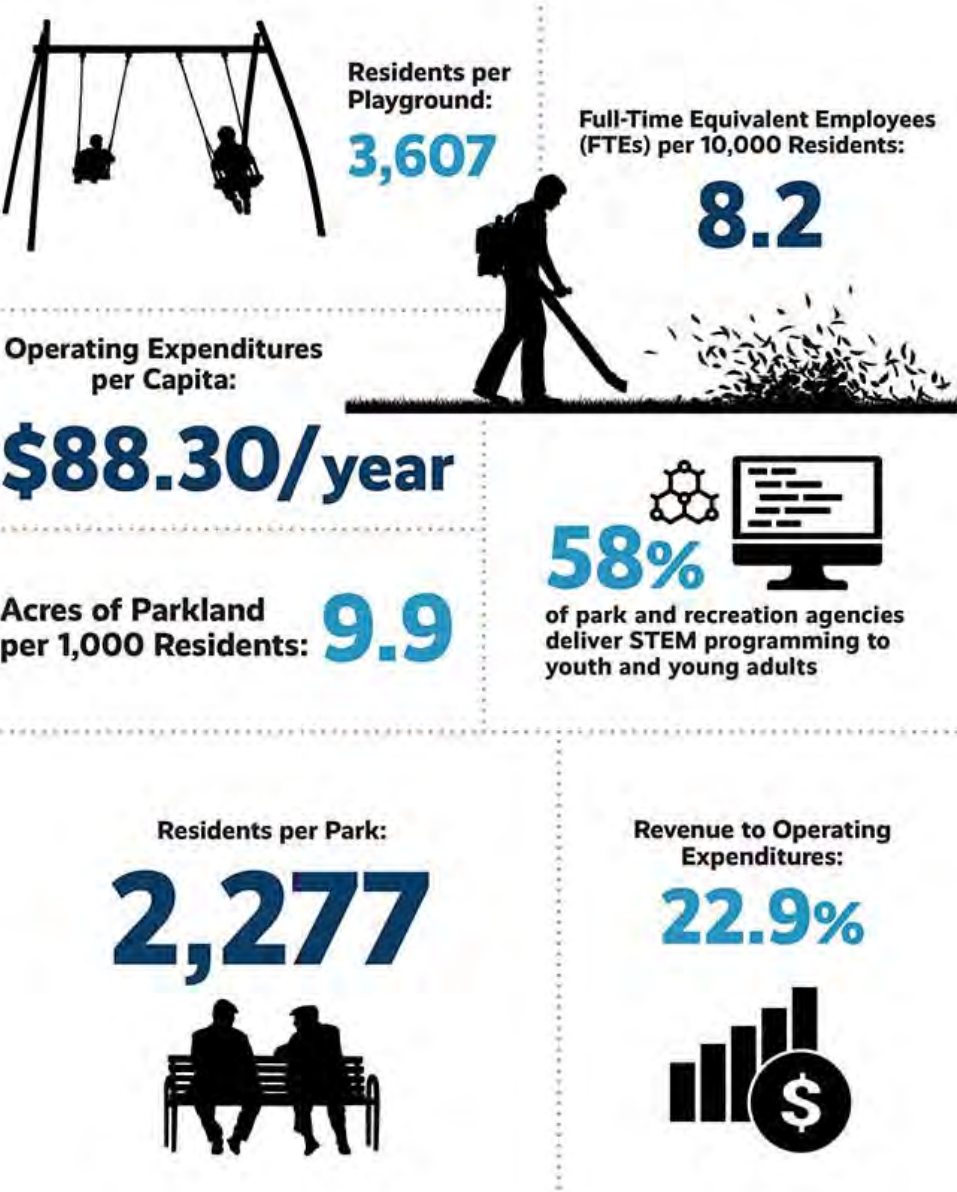
Map 3.1 Knightdale existing service area (See Appendix A for 11"x17")



When comparing a park system to national standards, one method is to examine the total acreage of the park system. The NRPA Park land guidelines (in acres) for the total service population of Knightdale are provided in Tables 3.1 and 3.2. Population figures in this analysis, estimated at 19,435, include the estimated population of residents in the Town as of 2021. The acreage requirement is based on the population ratio method (acres of park land per population of 1,000) pre-established for each classification of park.



2021 NRPA Agency Performance Review Key Findings



The 2021 NRPA Agency Performance Review provides benchmarks from recreation departments across the country

Table 3.1 Knightdale existing park acreage by classification

TYPE OF PARK	Existing Town Acreage	Recommended for 2022 Population 19,435	Recommended for 2032 Population 23,011	(Surplus) / Deficit for 2022 Population
REGIONAL PARK (NPS & NC) 1,000 acres or 10 acres / 1,000 persons	NA	NA	NA	NA
DISTRICT PARK 200 acres or 5 acres / 1,500 persons	89 acres	65 acres	77 acres	(6) acres
COMMUNITY PARK 2.5 acres / 4,000 persons	66 acres	12 acres	14 acres	(54) acres
NEIGHBORHOOD PARK 2 acres / 4,000 persons	12 acres	10 acres	11.5 acres	(2) acres
MINI PARK 0.5 acres / 4,000 persons	8 Acre	2.5 acres	3 acres	(5.5) acres

Table 3.2 Knightdale existing park acreage

KNIGHTDALE EXISTING PARKS	
Knightdale Station Park (District)	71 acres
Knightdale Community Pool (Special Use District)	18 acre
Knightdale Community Park (Community)	16 acre
Wake Stone Athletic Park (Community)	50 acre
Harper Park (Neighborhood)	4 acre
Mingo Creek Park (Neighborhood)	8 acre
Knightdale Environmental Park (Mini)	8 acre
KNIGHTDALE PARK ACREAGE	175 acres

Presently, the Town of Knightdale’s recreational facilities serve the entire Town. These facilities are a mix of active and passive recreation. Regional park resources are provided by state and county systems that are within proximity of the Town.

Based on the information contained in Table 3.1, Knightdale meets the national standard guidelines for all of the park acreage needs. The community workshops and the recreation survey will be used as the primary guides in prescribing the specific recommendations for Knightdale parks and recreation development, for both now and for the future.

10 Minute Walk



The National Recreation and Park Association, the Trust for Public Land, and the Urban Land Institute have joined together for a nationwide movement to help people have greater access to parks and green spaces while transforming communities. They have set a goal to provide safe, equitable access to 100% of people in US cities by 2050.

The Trust for Public Land has created an online tool called ParkServe®. ParkServe® uses GIS databases and demographics to analyze the percentage of residents within a community who have access to parks and green space. Reports are generated for local communities to gain insight into how they are doing. The report provides information for local municipalities and can give insight into how a Town is servicing the local residents and is another tool to show where gaps within a recreation system are. The following information was generated using the ParkServe® tool for the Town of Knightdale.



Knightdale

According to ParkServe® 5% of the Town of Knightdale's land is dedicated to parks and green space. The total population is 18,179 and the population within a 10-minute walk is 6,583 or 36.2%.

36% of residents live within a 10 minute walk of a park.

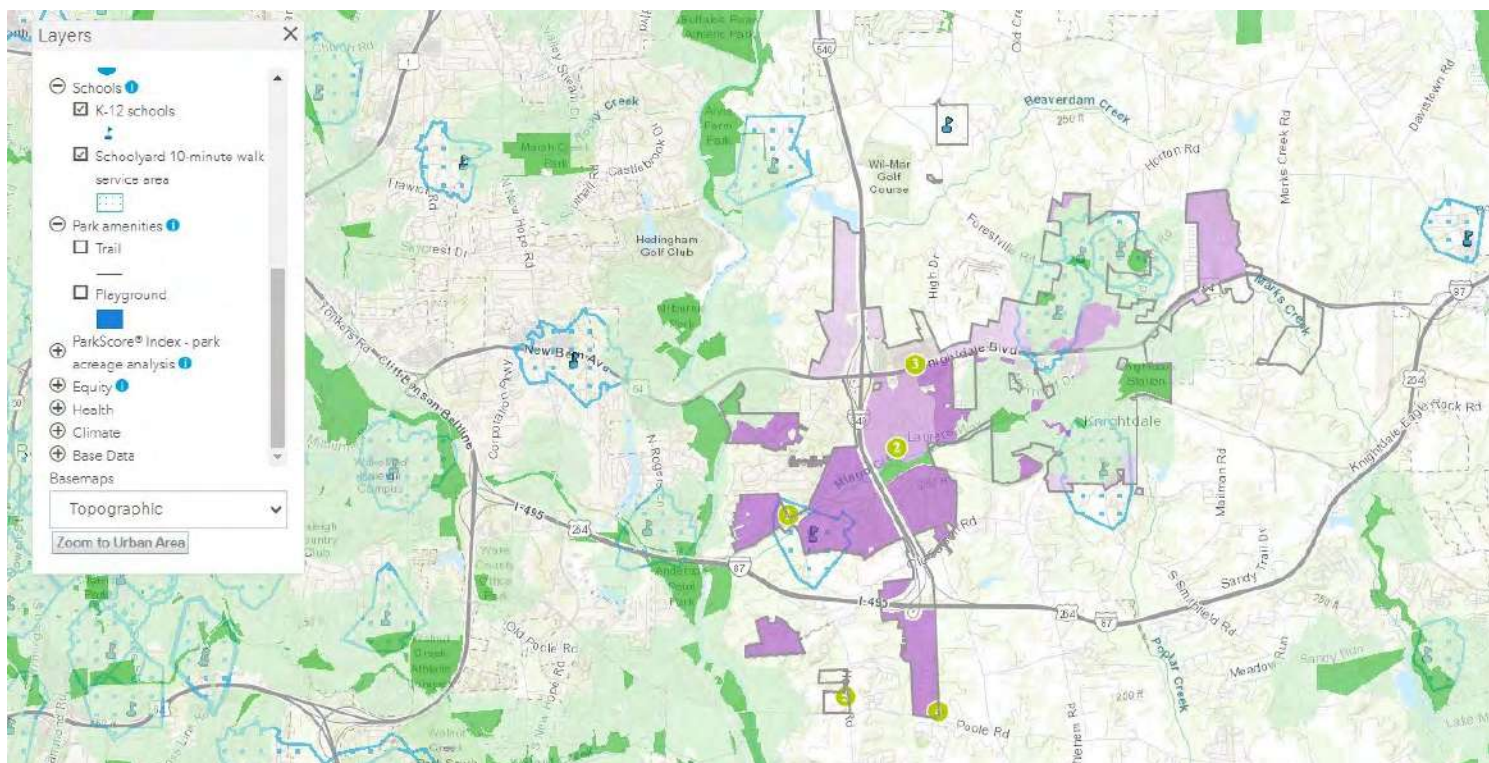


National average **55%**

5% of Knightdale's city land is used for parks and recreation.



National median **15%**



EVALUATION OF AMENITY NEEDS

Standards were established based upon information gathered from NRPA and historical evidence from past projects. An inventory of the existing amenities is shown in Table 3.3. Recommendations for what is needed can be found in Section 4 under the subtitle 'Amenity Proposals and Recommendations' in Table 4.1.

In the 2021 NRPA Agency Performance Review a list of outdoor park and recreation amenities was given with the median number of residents per amenity. This data is one more way to see how Knightdale is meeting the needs of the community. The public meetings and the recreation survey will be used as the primary guides in prescribing the specific needs for Town of Knightdale parks and recreation development, both now and for the future.

**FIGURE 3: OUTDOOR PARK AND RECREATION FACILITIES – POPULATION PER FACILITY
(BY PREVALENCE AND POPULATION PER FACILITY)**

Type of Facilities		Median Number of Residents per Facility					
	Percent of Agencies	All Agencies	Population of Jurisdiction				
			Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Playgrounds	94.4%	3,607	2,132	2,961	3,672	4,804	8,271
Basketball courts	87.4	7,187	4,051	7,000	8,790	8,477	11,632
Tennis courts (outdoor only)	81.4	5,089	2,748	4,819	5,726	5,818	9,997
Diamond fields: baseball – youth	78.0	6,763	3,000	5,099	7,560	12,914	23,619
Rectangular fields: multipurpose	66.4	8,750	3,895	7,400	11,212	10,792	22,538
Diamond fields: softball – adult	65.5	13,510	5,663	11,184	16,250	28,081	35,875
Dog parks	64.9	46,000	11,148	27,528	58,926	76,610	129,506
Diamond fields: softball – youth	59.3	11,287	5,447	9,891	11,884	26,073	43,670
Swimming pools (outdoor only)	51.5	37,569	8,591	25,402	43,100	67,004	93,534
Diamond fields: baseball – adult	51.3	20,159	7,989	20,522	22,366	38,899	48,657
Rectangular fields: soccer – youth	48.9	7,192	3,433	5,833	8,291	12,646	32,649
Community gardens	48.3	31,175	9,001	25,480	51,197	72,238	96,322
Tot lots	45.1	11,000	6,194	8,974	13,701	19,122	22,163
Multiuse courts: basketball, volleyball	44.6	20,000	6,200	18,850	24,644	36,979	70,287
Rectangular fields: soccer – adult	43.6	12,943	7,541	11,161	12,800	20,000	30,092
Skate parks	39.3	49,750	11,000	31,248	66,672	109,798	247,664
Rectangular fields: football	36.5	25,977	7,917	16,584	31,972	51,719	78,656
Multipurpose synthetic fields	21.0	38,328	13,200	22,041	40,305	53,550	112,707
Ice rinks (outdoor only)	17.9	16,664	10,000	13,049	29,386	112,000	472,688
Rectangular fields: cricket	12.1	128,393	ISD*	29,404	62,958	110,936	370,119
Rectangular fields: lacrosse	11.2	29,000	7,051	13,333	33,437	63,250	174,861
Overlay fields	8.7	15,385	4,385	8,935	10,724	42,139	87,438
Rectangular fields: field hockey	3.5	23,270	ISD*	15,007	ISD*	110,558	ISD*

*ISD = Insufficient Data

2021 NRPA Agency Performance Review: Median population per recreation amenity provided by parks and recreation agencies across the nation

Table 3.3 Knightdale existing amenities

Amenity	McGill Recommended Standards	Existing Amenities Currently Provided by Knightdale
Knightdale Amenities		
Adult Baseball Field (>300')	1/7,000	1
Adult Softball Field (250'-300')	1/5,000	1
Youth Baseball Field (200'-250')	1/3,500	2
Youth Softball Field (<200')	1/5,000	0
Multipurpose Athletic Field	1/5,000	5
Soccer Field	1/5,000	3
Lacrosse Field	1/5,000	3
Indoor / Outdoor Basketball Court	1/5,000	4
Tennis Court	1/5,000	4
Pickleball Court	1/2,500	2
Volleyball Court	1/5,000	0
Lawn Games	1/2,500	1
Picnic Shelter	1/3,000	5
Picnic Station (unsheltered)	1/2,000	4
Playground	1/2,000	4
Walking / Running Trails	0.25 mi./1,000	7 mi.
Dog Park	1/5,000	1
Recreation Center	1/20,000	1
Outdoor Amphitheater	1/20,000	1
Swimming Pool	1/20,000	1
Splash Pad	1/10,000	1
Disc Golf Course	1/20,000	0
Skate Park	1/20,000	0

EVALUATION OF STAFFING NEEDS

The people that make up a parks and recreation department are what makes up a successful agency. Everyone from the parks and recreation director to athletic specialists to maintenance staff work together to provide quality offerings to the community and visitors to the area.

Knightdale has six full-time employees that work to create the quality of life environment for users of the parks system. Knightdale's estimated population is 19,435 and the current staffing levels are well below average of typical agencies serving similar population sizes. Based on the 2021 NRPA Agency Performance Review the median Full-time Staff Equivalent (FTE) for parks and recreation departments across the country is 10.3 per ten thousand residents. The Town should provide, at a minimum, 11 FTE to match the lower quartile of agencies serving populations less than 20,000

Knightdale Parks and Recreation Staffing

Parks, Recreation, & Cultural Director (1)
Parks, Recreation, & Cultural Assistant Director (1)
Athletic Supervisor (2)
Recreation / Special Events Supervisor (1)
Administrative Assistant (1)
Part-time Seasonal Staff (~ 20)



Quality staff are an integral part of providing a parks and recreation system that meets the need of the community

11.25 FTE

The current number of full-time staff equivalents provided by Knightdale to support the recreational needs for the present population of 19,435.

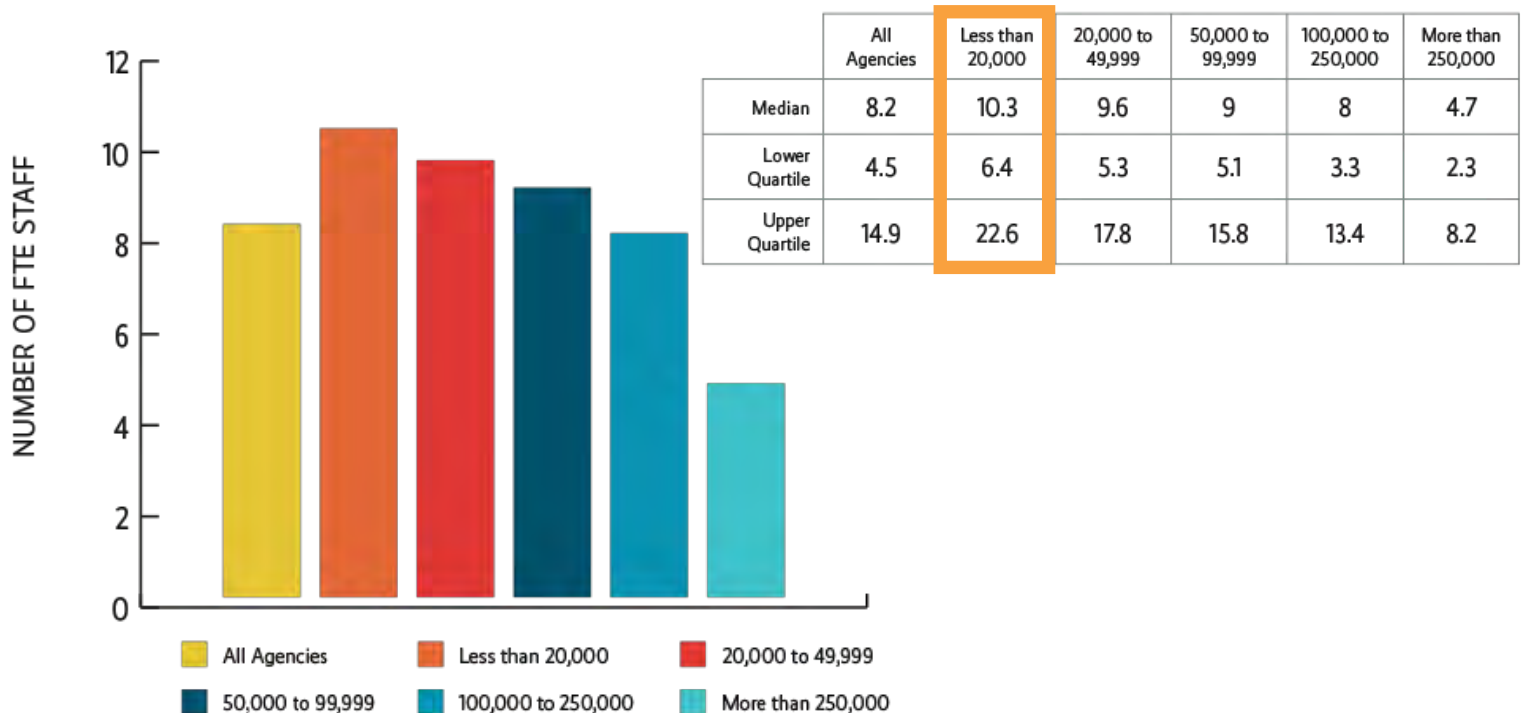
12.4 FTE

The minimum number of full-time staff equivalent is 6.4 per 10,000 residents based on the 2021 NRPA staffing guidelines for Knightdale's current population of 19,435.

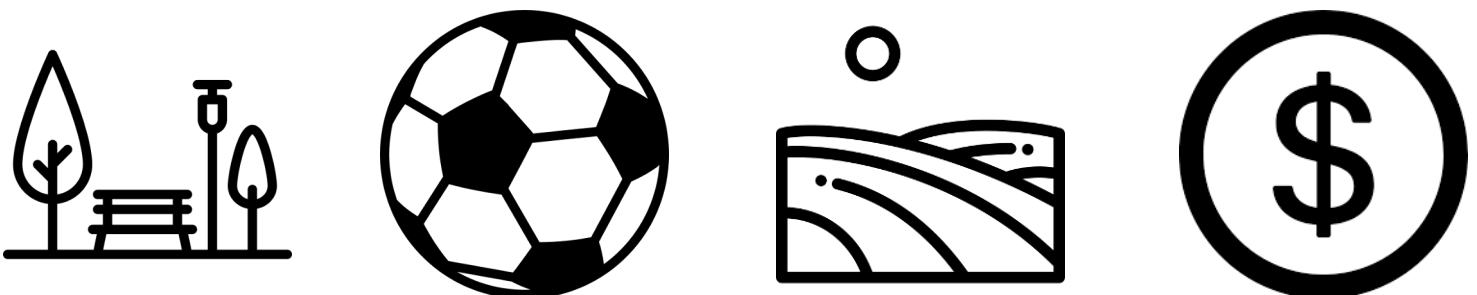
17.8 FTE

The median number of full-time staff equivalent is 10.3 per 10,000 residents based on the 2021 NRPA staffing guidelines for Knightdale's current population of 19,435.

**FIGURE 11: PARK AND RECREATION FTEs
PER 10,000 RESIDENTS
(BY JURISDICTION POPULATION)**



The 2021 NRPA Agency Performance Review: FTEs for parks and recreation departments across the country



PLAN RECOMMENDATIONS





OBJECTIVES

Understanding the needs and desires of the Town and the community members is essential before making recommendations to the existing park system and expansion possibilities. The community workshops, Town staff discussions, and the recreation survey were integral in helping identify the primary interests and concerns of Town residents.

As identified in the inventory portion of this report, there are seven existing recreational facilities owned and operated by the Town of Knightdale. These facilities currently offer a mix of active and passive recreation opportunities.

This master plan serves as a map for the future development of existing recreation facilities for Knightdale and establishes basic objectives to obtain Knightdale's recreation goals. The plan incorporates recommendations to accomplish the objectives set forth by the Town Council, the steering committee, and community members.

Knightdale Parks and Recreation's mission statement proclaims that "The Department enhances the quality of life for citizens of Knightdale and Eastern Wake County by providing an experienced staff to plan, implement, and manage a wide variety of passive, active, and cultural opportunities. The Department strives to provide a system of parks, greenways, recreational facilities, and open space areas which will ensure quality recreation opportunities for present and future citizens of Knightdale and Eastern Wake County." In order to fulfill this statement, the Town has set goals to provide recreational programs and facilities to its residents and visitors.



Harper Park, Knightdale



OBJECTIVES

- Provide the community with municipal recreation, leisure, and cultural programs that are accessible and affordable to all citizens
- Planning for the projected growth of the community
- Gauging the recreation needs of the community
- Provide appropriate recreation improvements and expansion of recreation opportunities and pedestrian connectivity
- Pursue equitable access to recreation opportunities
- Develop creative and inclusive programming for Knightdale
- Eliminate existing barriers to recreation facilities and programs by adopting a policy of inclusive recreation
- Develop parks and facilities to become models of sustainable design
- Provide recreation land in the form of district, community, neighborhood, and mini parks which are convenient and accessible to all residents
- Create programs that encourage inter-generational interaction between seniors and youth
- Continue and improve existing coordination with schools and other recreation partners
- Provide adequate staffing at levels commiserate to needs
- Solicit creative funding strategies and apply for state and local grants for recreation, leisure, and cultural arts programs
- Continually update program selection with respect to new ideas and recreation trends

GENERAL RECOMMENDATIONS AND BEST PRACTICES

General recommendations are based on professional experience and review of national and state recreational best practices. They are intended to provide guidance for the operations, administration, and growth of the Town of Knightdale Parks and Recreation department. They provide advice on elements ranging from policy, safety, maintenance, and other general issues. These general recommendations are intended to inform future decision making. Many of these recommendations depend upon collaboration between Town departments and other recreation partners. They are not specific to any single facility or program initiative.

Recommendation #1: Facility and Program Accessibility

Every parks and recreation facility Knightdale operates should respect and provide the needs of the disabled population through design and programming. All new facilities should be designed to meet current Americans with Disabilities Act (ADA) requirements. Currently, the Town meets compliance with these regulations at all of the existing facilities. As new facilities are acquired or developed, priority should be given to the continual upgrading of existing facilities that, perhaps, become non-compliant.

Recommendation #2: Design and Daily Maintenance

The facilities owned and operated by Knightdale should appeal to residents of the Town and visitors to the area. Priority should be given to improving the design of facilities so that they are architecturally, functionally, and ecologically progressive.

Master planning should always be completed for park improvements or new facilities prior to final budgeting and/or design; thereby, making the phasing/development more transitional and of higher quality. Design (and redesign) of all facilities should embrace ecologically responsible elements and methods such as the use of native plants for landscaping, the incorporation of wildlife habitats, the use of permeable surfaces to reduce stormwater runoff where possible, and “green” building practices for structures.



Recommendation #3: Walkable Communities

Knightdale should continue to promote land uses and site designs that make walking and bicycling convenient and enjoyable. They should continue to encourage the inclusion of public greenways or trails in private developments and the establishment of connectivity to and/or between both current and future public schools, parks, and other public destinations.

Recommendation #4: 10 Minute Walk Movement

NRPA, the Trust for Public Land (TPL), and the Urban Land Institute (ULI) have partnered together to promote safe, equitable park access for US citizens. The goal is to provide 100% of people access to a quality park or green space within a 10 minute walk of their homes by 2050. The Town of Knightdale should pledge their support to the 10 Minute Walk Mission. For more information visit 10minutewalk.org.

-MINUTE WALK

Recommendation #5: Greenways/Multi-Use Trails

Based on state and national studies, walking and biking are highly desired activities, which are increasing by bounds. North Carolina's 2020-2025 Statewide Comprehensive Outdoor Recreation Plan (SCORP) found that 67% of survey participants reported that linear parks are the most needed facility within their park systems. The SCORP also found that 61% of respondents viewed walking for pleasure to be a common outdoor recreational activity.

Knightdale should continue to encourage the coordination and planning for future utility easements with greenway facilities. The easements should be established to allow for the inclusion of recreation facilities where possible. Where new development occurs, the Town should continue to work with developers to provide rights-of-way or easements for proposed and future greenway facilities.

Recommendation #6: Greenway Funding

Knightdale should consider including language in a development ordinance for fee in-lieu of sidewalk to fund greenway land acquisition and construction where the need for pedestrian connections cannot rely on the timing of private property development.

Recommendation #7: Bicycle Facilities

Given the high cost of fuel for vehicular transportation, air quality concerns, and the need to increase the health and fitness of the population, a planned network of bike trails, bike lanes, and shared roadways should be developed to support alternative transportation to recreation facilities and travel within Knightdale. Future roadway construction within the Town should include provisions to accommodate pedestrian and bicycle travel. This network should connect both existing, as well as future park facilities and greenways. In addition, the Town should continue to require bike racks (sheltered at schools and other potential high-use areas) be installed at all publicly owned facilities within the Town. The Town should work with NCDOT to ensure that bicycle and pedestrian facilities are provided as much as possible to promote alternative modes of transportation.



Recommendation #8: Entrance and Wayfinding Signage

To provide uniformity throughout the park system Knightdale should consider providing signage that is uniform and consistent to promote parks and recreation facilities. Entrance signage is the face of parks and therefore the face of the Town's Parks and Recreation. To provide visitors with ease of navigation throughout the park system wayfinding signage should also be installed to elevate the parks and provide consistency throughout the parks system.

Recommendation #9: Interpretative Signage

Knightdale should consider placing signage that would identify any historic and natural landmarks along pedestrian corridors. This type of signage would not only enhance the pedestrian experience but also provide educational and cultural information to greenway users.

Recommendation #10: Intergovernmental Cooperation

The Town of Knightdale should seek to coordinate planning efforts with Wake County, the Wake County School System, local municipalities, the Town planning department, and state park systems to provide greenway and park facilities. Representatives of the Town and of these agencies should meet periodically to

discuss development and recreation projects that are planned or are underway within the area. The purpose of these meetings is to discuss upcoming project opportunities and development trends in demographics and growth, newly identified citizen needs in recreation and open space, and recreation master plan updates for local municipalities and adjacent counties. This will also ensure that redundancy in services is prevented and that all opportunities for partnerships and connectivity are being utilized.

Recommendation #11: Partnership Agreement

It is recommended that the Town staff meet with existing and potential partners, such as local hospitals, not for profit organizations, local churches, and athletic associations, to determine needs and possible partnership opportunities. The Town should begin this process by developing an approach to each potential partner to establish an understanding of each entity's needs and ultimately result in a partnership agreement. The process will require periodic progress meetings with each partner to facilitate the partnerships goals and objectives. This may entail presentations to the partner's board or committee.

Recommendation #12: Educational and Stewardship Programming

Knightdale should develop a consistent environmental education program and interpretative facilities at park locations and along future greenway corridors as opportunities arise for future park development. These programs should include stewardship and community volunteer programs geared to the management of natural areas and wildlife habitats.

Recommendation #13: Green Building

It is recommended that the Town implement green building components into the existing and future parks facilities where cost effective and economically feasible. Green building techniques consist of building materials and construction practices which reduce environmental impacts (greenhouse gases, water pollution, and air pollution) and promote energy efficient building materials and methods. These efforts will improve environmental stewardship for park facilities and also educate park users.



Recommendation #14: Contiguous Property Acquisition

When property that is contiguous to existing parks becomes available, all reasonable efforts should be made to acquire the property. Large acreage parks offer recreation amenities that can only be achieved on large sites. The acquisition of contiguous property next to Town parks should be of high priority to Knightdale. Efforts should be made immediately to seek first option on all contiguous properties. At the time these options are sought, other possibilities should be presented to the property owner as well. Some property owners may be receptive to conservation easements while retaining the title to the property. Conservation easements will allow the Town the opportunity to use properties for recreation while providing the immediate benefits of preservation. Numerous grant sources can be used for land acquisition. Extreme care should be exercised in choosing the correct process(es) and timing for acquisition to meet the full potential afforded by grants.



