



ADOPTED
May 2021

YEARGAN PARK MASTER PLAN

Town of Garner, North Carolina



“THIS PLAN PROVIDES ACTIVE AND PASSIVE RECREATION OPPORTUNITIES FOR PEOPLE OF ALL AGES AND WILL TURN THE BEAUTIFUL YEARGAN HOMEPLACE INTO ANOTHER “CROWN JEWEL” IN GARNER’S WONDERFUL PARK SYSTEM”

- Gra Singleton, Town Council Member

ACKNOWLEDGMENTS

TOWN OF GARNER

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Kathy Behringer / Mayor Pro Tem (Council Member)

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John Hodges/ Assistant Town Manager

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Mon Peng Yueh

Autumn Beam

Chris O'Connor

Derice Darlington

Robert Deaton, Chair

Ernestine Durham, Vice Chair

Cassandra Liles

Hope Weber

Demian Dellinger, Council Liaison

CONSULTANT TEAM

McAdams / Design Lead

Rachel Cotter / Project Manager

Shweta Naneker / Landscape Architect

Garrett Jenkins / Park Designer

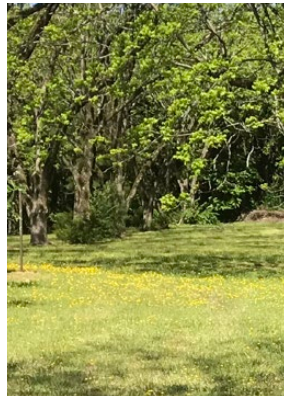


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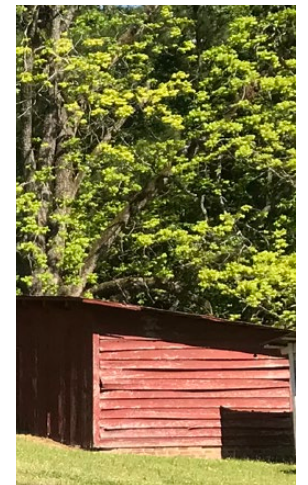
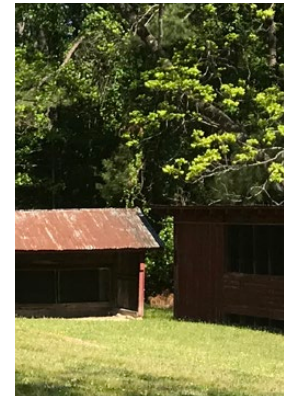
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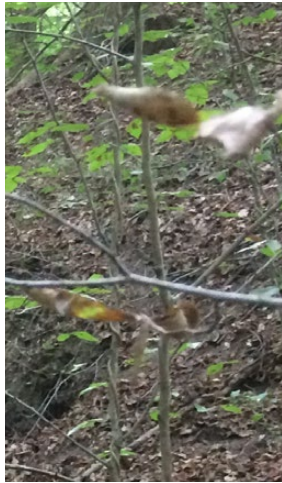
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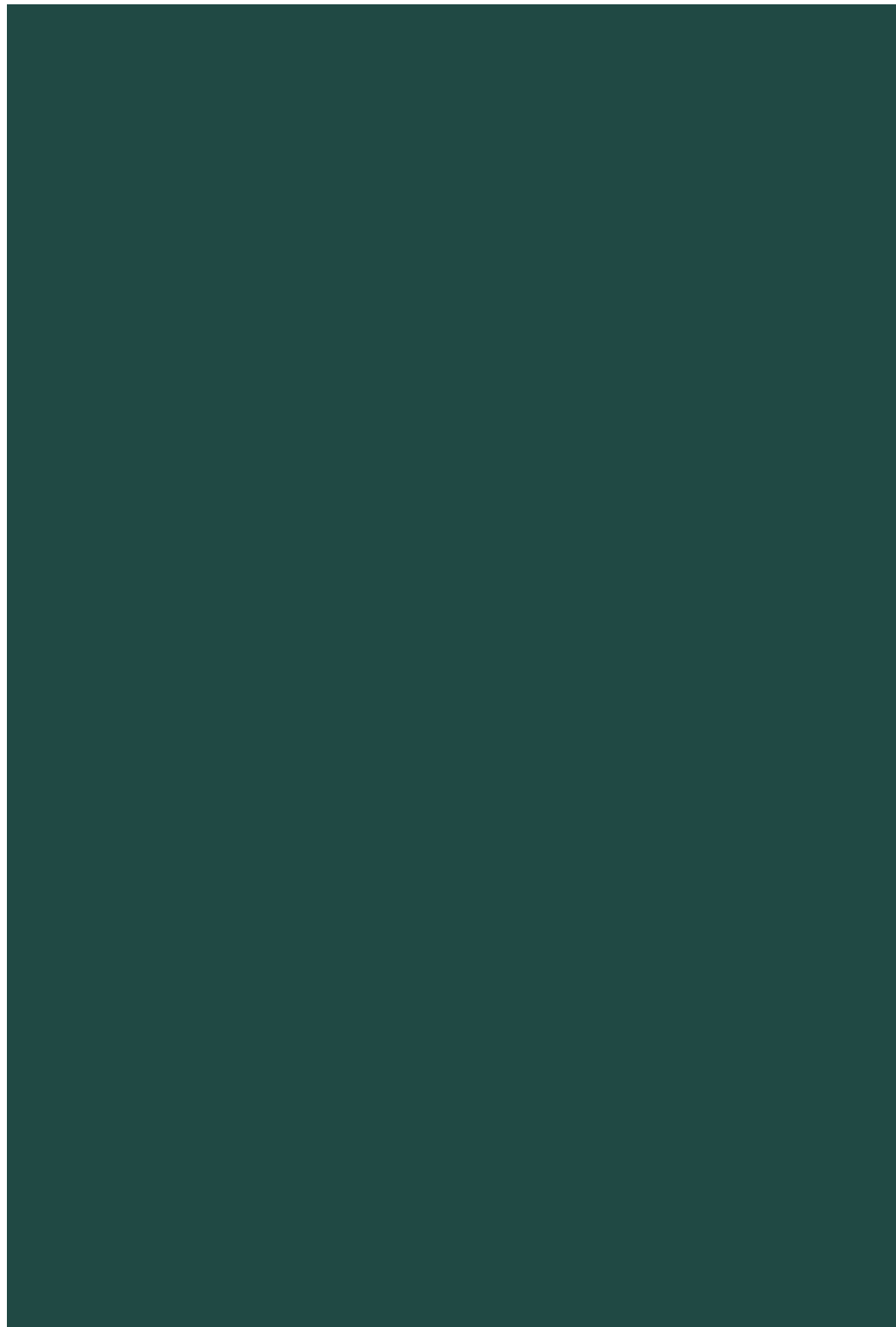