Recommendation #15: Acceptance of Fee Simple Land Donation

If land is offered to Knightdale as donation by fee simple title with no restrictions the property should be surveyed for natural heritage significance and relationship to existing plans and parks. If the land contains no environmental hazards, restrictive covenants, or restrictive easements it can be useful and beneficial for the

Town to assume ownership. Not all donated land has to be developed into a park to be useful. Any land donation to the Town serves a great public need even if it is banked for the future because the development and public needs of the distant future (over 50 years) is unknown. If donated property were properly managed, the revenue and future significance of the property would far exceed its current contribution to the tax base. If the Town chooses not to accept land donation of a particular property, efforts should be made to assist the property owner with contacting an agency that accepts land donations or conservation easements. Land donations (which the Town has no interest in owning) could be donated to the local parks foundation.

Recommendation #16: Natural and Cultural Heritage Inventory

The Town of Knightdale should refer to the North Carolina Natural Heritage Program's Natural Area Inventory of Knightdale North Carolina. The intent of this study is to identify areas deemed to be significant natural resources, which should be evaluated for consideration of preservation and future use as recreational resources.

Recommendation #17: Technology Access

As the culture continues to move towards information accessibility, providing access to wi-fi connectivity within the parks is an amenity that can elevate the usership of park facilities. Knightdale should identify the locations within their park facilities to install the necessary equipment that will provide users the ability to access wi-fi connectivity.



Recommendation #18: Programs and Classes

To expand recreation programming, the Town should continue to provide recreation classes and programs in appropriate Town parks and facilities. The Town should assess the need to contract future programming offerings out to concessionaires. This could extend the programs offered by non-profits and private recreation providers into future Town owned facilities, which may be more accessible to residents who are not currently served. It also would strive to increase programming options by starting new contract programs and activities in the following service areas: health and fitness, swim safety classes, environmental education, nature-based outdoor recreation, non-sports interest classes and fine/cultural arts programs.

Recommendation #19: Facility Marketing Campaign

Parks and recreation facilities are an invaluable asset to any community. The need to provide public awareness of recreation opportunities is just as important as providing the necessary facilities. To improve awareness of Town owned facilities and programs Knightdale should launch a Parks, Recreation, and Cultural Programs marketing campaign. The Town should consider options to raise awareness through social media, special events at lesser known facilities, and signage throughout the Town directing visitors to the parks. As growth continues to occur through the region Knightdale should partner with local chambers of commerce and real estate groups to provide pamphlets to people who relocate to the Town.

Recommendation #20: Facility Security

Where feasible, add fencing to facility perimeters. Add surveillance cameras and site attendant patrols to mitigate security issues and provide a safer public environment for park patrons.

Recommendation #21: Mitigation of Asset Obsolescence

All Town facilities, equipment, and items needed to provide the public with safe and adequate recreation services should be evaluated annually to ensure they meet appropriate standards of service. Assets should be replaced at the end of their useful life.

KNIGHTDALE FACILITY RECOMMENDATIONS

Knightdale Station Park

Description:

Knightdale Station Park is the flagship park for the Town. This 71-acre site is located along the eastern edge of Town however is a hub of energy. Along with the active and passive recreation amenities, this park provides cultural activities such as concerts and shows at the amphitheater, and is adjacent to neighborhood businesses and restaurants.

Challenges and problems:

- In need of distance demarcation along walking path
- Lack of shaded seating at playground and amphitheater
- Limited seating at splash pad
- Security issues concerning vandalism

Recommendations

- Provide trail mile markers indicating distance in both directions
- Provide shaded seating at the playground
- Provide shaded seating and 10' paved concrete path along back of amphitheater seating arena
- Provide more seating opportunities at the splash pad
- Install security cameras throughout the park
- Increase policing throughout park during active hours
- Install adventure play area in woodland between large ponds
- Install 18-hole disc golf course in woodland along southern boundary
- Install group of fitness stations in open space between parking lots
- Install shade structure / sails over educational overlook along southern border of pond
- Add dedicated parking space for potential food truck location



Examples of recommendations for Knightdale Station Park



Examples of recommendations for Knightdale Station Park

Harper park

Description:

Harper Park is a 4-acre neighborhood park that is honoring Eugene Harper, Knightdale's longest serving mayor. This beautiful park provides active recreation with tennis and pickleball as well as passive recreation with open lawns. The park is a great addition to the surrounding neighborhoods.

Challenges and problems:

- Lack of ADA access to gazebo
- Lack of playground
- Lack of walking trails

Recommendations

- Continue with plans to replace gazebo with picnic shelter
- Continue with plans to provide activity tables in park
- Continue with playground improvements



Example of recommendations for Harper Park



Examples of recommendations for Harper Park

Knightdale Community Park

Description:

Knightdale Community Park is a hub of active recreation. Located adjacent to Knightdale High School, the 4 baseball fields are used both for community leagues and the High School league. Visitors also have access to access to active recreation facilities at the school during out of school hours.

Challenges and problems:

- Lack of community awareness
- Lack of shade for bleachers
- Lack of walking paths
- Outdated playground (currently owned by Wake County Parks system)
- Confusion with name of park and Knightdale Station Park. People think Knightdale Station Park is the community park when it is referenced

Recommendations

- Provide shade for bleachers
- Install a greenway connecting the park and Knightdale Recreation Center
- Install a picnic shelter near the play area
- Communicate with Wake County to replace the outdated playground equipment
- Consider renaming the park to eliminate confusion



Examples of recommendations for Knightdale Community Park



Examples of recommendations for Knightdale Community Park

Mingo Creek Park

Description:

Mingo Creek Park is a small neighborhood park that provides active recreation for the local community. Located in central Knightdale, this park is at the beginning of the popular Mingo Creek Trail.

Challenges and problems:

- Lack of shade
- Lack of restroom facilities
- Lack of drinking water
- Security concerns
- Lack of entry signage
- Lack of community awareness

Recommendations

- Develop a park master plan to redesign and update the park facility



Example of recommendations for Mingo Creek Park



Examples of recommendations for Mingo Creek Park

Knightdale Environmental Park

Description:

This small environmental is a natural jewel that is located adjacent to town hall and East Wake Regional Library. This passive park is a beautiful space for visitors to observe nature and as a preserve in the middle of Town for local flora and fauna.

Challenges and problems:

- Lack of community awareness
- Limited seating options
- Lack of entry signage to the park proper in the shared use parking lot
- Lack of educational signage

Recommendations

- Install fountain aerator in pond to increase air flow
- Provide additional seating opportunities
- Improve signage along the road to increase awareness of the park
- Provide park signage in the parking lot at the main park entrance
- Provide educational signage throughout the park
- Provide additional art installation opportunities
- Continue to partner with the library for a story walk



Examples of recommendations for Knightdale Environmental Park



Example of recommendations for Knightdale Environmental Park

Wake Stone Athletic Park

Description:

This athletic park is operated in partnership with NCFC Youth to provide active recreation and team sports to the community. The Town owns the land while NCFC Youth organizes programming and maintains the fields.

Challenges and problems:

- Lack of shade
- Lack of restroom facilities
- Limited amenities

Recommendations

- Pave existing parking lots
- Install shade structures
- Install playground
- Install restroom / concessions building
- Install picnic shelter
- Add dedicated parking space for potential food truck location
- Develop master plan for future community center and gymnasium to either be sited on the northwest side of the existing property or via a future project on adjacent parcels



Examples of recommendations for Wake Stone Athletic Park



Wake Stone Athletic Park is the most recent addition to the Town of Knightdale's parks and recreation system

Knightdale Recreation Center

Description:

Knightdale provides a recreation center with rentable space for classes and events and indoor recreation opportunities. The recreation center is adjacent to Forestville Elementary School. This provides teachers and students at the school the opportunity to utilize the space for a variety of extracurricular activities. Due to safety concerns with school schedules the indoor gymnasium has limited access. The community expressed a need for more available hours to utilize this valuable amenity for the community.

Challenges and problems:

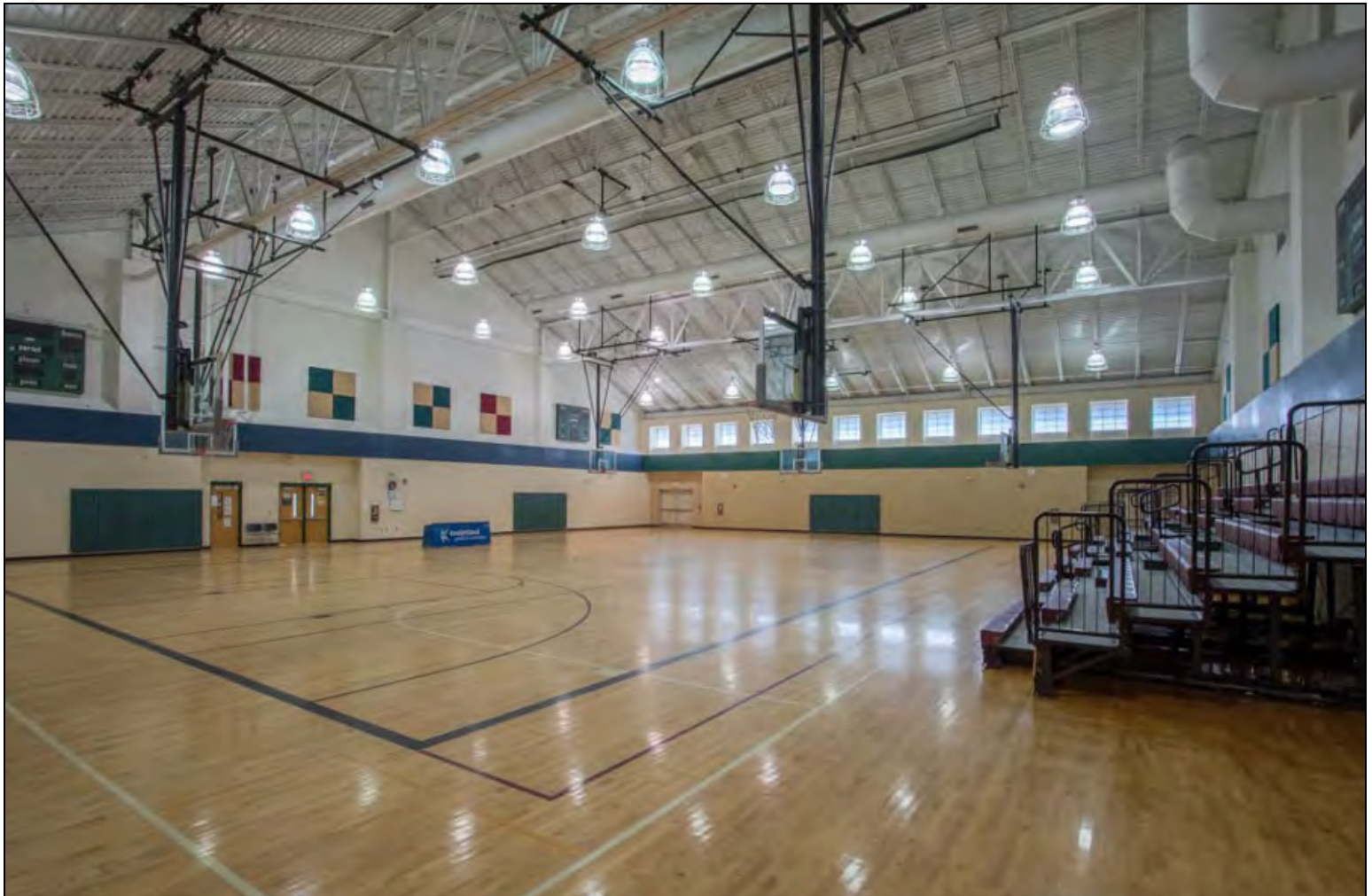
- Limited access to indoor gymnasium due to limited hours available from programming of adjacent elementary school
- Possible maintenance considerations
- Meeting rooms don't meet all the needs of the community

Recommendations

- Assess for needed maintenance
- Update meeting rooms
- Install a greenway connecting the recreation center and Knightdale Community Park



Providing a greenway connector will allow students access between the schools, park, and recreation center



Examples of recommendations for Knightdale Recreation Center

Mingo Creek Trail

Description:

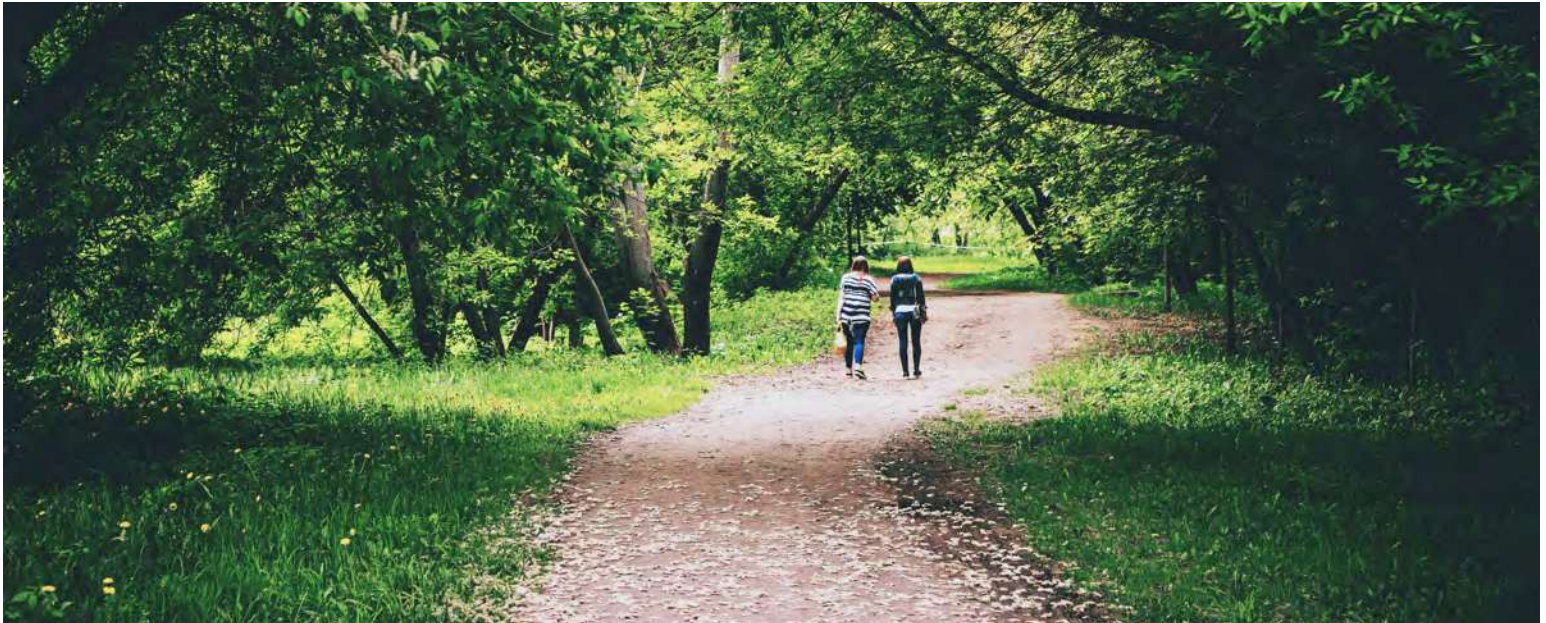
Mingo Creek Trail is a fantastic amenity to the community. This 3.5-mile trail provides visitors the opportunity to explore, provides health and wellness, and is an alternative transportation facility. Mingo Creek Trail also connects to the Neuse River Trail, a 27.5-mile paved greenway maintained by the City of Raleigh.

Challenges and problems:

- Lack of major waypoints with drinking water
- Lack of connection to Knightdale recreational facilities

Recommendations

- Evaluation locations to provide drinking water
- Continue with project to connect to Knightdale Station Park and Harper Park



Example of recommendations for Mingo Creek Trail



Connecting Mingo Creek Trail with other recreational facilities will be a great asset to the Town



Examples of recommendations for Mingo Creek Trail

Knightdale Community Pool

Description:

This special facility is an excellent opportunity for residents and visitors alike to find respite from North Carolina summers. A swimming pool is a great community asset that can be enjoyed for multiple occasions.

Challenges and problems:

- Outdated facility
- Safety concerns
- Not maximizing usable land

Recommendations

- Conduct a feasibility study to determine if swimming pool is needed or if converting facility to an alternative waterplay facility is a better use of the land
- Establish a park master plan to maximize usable land with possible nature park and Neuse River access



Example of recommendations for Knightdale Community Pool



Maximizing the park property will provide visitors educational opportunities and access to the Neuse River

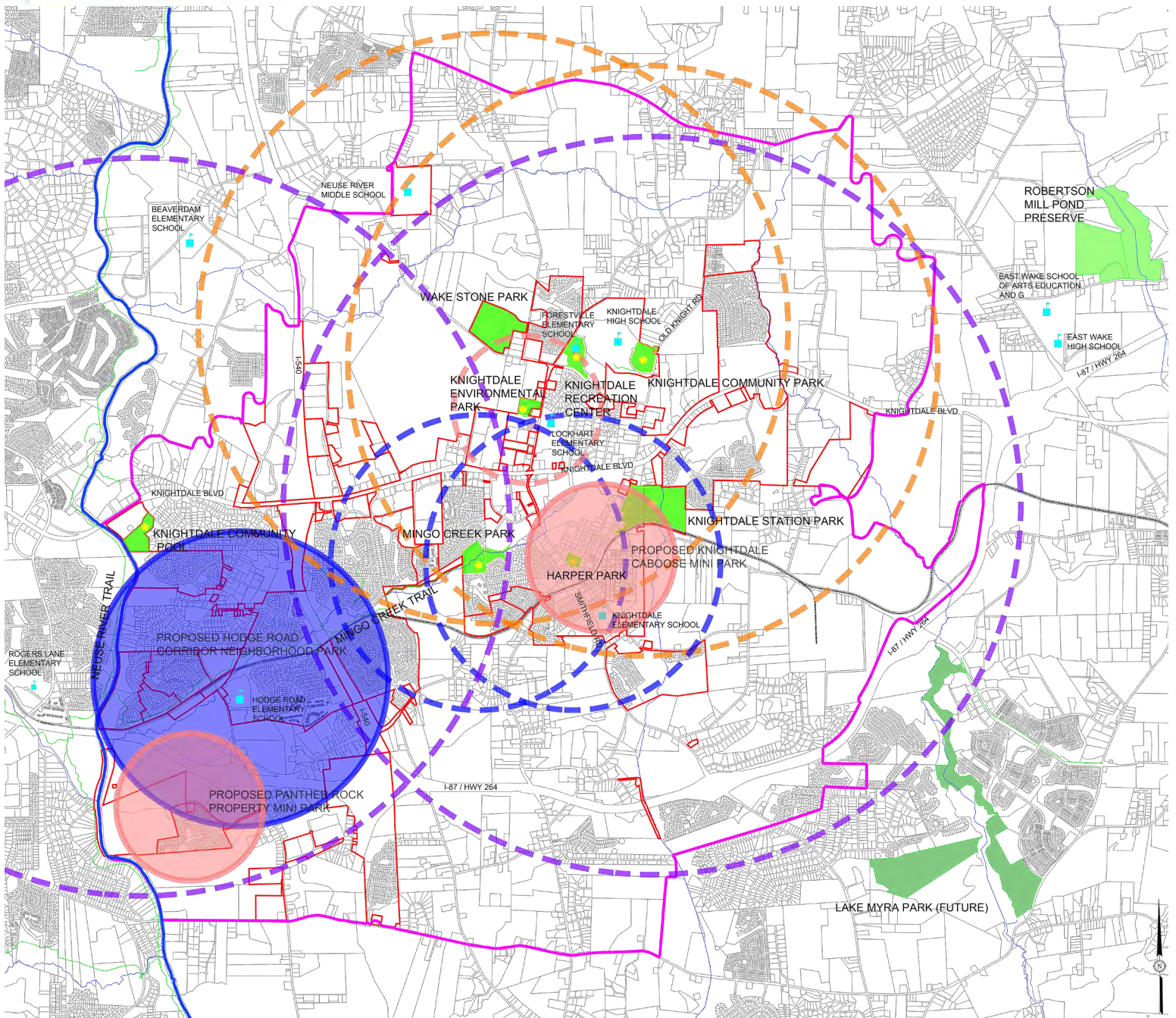
FUTURE FACILITY RECOMMENDATIONS

Geographic equity of park access is an important consideration to provide short distance access and service to all Knightdale residents. An analysis of recreation service areas can be used to make land acquisition recommendations for both current and future needs. Future park site acquisitions should be balanced and proportional to service populations in all areas of the Town.

Map 4.1 shows possible park projects aimed at meeting future recreation demand. This plan proposes expanding the existing Wake Stone Athletic Park property and implementing a new indoor recreation center on the property, one new neighborhood park, and two new mini parks to expand the current Knightdale park system. These new recreation facilities will better serve the community and provide additional, needed recreation opportunities for the current and future Knightdale population.



As Knightdale continues to grow it is essential to provide adequate parks and open space to promote a high quality of life



LEGEND

TYPICAL SERVICE AREAS

- Municipal Boundary
- Municipal Planning Boundary
- Water Body/Creek
- Existing Knightdale Park
- Existing Public School
- Existing Greenway
- Existing Wake County Park
- Proposed Greenway
- 2.5 Mile (Existing District Park)
- 2.0 Mile (Existing Community Park)
- 1 Mile (Existing Neighborhood Park)
- 1 Mile (Future Neighborhood Park)
- 0.5 Mile (Existing Mini Park)
- 0.5 Mile (Future Mini Park)

Map 4.1 Knightdale proposed service area (See Appendix A for 11"x17")

In order to provide more equitable access to Knightdale recreation services, three new capital projects are recommended for development along with improvements to existing facilities, trail connections, and general recommendations. The first capital project includes the expansion of Wake Stone Athletic Park. This addition could comprise a full community center / indoor recreation building. Any new community center would need to host indoor recreation activities such as basketball, pickleball, and volleyball as well as classrooms and space for arts / cultural programming. A design and programming feasibility study should include additional input from stakeholders as part of the master plan for such a facility.



The second project is the development of a neighborhood park in the southeast area of Town (See Map 4.1 Knightdale proposed service area page 116). Such a development would provide a place for general day use activities in a portion of the community where they don't currently exist for those living outside of private neighborhood based recreation services or within proximity to existing Town owned parks. Land acquisition and a site master plan would be needed to fully realize the new park's programming and desired stakeholder amenities. See typical neighborhood park description on pages 17-18 of this document for additional information.

The third project is the development of a small passive mini park on property currently owned by the Town known as Panther Rock. This mini park would provide a space for residents within the Cheswick subdivision and visitors to enjoy the surrounding natural environment, provide a space for small gatherings, a playground, and other elements that are suited for smaller areas. See the typical mini park description on pages 19-20 of this document for additional information.

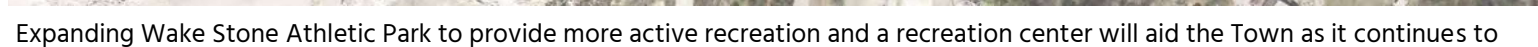
The final project is the development of a small passive mini park that will highlight local history. There is currently an historical caboose in downtown Knightdale. Through conversations with Town staff the recommendation to improve the area surrounding the amenity and providing a space for small gatherings and educational opportunities is recommended. This will provide a unique feature for the Town of Knightdale that both residents and visitors can enjoy.



The Panther Rock property is ideally situated to provide recreation in the southeastern part of Knightdale



The future Knightdale Caboose Park will highlight local history and provide a space downtown that is unique



AMENITY PROPOSALS AND RECOMMENDATIONS

Amenity	McGill Standards	Existing Amenity	2022 Recommended per Population	Needed for 2022	2032 Recommended per Population	Needed for 2032
Knightdale Amenities			Population: 19,435		Projected Population: 23,011	
Adult Baseball Field	1/7,000	1	3	2	3	0
Adult Softball Field	1/5,000	1	4	3	5	1
Youth Baseball Field	1/3,500	2	6	4	7	1
Youth Softball Field	1/5,000	0	4	4	5	1
Multipurpose Field	1/5,000	5	4	0	5	0
Soccer Field	1/5,000	3	4	1	5	1
Lacrosse Field	1/5,000	3	4	1	5	1
Basketball Court	1/5,000	4	4	0	5	1
Tennis Court	1/5,000	4	4	0	5	1
Pickleball Court	1/2,500	2	8	6	9	1
Volleyball Court	1/5,000	0	4	4	5	1
Lawn Games	1/2,500	1	8	7	9	1
Picnic Shelter	1/3,000	5	7	2	8	1
Picnic Station	1/2,000	4	10	6	12	2
Playground	1/2,000	4	10	6	12	2
Walking / Running Trails	1/4 mi./1,000	7 mi.	4.85 mi.	0 mi.	5.75 mi.	0 mi.
Dog Park	1/5,000	1	4	3	5	1
Recreation Center	1/20,000	1	1	0	1	0
Outdoor Amphitheater	1/20,000	1	1	0	1	0
Swimming Pool	1/20,000	1	1	0	1	0
Splash Pad	1/10,000	1	2	1	2	0
Disc Golf Course	1/10,000	0	2	2	2	0
Skate Park	1/20,000	0	1	1	1	0

Table 4.1 Knightdale existing amenities and recommendations

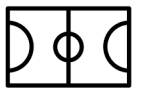
Based on the information contained in Table 4.1, the Town meets the recommended Knightdale recreation service standards for many of the typical recreational facilities for their permanent population. As recreation trends and public needs vary over time, recommended amenities may not be necessary for immediate implementation. The recommendations are intended to meet the anticipated recreation service needs over a ten-year period but implementation of specific projects may depend on available funding, land acquisition, and periodic reevaluation of recreation needs. It is important to note that the Town resident's recreational needs are also being provided by local municipalities, county facilities, state public lands, and other private recreational facilities as well as through shared use agreements with Town schools. The community workshops and the recreation survey will be used as the primary guides in prescribing the specific needs for Knightdale parks and recreation development, both now and for the future.



**5 NEW / 1 FUTURE ADULT
BASEBALL / SOFTBALL**



**8 NEW / 2 FUTURE YOUTH
BASEBALL / SOFTBALL**



**0 ADDITIONAL MULTIPURPOSE
FIELDS**



1 NEW / 1 FUTURE SOCCER FIELD



**1 NEW / 1 FUTURE LACROSSE
FIELD**



**0 NEW / 1 FUTURE BASKETBALL
COURT**



0 NEW / 1 FUTURE TENNIS COURT



6 NEW / 1 FUTURE PICKLEBALL



4 NEW / 1 FUTURE VOLLEYBALL



7 NEW / 1 FUTURE LAWN GAMES



**8 NEW / 3 FUTURE SHELTERED
AND UNSHELTERED PICNIC**



6 NEW / 2 FUTURE PLAYGROUND



0 ADDITIONAL TRAIL MILES



3 NEW / 1 FUTURE DOG PARK



**0 ADDITIONAL RECREATION
CENTER**



0 ADDITIONAL AMPHITHEATER



0 ADDITIONAL SWIMMING POOL



1 NEW / 0 FUTURE SPLASH PAD



2 NEW / 0 FUTURE DISC GOLF



1 NEW / 0 FUTURE SKATE PARK

STAFFING RECOMMENDATIONS

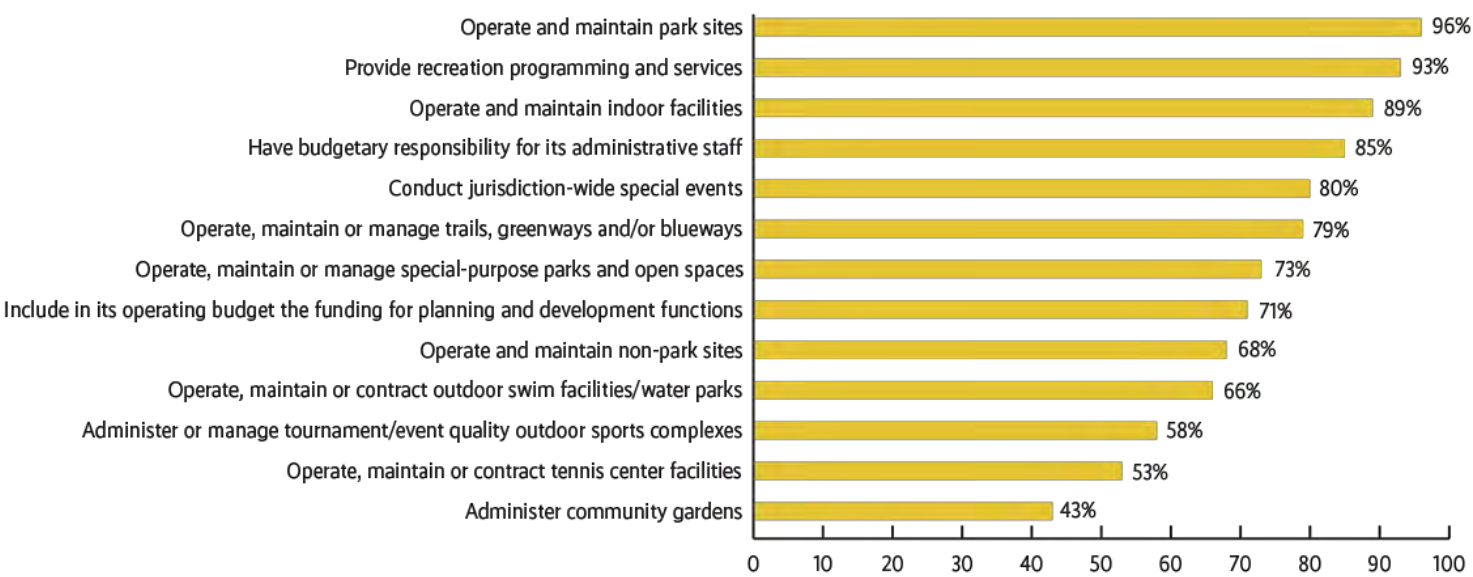


This master plan covers a planning period of ten years. The facilities to be implemented during that time as part of the recommendations may require some level of additional staffing and additional funding for facility operation and maintenance. Consideration of these budgetary impacts should be made prior to facility implementation.

Multiple factors influence what the future staffing needs of the Town of Knightdale Parks and Recreation Department will encompass. These can include population growth, available tax dollars, capital improvement plans, and development of tourism efforts. Staff compensation should be fair and based on market precedents. Maintaining adequate staffing for parks and recreation facilities and programs will be necessary to foster a good quality of life for Town residents and prospective businesses that may seek to relocate to Knightdale.

The Town recreation department needs to add additional full-time and part-time employees for programming needs, preferably situated at each facility. The Town’s population is growing and parks and facilities will continue to see increasing use. Knightdale should provide adequate programming and maintenance staff to continue providing safe and enjoyable recreation services to the community.

**FIGURE 8: KEY RESPONSIBILITIES OF PARK AND RECREATION AGENCIES
(PERCENT OF AGENCIES)**



Immediate Needs for Knightdale Parks and Recreation Staffing (2022–2025)

- Recreation Supervisor (1)
- Park Maintenance Technician (1)
- Park Ranger (1)
- Part-time staff as needed for programming
- Part-time staff as needed for park supervisors

Future Needs for Knightdale Parks and Recreation Staffing (2026 — 2032)

- Park Maintenance Technician (2)
- Park Ranger (1 for future environmental park at Knightdale Community Pool and 1 for future Wake Stone Athletic Park expansion)
- Part-time staff as needed for programming

STAFFING FULL-TIME EQUIVALENT (BASED ON 2021 NRPA REPORT)	Recommended for 2022 Population 19,435	Deficit for 2022 Population (based on current 11.25 FTE)	Recommended for 2032 Population 23,011	Deficit for 2032 Population (based on current 11.25 FTE)
LOWER QUARTILE (6.4 per 10,000 residents)	12.4 FTE	1.15 FTE	14.7 FTE	3.45 FTE
MEDIAN (10.3 per 10,000 residents)	20 FTE	8.75 FTE	23.7 FTE	12.45 FTE
UPPER QUARTILE (14.9 per 10,000 residents)	29 FTE	17.75 FTE	34.3 FTE	23.05 FTE



Finding qualified staff is critical to providing quality services of facility maintenance and programming

PRIORITIES FOR DEVELOPMENT

The park system for Knightdale should continue to grow and respond to changes in Town demographics. Future planned facilities should be implemented incrementally to provide for these changes. The following factors guided the prioritization of individual segments of the master plan and were derived from input and desires specified by the residents of Knightdale:

- Needed improvements to existing Knightdale owned facilities
- Development of planned facilities to meet the *current* needs of recreation for Town residents
- Development of planned facilities to meet the *future* needs of recreation for Town residents

The park facility prioritization is an essential tool that provides Knightdale's Parks and Recreation Department with a breakdown of the priority for each capital improvement. Given the magnitude of the budgets for improvements to existing parks and for new park and greenway facilities, prioritization of these needs is important.



Harper's Park, Knightdale

2022-2026

- Provide trail mile markers indicating distance in both directions at Knightdale Station Park
- Provide shaded seating at the playground at Knightdale Station Park
- Provide more seating opportunities at the splash pad at Knightdale Station Park
- Install security cameras throughout Knightdale Station Park
- Install 18-hole disc golf course in woodland along southern boundary at Knightdale Station Park
- Continue with plans to replace gazebo with picnic shelter at Harper Park
- Continue with plans to provide activity tables at Harper Park
- Continue with playground improvements at Harper Park
- Provide shade for bleachers at Knightdale Community Park
- Install a picnic shelter near the play area at Knightdale Community Park
- Communicate with County to replace the outdated playground at Knightdale Community Park
- Consider renaming the park to eliminate visitor confusion with Knightdale Station Park
- Develop a park master plan to redesign and update Mingo Creek Park
- Provide additional seating opportunities at Knightdale Environmental park
- Install an entry sign at the gateway in the parking lot at Knightdale Environmental Park
- Provide signage on the main entrance road for Knightdale Environmental Park to increase visitor awareness
- Provide educational signage throughout Knightdale Environmental Park
- Expand partnership with the library for additional programming at Knightdale Environmental Park
- Pave existing parking lot at Wake Stone Athletic Park
- Install playground at Wake Stone Athletic Park
- Install restroom / concessions building at Wake Stone Athletic Park
- Install shade structures and picnic shelter at Wake Stone Athletic Park
- Develop master plan for future community center and gymnasium at Wake Stone Athletic Park
- Evaluate locations to provide drinking water along the Mingo Creek Trail
- Continue with project to extend the Mingo Creek Trail to Knightdale Station Park
- Conduct a feasibility study for Knightdale Community Pool to determine best use of pool space
- Establish a park master plan to maximize usable land with possible nature park and Neuse River access at Knightdale Community Pool
- Develop a park master plan for a future neighborhood park in the southwest part of the Town
- Continue with plans to update signs to the Knightdale Parks, Recreation, and Cultural department's standard park signs where still needed
- Add dedicated parking space for potential food truck location where necessary at Town Parks
- Review existing plans to develop Caboose Minipark and secure funding

2027-2032

- Provide shaded seating and ten-foot wide paved concrete path along back of amphitheater seating arena at Knightdale Station Park
- Install adventure play area in woodland between large ponds at Knightdale Station Park
- Install group of fitness stations in open space or along walking trails at Knightdale Station Park
- Install shade over educational overlook along southern border of pond at Knightdale Station Park
- Install a greenway connecting the Knightdale Community Park and Knightdale Recreation Center
- Install fountain aerator in pond at Knightdale Environmental Park
- Provide additional art installation opportunities at Knightdale Environmental Park
- Construct an indoor recreation center at Wake Stone Athletic Park
- Construct nature park on usable land at Knightdale Community Pool
- Construct new neighborhood park near Hodge Road corridor in the southeast part of Knightdale
- Construct new Caboose minipark downtown
- Construct new mini park at Panther Rock property

ACTION IMPLEMENTATION PLAN





ACTION IMPLEMENTATION PLAN

This section describes how Knightdale can implement a safe, convenient, and usable park and recreation system through the execution of its established goals in the master plan. The strategy for achieving goals involves the recommended park and recreation facilities and programs and this section exhibits strategies and opportunities, key implementation steps and policies, necessary staffing, and methods for developing the facilities. Together, these sections form the implementation program.

The results of the Town of Knightdale Comprehensive Parks and Recreation Master Plan are based on the following discovery methods: (1) a review of the study area that is within the Town limits, (2) an analysis of the existing parks and facilities, (3) community input, (4) recreation standards that have been generically developed for municipalities and Town governments. The master plan is designed to be action oriented and serve as a tool in the improvement and enhancement of the park system for Knightdale.

REVIEW THE STUDY AREA

ANALYZE THE EXISTING FACILITIES

GATHER PUBLIC INPUT

REVIEW RECREATION STANDARDS

Implementing the recommendations of this comprehensive master plan will require a combination of funding sources that include local, state, federal, and private money. This section provides a listing of the most commonly used funds for park and greenway facility projects in North Carolina. Fortunately, the benefits of protected greenways and parks are many and varied. This allows programs in Knightdale to access money earmarked for a variety of purposes including water quality, hazard mitigation, recreation, air quality, alternative transportation, wildlife protection, community health, and economic development. Competition is always stiff for state and federal funds. It becomes imperative that local governments work together to create multi-jurisdictional partnerships and to develop their own local sources of funding. These sources can then be used to leverage outside assistance. The long term success of this plan will almost certainly depend on the dedication of local revenue stream for park and greenway projects.

It is important that Knightdale fully evaluate its available options and develop a funding strategy that can meet community needs, maximize local resources, improve quality of life, and leverage outside funding. Financing will be needed to administer the continued planning and implementation process, acquire parcels or easements, and manage and maintain facilities. Further research into these programs is recommended to determine requirements for specific grants. McGill advises Knightdale to pursue a variety of funding options.

ANTICIPATED FUTURE RECREATIONAL PROJECT LIST

A recreation capital improvement program for the development of park facilities is designed to encompass, at a minimum, a ten-year period of the Town of Knightdale Comprehensive Parks and Recreation Master Plan. To assist the Town in determining those needs this study provides a list of anticipated recreation projects based on plan recommendations. The proposed recreational project list provides costs based on recent (2020-2021) material/labor costs. The provided opinion of probable costs includes assumed general expenditures such as site preparation, building structures, access, site utilities, parking, and specific recreation improvements. The list provided also includes estimates for planning or design fees.

The proposed anticipated future recreational project list would cover a ten-year period and would serve to set recreation expenses for each fiscal year for implementation of specific projects. The opinions of cost are preliminary in nature and are for planning purposes only. As the time approaches to consider the recommended improvements it will be necessary to receive up to date opinions of cost.

This total anticipated future recreational project cost of \$17,298,100 represents the proposed, cumulative figure to be spent for park and recreation development, improvements, and renovations by the year 2031. The total figure does not consider an inflation rate over the ten-year period through the year 2031. (See Appendix D for anticipated future recreational project list.)



Knightdale Community Park, Knightdale

FUNDING OPPORTUNITIES

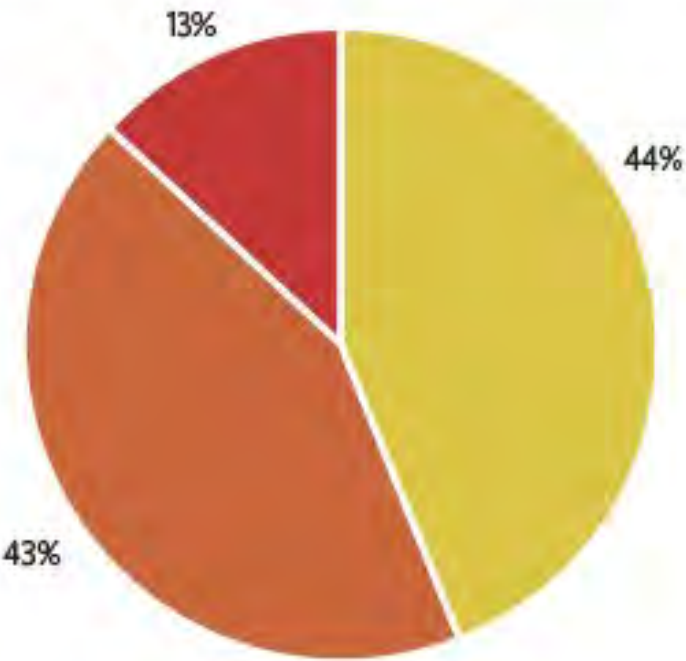
Identification of sufficient funding is a crucial element that is required to implement the master plan. The North Carolina Statewide Comprehensive Outdoor Recreation Plan is a guide by which funding sources for park and recreation facilities may be identified. Funding for future projects will be a key issue that will need to be addressed in the upcoming years if governments continue to provide basic minimum services.

To meet the existing and future needs of Knightdale, the goals and objectives that are identified in the master plan, must be seriously considered for implementation. The Town will need to update their annual budget for the parks and recreation department based on projected capital improvement costs, staffing needs, and operations and maintenance costs.



**FIGURE 18: OPERATING EXPENDITURES
DEDICATED TO PARKS OR RECREATION
(AVERAGE PERCENTAGE DISTRIBUTION OF
OPERATING EXPENDITURES)**

44%	Parks
43%	Recreation
13%	Other



Park and Recreation Capital Expenditures

The latest reliable recreation expense data per population (2018) has been used. The population estimates used in this report were certified county and municipal estimates on April 18, 2019 by Raleigh News & Observer - *US Census data for County and Metropolitan Area Estimates*. The budget figures were provided by NC OSBM facts and figures (Log Into North Carolina (LINC) data system) for cultural and recreation expenses.

Table 5.1 North Carolina municipalities with populations between 15,000 and 18,000

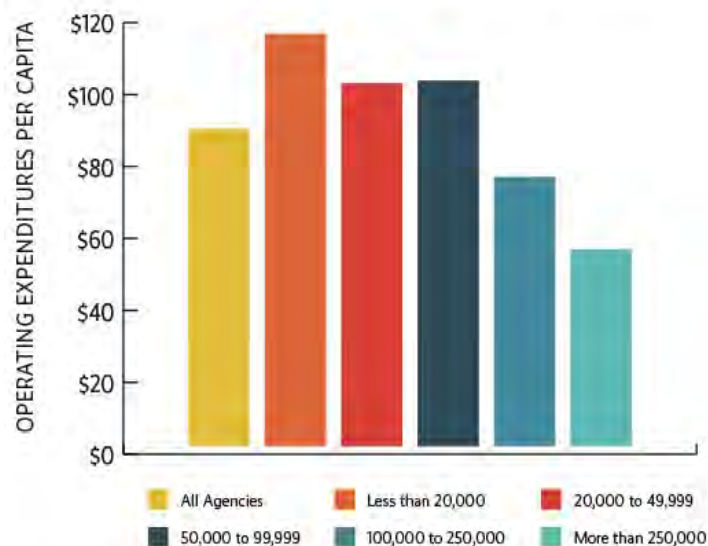
Municipalities with Populations Similar to Knightdale	Population Estimate 2018	Per Capita Expenditures 2018
Hope Mills	15,769	\$105.55
Harrisburg	15,806	\$110.56
Albemarle	15,980	\$109.31
Knightdale	16,001	\$166.49
Pinehurst	16,050	\$189.14
Morganton	16,481	\$342.27
Elizabeth City	17,629	\$138.91

According to the NRPA 2021 Agency Performance Review, recreation department operating expenditures per capita for populations less than 20,000 were between \$64.02 and \$222.94 with a median of \$114.62 per capita.

There is a wide range of recreation departments with a diverse mix of facilities, programs, and other services. For this reason, we recommend the comparison analysis of other similar sized North Carolina municipalities (Table 5.1).

2021 NRPA Agency Performance Review

FIGURE 14: OPERATING EXPENDITURES PER CAPITA (BY JURISDICTION POPULATION)



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	\$88.30	\$114.62	\$100.93	\$101.65	\$74.87	\$54.68
Lower Quartile	\$48.84	\$64.02	\$60.04	\$58.77	\$45.39	\$21.77
Upper Quartile	\$159.07	\$222.94	\$195.81	\$166.17	\$154.56	\$85.33

Economic Development Initiative

Studies have shown that economies are impacted positively where bicycle and pedestrian tourism is fostered, promoted, and where investments are made in bicycle and pedestrian facilities. The number of people who feel comfortable walking or riding bicycles is a measure of the quality of life in that area.

Parks

Research has substantiated the direct proportion between economic growth and the existence of parks and open space in communities and municipalities around the country. This growth includes increased property values in residential, urban, and industrial communities, as well as the increased revenue from tourists.



Multi-Use Trails

Multi-use trails are extremely popular amenities for vacationing bicyclists and pedestrians. Tourists and visitors to the area often return to communities that provide places which are safely removed from busy roads for walking and bicycling. Multi-use trails offer scenic recreation, which is suitable for a wide range of ages and abilities. Many times, lodging is in close proximity to popular trails, thereby increasing occupancy for the owner. For residents in these locales investments in trails and greenways can increase property values and improve the overall livability of a community, as well as attracting, retaining, and expanding tourism and the associated revenues.

Investing dollars in multi-use trails yield substantial community wide returns. These returns are in the form of increased property values, business attraction, recreation revenue, and reduced water treatment and flooding costs. Not only are tourists attracted to these areas, but business leaders are selecting sites for the relocation and expansion of industries and corporations where the quality of life is high and recreation opportunities are abundant. Increasingly, corporations are recognizing the benefits of convenient fitness and recreation for their employees and are seeking these greenway amenities for potential locations.



Multi-use trails having vegetated buffers located adjacent to waterways act as filters to clean the water, trapping nonpoint source pollutants. These pollutants, including sediment, pesticides, fertilizers, oil, gas, and other chemicals, are transported into streams, rivers, and/or lakes by stormwater when rain or snow events occur.

Trail Development

The ongoing construction of bicycle and pedestrian facilities is proving to be a wise economic investment for the communities through which they pass. Knightdale's parks and recreation department should annually assess and include funding towards the maintenance of popular Town trails to preserve the value that they contribute to the community. Trails and pathways have a positive effect on nearby property values with homebuyers and business owners realizing the effect that such facilities bring to a community. According to research by the Rails to Trails Conservancy, there are vast amounts of people who are using rail trails. It is easy to understand how communities can profit economically by meeting the needs of trail users. Entrepreneurs who invest in restaurants, convenience stores, bicycle and other merchandise shops, campgrounds, and alternate lodging attribute the location of a nearby trail to at least a portion of their success. Realtors and homebuyers alike are recognizing the benefits of properties located near trails. Both locally and nationally, the construction of trails has proven to be a cost effective use of public funds. Multi-use trails allow more visitors and residents to replace automobile trips with non-motorized trips, thereby moving the citizenry closer to achieving public health objectives, including increased opportunities for physical exercise.

Increased Property Value

The real estate market consistently demonstrates that residents throughout the country are willing to invest larger amounts of money in properties that are located close to parks and open space areas than they would for homes that do not offer these types of amenities. The higher values of these homes produce higher property taxes in the affected area. In some instances, additional property taxes are sufficient to recoup the annual debt charges on bonds, which were originally used to finance park acquisition and development.

Studies have shown that property values typically increase when parks or outdoor facilities, such as outdoor festivals, movies, and restaurants, are in the immediate locale. Studies indicate that commercial asking rents near park property exceed rents in surrounding submarkets.

Revitalization of Businesses

In recent years, there has been a trend to revitalize inner-Town and urban areas to improve their quality of life. The success of this revitalization has included the addition of parks and recreational activity in Town areas. Generally speaking, people do not want to live or work in an environment where they have no refuge from Town buildings without having any place to go for a stroll, walk the dog, or just enjoy the outdoors. In studies of Town revitalizations, the top recommendations include the dramatic expansion of parks and open spaces.

Tourism

A park often becomes the signature attraction for a community and it is often used as a marketing tool to attract residents, tourists, conventions, and businesses. Parks often shape the identity of the area and give residents a sense of pride.

Organized events held in public parks, such as art festivals, athletic events, food festivals, concerts, and plays, often bring substantial positive economic impacts to their communities by filling hotel rooms and restaurants and bringing customers to other local business enterprises.

Dedicated Source of Local Funding

In order to leverage and provide matching funds for many of the programs listed Knightdale should evaluate the existing departmental budget and funding for capital improvements.

Property/Sales Tax Revenues

General tax revenues traditionally provide sources for general operations and maintenance of park systems for local governments. Parks and recreation development is scheduled along with health, public safety, utilities, et cetera. in regular budgets established by the Town. Assessed valuation of real and personal property tax and sales tax provides the framework for the major portion of the tax base for the Town.

Traditionally ad valorem tax revenue has been the primary source of funding for the park and recreation enhancement of properties/facilities owned by local governments. Recreational opportunities are considered a public service and often are a standard line item on general fund budgets. Creative financial opportunities are possible; however, ad valorem taxes will continue to be the major revenue source to support the system. As such, communities often vote to raise their local tax rate temporarily in support of their park and recreation systems.



General Obligation Bonds

Many communities issue bonds, that are typically approved by the shareholders, to finance site development and land acquisition costs. The State of North Carolina grants local governments the authority to borrow funds for parks and recreation through the issuance of bonds. The amount is not to exceed the cost of acquisition or improvement of park and recreation facilities. Total bond capacities for local governments are limited for parks and recreation to a maximum percentage of assessed property valuation. Since the issuance of bonds relies on the support of the voting population, the implementation of awareness programs is absolutely essential prior to a referendum vote.



General obligation bonds are the preferred financing approach of the North Carolina Local Government Commission and the general securities market because these instruments are backed by the full faith and credit of the issuer. That simply means that the bonds represent an encumbrance against the property tax base of the issuing jurisdiction and therefore offer the best available security to the bond holder. The State of North Carolina gives the issuance of bonds not to exceed the total cost of improvements (including land acquisition). In view of the recommended capital improvements suggested in this plan, the Town may consider continuing to use general obligation bonds to develop new facilities. Total bonding capacities for local government is limited for parks and recreation to a maximum percentage of assessed property valuation.

The following are key factors to consider before using this financing instrument:

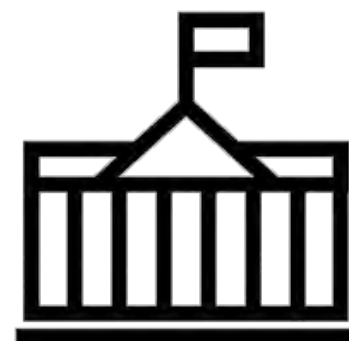
- In North Carolina, the issuance of general obligation bonds requires a referendum of the voters within the issuing jurisdiction.
- The term of the debt may be extended to 20-30 years.
- The debt is publicly sold, so there are costs associated with the sale. These costs generally total 3% to 5% of the total bond principal. The issuance costs offset the lower interest rate and, therefore, this instrument becomes more attractive as the size of the issuance increases and the issuance costs are spread over the larger debt. It has been found that this financing option becomes financially superior as the debt principal exceeds \$10-\$12 million.
- Generally, prepayment of the debt cannot be accomplished until reaching a call date. This usually is around 75% of debt retirement.



Failure of the general obligation bond to be ratified by referendum could mean that the Town could not go forward with an alternative approach to financing without substantially changing the scope of the project.

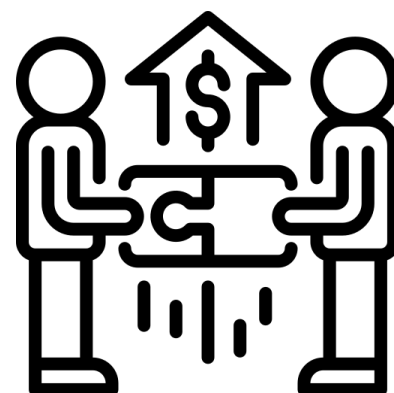
Fee in-lieu of Contributions

The Town should consider providing developers with an option to pay a fee in-lieu of rather than to dedicate land for open space or recreation within conventional subdivisions. This program has proven to be successful for many local governments in providing a dedicated source of revenue earmarked for park development.



User Fees/Registration Fees

Communities throughout the nation employ a wide variety of user fees for public recreational programs and services within their recreation departments. The amount of the fee is usually determined by a portion of the recreation costs needed for improvements and operations. These user fees are typically levied for special facilities such as water parks and golf courses; however, they can also be charged for the use of trails and ball fields. The Town of Knightdale should continue to generate revenue by charging user fees for use of facilities such as picnic shelters in order to cover operation and administrative costs. In addition, the Town should continue to have a separate fee rate structure for residents and non-residents. As the park system continues to develop, the Town should examine their fee structure to identify opportunities and additional revenue. The current user fees appear to be fair and reasonable for a majority of the Town residents and non-residents. Elected officials should determine the fees and changes based on departmental input; the fees should not be so high that persons of modest income would ultimately be denied the use of park facilities.



Grants

State and federal agencies offer numerous grants to assist municipalities in the financing of their parks and recreation projects. This source of funding should definitely be investigated and pursued by Knightdale for present and future park and recreation improvements.



The Parks and Recreation Trust Fund (PARTF) was established for local governments and the North Carolina Division of Parks and Recreation in 1994 as a funding source for the development and/or improvement of parks and recreation facilities and for the purpose of land acquisition. A state-funded program, PARTF matches monies spent by municipalities on parks and recreation, with each sharing 50% of the cost. The maximum matching fund amount provided by PARTF is \$500,000.



The Recreation Trails Program (RTP) is a \$1.5-million federal grant program designed to help states provide and maintain recreational trails for both motorized and non-motorized recreational trail use. The program is administered by the US Department of Transportation's Federal Highway Administration.

RTP is a reimbursement grant program. Funds must be spent and then reimbursed upon completion of deliverables. Eligible applicants must be a state, federal or local government agency or qualified nonprofit organization. All applications are reviewed by the North Carolina Trails Committee and recommendations are made to the Secretary of the Department of Natural and Cultural Resources. The Secretary makes the final determination on grant awards.



Federal Aid Construction Funds are included in the National Highway System (NHS), Surface Transportation Block Grant Program (STBG), and Congestion Mitigation and Air Quality (CMAQ). The funds provide for the construction of pedestrian and bicycle transportation facilities. The primary source of funding for bicycle and pedestrian projects is STBG Enhancement Funding



The Land and Water Conservation Fund (LWCF) is a federally funded program that was established for local and state governments in 1965 as a funding source for outdoor recreational development and land acquisition. LWCF monies are derived from the sale or lease of nonrenewable resources, primarily offshore oil and gas leases, and surplus federal land sales. Acquisition and development grants may be used for a wide variety of outdoor projects such as Town parks, tennis courts, bike trails, outdoor swimming pools, and support facilities (roads, water supply, et cetera.) Facility design must be rather basic rather than elaborate and must remain accessible to the general public. No more than 50% of the project cost may be federally funded by LWCF, although all or part of the project sponsor's matching share may be obtained from certain other federal assistance programs.

SafeRoutes

DC Safe Routes to School Program



The Safe Routes to Schools Program is a federal aid program of the US Department of Transportation's Federal Highway Administration (FHWA). The program is a sub-program of the Transportation Alternatives Program, falling under the Surface Transportation Program. Under TAP the SRTS Program is combined with RTP to provide financial assistance to projects that fall under alternative transportation. Communities must come up with 20% of a project cost while the remaining 80% is funded through grant competitions. All TAP projects are administered by state departments of transportation (DOTs). The federal program provides funds to the states to improve the ability of primary and middle school students to walk and bicycle to school safely. The purposes of the Safe Routes to Schools program are outlined below:

- To enable and encourage children, including those with disabilities, to walk and bicycle to school
- To make bicycling and walking to school a safer and more appealing transportation alternative, thereby encouraging a healthy and active lifestyle from an early age
- To facilitate the planning, development and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption and air pollution in the vicinity (approximately 2 miles) of primary and middle schools (grades K-8)

For more information on North Carolina's Safe Routes to School Program visit <https://connect.ncdot.gov/projects/BikePed/pages/safe-routes-to-school.aspx>.

EEG

The Environmental Enhancement Grant Program (EEG) is used to fund projects that address environmental needs of North Carolina, specifically to protect water quality as well as conserve natural areas. To be eligible applicants must be nonprofit organizations or government entities for projects in North Carolina, with preference for programs focused on the eastern part of the state. The types of grants included are land acquisitions and easements, construction, remediation, restoration, and research, planning, education. The maximum award available is \$500,000 to be completed in 3 years from date of fully executed memorandum of understanding.

From agreement: “obtain environmental easements, construct, or maintain wetlands, and other such environmental purposes, as the Attorney General deems appropriate.



The North Carolina Land and Water Fund (NCLWF) was created in 1996 by the North Carolina General Assembly and previously referred to as the Clean Water Management Trust Fund (CWMTF), grants monies to local governments, state agencies, and not-for-profit conservation groups. The money is to help finance projects that specifically address water pollution issues. NCLWF will fund projects that contribute toward a network of riparian buffers and greenways for environmental, educational, and recreational benefits.



The USDA Natural Resource Conservation Service (NRCS) assists state and local governments in their operation and maintenance of watersheds whose areas are less than 250,000 square acres. The NRCS provides both financial and technical assistance to eligible projects for the improvement of watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements and recreation planning. The NRCS requires a 50% local match for public recreation and fish / wildlife projects.



State construction funds (not including the Highway Trust Fund for Urban Loops and Interchanges) may be used for the construction of sidewalks and bicycle accommodations that are a part of roadway improvement projects.



Contributions

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist Knightdale with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Park Foundations

Foundations are another source of financing by making direct contributions within communities, states, or the nation. These types of funds are usually described as special program foundations, general purpose foundations, or corporate foundations. Foundations can provide the needed resources to support park projects. Foundations generally have very few restrictions and/or limitations and are typically received from local entities. A list of appropriate foundations can be found at: <http://foundationcenter.org>.



Ashley Wilder Dog Park at Knightdale Station Park, Knightdale

Partnerships

To implement the recommendations contained in the comprehensive master plan, Knightdale should expand their partnership agreements with other public agencies and private sector organizations. There are many different types of partnerships that can be formed to achieve the goals established by the Town. Many local governments throughout the nation are utilizing partnerships with public and private sector interests to accomplish community goals.

Listed below are the various types of partnerships that the Town should consider in its efforts for the improvement and addition of parks and recreational facilities:



- Programming partnerships to co-sponsor events and facilities or to allow qualified outside agencies to conduct activities on properties which are Town owned
- Create a plan to solicit local businesses for sponsorship opportunities related to specific facilities, amenities, programs, and special events
- Operational partnerships to share the responsibility for providing public access and use of facilities
- Development partnerships to purchase land and / or build facilities
- Management partnerships to maintain properties and / or facilities

The Town of Knightdale is currently participating in partnerships with the Neuse River Futbol Alliance for youth soccer workouts, practices, games, and other programs throughout the year, Wake County school system for facility partnerships, and Raleigh Volleyball Club, Raleigh Tennis Association, and Champions in Motion for specific sports lessons and programs. Knightdale has also partner with NCFC Youth to program and maintain Wake Stone Athletic Park. The Town should evaluate and update their current partnerships to ensure they are providing the best opportunities for the community. The Town should also evaluate forming additional partnerships which address the needs of a comprehensive park system. Direct requests should be made to meet potential partners, inviting them to evaluate the possible benefits of partnering. This step should be made to generate interest and agreement prior to solidifying any responsibilities for each participating party.

Private sector partnerships can be beneficial. Developers can use private funds to develop facilities on municipal property and lease it to the Town long term. Over a period of time, the developer returns a portion of the revenue to the Town and at the end of the lease the facility is turned over to public ownership. This type of arrangement would typically be a large capital investment for a special use facility.



LAND ACQUISITION AND DEVELOPMENT

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist Knightdale with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Life Estate

A life estate is a gift whereby a donor retains the land during his/her lifetime and relinquishes title of the property after his/her death. In return, the owner (or family) is relieved of property tax for the given land.



Local Gifts

Donations of land, money, labor and construction can have significant impact on the acquisition and development of park property. The solicitation of local gifts is highly recommended and should be organized thoroughly, with the utilization of very specific strategic methods. This often untapped source of obtaining funds requires the contacting of potential donors, such as individuals, institutions, foundations, and service clubs.

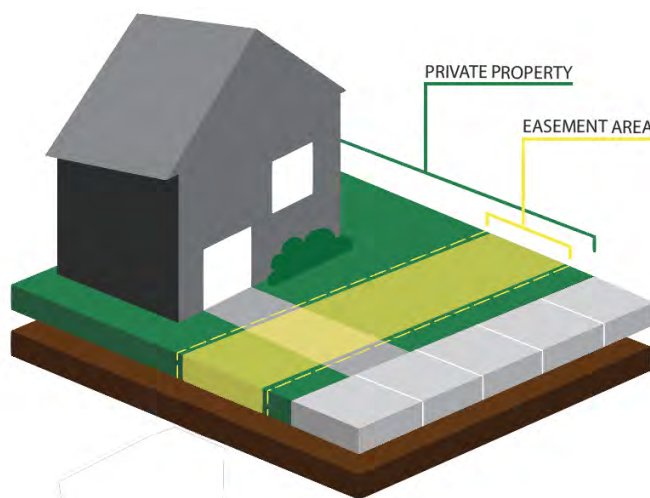


Long-Term Option

Long-term options allow municipalities to purchase property over a long period of time. This method is particularly useful because it enables the Town to consider a particular piece of land that may have future value though it is not currently desired or affordable. Advantages to this method of property acquisition are that the Town can protect the future of the land without purchasing it upfront, the purchase price of the land will not increase, and the Town will have the right to exercise its option. The disadvantage to the Town is that all privileges relinquished by the landowner require compensation in the form of securing the option.