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INVENTORY + ANALYSIS

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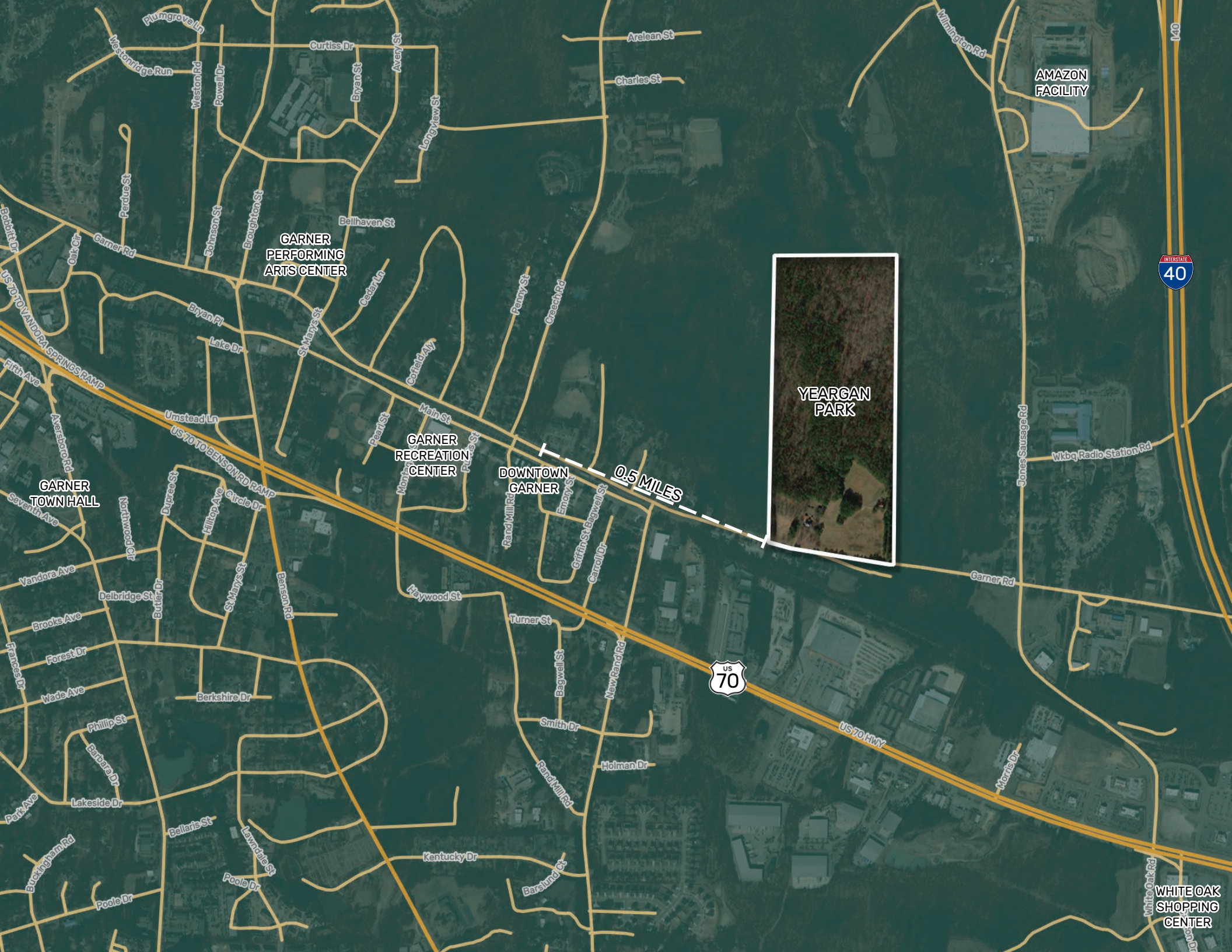
Existing Conditions