Easement

An easement is the most common type of less-than-fee interest in land. An easement seeks to compensate the property owner for the right to use his/her land in some way or to compensate for the loss of his/her privileges to use the land. Generally, the landowner may still use the land and therefore continues to generate property tax revenue for the Town.



Fee Simple Purchase

Fee simple purchase is the most common method used to acquire municipal property for park facilities. Although it has the advantage of simplifying justification to the general public, fee simple purchase is the most difficult method to pursue due to limited monetary resources.

Fee Simple with Lease-Back or Resale

This method allows local governments to acquire land by fee simple purchase yet allows them to either sell or lease the property to prospective users with restrictions that will preserve the land from future development. The fee simple with lease-back or resale method of development commonly results from situations in which landowners, who have lost considerable monetary amounts in property value, determine that it is more economical to sell the land to the Town (with a lease-back option) than to keep it.



PLAN ADOPTION

The first step in the implementation of the Town of Knightdale Comprehensive Parks and Recreation Master Plan is adoption of the plan by Knightdale. By adopting the recreation master plan, the community is able to help shape larger regional decisions so that they fit within the goals of the plan. The Town also gives itself greater authority in shaping local land use decisions so that they achieve the goals and vision of this plan. In addition, the adoption of this master plan is essential in order to maximize available grant opportunities.

Among the opportunities available to promote the recommendations contained in the master plan is the ability to build upon an already committed and active base of residents, visitors, and enthusiasts in the area. Through their organizations, institutions, publications, and networks, Knightdale can promote both the improved and new parks and greenway facilities and programs.

Second among the opportunities is the availability of the existing park facilities such as amenities, programs, and existing trails. Though some changes are being suggested in the short-term and an expanded network is suggested for the long-term, the presence of an existing network provides a strong foundation from which to build. Many Town residents are already accustomed to using the existing park facilities and should become used to seeing new park amenities, programs, signage, and other improvements. Building on their existing awareness of what is available is much easier than building on no awareness.

Action Steps

Upon adoption of this plan, implementation of specific recommendations can begin. Many of these will occur simultaneously and include policy and facility improvement changes. The key steps are:

1. Secure a dedicated source of revenue to address the ten-year and beyond anticipated future recreational project list and address the goals of the master plan
2. Provide staffing necessary to support and oversee the implementation of this plan and the proper maintenance and operation of the facilities that are proposed
3. Develop and implement educational and awareness programs such as public events and promotion of parks awareness by civic and environmental advocacy groups. These programs can be used to announce new park facilities and upcoming projects
4. Begin working on the recommendations that are listed in the 10-year and beyond anticipated future recreational project list. From these opportunities come the framework for an initial implementation strategy. These recommendations include:
 - Aggressively begin to establish potential funding mechanisms for future park expansions. This high priority goal is essential for realizing the proposed recommendations for the future growth and development of Knightdale's parks and recreation facilities
 - Use the nucleus of park patrons to expand the awareness of the amenities and programming of Knightdale parks and recreation system
 - Expand and modify the existing park system into a comprehensive, multi-use system, distributed so that it better meets the needs of the community, provides opportunities to all and enhances the current park system
 - Continue making the critical pedestrian and bicycle connections between destination points that will allow for preservation of open space and offer an alternative mode of transportation



Knightdale Station Park, Knightdale

These steps represent the core of the implementation strategy. As the individual policy recommendations and physical recommendations are addressed, they should each fit within one of these four primary strategies.

The Town needs to ensure that facility planning is integrated with other regional planning efforts at the state and local levels and with long-range and current land use, economic development, parks, environmental, and community planning. The following are mechanisms to achieve this action step:

1. Expand local capital improvements program for yearly appropriation for greenway and park development
2. Set aside money for future land acquisition, construction, and maintenance of parks and recreation facilities
3. Pursue and request pedestrian/bicycle projects to be added to NCDOT TIP
4. Pursue developing and expanding existing and new partnerships.
5. Apply for PARTF grants and other related recreation grants for future parks and recreation projects
6. Seek other sources of revenue funding for parks and greenway improvements, such as including local assessment districts and developer exactions
7. Pursue funding from other sources listed in this section



MOVING FORWARD INTO THE FUTURE

“The Department enhances the quality of life for citizens of Knightdale and Eastern Wake County by providing an experienced staff to plan, implement, and manage a wide variety of passive, active, and cultural opportunities. The Department strives to provide a system of parks, greenways, recreational facilities, and open space areas which will ensure quality recreation opportunities for present and future citizens of Knightdale and Eastern Wake County.”

In order to continue to fulfill this mission, the Town of Knightdale has pursued planning as a way to improve the parks and recreation system throughout the Town. This comprehensive parks and recreation master plan has laid out a set of strategies for expanding and developing a safe, convenient, and usable park system. The plan has assessed the study area, analyzed the existing facilities, received and analyzed community input, reviewed recreation standards, developed recommendations, and provided strategies for implementing the plan. The Town of Knightdale Comprehensive Parks and Recreation Master Plan is a comprehensive guide to be used in the improvement and enhancement of the park system for Knightdale.



QUALITY OF LIFE

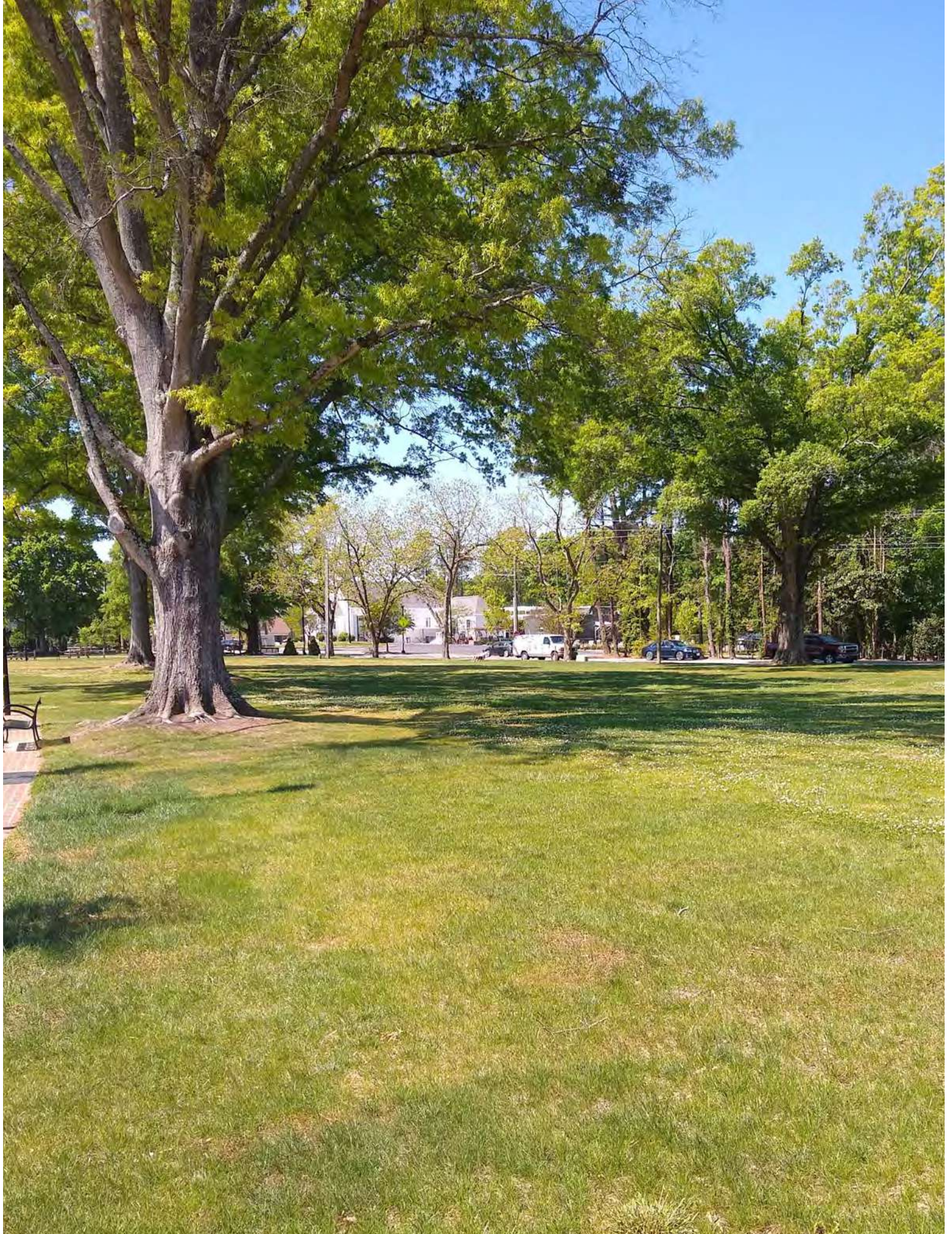


healthy living

HEALTH & WELLNESS



COMMUNITY







KNIGHTDALE COMMUNITY CENTER

Needs Assessment

Final Report 11/15/2024



503 300 Oberlin Road
Raleigh, North Carolina 27605
Phone (919) 833-3737

Table of Contents

1. Introduction

- 1.1 Executive Summary
- 1.2 Project Team
- 1.3 Design Approach
- 1.4 Design Resources

2. Site Analysis

3. Outreach and Community Engagement Process

- 3.1 Demographics Study
- 3.2 Benchmarking Tours
- 3.3 Flyers and Online Survey
- 3.4 Community Engagement Sessions
 - 3.4.1 Community Engagement Session 01
 - 3.4.2 Community Engagement Session 02
 - 3.4.3 Community Engagement Session 03
 - 3.4.4 Community Engagement Session 04
- 3.5 Cumulative Comparison Charts and Summary

4. Community Center Programming

- 4.1 Program Summary and Program Table

5. Plan Schemes and Cost Summary

- 5.1 Plan Schemes Summary
- 5.2 Scheme 01
- 5.3 Scheme 02
- 5.4 Scheme 03
- 5.5 Comparison Chart

6. Appendix

- 6.1 Benchmarking Tours Summary
- 6.2 Public Survey Flyer English & Spanish version
- 6.3 Public Survey Questions English & Spanish version
- 6.4 Community Engagement Sessions Instruction Board
- 6.5 Community Engagement Sessions Indoor Active Recreation Activities Board
- 6.6 Community Engagement Sessions Fitness Activities Board
- 6.7 Community Engagement Sessions Community & Educational Activities Board
- 6.8 Community Engagement Sessions Outdoor Activities Board
- 6.9 Community Engagement Sessions Knightdale Map Board

1. Introduction

- 1.1 Executive Summary
- 1.2 Project Team
- 1.3 Design Approach
- 1.4 Design Resources

1.1 Executive Summary

The Town of Knightdale commissioned Davis Kane Architects (DKA) along with CLH Design, PA for a Needs Assessment Study for a new Community Center. The project team worked collaboratively with the Town residents to understand the needs of this growing community and to propose three versions of the community center.

The Town of Knightdale had formulated a Strategic Plan in 2019 which provided an overall guiding framework for activities & operations moving forward and defined the upcoming actions and investments for the Town. The Town also has a Comprehensive Parks and Recreation Master Plan which identifies the need of a new community center for the expanding population of the Town.

Wake Stone Corporation, Inc., donated 40 acres of land to create Wake Stone Athletic Park in 2018. The Park, located at 1209 Old Crews Road, is home to a large soccer facility, operated in conjunction with NCFC-Youth. Wake Stone Corporation had donated an additional 10.08 acres of land for a future community center site at the same time.

The Design team visited the proposed site and investigated the existing site conditions to determine the site and topographical considerations. An important aspect of site evaluation was to consider the development of the new community center and the relevant site amenities in a fashion that would have minimal or no impact to the operations of the Wake Stone Athletic Park.

The Design team then worked with the Town to create a community engagement plan. It started with an online public survey that remained open to the public for almost 16 weeks. Next, a series of Community engagement sessions were planned to involve the stakeholder groups. Once all the data was gathered and formulated, three design schemes were developed for the park at different construction cost levels. These concepts would be presented to the Town Council for further input.

The goal of this Needs Assessment also referred to as this study was to provide the Town of Knightdale recommendations on what the community requirements are and to lay out the framework that would assist the Town in developing a community center that shall have the most value for their community.

1.2 Project Team

Architect:

Davis Kane Architects, PA

Raleigh, North Carolina

Phone:

919-833-3737

Project Contacts:

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Devanshi Kesaria, AIA Architect, Project Manager

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CLH Design, PA

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Troy Olson, PLA

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Knightdale, NC 27545

Phone:

919-217-2230

Project Contact:

J.P. Lefever, M. PRTSM, CPRP, CYSA

Director - Parks, Recreation & Cultural Programs

Dustin Tripp

Assistant Town Manager Operations

Phillip Bunton

Director Public Works

1.3 Design Approach

The project began with a thorough analysis of the existing conditions of the site and its surroundings. The regional context of the site, the location of other Town parks, the ease of access to the site in terms of walking distance and surrounding neighborhoods were some aspects that were investigated as a part of site analysis. A GIS map was utilized along with the Town provided resources to create a base plan of the site. Bi-weekly meetings were established with the Town staff to discuss the project progress.

The design team and the Town staff identified Community Centers in similar communities as Knightdale to visit and converse with the key staff of these centers. (4) community centers were visited in person, and the floor plans of (2) community center that were either under construction or in the design phase were studied.

An in-depth study of the demographics of the residents of the Town of Knightdale was also conducted to strategize a community engagement plan that reached and involved the varied demographics of the Town.

The Community Relations department in this phase of the project. An online public survey was released on the Town's website and (4) community engagement community was used as framework to develop the Program for the community center.

The team prepared three different Space Programs for the proposed community center at three construction budget levels. These programs were further developed into conceptual floor plans and site plans.

The Large-sized Community Center includes all the program spaces that were desired by the community and resulted in the highest budget community center.

The Medium-sized Community Center presented a mid-level compromise on the desired program spaces prioritizing the spaces that were the most voted on by the community.

The Satellite-sized Community Center is the smallest center and is designed such that the Town could replicate these centers at multiple locations in the Town.

The three design schemes were also accompanied with Probable Construction Cost estimates. All this information would be presented at the Town Council Workshop in October 2024 for further input.



1.4 Design Resources

Davis Kane Architects and CLH Design have relied on Google Earth images and photographs taken from the site walk-through for this preliminary study. The TOK provided the following documents for reference:

- CAD site plan from the Knightdale Athletic Park project named h -KMLUKUTRF
- Site survey dated 2/21/18. A more recent site survey was not conducted for this study.
- 2019 Town of Knightdale Strategic Plan
- 2022 Town of Knightdale Comprehensive Parks and Recreation Master Plan

2. Site Analysis

The Town of Knightdale Community Center project is located at 1209 Old Crews Road, Knightdale, NC, and encompasses 10.08 acres. This site is zoned Neighborhood Mixed-Use (NMX) and currently operates as a soccer complex with both paved and gravel parking areas. The proposed community center will be located on the existing gravel lot east of the existing soccer field and south of Wake Stone Athletic Park Drive. The proposed community center will use the Wake Stone Athletic Park Drive for all driveway connections.

Site Inventory – Physical Factors

Existing Utilities

Water: The site is currently serviced by a water main located along Wake Stone Athletic Park Drive. This main is expected to meet the domestic water needs and fire demand of the proposed facility. However, adjustments to the system may be required to provide adequate fire suppression.

Sewer: A public sewer line runs along Old Crews Road and provides a service connection to the site along Wake Stone Athletic Drive.

Storm Drainage: The site currently has a stormwater device installed near Wake Stone Athletic Drive and service as detention and treatment for the existing soccer complex and Wake Stone Athletic Drive. An additional small device or modification of the existing SCM could be done if the existing pond cannot meet the post-development requirements.

Natural Gas: No Gas line appears to be in place along Wake Stone Athletic Drive.

Existing Overhead Electrical Easement: An electrical easement has been identified running parallel to Old Crews Road. The easement does restrict the buildable area for the site and limits its views from Old Crews Road.

Existing Topography and Soils

Much of the site has been cleared and disturbed from previous logging activity and was purchased by Knightdale to become the current soccer complex. Per GIS soils appear to be RgB and WiB. Further geotechnical survey would be required to determine the elevation of the rock and if the material is suitable for the Community Center.

Overall Proposed Site Development

Parking and Circulation

Parking for the community center will be designed in compliance with the Town of Knightdale UDO. Each concept noted below will have roughly 100 to 190 spaces provided. These spaces will serve as part of the Community center and the existing soccer complex. Some options will use gate controls to separate the parking from the soccer complex to the proposed community center. It has been noted that the soccer complex does host tournaments and can see a large increase in parking demand that could affect the daily users at the community center.

Landscape Buffers

necessitates the installation of a Type B Buffer. Parking lot trees and islands will be required per the town's UDO.

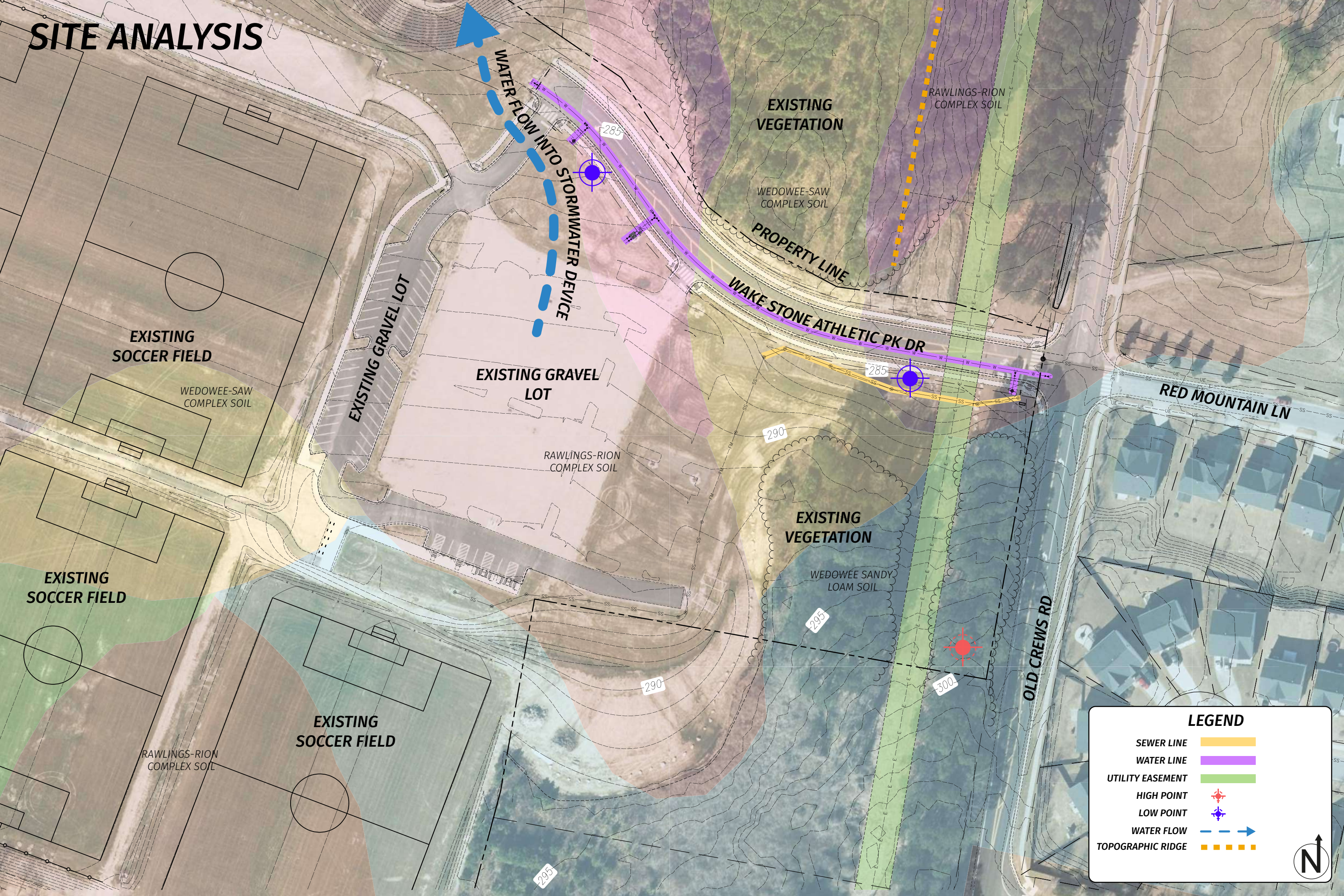
Stormwater Management

Stormwater management will be meeting requirements noted in the Knightdale UDO and Per the Neuse River rules by the State. Erosion control will be permitted by the NCDEQ. Further investigation is required of the onsite SCM which was installed during the construction of Wake Stone Athletic Park Drive and the soccer fields. The installation of a smaller SCM is not out of the question for the development of a Community Center on this parcel.

Site Lighting and Amenities

The site lighting will be provided by Duke Energy. Amenities identified in the community outreach and per the town are the development of (2) Beach Volleyball Courts or (2) Pickleball Courts. The outdoor playground was identified as an important amenity and a plaza space with furnishing and decorative paving. These amenities will vary per each of the three design schemes.

SITE ANALYSIS



LEGEND

SEWER LINE	
WATER LINE	
UTILITY EASEMENT	
HIGH POINT	
LOW POINT	
WATER FLOW	
TOPOGRAPHIC RIDGE	

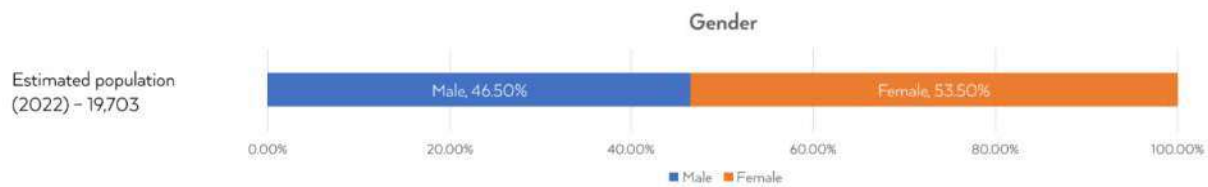
3. Outreach and Community Engagement Process

- 3.1 Demographics Study
- 3.2 Benchmarking Tours
- 3.3 Flyers and Online Survey
- 3.4 Community Engagement Sessions
 - 3.4.1 Community Engagement Session 01
 - 3.4.2 Community Engagement Session 02
 - 3.4.3 Community Engagement Session 03
 - 3.4.4 Community Engagement Session 04
- 3.5 Cumulative Comparison Charts and Summary

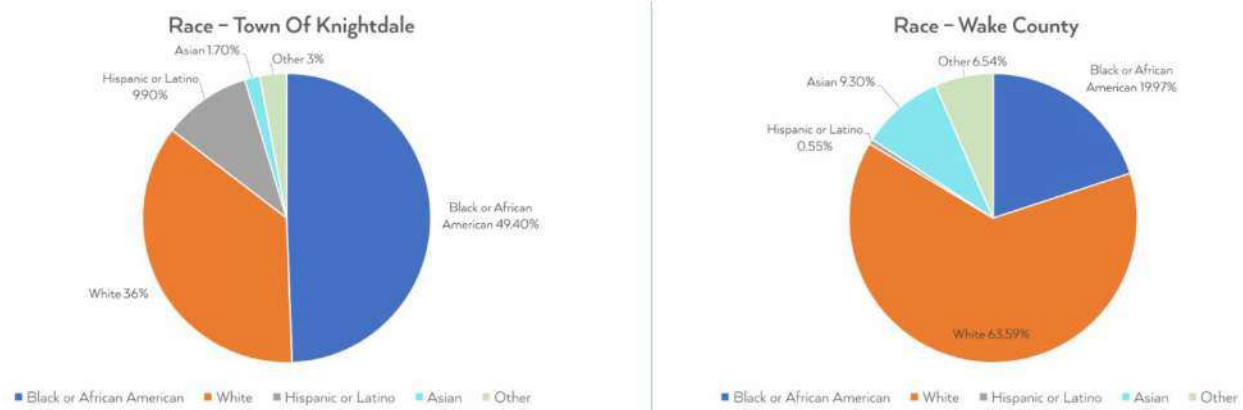
3.1 Demographics Study

When planning any community engagement outreach, the latest US Census Bureau data from the year 2020 was used. The demographics study helped the design team and the Town to understand the make-up of the community and the end-users. The study provided key statistics to bring to light how this community is made up. All these statistics enabled the design team to formulate a community engagement plan that would be able to reach a majority of the population. Some of the key statistics analyzed includes the following:

Gender Break-down:



Race/ Ethnicity:

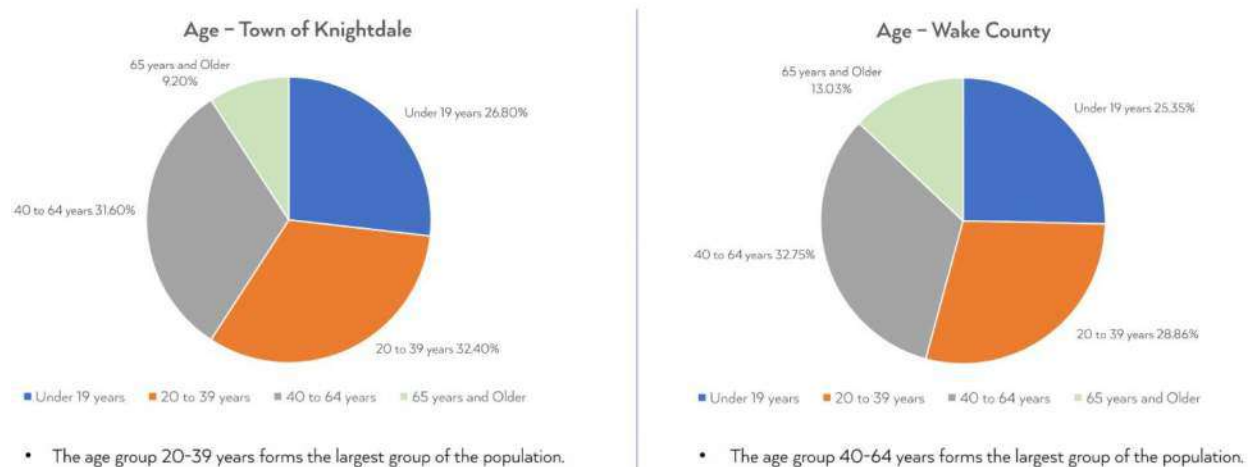


Source: Census 2020

This indicated that African American and Hispanic/ Latino population cumulatively make up the largest user-group for the new community center. Proportionate representation of these races in all the community

outreach efforts was important. The Hispanic/Latino community is almost 20 times bigger in Knightdale than the average % in Wake County. This also indicated the presence of a large Spanish-speaking population.

Age of the Population:



Source: Census 2020

The Census mentioned that the number of young families or families with young children is on the rise in the Town of Knightdale. This also means that the majority of users of the community center would fall in the age group of 20-39 years as well as under 19 years old.

The other population projection made by the Census mentions that the Senior citizens comprise the fastest growing age group.

Some other demographics that were pertinent in the formulation of the Community Engagement Process were:

Other Interesting Demographics	Town of Knightdale	USA
Households with a Computer	97.5%	93.5%
Language other than English spoken at home, (percent of population at age 5 years+)	11.8%	21.7%
High School Graduate or higher, (percent of population at age 25 years+)	93.2%	88.9%

Source: Census 2020

This indicated that the Town of Knightdale had computer-using, educated residents, and 88.2% of whom spoke English.

Some of the strategies that emerged out of this demographic study included

- Use online surveys to collect initial responses of the residents.

- Make all the literature available in English as well as Spanish.

- The Town has two large events every summer Latin American Festival and African American Festival. Incorporating some form of community engagement at these two events is important.

3.2 Benchmarking Tours

The Town of Knightdale along with Davis Kane Architects (DKA) and CLH Design, PA identified Community centers that were either located in diverse communities like the Town of Knightdale or had program areas similar to the projected needs of the Town of Knightdale. The design team and the Town staff visited these centers and interacted with staff who was able to provide an insight into the operational and design aspects of the community center. The floor plans and other drawings were analyzed of a few community centers that were still under construction. The Community Centers visited in person include:

Smithfield Recreation and Aquatics Center

Marsh Creek Community Center

Chavis Community Center

The other community centers analyzed include:

Kernersville Recreation Center

Recreation Center on Cass Holt Road, Holly Springs

Refer to the Appendix for the summary sheets of the Benchmarking tours.



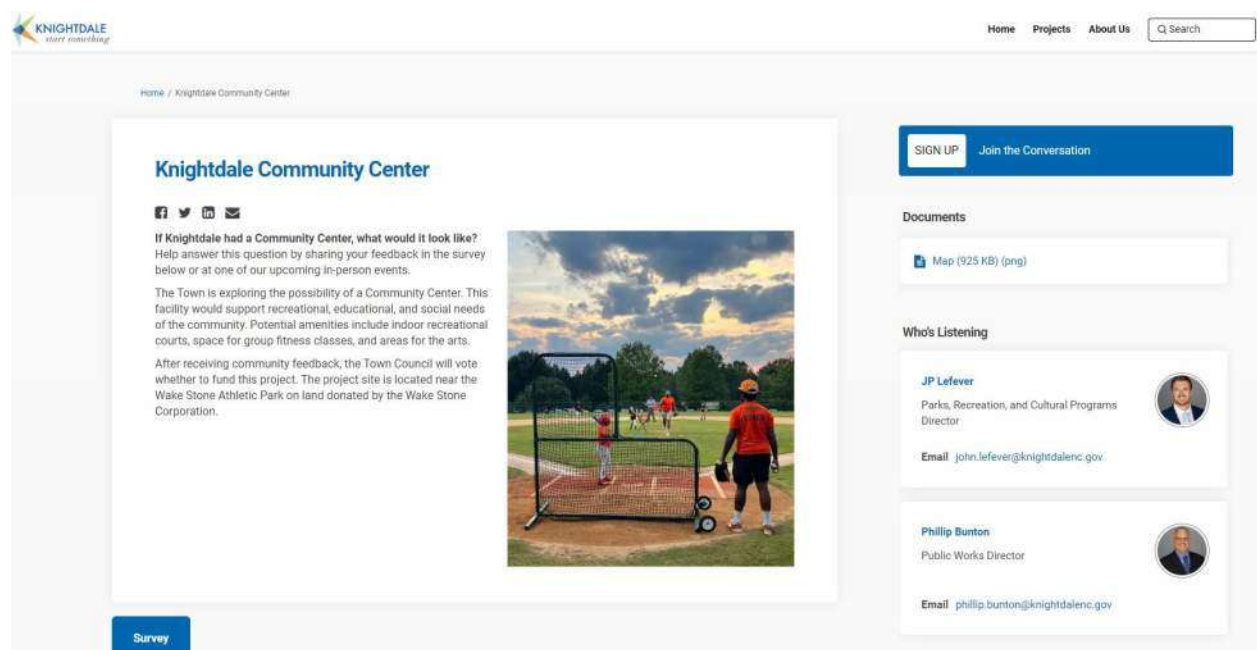
Images from the Benchmarking Tours (from left to right – Chavis Community Center, Chavis Community Center)



Images from the Benchmarking Tours (from left to right – Smithfield Recreation and Aquatics Center, Marsh Creek Community Center, Chavis Community Center)

3.3 Flyers and Online Survey

In order to understand the needs of the community, an extensive public outreach and community engagement process was developed. This started with creating an online survey and a flyer to spread the word about the online survey. There is a large Hispanic-Latino population in the Town of Knightdale, and to make this process easier for them, the flyer and the survey were made available in English as well as in Spanish. The Parks, Recreation, and Cultural Programs department was extensively involved in this part of the process. The flyer was distributed to residents through various channels, including email, social media, and direct mail. Regular emails were sent to the Town residents to participate in this online survey. The flyer was



Community Center Survey (English Version)

The Town of Knightdale is preparing to build a modern, multi-generational community center adjacent to the Wake Stone Athletic Park. The Town's goal is to build a Community Center that promotes a high quality of life, provides a variety of health, fitness, and cultural opportunities, and offers various recreation and leisure activities to meet the needs of a diverse population. Help us shape the Town of Knightdale's first new Community Center by engaging with us throughout the process.