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AMAZON FACILITY

GARNER PERFORMING ARTS CENTER

GARNER RECREATION CENTER

DOWNTOWN GARNER

YEARGAN PARK

0.5 MILES

INTERSTATE 40

US 70

US 70 HWY

WHITE OAK SHOPPING CENTER

GARNER TOWN HALL

plumgrove Ln

Curtiss Dr

Arelean St

Wilmington Rd

I-40

Watsonridge Run

Weston Rd

Powell Dr

Bryan St

Avery St

Charles St

Longview St

Bellhaven St

Broughton St

Johnson St

Bryan Pl

St Marys St

Cedar Ln

Perry St

Cresch Rd

Lake Dr

Cotfield Aly

Main St

Umstead Ln

Pearl St

Rand Mill Rd

Emory St

Griffin St

Carroll Dr

Wkbq Radio Station Rd

Jones Sausage Rd

US 70 TO VANDORA SPRINGS RAMP

US 70 TO BENSON RD RAMP

GARNER TOWN HALL

Fifth Ave

Avenston Rd

Seventh Ave

Vandora Ave

Brooks Ave

Forest Dr

Wade Ave

Phillip St

Barbara Dr

Lakeside Dr

Part Ave

Buckingham Rd

Poole Dr

Bellaris St

Laymade St

Poole Dr

Kentucky Dr

Barstund St

Holman Dr

Smith Dr

Bagwell St

Turner St

Haywood St

Griffin St

Carroll Dr

New Rand Rd

Garner Rd

Morris Dr

White Oak Rd

US 70 HWY

US 70

INTERSTATE 40

WHITE OAK SHOPPING CENTER

INTRODUCTION

The Yeargan property consists of three existing parcels which were purchased by the Town of Garner in 2019. Located approximately 4 miles south of downtown Raleigh, the Park is about 0.5 miles from Garner’s town core. The property is off East Garner Road and sits a quarter mile East of Interstate 40. This property has a history of agriculture and the Yeargan family decided to sell the property to Town of Garner with the hopes of it becoming a future park. The Town of Garner purchased the property to expand the Parks, Recreation, and Cultural Resources Department services with active recreation parkland.

Site Location:

Southeast Wake County near the intersection of East Garner Road and Jones Sausage Road one half mile west of Downtown Garner, NC.

Site Address:

607 E Garner Road, Garner, NC + 619 E Garner Road, Garner NC + 0 E Garner Road, Garner, NC

Property Identification Number (PIN):

1721021090 + 1721027050 + 1721033394

SITE HISTORY

According to the oldest available records of land ownership, the property that would become Yeargan Park was once owned by D.H. Buffaloe, whose family owned a multitude of acres in Wake County. The property was generally used for agricultural purposes, supporting the construction of a small house built in the mid-1800s and a larger one built in 1919. In 1920, L.C. Yeargan purchased the large house and rear property from D.H. Buffaloe and in 1941, the Rand family purchased the smaller house. Throughout the next three decades, several farm and homestead support structures were constructed around the houses including barns, sheds, a chicken coop, and garages.

The properties were passed through generations of the Yeargan and Rand families. The Yeargan family acquired the Rand property and the smaller house associated with it. The Town fully acquired all three properties in April of 2019.

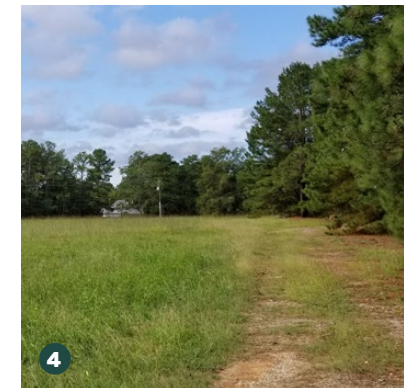
EXISTING CONDITIONS

The site varies in topographic and landcover character. Upon entering the gravel drive off Garner Road nearest downtown Garner, the stately historic house **1** and old-growth trees provide a welcoming entrance. Large oaks and magnolias line the driveway, creating frames of views upon fallow fields and a grove of 75+ year old pecan trees. **2**

The house appears to be in a state of deterioration, exhibited by rotting wood and peeling paint. A garage, several sheds, a chicken coop and barns flank the house to the rear. **3** A dirt road passes between the house and the barns, leading to an open field where another barn is situated by a stand of trees in the distance.

Along the dirt road past the barn **4** is another open field. After traversing the dirt road through the field, the older and smaller of the two houses **5** is located on the eastern edge of the site. There is a tree-lined gravel drive that extends from this house to Garner Road.

The largest of the parcels, located furthest from Garner Road, remains undeveloped and dominated by a mixture of hardwoods and pines, common of successional growth after agricultural use. Several rock outcrops can be found in this area. **6**



EXISTING UTILITES

The initial investigation of the site utilities was accomplished through coordination with the Town of Garner’s Town Engineer. Water and sewer services are provided at the site through City of Raleigh Public Utilities.

Water Service

The Town of Garner is currently served by the City of Raleigh Public Utilities Department water system. There is an existing 16” water main on the north side of E. Garner Road along the frontage of the site. This water main may be tapped to provide water service to the site. The connection to this main would be permitted through the Town of Garner, which includes the City of Raleigh Public Utilities as a part of the Technical Review Committee. As the line is located in the NCDOT right-of-way, a Three-Party Encroachment Agreement will also be required. In addition, there is an existing fire hydrant located along the frontage of the project, on the north side of E. Garner Road. If future development requires fire protection, a flow test at the existing fire hydrant will be required.

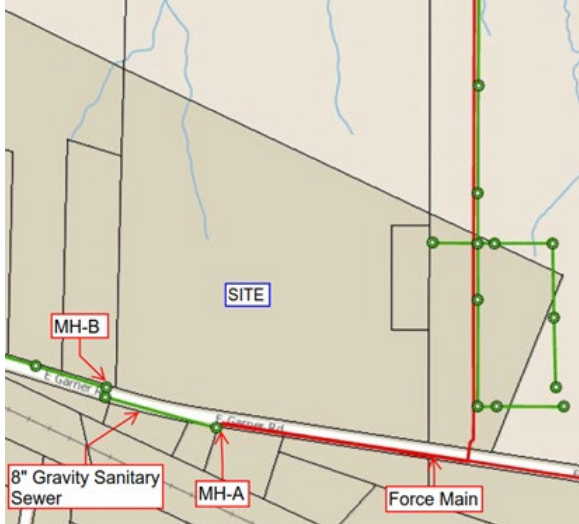
Sewer

The Town of Garner is currently served by the City of Raleigh Public Utilities Department wastewater system. An existing 8” gravity sanitary sewer line begins at a manhole (MH-A), approximately 400’ from the southwestern corner of the property. This manhole is located on the south side of E. Garner road. The sanitary sewer line runs approximately 430’ west to another manhole, then turns north and crosses E. Garner Road, ties to another manhole (MH-B), then turns west. The manhole (MH-B) located on the north side of E. Garner Road is approximately 35’ from the southwestern property corner of the site.

The beginning manhole (MH-A) of this system, located on the south side of E. Garner Road, may be used to provide sewer service to the site. However, tying to this manhole will require installing a sewer service under East Garner Road. This may require bore pits and associated temporary construction easements to provide a bore under E. Garner Road. Per as-built drawings provided by the Town of Garner, the invert out elevation of MH-A is 385.89. The manhole (MH-B) at the southwestern corner of the site may also be used to provide sewer service to the site and provide easier installation as no road crossing will be necessary. However, a temporary construction easement may be required to tie to this manhole. Per as-built drawings provided by the Town of Garner, the invert out elevation of MH-B is 384.14. Tying to either manhole will be permitted through the Town of Garner, which includes the City of Raleigh Public Utilities as a part of the Technical Review Committee. As the sanitary sewer is in the NCDOT right of way, a Three-Party Encroachment Agreement will also be required.

An existing sanitary sewer force main also runs from the east and ties to the manhole (MH-A).

Existing utilities in the vicinity of the park.



DEVELOPMENT STANDARDS

Zoning

According to Wake County GIS as well as the Town of Garner UDO and Land Use Maps, parcels 1721021090 and 1721027050 are zoned Residential-12 District (R-12) and parcel 1721033394 is zoned Residential-40 (R-40). Lands zoned as R-40 are designated to accommodate low-density residential development at one dwelling unit per acre. Although the subject property is zoned residential, Wake County and the Town of Garner Future Land Use Maps classify the property as future Open Space and Active Recreation (ACR) respectively, which allow and promote parks and recreation within any R-40 zoning classification

A summary of all property / lot requirements is found below:

- › Minimum Perimeter Buffer Width: 25'
- › Maximum Perimeter Buffer Width: 35'
- › Minimum Setback Distance: 10'
- › Maximum Setback Distance: 35'
- › Minimum Lot Size: 40,000 SF
- › Minimum Lot Width: 100'
- › Building Height Limit: 35'

In addition to the R-40 zoning classification, the two zoning overlays impact the property. The Garner Road Overlay is present due to the site's proximity to Garner Road along the southern property border. This zoning overlay applies to land adjacent to Garner Road though the historic area of the Town and ensures that any properties within this district are developed to provide opportunities for new businesses and to promote a strong commitment to quality community appearance, as described in the Unified Development Ordinance.

The Resource Conservation Overlay District 2 (RCOD-2) is in effect due to the Swift Creek Overlay and the project site's proximity to Swift Creek two miles south. This overlay district protects the water quality of any environmental feature that has been identified by the County as providing significant wildlife or plant habitat or special recreational opportunities. Specific district regulations protect all vegetated buffers along waterways and require building setbacks in addition to any required buffer widths. There are two blue line streams, as identified by USGS, which feed Swift Creek and will require additional consideration under this district overlay.