Encuesta de Centros Comunitarios (Versión en Español)

La ciudad de Knightdale se está preparando para construir un centro comunitario moderno y multi-generacional adjacente al parque Atlético Wake Stone. Los objetivos de la ciudad son construir un centro comunitario que promueva una alta calidad de vida, brinde una variedad de oportunidades de salud, acondicionamiento físico y cultural, y ofrezca diversas actividades recreativas y de ocio para satisfacer las necesidades de una población diversa. Ayúdanos a dar forma al primer nuevo centro comunitario de la ciudad de Knightdale comprometiéndote con nosotros durante el proceso.



The online survey was initiated on March 25, 2024, and was closed on July 14, 2024, with 516 participants who engaged in providing feedback to assist in designing the initial concepts. The survey included 15 questions. The first five questions focused on the demographics of people and frequency of use of the community center. The next five questions focused on the types of activities and amenities the community would like to see in this community center. The last five questions included sources of funding, allowing members with disabilities or senior citizens to voice their requirements and provide any additional comments.

Refer to the Appendix for the survey questions and the flyers.

3.4 Community Engagement Sessions

The design team set up tables along with visual boards at four Town events to allow for the Town residents to interact with the design team and provide their input on the programmatic needs of the new community center. The interactive activity was set up in this format:

Each member participating in the activity was provided with 6 sticky dots and 3 post-it notes. These were color coded based on the age groups.

There were 4 visual boards laid out which showed multiple images of different activities that could take place in the community center and the park.

The member could then stick their dots on images they feel have the activities that should be incorporated into the new community center.

They could also write comments, concerns or ideas on the Post-it notes and stick them on the images or drop them in the comment box.

Lastly, the members were asked to put a pin on a map of Knightdale representing their home address to gauge what areas of the Knightdale were not represented in this engagement process.

Refer to the Appendix for the Instructions and the Visual boards.



Images from the various Community Engagement Sessions.

3.4.1 Session 01 Spring Fling Event

‘g .KSDMKMOD . .‘ . .q .- .
Fling Event at Knightdale Station Park.

Approximately 210 people participated in the activity at this event with 1259 dots on the boards.

The age groups 0-25 and 26-45 years cumulatively formed the largest groups of participants.

47% of the total number of participants were residents of Knightdale.

The most loved images in the Indoor Active Recreation Activities fell under

- Indoor playground/ Climbing Wall, Court Sports, Kickboxing, Ballet, and Martial Arts.

The most loved images in the Fitness Activities were

- Zumba/ Aerobics, Indoor Running tracks, Weight Training, Obstacle course and Solo yoga.

The most loved images in the Community & Educational Activities were

- Theatre Arts, Art Classes, E-sports, Yoga, Robotics and Woodworking.

The most loved images in the Outdoor Activities were

- Outdoor Playground, Splash pad, Outdoor Stage, Dog Park, Rock-climbing Wall, and Quiet Space.

3.4.2 Session 02 Latin American Festival

‘g .MUDMKMOD . .‘ . .q .r .
American Festival at Knightdale Station Park. The design team invited a Spanish-speaking member from their office to facilitate more conversations with the Hispanic/ Latino community members.

Approximately 125 people participated in the activity at this event with 752 dots on the boards.

The age groups 26-45 and 46-55 years cumulatively formed the largest groups of participants.

59% of the total number of participants were residents of Knightdale.

The most loved images in the Indoor Active Recreation Activities fell under

- Indoor playground/ Climbing Wall, Kickboxing, Futsal Sport, Ballet, Volleyball and Boxing

The most loved images in the Fitness Activities were

- Zumba/ Aerobics, Indoor Running tracks, Weight Training and Solo yoga.

The most loved images in the Community & Educational Activities were

- Theatre Arts, Art Classes, E-sports, Yoga, Maker Space, and Wood working/ Cooking Classes.

The most loved images in the Outdoor Activities were

- Outdoor Playground, Splash pad, Rock-climbing Wall, Outdoor Stage, Quiet Space and Dog Park.

3.4.3 Session 03 African American Festival

African American Festival at Knightdale Station Park.

Approximately 97 people participated in the activity at this event with 573 dots on the boards.
The age groups 11-25 and 36-45 years cumulatively formed the largest groups of participants.
37% of the total number of participants were residents of Knightdale.

The most loved images fell under these categories

- Court Sports, Boxing, Indoor playground/ Climbing Wall, Martial Art, and Ballet.

The most loved images in the Fitness Activities were

- Zumba/ Aerobics, Indoor Running tracks, Weight Training, Spin Classes and Obstacle Course.

The most loved images in the Community & Educational Activities were

- Theatre Arts, Art Classes, E-sports, Yoga, and Lounging/ Reading Spaces.

The most loved images in the Outdoor Activities were

- Outdoor Playground, Outdoor Stage, Splash pad, Quiet Space and Community Garden.

3.4.4 Session 04 Summer Basketball League

Summer Basketball League game day at Knightdale Recreation Center.

Approximately 54 people participated in the activity at this event with 315 dots on the boards.
The age groups 11-25 and 36-45 years cumulatively formed the largest groups of participants.
100% of the total number of participants were residents of Knightdale.

The most loved images in the Fitness Activities were

- Zumba/ Aerobics, Indoor Running tracks, Weight Training and Obstacle course/ Adventure track training.

The most loved images in the Indoor Active Recreation Activities were

- Court Sports, Indoor playground/ Climbing Wall, Kickboxing, and Table Tennis Tables.

The most loved images in the Community & Educational Activities were

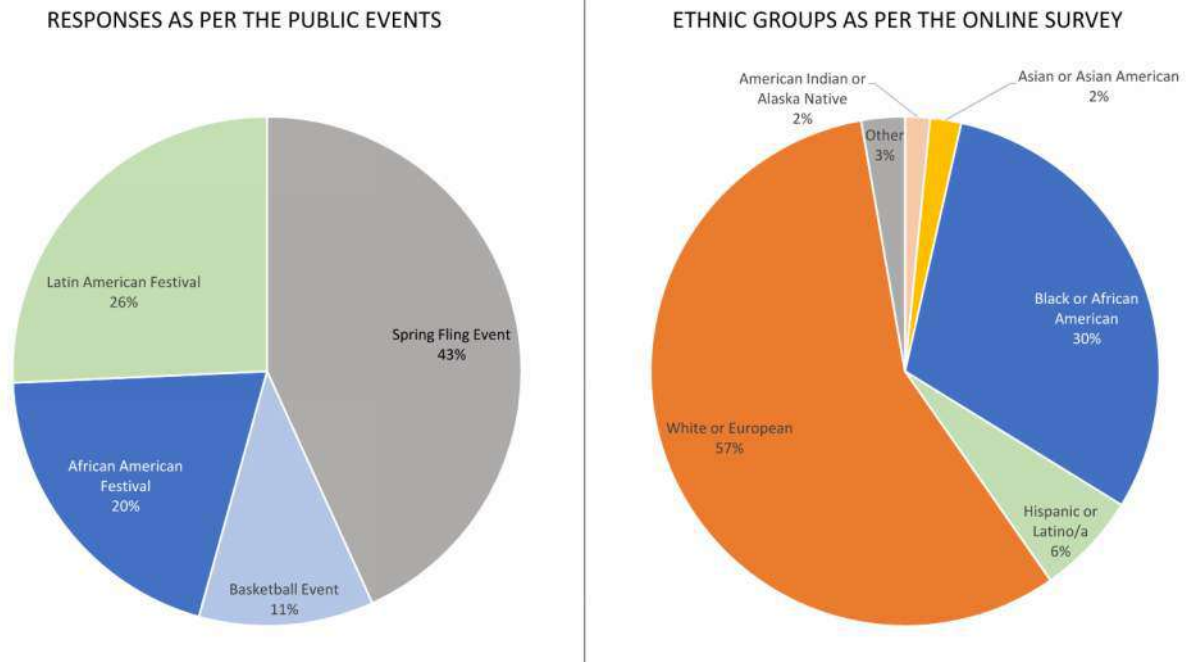
- Theatre Arts, Art Classes, E-sports, Meeting Rooms, and Cooking Classes.

The most loved images in the Outdoor Activities were

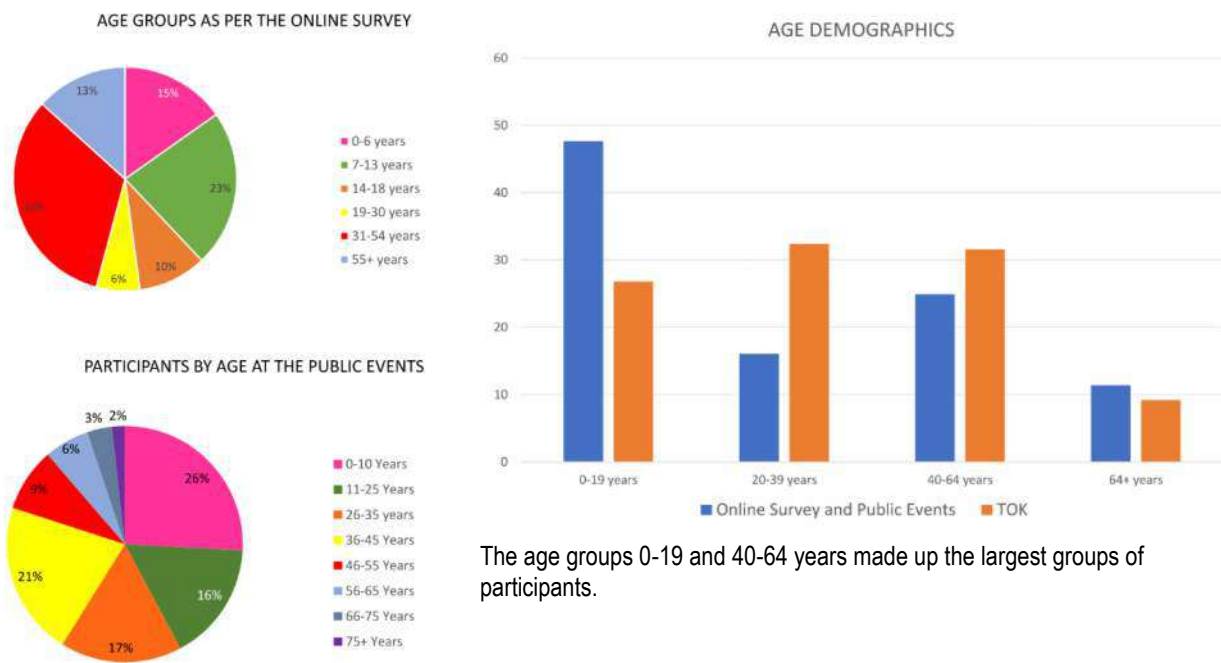
- Outdoor Playground, Splash pad, Space for Food trucks, Quiet Space and Dog Park.

3.5 Cumulative Comparison Charts and Summary

All the data from the four community engagement sessions was compiled along with the data collected from the online survey. A total of 1003 responses were received 519 were from the online survey and 484 were from the engagement sessions. 74% of the total respondents were residents of the Town of Knightdale.

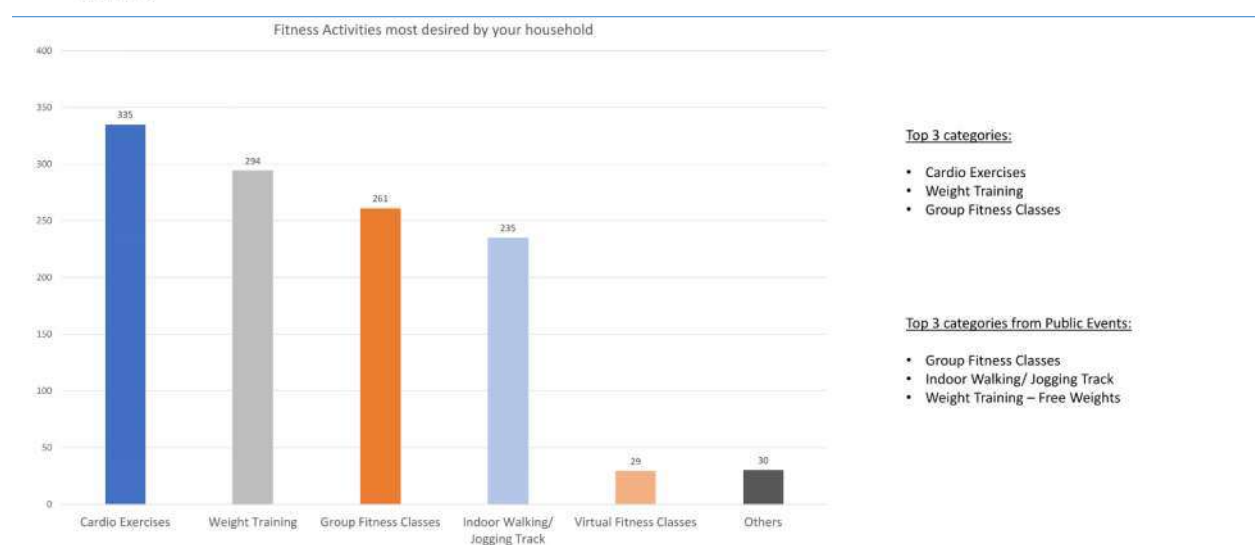
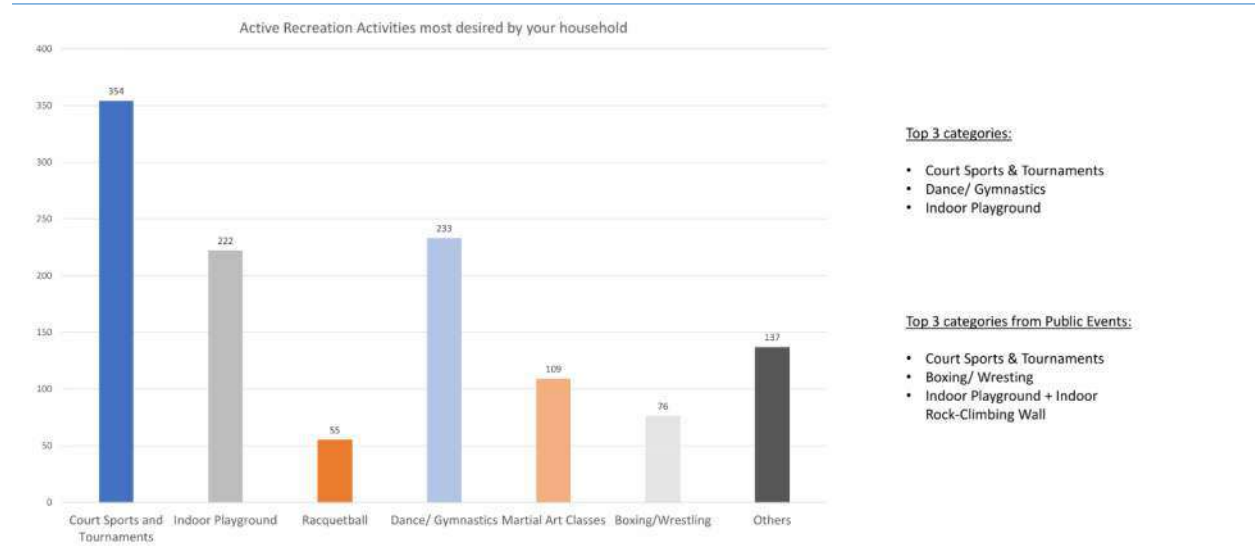
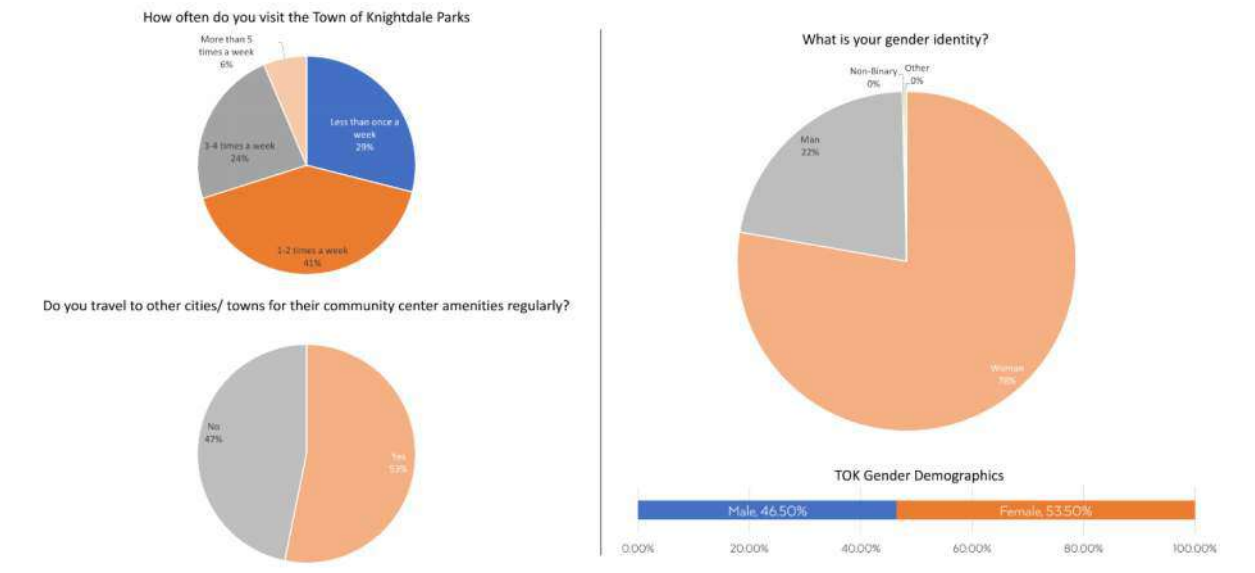


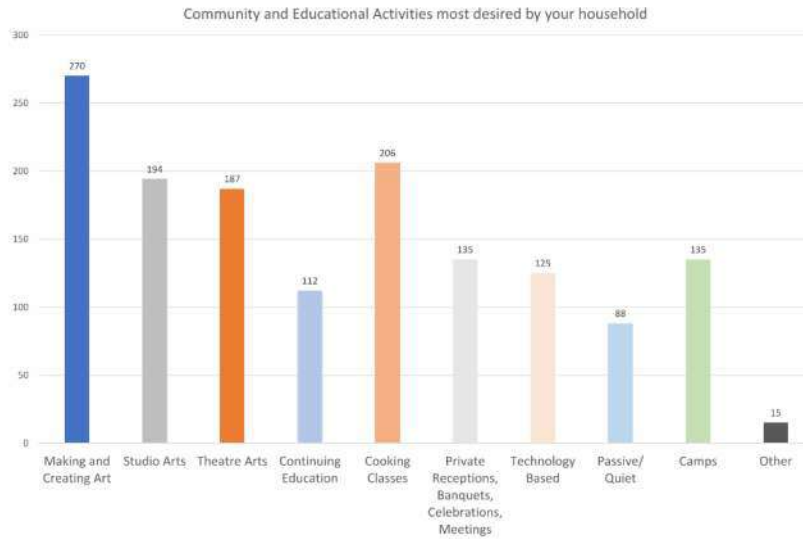
The online survey collected the ethnic groups data, while the in-person engagement sessions did not. However, a wide representation of ethnic groups was noticed at all the events.



The age groups 0-19 and 40-64 years made up the largest groups of participants.

Online Survey Results:



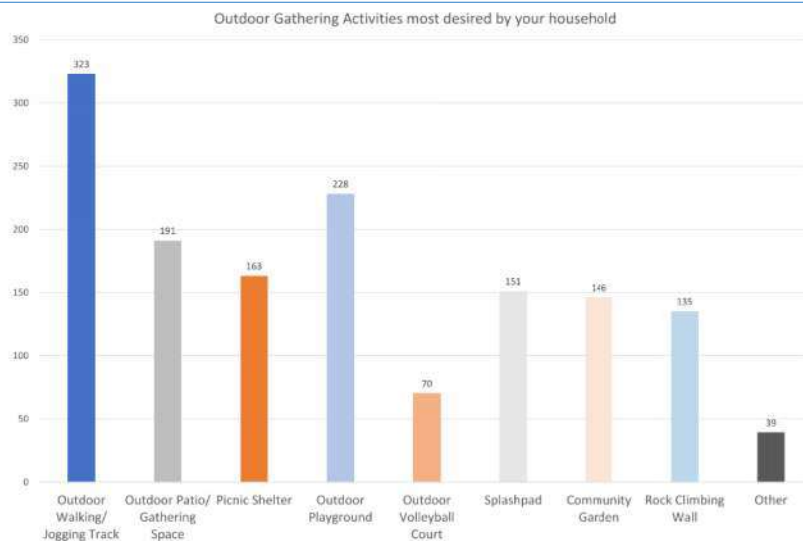


Top 3 categories:

- Making and Creating Art
- Cooking Classes
- Studio Arts

Top 3 categories from Public Events:

- Theatre Arts
- Technology Based Activities
- Studio Arts

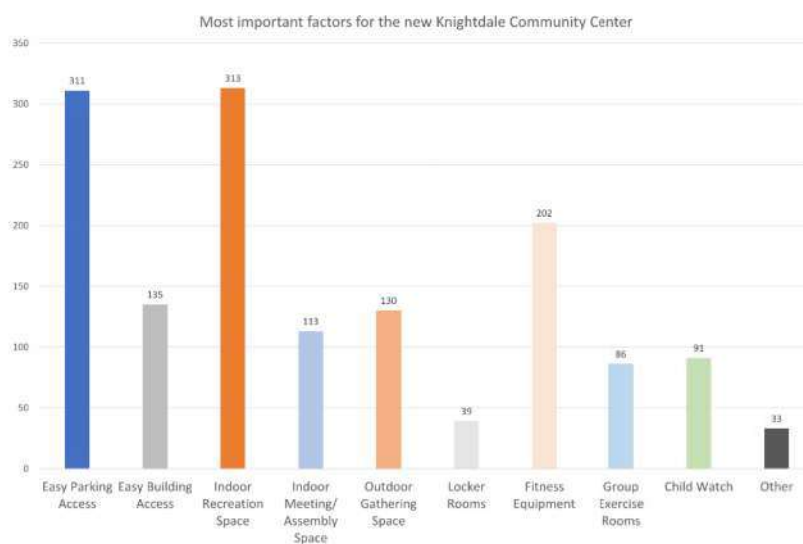


Top 3 categories:

- Outdoor Walking/ Jogging Track
- Outdoor Playground
- Outdoor Patio/ Gathering Space

Top 3 categories from Public Events:

- Outdoor Playground
- Outdoor Reading/ Lounging
- Splashpad

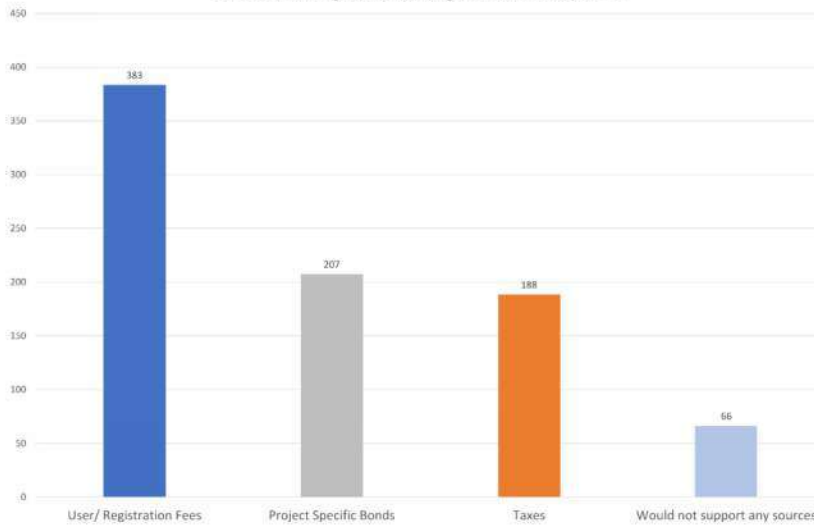


Top 3 categories:

- Indoor Recreation Space
- Easy Parking Access
- Availability of Fitness Equipment

Town of Knightdale | Knightdale Community Center Needs Assessment

Sources of Funding for the new Knightdale Community Center



Additional Comments:

- Nothing to increase taxes .. explore use of school facilities not used year round
- Pay for the facility the same way you paid for the Knightdale Station Park.
- The amount of funding directed for new police vehicles should be shifted to outdoor fitness improvements.
- Knightdale's growth increase should be sufficient to pay for the cost of any new facilities.
- I checked I would not support taxes. I am not willing to increase my taxes too much I would say \$100-\$75 maybe. I do not want to pay high in taxes and pay to utilize the facility. Also, Knightdale Residences do not all have a lot of extra money for things so while my family could pay higher taxes or higher user fees, I know so many families that can't.
- After the recent property tax hike by the county, it's difficult to think of more tax increases right now. Our home property taxes just went up over \$1100/year.

Do you or a family member have a member with a disability? If so, what type of special accommodations/ programs are needed?

- Physical Therapy
- Autistic (13)
- Bathrooms/ changing area that accommodate older children and adults who need support with toileting.
- Hearing impaired – visual signs required (5)
- Handicap parking
- Down syndrome – areas to workout (2)
- Trained staff to work with children with disabilities for camps.
- Wheelchair bound/ limited mobility/ adult with trike
- Sensory processing disorder/ ADHD – quiet space requested

If you are above the age of 55 years, what type of facilities or programs would you like to have available?

- Dance Lessons, Line dancing
- Group workouts and indoor walking track
- Indoor pickleball courts
- Sr citizen games, playing cards, mahjong, bingo, trivia
- Cooking classes
- Yoga, easy exercises, low impact fitness
- Water aerobics, exercise pool
- Sr. social activities, Book club,
- Crafts, Art classes, Quilting group, pottery
- Lounge with coffee shop for reading
- Musicals
- Technology assistance classes, education classes
- Support groups (AA, memory care, grief share)
- Outdoor exercise – FitLot park



Additional Comments

- More pickleball courts
- Comments on funding sources
- Need activities for teens and young adults
- Need more basketball courts
- Low-cost educational programs for children including art and craft classes
- Need activities for older age group
- Theatre Arts
- Skate Park
- Outdoor Pool
- Comments on traffic, and roads.
- Rentable space for events

Community Engagement Sessions Cumulative Results:

Most Loved Pictures Indoor Active Recreation Activities



Court Sports
– 234 dots



Boxing, Wrestling, Martial
Arts – 157 dots

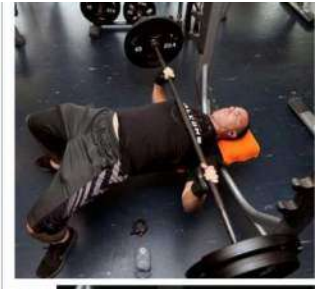


Indoor Children Rock Climbing Wall –
135 dots

Most Loved Pictures Fitness Activities



Group Fitness – 335 dots



Indoor Running Tracks – 141 dots total



Weight Training – Free Weights -
136 dots total

Most Loved Pictures Community & Educational Activities



Theatre Arts – 145 dots total



Technology Based Activities - 133



Reading/ Lounging – 73 dots



Studio Arts – 113 dots



Banquet/ Celebration/ Meeting – 72 dots

Most Loved Pictures Outdoor Activities



Outdoor Playground – 225 dots total



Splash Pad – 103 dots



Outdoor Stage – 83 dots



Outdoor Reading/Lounging – 104 dots



Rock-Climbing Wall – 59 dots



Dog Park – 56 dots

Most Loved Pictures - Overall



Most Loved Activities by Age



4. Community Center Programming

4.1 Program Summary and Program Table

4.1 Program Summary

The design team utilized the data collected from all the community engagement events and the online survey to formulate (3) Space programs which would result in a Large, Medium and a Satellite-sized community center. The three options would provide the Town a range of construction cost budgets and more flexibility in choosing an option that fit their needs and available budget.

The program for all the three design schemes relied on the community needs gauged from the Community engagement process and prioritized the most-voted activities required by the stakeholders.

The Large-sized Community Center consists of (3) gym courts, an indoor stage, walking track, (5) multi-purpose rooms, (2) fitness studios, warming kitchen, and a large administrative suite.

The Medium-sized Community Center consists of (3) gym courts, walking track, (3) multi-purpose rooms, (1) fitness studio, warming kitchen, and a medium-sized administrative suite.

The Satellite-sized Community Center consists of (2) gym courts, (4) multi-purpose rooms, (1) fitness studio, warming kitchen, and a small administrative suite.

The following pages include the (3) recommended programs for the new Community Center at the Town of Knightdale.

Proposed Program:

Knightdale Community Center									
	Large-Sized			Medium-Sized			Satellite-Sized		
Program	No. of Rooms	Area (Sq Ft)		No. of Rooms	Area (Sq Ft)		No. of Rooms	Area (Sq Ft)	
		Per Room	Total		Per Room	Total		Per Room	Total
Entrance Lobby									
Reception + Waiting Space	1	600	600	1	450	450	1	300	300
Office	1	100	100	1	100	100	1	100	100
Print/ St. / Mail	1	50	50	1	50	50	1	30	30
Administrative Suite									
Offices	2	120	240	2	120	240	2	120	240
Offices	6	100	600	4	100	400	2	100	200
Large Conference Room	1	420	420	0	420	0	0	420	0
Small Conference Room	1	240	240	1	240	240	0	240	0
Breakroom with Kitchenette	1	180	180	1	180	180	1	120	120
Office Storage	1	70	70	1	70	70	1	70	70
Staff Toilets	2	75	150	1	75	75	1	75	75
Gym/ Exercise Areas									
Basketball Courts	3	19760	22260	3	19760	22260	2	13520	15170
Seating Space	1	2500		1	2500		1	1650	
Lockers rooms & Showers	2	450	900	2	450	900	0	600	0
Family Locker rooms	1	100	100	1	100	100	0	100	0
Ref room with Toilet	1	300	300	1	300	300	0	300	0
Walking track	1	4,350	4350	1	2,900	2900	0	4,350	0
Stage with storage	1	1,000	1000	0	1,000	0	0	1,000	0
Dressing Room	1	200	200	0	200	0	0	200	0
Fitness Studio	2	1500	3000	1	1200	1200	1	1000	1000
Storage	1	250	250	1	120	120	1	100	100
Recreational Areas									
Multi purpose Rooms - Large	4	1500	6000	3	1200	3600	2	1000	2000
Multi purpose Rooms - Small	1	800	800	0	0	0	2	625	1250
Storage	4	150	600	3	120	360	2	100	200
Warming Kitchen									
Kitchen & Serving Area	1	400	400	1	400	400	1	300	300
Storage	1	100	100	1	100	100	1	100	100

Knightdale Community Center									
	Large-Sized			Medium-Sized			Satellite-Sized		
Accessory Spaces									
Group Toilet Rooms	4	650	2600	4	400	1600	2	650	1300
Family Toilet Room	4	75	300	2	75	150	2	75	150
Gym Equipment Storage	1	750	750	1	750	750	1	750	750
General Storage	1	200	200	1	200	200	1	200	200
Operational Support Spaces									
Mechanical equipment Room	2	1200	2400	2	900	1800	1	1500	1500
Electrical equipment Room	1	250	250	1	250	250	1	250	250
FP Riser Room	1	150	150	1	150	150	1	150	150
Janitor's Closet	2	80	160	2	80	160	1	80	80
IT/ Server Room	1	80	80	1	80	80	1	80	80
Elevator	1	120	120	1	120	120	0	120	0
Net Total Area			49920			39305			25715
Circulation			20%			25%			30%
Total			59904			49131.25			33429.5
Net to Gross (Walls, etc)			10%			10%			10%
Total Gross Square Footage			65894.4			54044.375			36772.45
Outdoor Spaces									
Outdoor Patio	1	2000	2000	1	1500	1500	1	1000	1000
Outdoor Playground	1	20000	20000	1	10000	10000	0	0	0
Outdoor Sand Volleyball Courts	2	1900	3800	2	1900	3800	0	0	0
Outdoor Pickleball Courts	0	1800	0	0	1800	0	0	0	0
Total			25800			15300			1000

5. Plan Schemes and Cost Summary

- 5.1 Plan Schemes Summary
- 5.2 Scheme 01
- 5.3 Scheme 02
- 5.4 Scheme 03
- 5.5 Comparison Chart

5.1 Plan Schemes Summary

A total of (3) design schemes are presented in this Design Narrative.

1. Scheme 01 is the Large-Sized Community Center.
 - a. The intent with this scheme is for the Town to focus its efforts on only one large community center that fulfills most of the wish list items expressed by the Town residents in the Community Engagement efforts.
 - b. This is a two-story scheme that includes (3) gym courts with a stage at one end of the gym space as well as a (3) lane walking track above the gym.
 - c. This scheme offers the Town a lot of flexibility with the (4) large-sized multi-purpose rooms as they have folding partitions in between and can be combined to host larger events or separated into smaller rooms for multiple congruent uses.
 - d. The administrative suite in this scheme would be able to accommodate the entire Parks and Rec staff.
 - e. The construction schedule for this scheme would be 24 months long.
2. Scheme 02 is the Medium-Sized Community Center.
 - a. The intent with this scheme is to propose a community center that provides some of the wish-list program spaces for the Town residents and is at a lower budget than the Large-sized community center.
 - b. This is a two-story scheme that includes (3) gym courts and a (2) lane walking track above the gym.
 - c. The administrative suite would be able to accommodate the Parks and Rec staff partially.
 - d. The construction schedule for this scheme would be 18 months long.
3. Scheme 03 is the Satellite-Sized Community Center.
 - a. The intent with this scheme is to allow the Town to build multiple such satellite facilities around the Town over the years as and when funding becomes available. This scheme provides only the most-essential program spaces to the Town residents.
 - b. This is a one-story scheme that includes (2) gym courts.
 - c. There are (2) medium sized and (2) small sized multi-purpose rooms that are separated with folding partitions to allow more use-flexibility for the Town.
 - d. Only few staff members may be re-located to this community center.
 - e. The construction schedule for this scheme would be 12 months long.

Each scheme is explained in detail along with the proposed conceptual floor plans, and the Opinion of probable cost of construction in this section. The site layouts of each of the design schemes are also included in this section. Each layout shows vehicular parking, pedestrian access, vehicular drop-off, and outdoor amenities.

5.2 Scheme 01 Large Sized Community Center

In this scheme, a new two-story community center is proposed. The primary program spaces included are:

A large, welcoming Entry lobby with a reception desk, an administrative office and an elevator to upstairs.

(3) gym courts, out of which (1) will have athletic sports flooring and (2) courts will have hardwood flooring.

There is a performance stage along with a dressing room adjacent to the athletic sports flooring gym court.

(2) Large multi-purpose rooms divided by a folding partition, with small storage rooms inside that are located on the first floor and adjacent to Warming kitchen and pantry storage.

The warming kitchen can also be accessed via a secondary service entry/ exit from the outside.

Group toilets, locker rooms and a family locker room are also available and located near the Entry lobby as well as gym courts.

A small multi-purpose room on the first floor that could be used as either child-watch, staging area for the teams, or for any other smaller activities is also provided on the first floor.

The second-floor houses (2) large multi-purpose rooms divided by a folding partition, with small storage rooms inside.

Two fitness studios with storage rooms are also provided on the second floor.

A (3) lane walking track that is at least 1/8th mile long is planned above the gym courts.

A large administrative suite with (8) offices, (2) conference rooms, a breakroom, and separate staff toilets is planned such that the entire Parks and Rec staff could be re-located to this space on the second floor.

Spaces that are essential for the functioning and operations of the community center like the storage spaces, mech rooms, electrical rooms, etc. are also included.

The total area of the community center in this scheme is approximately 65,895 SF.

Site Considerations:

Site Plan Option 1

Building Size Flexibility:

Accommodates Large, Medium and Satellite-Sized building footprints.

Outdoor Space Integration:

This option focuses more on an inviting approach from Wake Stone Athletic Drive with a northeast building orientation. This option puts parking in the rear with a small turnaround in the front for Accessible access and drop-off. This option includes a 12,000 SQFT Playground, (2) Beach Volleyball, or (2) Pickleball Courts. Parking will be shared between the community center and the soccer complex and provide roughly 115 parking spaces. The large footprint does limit the driveway separation the other concepts offer. Vehicular circulation during soccer tournaments could be problematic.

Site Plan Option 2

Building Size Flexibility:

Accommodates Large and Medium-Sized building footprints.

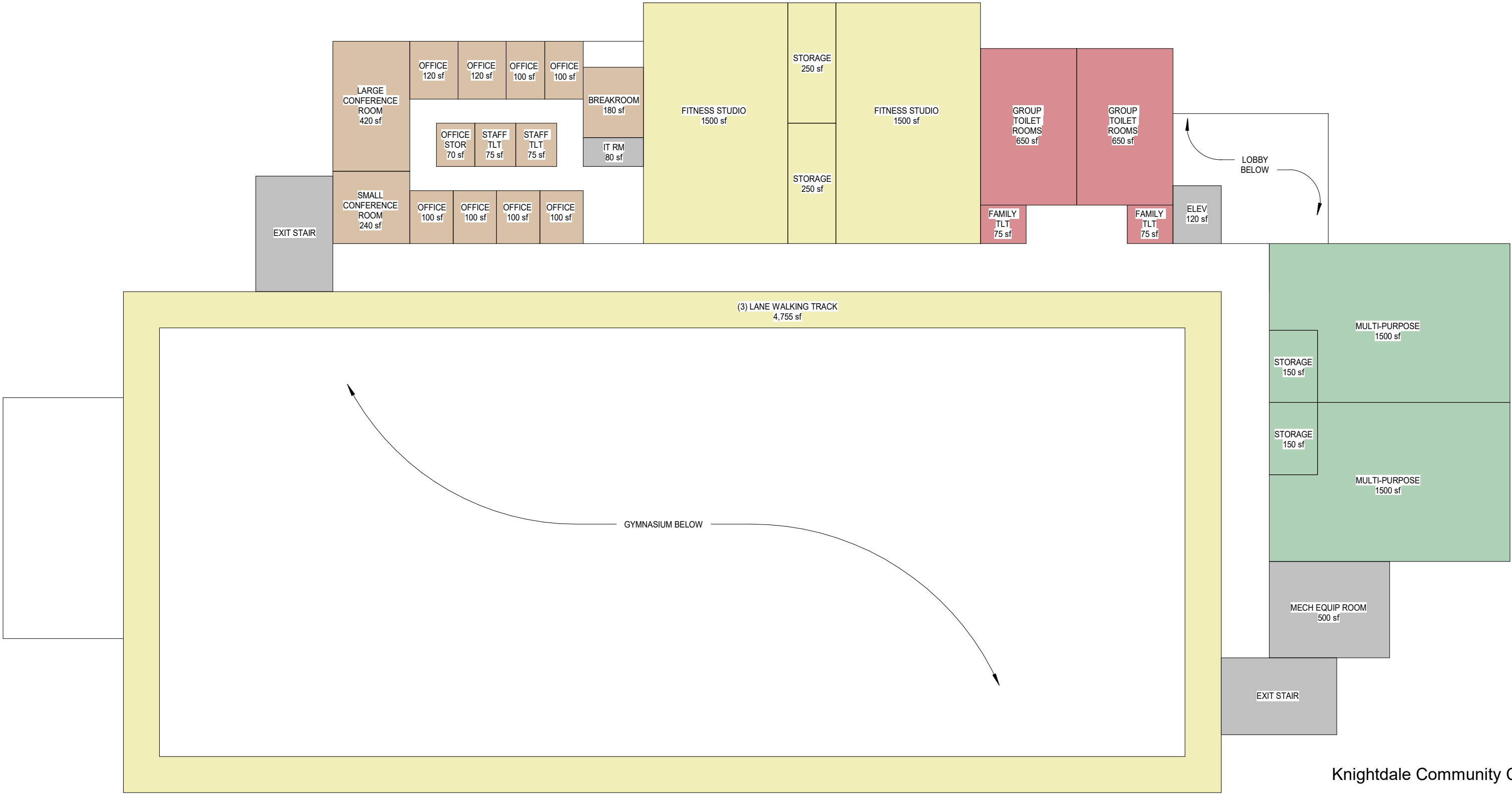
Outdoor Space Integration:

This option does not have a separate driveway circulation and will provide roughly 150 spaces. The parking lot design is compact and does not allow for gate controls to separate Community Center parking from soccer tournaments. This option does though provide the largest playground footprint and (2) Beach Volleyball Courts or (2) Pickleball Courts.

Probable Cost of Construction:

Scheme 01 - Opinion of Probable Cost				
		Gross S.F.	Unit Cost \$/SF	Total cost
1	New Building (Cost in 2024)	65,895		
	Budget Construction		\$350	\$23,063,250
	Mid-Range Construction		\$400	\$26,358,000
2	Site Costs			
	Overall Site Development		\$4,975,000	\$4,975,000
	General Construction Overhead & Allowances	1 ls	\$650,000	\$650,000
	Site Demolition	1 ls	\$50,000	\$50,000
	Erosion Controls	1 ls	\$75,000	\$75,000
	Earth Moving	1 ls	\$2,500,000	\$2,500,000
	Paving/ Hardscape	1 ls	\$700,000	\$700,000
	Landscaping	1 ls	\$200,000	\$200,000
	Water/ Sewer	1 ls	\$300,000	\$300,000
	Storm SCM/ Drainage System	1 ls	\$500,000	\$500,000
	Outdoor Playground	1 ea	\$300,000-\$900,000	\$300,000-\$900,000
	Outdoor Sand Volleyball Courts	2 ea	\$60,000	\$120,000
	Outdoor Pickleball Courts	2 ea	\$150,000	\$300,000
	Total Construction Cost Range (in 2024)			\$28,458,250 - \$32,533,000
3	Soft Costs:			
	Design Fees	9%		\$2,561,243 - \$2,927,970
	Design Contingency	10%		\$2,845,825 - \$3,253,300
	General Conditions	8%		\$2,276,660 - \$2,602,640
	Construction Contingency & Contractor Costs	20%		\$5,691,650 - \$6,506,600
	Furniture, Fixtures & Equipment	2%		\$569,165 - \$650,660
	Permitting, Special Inspections, Survey & Geotech	1 ls		\$55,000.00
	Total Soft Costs			\$13,999,542 - \$15,996,170
	Total Costs			\$42,457,792 - \$48,529,170

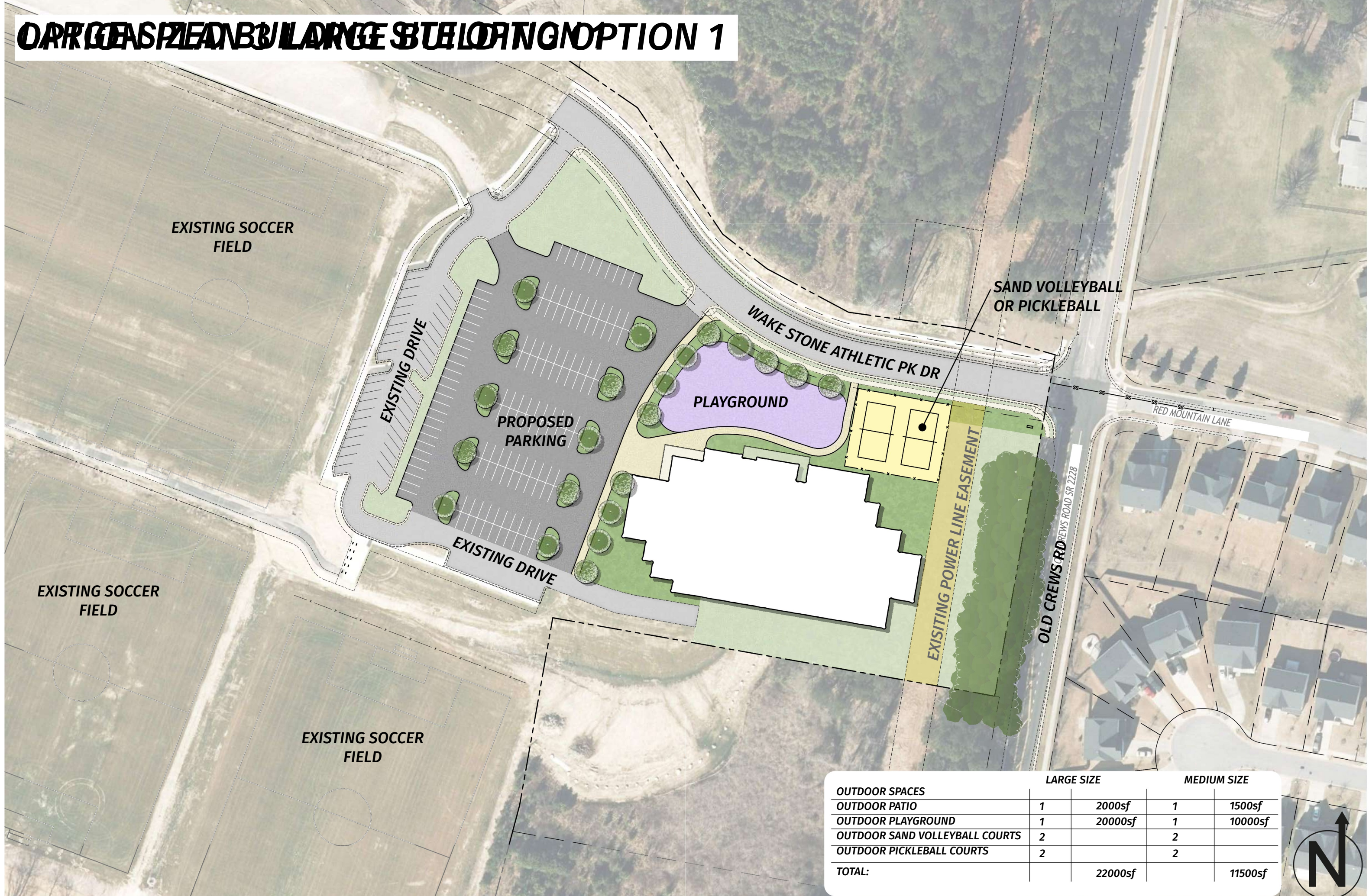
A 5% escalation factor per year should be applied beyond 2024.



Knightdale Community Center
Large-sized Conceptual 2nd Floor Plan
Town of Knightdale



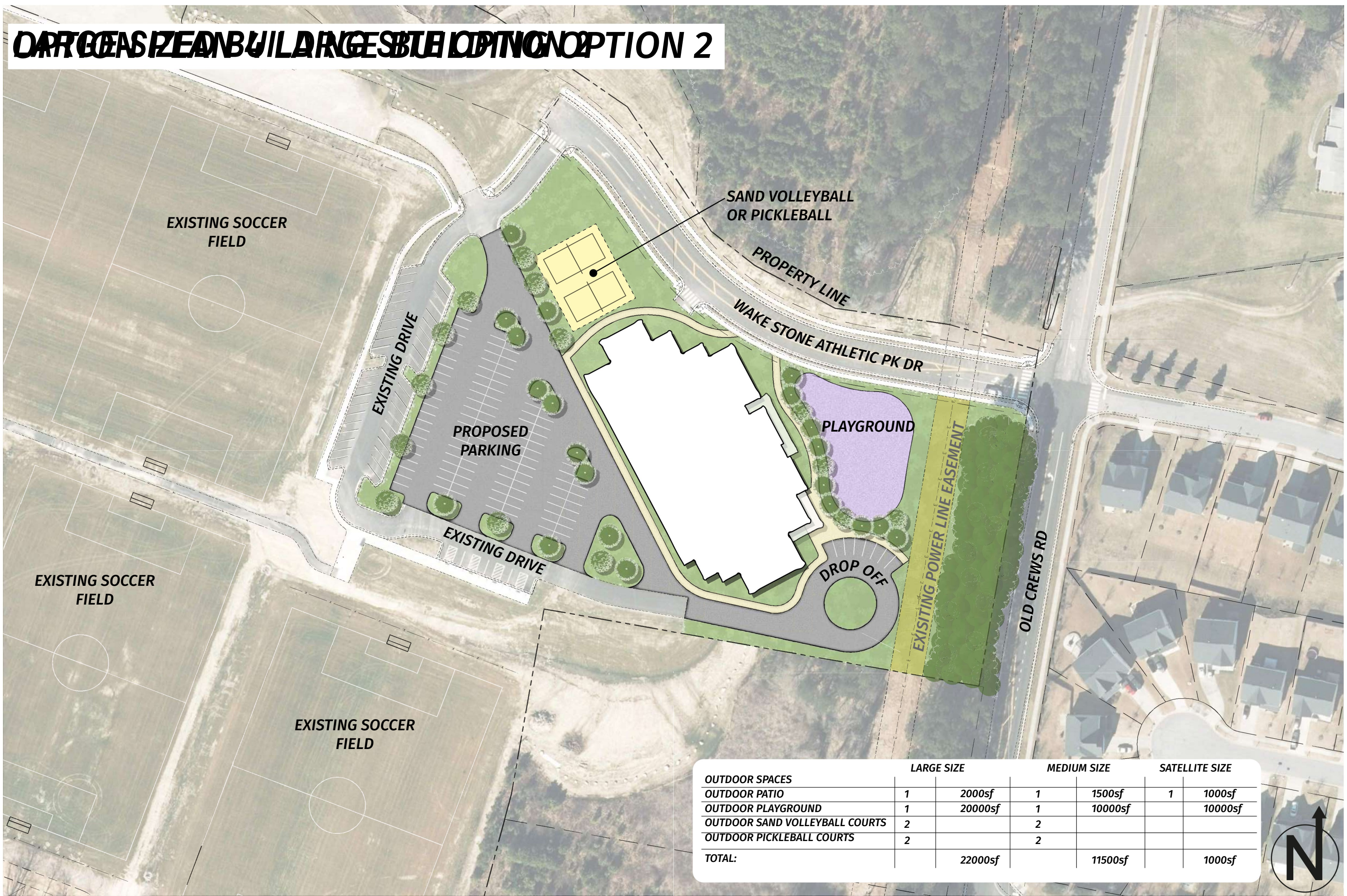
PROPOSED BUILDING SITE LAYOUT OPTION 1



OUTDOOR SPACES	LARGE SIZE		MEDIUM SIZE	
OUTDOOR PATIO	1	2000sf	1	1500sf
OUTDOOR PLAYGROUND	1	20000sf	1	10000sf
OUTDOOR SAND VOLLEYBALL COURTS	2		2	
OUTDOOR PICKLEBALL COURTS	2		2	
TOTAL:		22000sf		11500sf



OUTDOOR RECREATION BUILDINGS SITE OPTION 2



	LARGE SIZE		MEDIUM SIZE		SATELLITE SIZE	
OUTDOOR SPACES						
OUTDOOR PATIO	1	2000sf	1	1500sf	1	1000sf
OUTDOOR PLAYGROUND	1	20000sf	1	10000sf		10000sf
OUTDOOR SAND VOLLEYBALL COURTS	2		2			
OUTDOOR PICKLEBALL COURTS	2		2			
TOTAL:		22000sf		11500sf		1000sf

5.3 Scheme 02

In this scheme, a new two-story community center is proposed. The primary program spaces included are:

A welcoming Entry lobby with a reception desk, an administrative office and an elevator to upstairs.

(3) gym courts, out of which (1) will have athletic sports flooring and (2) courts will have hardwood flooring.

(1) Large multi-purpose room with small storage rooms inside is located on the first floor and adjacent to Warming kitchen and pantry storage.

The warming kitchen can also be accessed via a secondary service entry/ exit from the outside. Group toilets, locker rooms and a family locker room are also available and located in close proximity to the Entry lobby as well as gym courts.

The second-floor houses (2) large multi-purpose rooms with small storage rooms inside.

One fitness studio with a storage room is also provided on the second floor.

A (2) lane walking track that is at least 1/8th mile long is planned above the gym courts.

A medium-sized administrative suite with (6) offices, (1) conference rooms, a breakroom, and a separate staff toilet is also planned on the second floor.

Spaces that are essential for the functioning and operations of the community center like the storage spaces, mech rooms, electrical rooms, etc. are also included.

The total area of the community center in this scheme is approximately 54,045 SF.

Site Considerations:

Building Size Flexibility -

Accommodates Medium-Sized and Satellite-Sized building footprints.

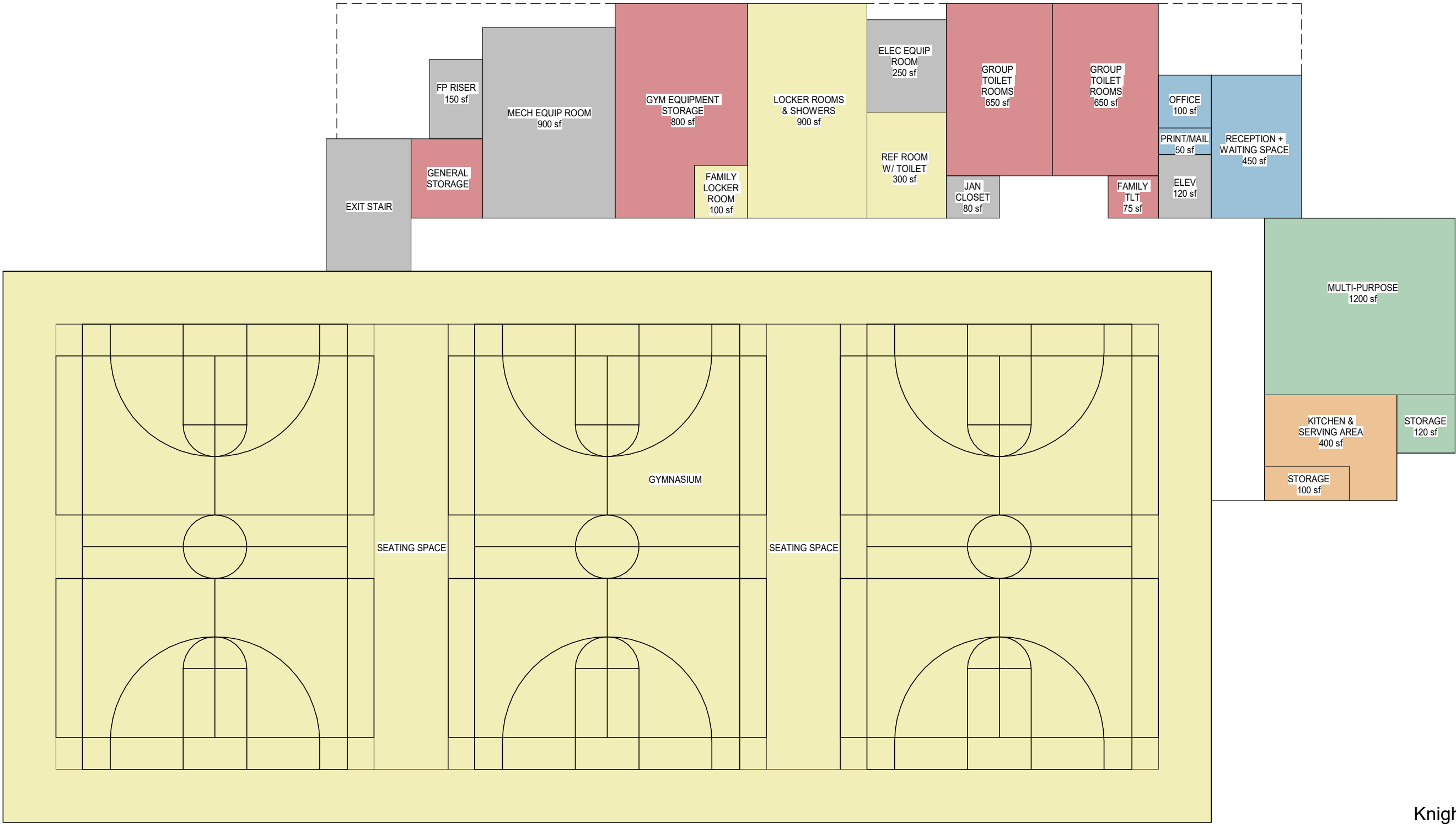
Outdoor Space Integration -

This concept provides a larger outdoor patio space and a 10,000 SQFT playground. This option will provide a dedicated driveway connection from Wake Stone Athletic Drive. Gates will be provided to separate the connection from the soccer complex during tournaments. Beach Volleyball or Pickleball courts will be provided for the Medium Building program. This option will have roughly 130 parking spaces. The building will have a North-South orientation and face Wake Stone Athletic Drive.

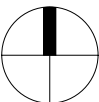
Probable Cost of Construction:

Scheme 02 - Opinion of Probable Cost				
		Gross S.F.	Unit Cost \$/SF	Total cost
1	New Building (Cost in 2024)	54,045		
	Budget Construction		\$350	\$18,915,750.00
	Mid-Range Construction		\$400	\$21,618,000.00
2	Site Costs			
	Overall Site Development		\$4,975,000	\$4,975,000
	General Construction Overhead & Allowances	1 ls	\$650,000	\$650,000
	Site Demolition	1 ls	\$50,000	\$50,000
	Erosion Controls	1 ls	\$75,000	\$75,000
	Earth Moving	1 ls	\$2,500,000	\$2,500,000
	Paving/ Hardscape	1 ls	\$700,000	\$700,000
	Landscaping	1 ls	\$200,000	\$200,000
	Water/ Sewer	1 ls	\$300,000	\$300,000
	Storm SCM/ Drainage System	1 ls	\$500,000	\$500,000
	Outdoor Playground	1 ea	\$300,000-\$900,000	\$300,000-\$900,000
	Outdoor Sand Volleyball Courts	2 ea	\$60,000	\$120,000
	Outdoor Pickleball Courts	2 ea	\$150,000	\$300,000
	Total Construction Cost Range (in 2024)			\$24,310,750 - \$27,793,000
3	Soft Costs:			
	Design Fees	9%		\$2,187,967 - \$2,501,370
	Design Contingency	10%		\$2,431,075 - \$2,779,300
	General Conditions	8%		\$1,944,860 - \$2,223,440
	Construction Contingency & Contractor Costs	20%		\$4,862,150 - \$5,558,600
	Furniture, Fixtures & Equipment	2%		\$486,215 - \$555,860
	Permitting, Special Inspections, Survey & Geotech	1 ls		\$55,000.00
	Total Soft Costs			\$11,967,267 - \$13,673,570
	Total Costs			\$36,278,017 - \$41,466,570

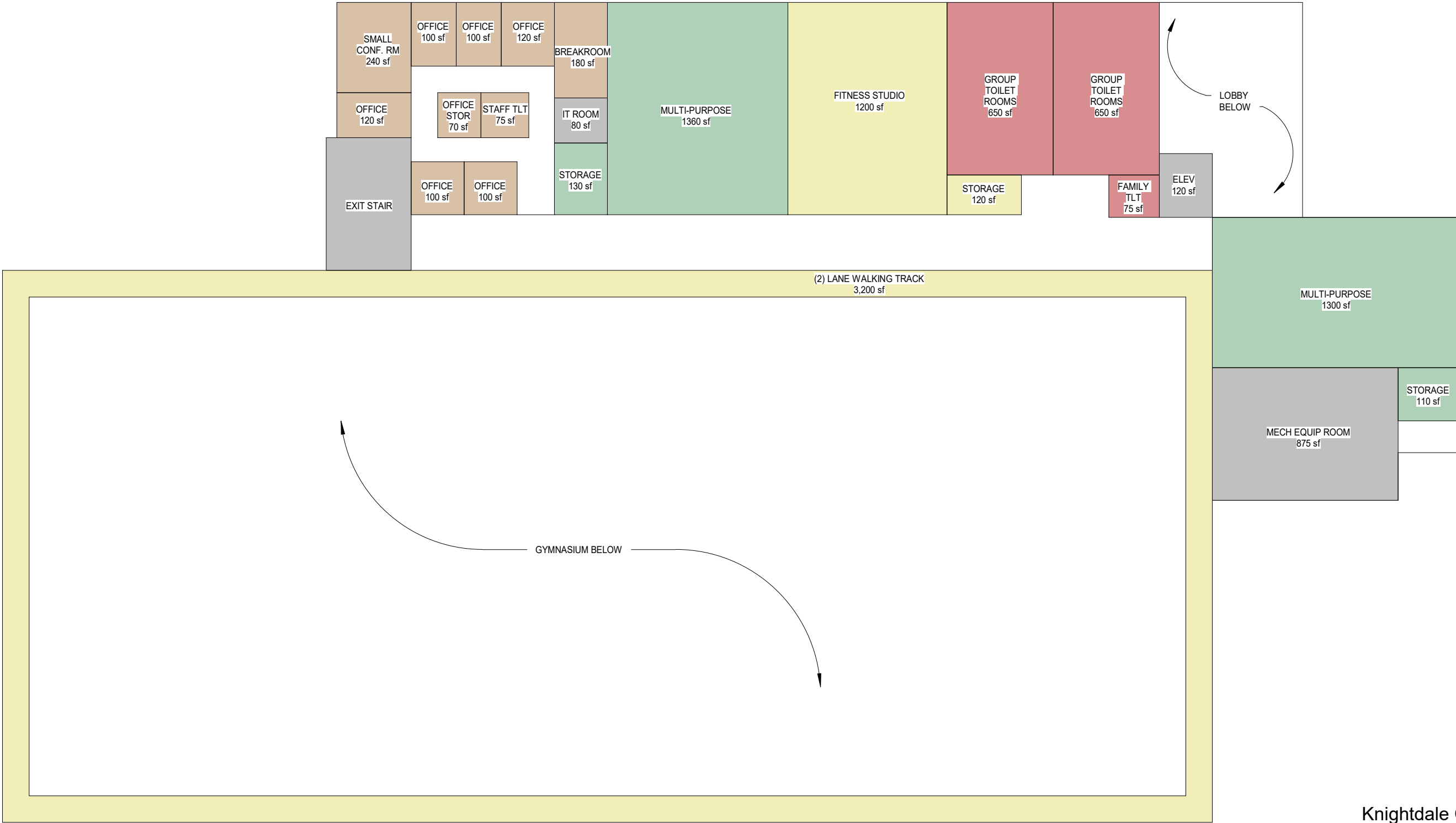
A 5% escalation factor per year should be applied beyond 2024.



Knightdale Community Center
Medium-sized Conceptual 1st Floor Plan
Town of Knightdale

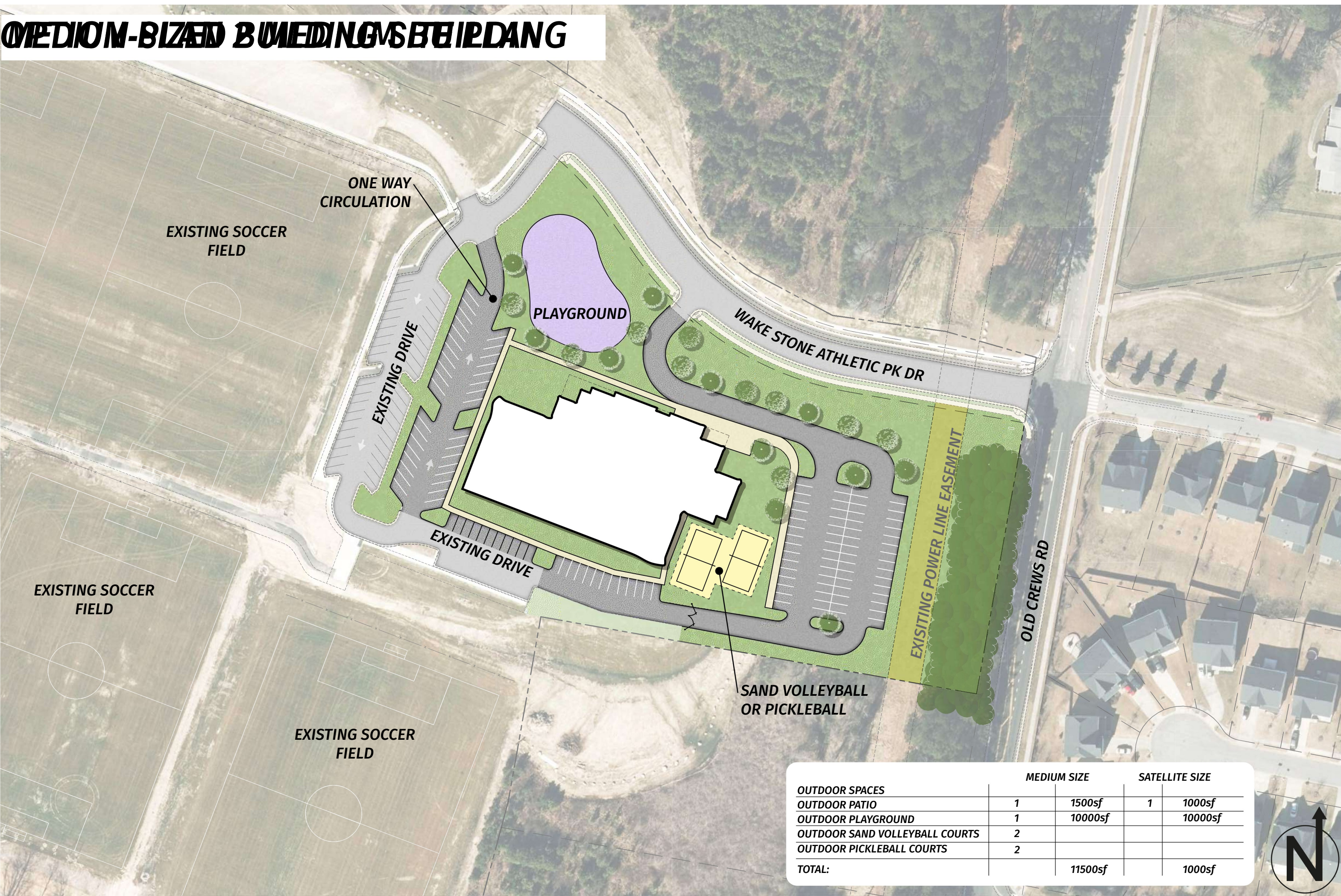


DAVIS KANE
ARCHITECTS, PA
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Knightdale Community Center
Medium-sized Conceptual 2nd Floor Plan
Town of Knightdale

MEDIUM-SIZED BUILDINGS SITE PLAN



OUTDOOR SPACES	MEDIUM SIZE		SATELLITE SIZE	
OUTDOOR PATIO	1	1500sf	1	1000sf
OUTDOOR PLAYGROUND	1	10000sf		10000sf
OUTDOOR SAND VOLLEYBALL COURTS	2			
OUTDOOR PICKLEBALL COURTS	2			
TOTAL:		11500sf		1000sf

5.4 Scheme O3

In this scheme, a new one-story community center is proposed. The primary program spaces included are:

- A small Entry lobby with a reception desk, and an administrative office.

- (2) gym courts.

- (2) medium-sized multi-purpose rooms divided by a folding partition, with small storage rooms inside are located adjacent to Warming kitchen and pantry storage.

- The warming kitchen also close a secondary service entry/ exit from the outside.

- (2) small-sized multi-purpose rooms divided by a folding partition are provided that could be used as either child-watch, staging area for the teams, or for any other smaller activities.

- Group toilets are located near the Entry lobby as well as gym courts.

- One fitness studio with a storage room is also provided.

- A small-sized administrative suite with (4) offices, a breakroom, and a separate staff toilet is also planned.

Spaces that are essential for the functioning and operations of the community center like the storage spaces, mech rooms, electrical rooms, etc. are also included.

The total area of the community center in this scheme is approximately 36,772 SF.

Site Considerations:

Building Size Flexibility -

- Accommodates only Satellite-Sized building footprint.

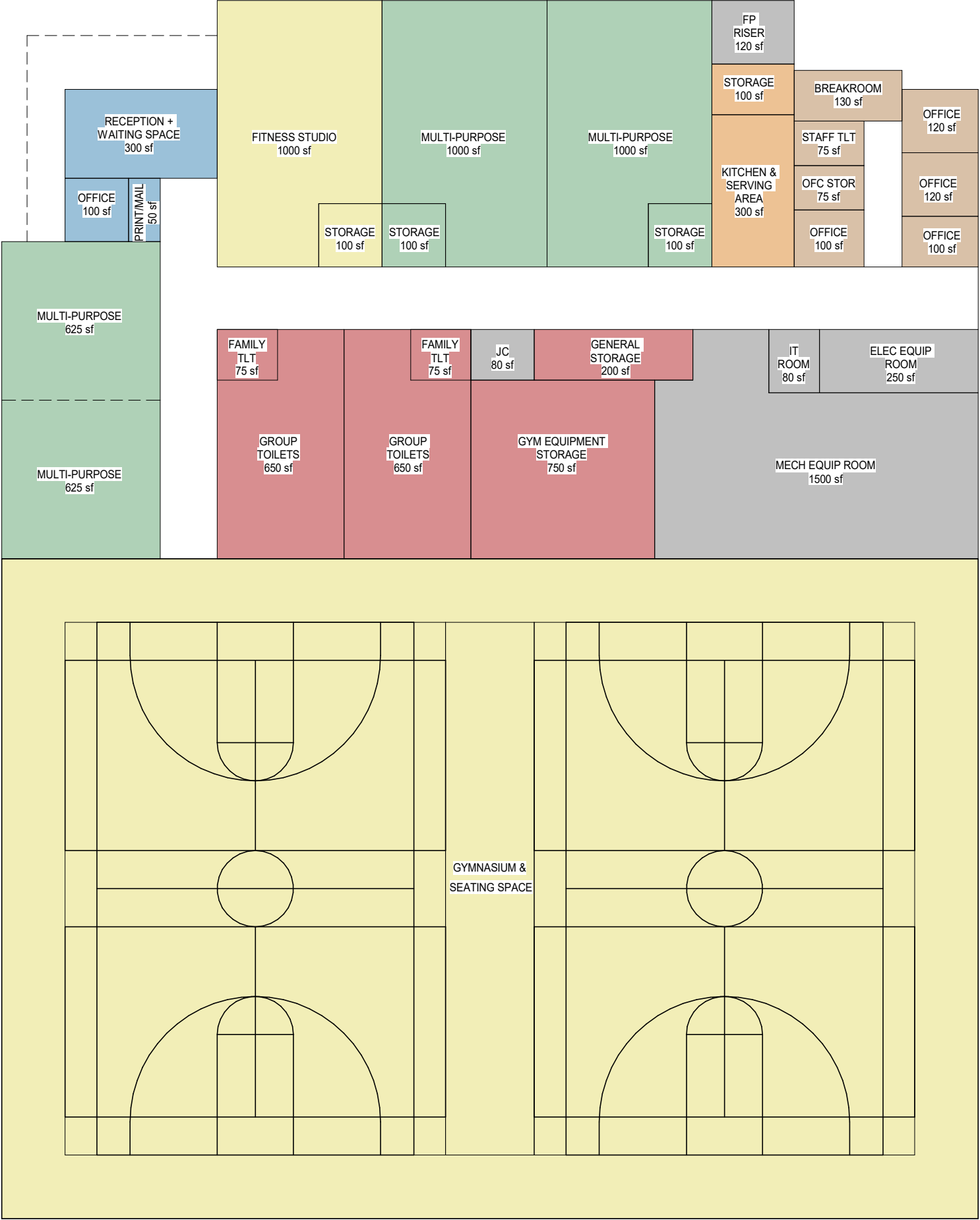
Outdoor Space Integration -

This concept offers an entry plaza area and maximum parking spaces. 190 parking spaces can be provided with (2) two gates to allow for parking separation that would serve just for the community center during soccer tournaments. This option will also have a dedicated drive from Wake Stone Athletic Park Drive to help separate vehicular access during soccer tournaments.

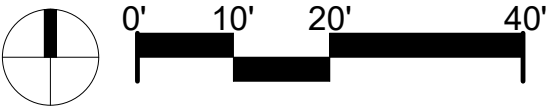
Probable Cost of Construction:

Scheme 03 - Opinion of Probable Cost				
		Gross S.F.	Unit Cost \$/SF	Total cost
1	New Building (Cost in 2024)	36,772		
	Budget Construction		\$350	\$12,870,200.00
	Mid-Range Construction		\$400	\$14,708,800.00
2	Site Costs			
	Overall Site Development		\$4,975,000	\$4,975,000
	General Construction Overhead & Allowances	1 ls	\$650,000	\$650,000
	Site Demolition	1 ls	\$50,000	\$50,000
	Erosion Controls	1 ls	\$75,000	\$75,000
	Earth Moving	1 ls	\$2,500,000	\$2,500,000
	Paving/ Hardscape	1 ls	\$700,000	\$700,000
	Landscaping	1 ls	\$200,000	\$200,000
	Water/ Sewer	1 ls	\$300,000	\$300,000
	Storm SCM/ Drainage System	1 ls	\$500,000	\$500,000
	Total Construction Cost Range (in 2024)			\$17,845,200 - \$19,683,800
3	Soft Costs:			
	Design Fees	9%		\$1,606,068 - \$1,771,542
	Design Contingency	10%		\$1,784,520 - \$1,968,380
	General Conditions	8%		\$1,029,616 - \$1,674,704
	Construction Contingency & Contractor Costs	20%		\$3,569,040 - \$3,936,760
	Furniture, Fixtures & Equipment	2%		\$356,904 - \$393,676
	Permitting, Special Inspections, Survey & Geotech	1 ls		\$55,000.00
	Total Soft Costs			\$8,799,148 - \$9,700,062
	Total Costs			\$26,644,348 - \$29,383,862

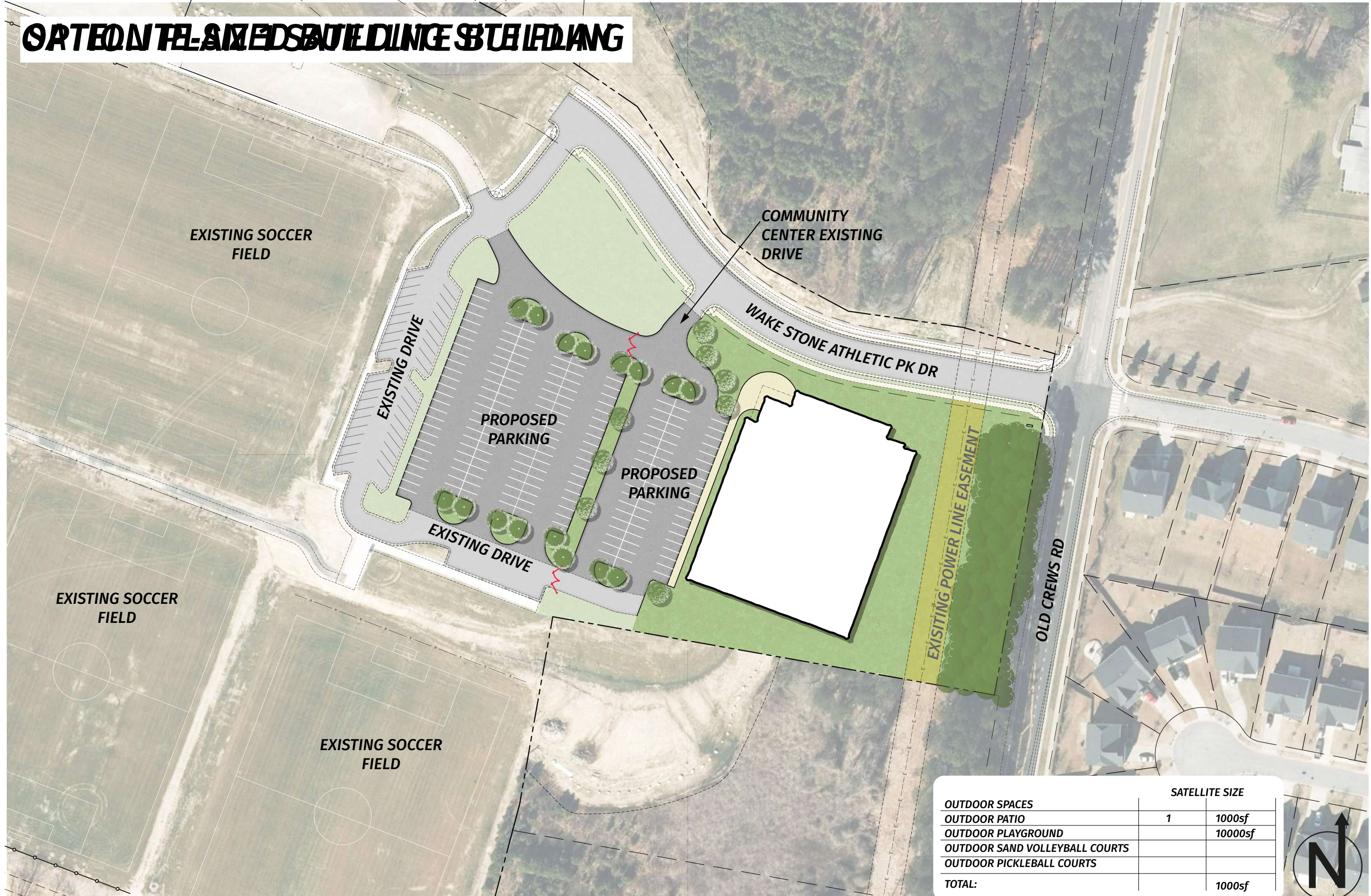
A 5% escalation factor per year should be applied beyond 2024.



Knightdale Community Center
Satellite-sized Conceptual Floor Plan
Town of Knightdale



OPTIONAL AMENITY BUILDING SITE LAYOUT



OUTDOOR SPACES	SATELLITE SIZE	
	1	1000sf
		10000sf
TOTAL:		1000sf



5.5 Comparison Chart

Design Scheme	Scheme 01 – Large Sized Community Center	Scheme 02 – Medium Sized Community Center	Scheme 03 – Satellite Sized Community Center
Gross Building Area	~65,895 SF	~54,045 SF	~36,772 SF
Community Center Program Areas	(3) Gym Courts (2) Locker Rooms (1) Ref Room (1) Indoor Stage (3) Lane Walking Track (4) Large-sized Multi- purpose Rooms (1) Medium-sized Multi- purpose Room (2) Fitness Studios Warming Kitchen Administrative Suite (8) offices, (2) conference rooms	(3) Gym Courts (2) Locker Rooms (1) Ref Room (2) Lane Walking Track (3) Large-sized Multi- purpose Rooms (1) Fitness Studios Warming Kitchen Administrative Suite (6) offices, (1) conference rooms	(2) Gym Courts (2) Medium-sized Multi- purpose Rooms (2) Small-sized Multi- purpose Room (1) Fitness Studios Warming Kitchen Administrative Suite (4) offices
Site Amenities	Outdoor Patio Outdoor Playground (2) Outdoor Sand volleyball Courts OR (2) Outdoor Pickleball Courts	Outdoor Patio Outdoor Playground (2) Outdoor Sand volleyball Courts OR (2) Outdoor Pickleball Courts	Outdoor Patio
Construction Costs (in 2024):			
Total Construction Cost (without Soft Costs)	\$28,458,250 - \$32,533,000	\$24,310,750 - \$27,793,000	\$17,845,200 - \$19,683,800
Total Costs (with Soft Costs)	\$42,457,792 - \$48,529,170	\$36,278,017 - \$41,466,570	\$26,644,348 - \$29,383,862

6. Appendix

- 6.1 Benchmarking Tours Summary
- 6.2 Public Survey Flyer – English & Spanish Version
- 6.3 Public Survey Questions – English & Spanish Version
- 6.4 Community Engagement Sessions – Instruction Board
- 6.5 Community Engagement Sessions – Indoor Active Recreation Activities Board
- 6.6 Community Engagement Sessions – Fitness Activities Board
- 6.7 Community Engagement Sessions – Community & Educational Activities Board
- 6.8 Community Engagement Sessions – Outdoor Activities Board
- 6.9 Community Engagement Sessions – Knightdale Map Board

KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS - SMITHFIELD RECREATION & AQUATICS CENTER

Size 71,000 SF

Facilities Included:

Multipurpose Room/ Art
(1650 SF total)

Catering Kitchen (500 SF)

Banquet Room

Meeting Facilities

Indoor Swimming Pool

Indoor Splash Park

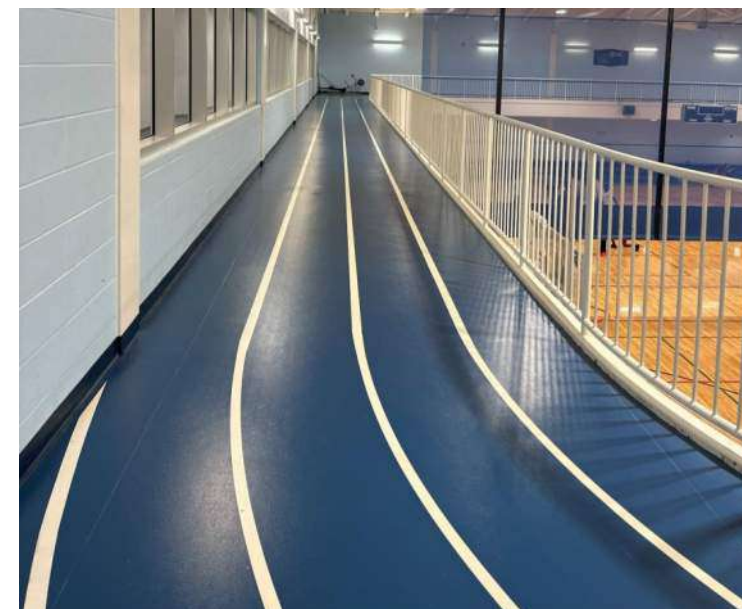
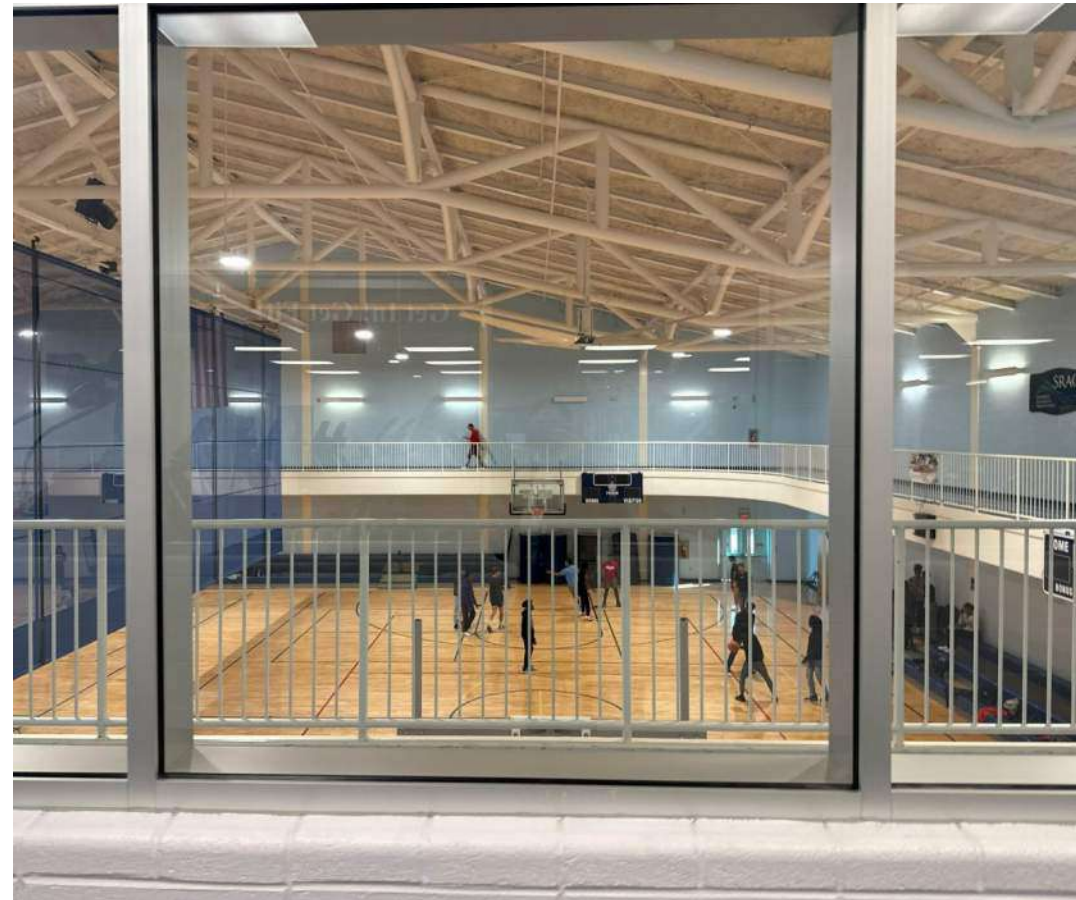
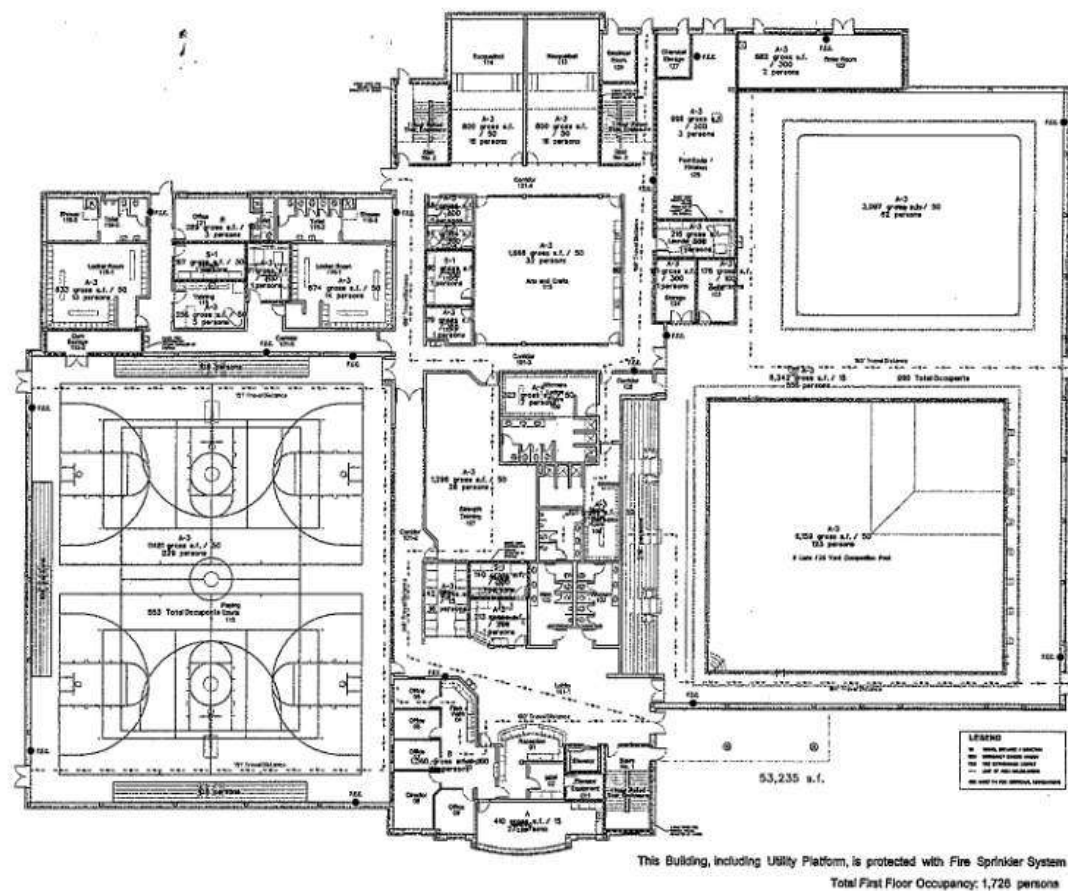
Racquetball Courts

(2) Basketball Courts

Indoor Walking Track

Fitness Room (2700 SF)

Strength Training (1300 SF)



KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS - ABBOTTS CREEK COMMUNITY CENTER, RALEIGH

Size 29,719 SF

Facilities Included:

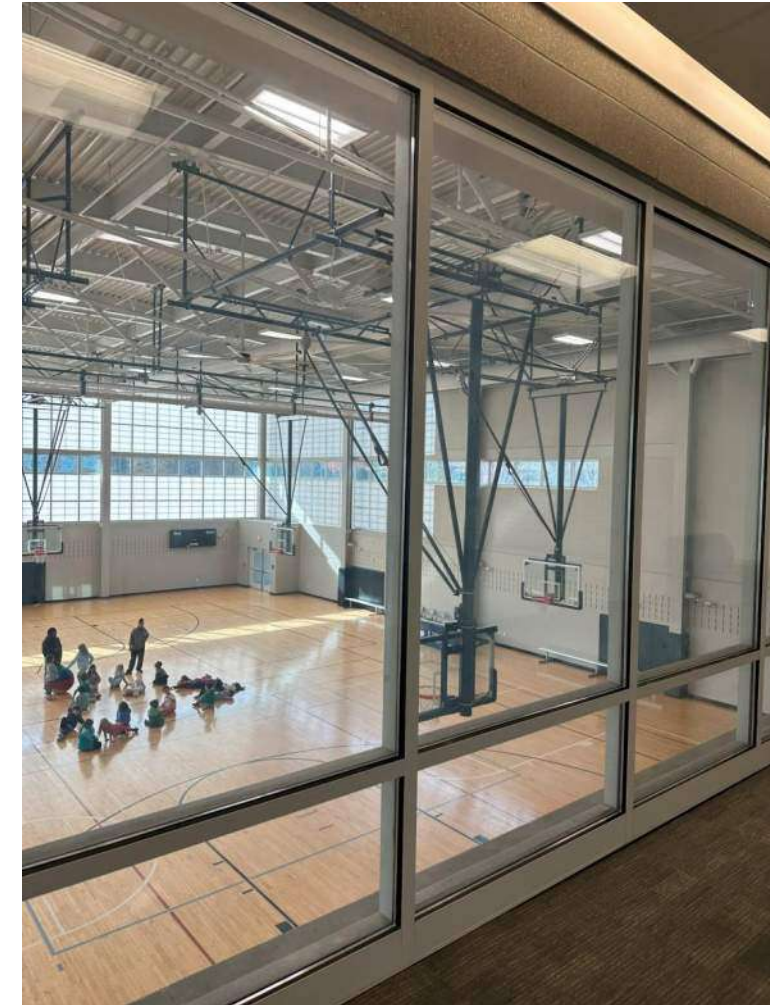
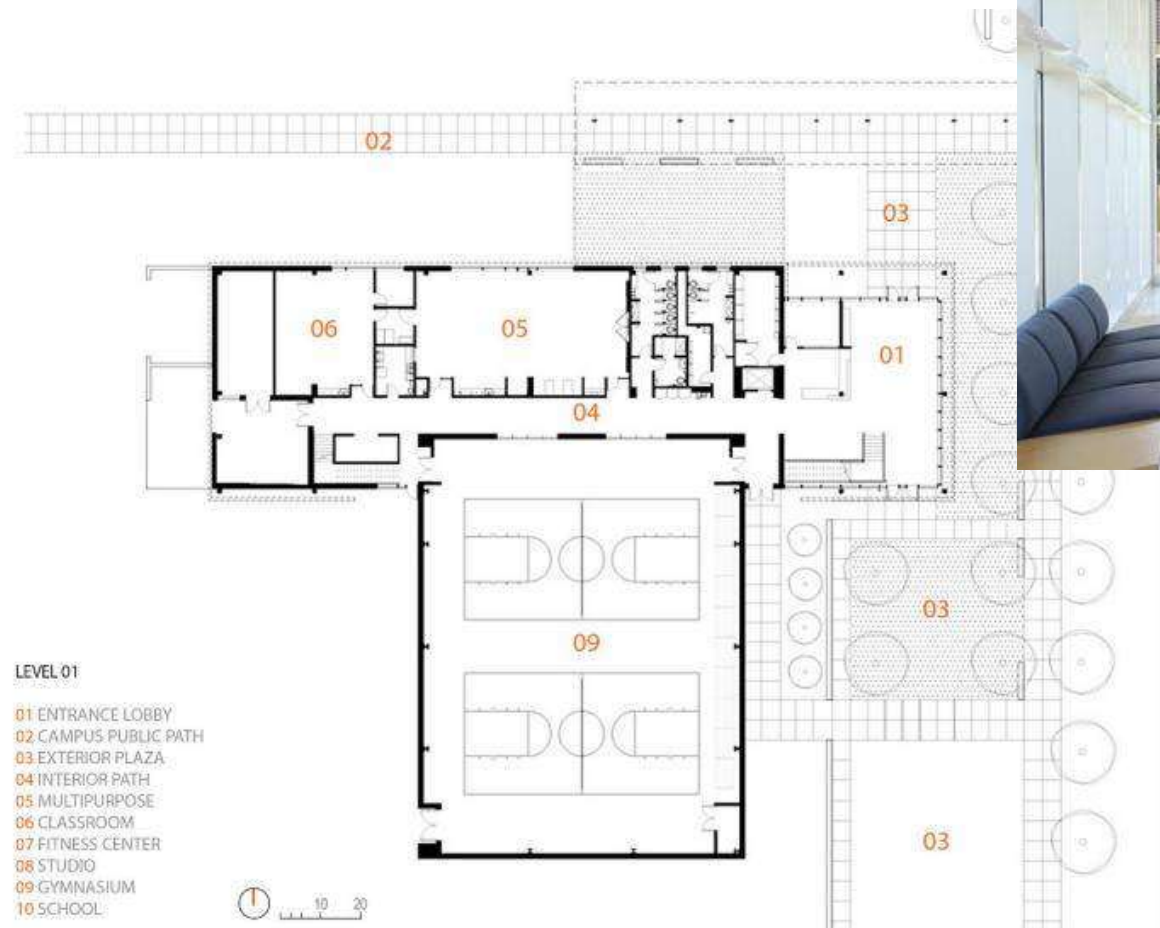
(1) Multipurpose Room

Kitchen

(1) Basketball Court

(1) Classroom

Studio & Fitness Room



KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS - MARSH CREEK COMMUNITY CENTER, RALEIGH

Size 24,000 SF

Facilities Included:

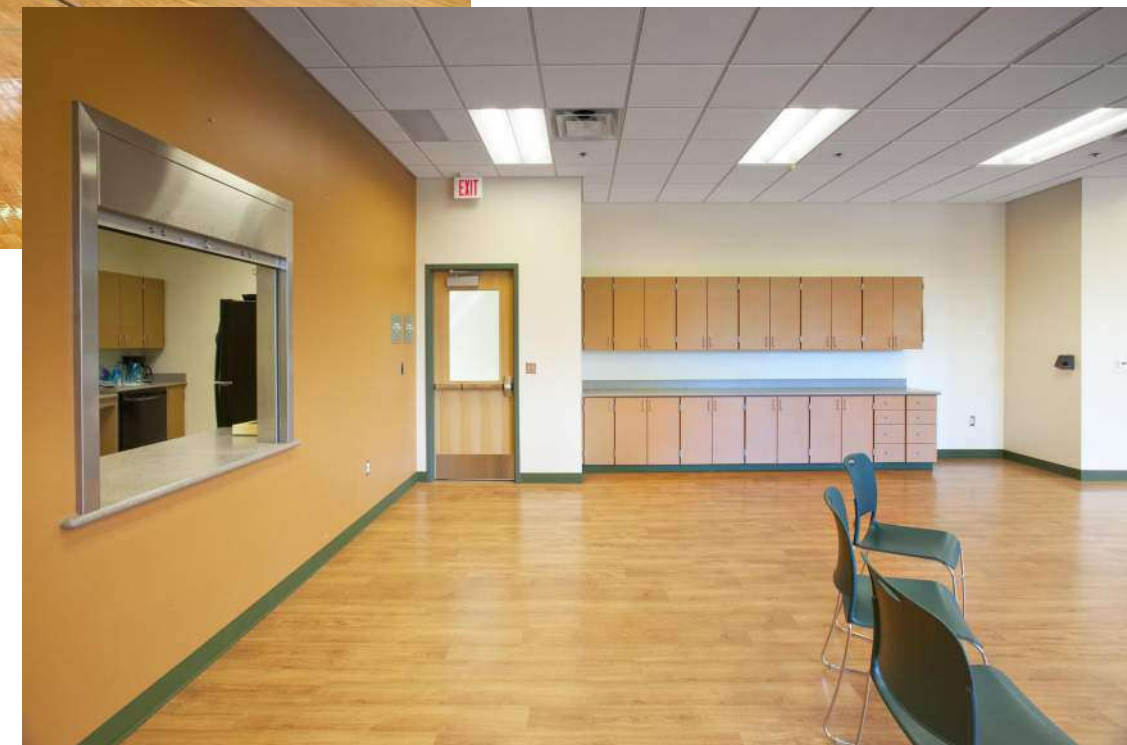
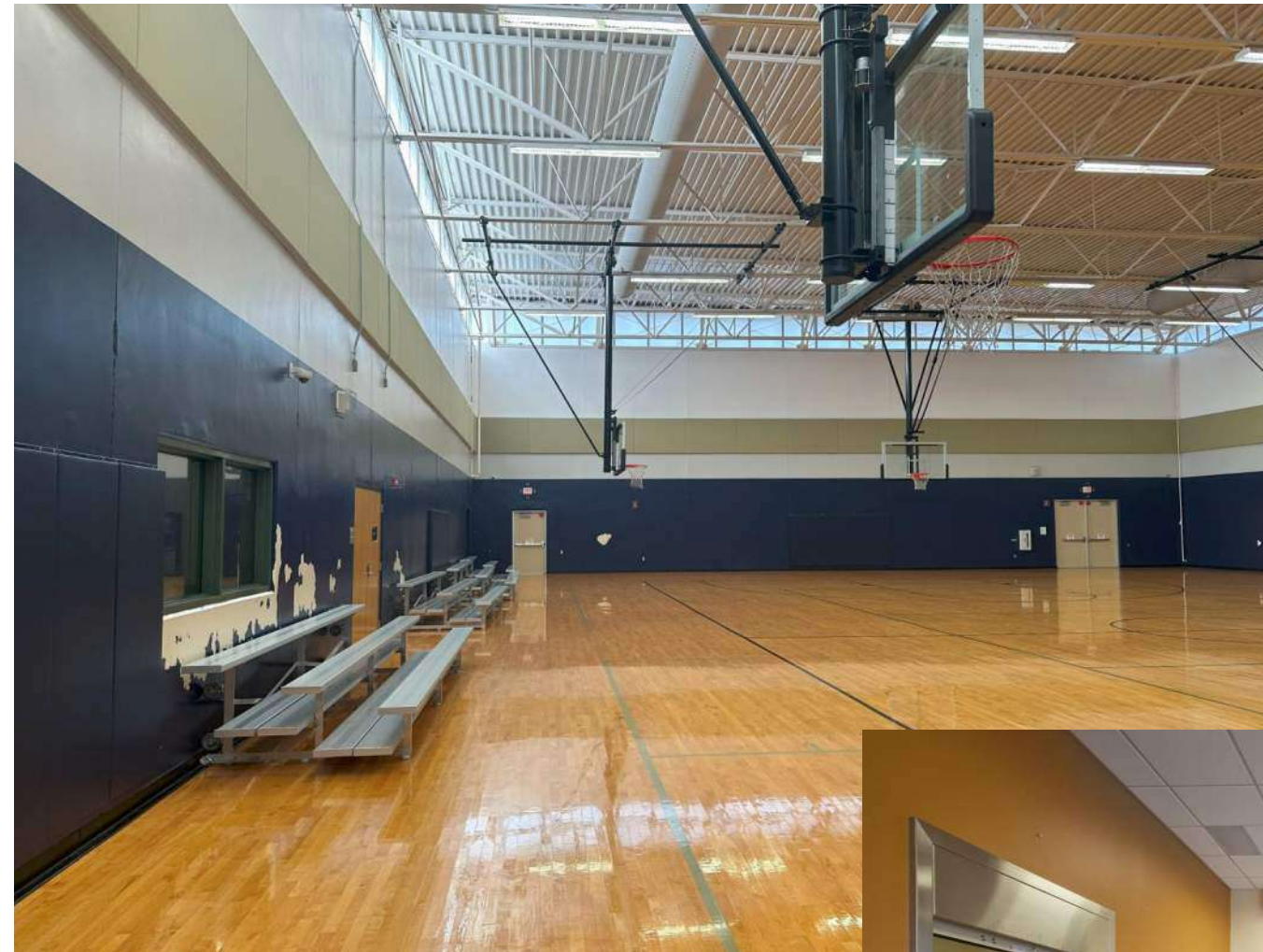
(2) Multipurpose Rooms (450 SF each)

Meeting Facilities

(1) Basketball Court + Storage (500 SF)

(3) Classrooms (~900 SF each)

Warming Kitchen & Pantry (300 SF, 100 SF)



KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS - CHAVIS COMMUNITY CENTER, RALEIGH

Size 40,000 SF

Facilities Included:

Youth Lounge with

Gaming stations

Fitness Room

Multipurpose Room

Meeting Facilities

(1) Basketball Court

Indoor Walking Track



KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS – KERNERSVILLE RECREATION CENTER

Size 53,115 SF

Facilities Included:

(3) full size Basketball courts

Stage (2845 SF)

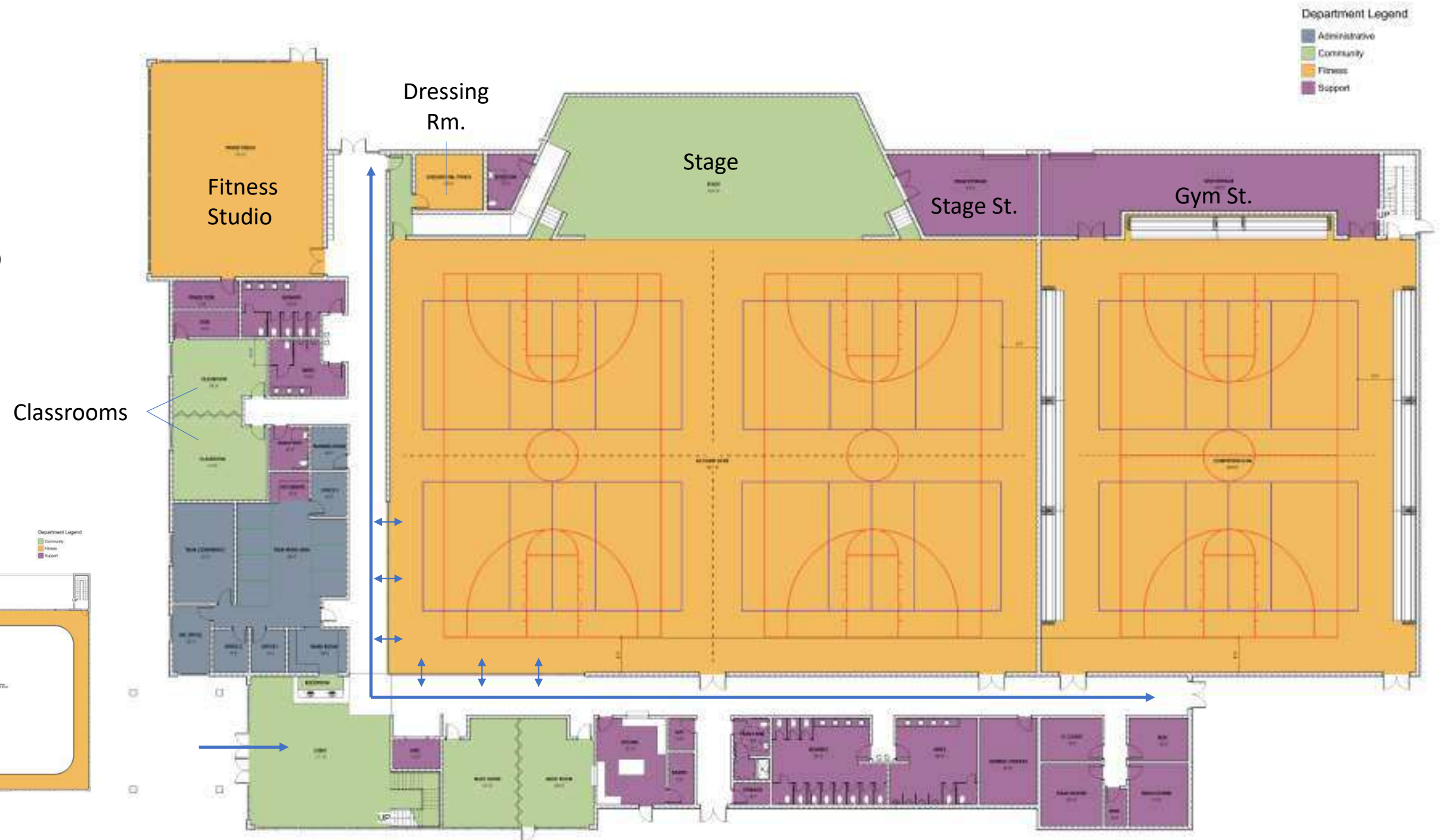
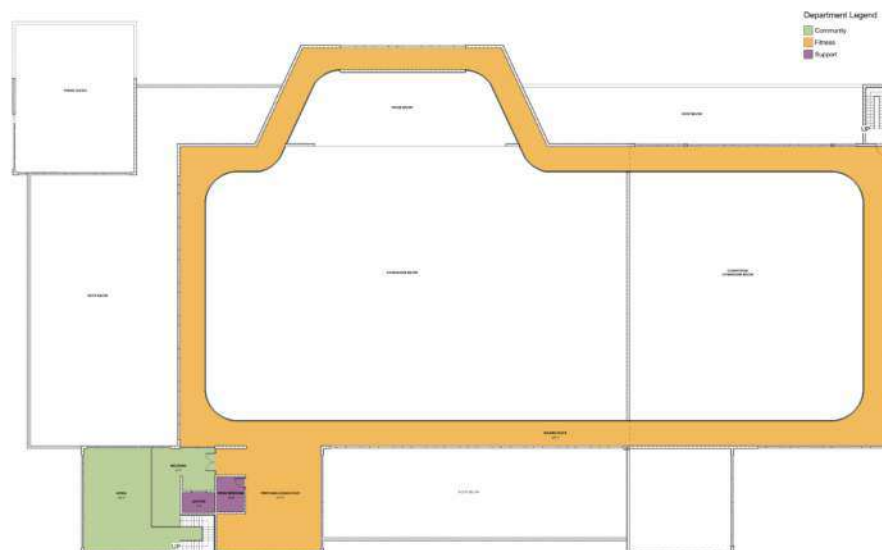
Sm. Fitness Studio (1960 SF)

(2) Classrooms (350-400 SF)

(2) Multipurpose Rooms (400 SF)

Walking Track

Kitchen



KNIGHTDALE COMMUNITY CENTER – NEEDS ASSESSMENT

NEIGHBORING COMMUNITY CENTERS – RECREATION CENTER ON CASS HOLT RD, HOLLY SPRINGS

Size 110,000 SF

Facilities Included:

E-Sports Lounge

Indoor Play area
(1800 SF)

Fitness Room, Group

Exercise Rooms

Outdoor Fitness

Terrace

(3) Multipurpose
Rooms with Outdoor
Patio (1200 SF each)

Warming Kitchen

(4) Basketball Courts

Indoor Walking &

Adventure Track

Administration Suite,

Child Watch(350 SF)





KNIGHTDALE

start something

The Town of Knightdale is preparing to build a modern, multi-generational community center adjacent to the Wake Stone Athletic Park. The Town's goal is to build a Community Center that promotes a high quality of life, provides a variety of health, fitness, and cultural opportunities, and offers various recreation and leisure activities to meet the needs of a diverse population. Help us shape the Town of Knightdale's first new Community Center by engaging with us throughout the process.

If interested, input is needed to ensure this facility reflects the needs of the Knightdale citizens. Your input will be used to ensure that we'll make this facility an extraordinary public space for all to enjoy. This survey should take you approximately 5 minutes to complete. If you choose to participate - and we hope you do - please note that responses are considered public record under state law.

Contact Us:

 @KdaleNC

 @KdaleNC

 @KnightdaleNC

Please take the
Community Center
Survey, it's open through
July 14, 2024.

<https://engage.knightdalenc.gov>





KNIGHTDALE
start something

La ciudad de Knightdale se está preparando para construir un centro comunitario moderno y multi-generacional adjacente al parque Atlético Wake Stone. Los objetivos de la ciudad son construir un centro comunitario que promueva una alta calidad de vida, brinde una variedad de oportunidades de salud, acondicionamiento físico y cultural, y ofrezca diversas actividades recreativas y de ocio para satisfacer las necesidades de una población diversa. Ayúdanos a dar forma al primer nuevo centro comunitario de la ciudad de Knightdale comprometiéndote con nosotros durante el proceso.

Si está interesado, se necesita información para garantizar que esta instalación refleje las necesidades de los ciudadanos de Knightdale. Su opinión se utilizará para garantizar que hagamos de esta instalación un espacio público extraordinario para que todos lo disfruten. Esta encuesta debería llevarle aproximadamente 5 minutos completarla. Si decide participar y esperamos que lo haga, tenga en cuenta que las respuestas se consideran un registro público según la ley estatal.

Contáctenos:

 @KdaleNC

 @KdaleNC

 @KnightdaleNC

Por favor responda la encuesta
del centro comunitario. La encuesta
estará abierta hasta el
Junio 30, 2024.
<https://engage.knightdalenc.gov>



Section 01: Data Collection Questions

1) How many times have you been to a park?

- a) Less than 1
- b) 1-2
- c) 3-4
- d) More than 5

2) Do you have a car?

- a) Yes
- b) No

3) What is your age group? (Please check one)

- a) 0-6
- b) 7-13
- c) 14-18
- d) 19-30
- e) 31-54
- f) 55+

4) What is your highest level of education?

- a) Less than High School
- b) High School
- c) Bachelor's Degree
- d) Master's Degree
- e) Doctorate
- f) Other

5) What is your marital status?

- a) Single
- b) Married
- c) Divorced
- d) Widowed
- e) Other

S c 02: C C Ac

- 6) C ac c a ac - -b -(S c T 3)
- a) C S a -T a (Ba ba ,V ba ,P c ba)
- b) I - Pa -(U - a 13)
- c) Rac ba
-) Da c /G a c
-) Ma a A Ca (.Ka a)
-) B /W
-) O (A--C b)
- 7) C ac - -b -(S c T 3)
- a) Ca - E c (T a- ,E ca ,B)
- b) W Ta (C c a a -F W ,Ba b ,D bb)
- c) G F Ca (A b c ,P a ,Y a,Z ba,HIIT,Ba ,S)
-) I - Wa /J T ac
-) V a F Ca
-) O (A--C b)
- 8) C c a - -ca a ac - -b -(S c T 3)
- a) Ma a -C a A (Pa ,D a ,D a A ,C a Ma ,N - W)
- b) S - A (C a c , - ,J)
- c) T a A (L T a ,M ca ,R c a ,C -)
-) C E- ca (S a ,H ,Sc c)
-) C Ca /C D a
-) P a R c ,Ba ,C b a ,M
-) T c Ba -Ac (E-S ,R b c ,C - a -P a)
-) Pa /Q Ac (M - a /R a- /L /S ca E a)
-) Ca
-) O (A--C b)
- 9) C - a ac - -b -(S c T 3)
- a) O - Wa /J T ac
- b) O - Pa /Ga S ac
- c) P c cS
-) O - Pa -a -Pa S a
-) O - ba c ()
-) S a a-
-) C Ga -
-) R c C b Wa
-) O (A--C b)

S c 03: O a C C D A c

10) W c ac a a a K -a C C ?(S c T 3)

- a) Ea Pa Acc
- b) Ea B - Acc
- c) A a a ab I - R c a S ac
-) A a a ab I - M /A b S ac
-) A a a ab O - Ga S ac
-) L c R
-) A a ab F E
-) N b G c
-) A a ab c - a c
-) O (A-- C b)

11) W a , a , c - a - b -ac c a -c a a ?

C c a a a .

- a) U /R a F
- b) P c S c c B -
- c) Ta
-) W - a b - , c a - , a c .

12) D a a b a - ab ?I , a ca acc -a / a a - -

- P - a C B

13) I a ab a 55 a , a ac a - a a a ab ?

- P - a C B

14) A-- a C

- P - a C B

15) P a 5-- c - .

Sección 01: Preguntas sobre la recopilación de datos

- 1) ¿Con qué frecuencia visita los parques de la ciudad de Knightdale?
 - a) Menos de una vez a la semana
 - b) 1-2 veces por semana
 - c) 3-4 veces por semana
 - d) Más de 5 veces por semana

- 2) ¿Viaja regularmente a otras ciudades / pueblos por los servicios de su centro comunitario?
 - a) Si
 - b) No

- 3) ¿Qué grupos de edad en su hogar participarían en las actividades, programas o servicios ofrecidos en un nuevo Centro Comunitario de Knightdale? (Elija todas las que correspondan)
 - a) 0-6 años
 - b) 7-13 años
 - c) 14-18 años
 - d) 19-30 años
 - e) 31-54 años
 - f) 55+ años

- 4) ¿Cuál de las siguientes opciones te describe?
 - a) Indio americano o nativo de Alaska
 - b) Asiático o asiático-americano
 - c) Negro o afroamericano
 - d) Hispano o latino/a
 - e) Blanco o europeo
 - f) Otros (Por favor especifique)

- 5) ¿Cuál es tu identidad de género?
 - a) Mujer
 - b) Hombre
 - c) Transgénero
 - d) No binario
 - e) Otro (Por favor especifique)

Sección 02: Centro Comunitario Actividades

- 6) Elija las actividades de recreación activa más deseadas por su hogar (Seleccione sus 3 favoritas)
- a) Deportes y torneos de cancha (Baloncesto, Voleibol, Pickleball)
 - b) Patio de recreo interior (menores de 13 años)
 - c) Raquetbol
 - d) Danza/Gimnasia
 - e) Clases de artes marciales (p. ej. Karate)
 - f) Boxeo/Lucha libre
 - g) Otro (Por favor especifique)
- 7) Elija las actividades de acondicionamiento físico más deseadas por su hogar (Seleccione sus 3 favoritas)
- a) Ejercicios cardiovasculares (Cintas de correr, Elípticas, Bicicletas)
 - b) Entrenamiento con pesas (Circuito de estaciones de pesas y pesas libres, Barras, Mancuernas)
 - c) Clases grupales de acondicionamiento físico (aeróbicos, Pilates, Yoga, Zumba, HIIT, Barre, Spinning)
 - d) Pista cubierta para caminar / trotar
 - e) Clases virtuales de acondicionamiento físico
 - f) Otro (Por favor especifique)
- 8) Elija las actividades comunitarias y educativas más deseadas por su hogar (Seleccione sus 3 favoritas)
- a) Hacer y crear arte (Pintura, Dibujo, Arte digital, Creación de collages, Trabajo con aguja)
 - b) Artes de estudio (Cerámica, Carpintería, Joyería)
 - c) Artes Teatrales (Teatro en Vivo, Musicales, Recitales, Comedia)
 - d) Educación Continua (Español, Historia, Ciencias)
 - e) Clases de cocina / Demostraciones de cocina
 - f) Recepciones Privadas, Banquetes, Celebraciones, Reuniones
 - g) Actividades de Base Tecnológica (E-Sports, Robótica, Codificación y Programación)
 - h) Actividades pasivas / tranquilas (Meditación / Lectura / Descanso / Compromiso social)
 - i) Campamentos
 - j) Otro (Por favor especifique)
- 9) Elija las actividades de reunión al aire libre más deseadas por su hogar (Seleccione sus 3 favoritas)
- a) Pista para caminar / trotar al aire libre
 - b) Patio al aire libre / espacio de reunión
 - c) Refugio de picnic
 - d) Patio de recreo al aire libre y asientos para padres
 - e) Cancha(s) de voleibol al aire libre
 - f) Área de recreación con fuentes de agua
 - g) Huerto comunitario
 - h) Rocódromo
 - i) Otro (Por favor especifique)

Sección 03: Aspectos Generales del Diseño del Centro Comunitario

10) ¿Cuál de los siguientes factores es más importante para usted en el nuevo Centro Comunitario de Knightdale?

(Seleccione sus 3 favoritas)

- a) Fácil acceso al estacionamiento
- b) Fácil acceso al edificio
- c) Cantidad de espacio recreativo interior disponible
- d) Cantidad de espacio interior disponible para reuniones/Asambleas
- e) Cantidad de espacio de reunión al aire libre disponible
- f) Vestuarios
- g) Disponibilidad de equipos de fitness
- h) Número de salas de ejercicios grupales
- i) Disponibilidad de vigilancia infantil
- j) Otro (Por favor especifique)

11) ¿Qué fuentes de financiamiento, si las hay, está dispuesto a apoyar para construir un centro comunitario y crear programas? Marque todo lo que corresponda.

- a) Tarifas de usuario/registro
- b) Bonos Específicos para Proyectos
- c) Impuestos
- d) No apoyaría ningún bono, aumento de tarifas o impuestos para este proyecto.

12) ¿Usted o un miembro de su familia tiene un miembro con una discapacidad? Si es así, ¿qué tipo de adaptaciones/programas especiales se necesitan?

13) Si tiene más de 55 años, ¿qué tipo de instalaciones o programas le gustaría tener disponibles?

14) Comentarios adicionales

15) Ingrese su código postal de 5 dígitos

Knightdale Community Center

**Knightdale is exploring the possibility of a Community Center.
Help us shape it by sharing your feedback!**

- + Put **colored dots** on images you feel have activities that should be incorporated into the community center.
- + Write comments, concerns, or ideas down on the **Post-Its** and stick them on photos, or drop them in a comment box.
- + Colors of dots and post-its should reflect your age group (we want to make the Town of Knightdale community center as multi-generational as possible!). Colors are coded by age as follows:

		Under 25
		26-35
		36-45
		46-55
		56-65
		66-75
		Over 75
		Prefer not to disclose

- + Ask a team member if you have the wrong color. **If you prefer not to disclose your age group, take the MAGENTA dots and Post-Its.**
- + Engage 1:1 with our team members.
- + If you haven't already, use one of the tablets or scan the QR code with your phone to take the Community Center survey.
- + **Ask questions, have fun, and help us shape the future of active-lifestyles in Knightdale!**

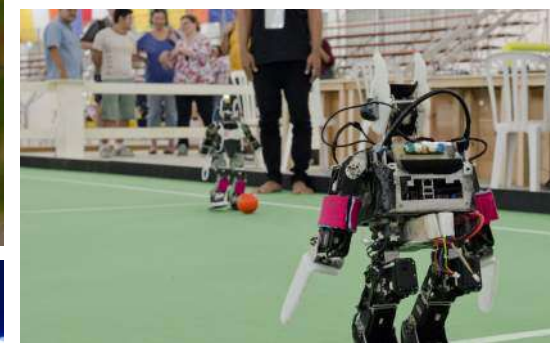
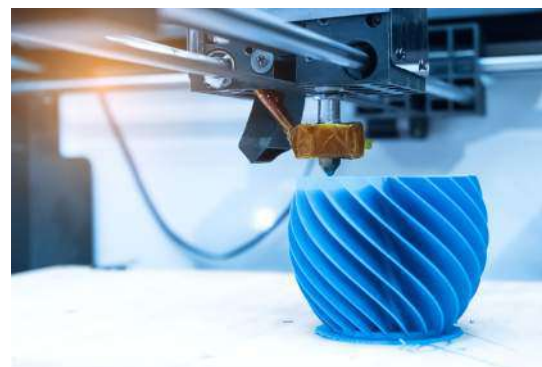
Put dots on images of programs, spaces, places, or activity you feel should be incorporated into the Community Center.
Write comments, concerns or ideas on Post-its and stick them on photos or drop them in a comment box.



Put dots on images of programs, spaces, places, or activity you feel should be incorporated into the Community Center.
Write comments, concerns or ideas on Post-its and stick them on photos or drop them in a comment box.



Put dots on images of programs, spaces, places, or activity you feel should be incorporated into the Community Center.
Write comments, concerns or ideas on Post-its and stick them on photos or drop them in a comment box.



Put dots on images of programs, spaces, places, or activity you feel should be incorporated into the Community Center.
Write comments, concerns or ideas on Post-its and stick them on photos or drop them in a comment box.



Put a push pin on the map to show where you are from, if you don't live in Knightdale, put your push pin on the edge of the map board.