Site Access

Located on Garner Road, the site has over 1,100 feet of street frontage. Two, narrow gravel drives currently exist to access the former homesteads. A dirt road connecting the two homesteads meanders through brief stands of trees and fallow fields. There is no evident access to the parcel farthest from Garner Road (PIN: 1721033394).

Pedestrian Access

Pedestrian access is not provided adjacent to the site. Existing sidewalks along Garner Road end 0.32 miles west of the site near downtown and resume 0.31 miles east of the site near East Garner Magnet Middle School. The Town of Garner is currently working to develop a comprehensive Greenway Master Plan outlining future trail alignment. According to Garner Forward Transportation Plan, it is recommended to complete the sidewalk adjacent to the site.

Stormwater

For the park site stormwater controls will probably be necessary, perhaps not for the whole site. New development design standard for detention will be based upon peak flow reduction to predevelopment (existing) conditions for the 1-, 10-, 25-, and in some cases, the 100-year return frequency storm events. Detention for these storms will generally rely on practices such as dry ponds, wet ponds, and wetlands. Nitrogen calculations will also be required onsite. Nitrogen accounting requires structural controls, like those previously mentioned, to be utilized to reduce Nitrogen levels within the site prior to the ability to buydown. The limit before you can buy down for non-residential uses is 10 lb/acre/year while the target to achieve is 3.6 lb/acre/year. These goals will be required to be met through a combination of treatment and buydowns.

The site is within the Neuse River basin and therefore is required to observe a 50-foot buffer around streams, separated into two zones. Zone 1 is to remain undisturbed and is most adjacent to the stream. The second zone is Zone 2 and generally cannot have any Built Upon Area added and should be maintained in vegetation.



▲ A stream and wetland located in the eastern central portion of the site.

Landscape and Buffering

The Town of Garner Unified Development Ordinance requires landscape and perimeter buffers in order to promote preservation of existing vegetation as well as protect community values and further economic health. Parks and Recreation land uses fall under two different buffer classes. Passive Parks (class 1) would require no buffer along the perimeter of the park property, as the park abuts residential zoned parcels. Active Parks (class 3), likely the class assigned to Yeargan Park, require a 15'-25' perimeter landscape buffer depending upon the existing land use of the adjoining parcels.

Plantings within this buffer are determined through a points-based approach. Each buffer width requires trees / shrubs per square foot of perimeter buffer provided/required. See the chart below for tree and shrub requirements:

PLANTING REQUIREMENTS FOR PERIMETER LANDSCAPE BUFFERS	
Buffer Points Required for Trees	
Buffer Width	One Tree per Square Feet of Buffer
15 feet	200 square feet
25 feet	300 square feet
Buffer Points Required for Shrubs	
Buffer Width	One Shrub per Square Feet of Buffer
15 feet	50 square feet
25 feet	75 square feet

CULTURAL + NATURAL RESOURCES

The design team conducted a preliminary natural and cultural resources review of the subject property. A site visit and review of all available literature produced a preliminary report describing surface waters, wetlands, buffers, threatened and endangered species, and historic documentation.

Preliminary Waters and Riparian Buffers

A preliminary delineation identified the presence of three jurisdictional streams and three wetlands on the subject site. No potentially isolated waters, including wetlands were observed on the subject property. Although the jurisdictional streams are subject to the Neuse River Basin Riparian Buffer Rules McAdams believes that the features within the subject site boundary may be exempt from the Riparian Buffer Rules pending an on-site determination from the Department of Water Resources (DWR). A detailed delineation, in which wetland boundaries are flagged in the field (and confirmed by DWR) is necessary to request verification of the delineation. This report (located in the appendix) recommends delineation opportunities and options as well as permitting requirements and regulations.

Protected Species Assessment and Cultural Resource Environmental Review

A cultural resource literature review of the North Carolina State Historic Preservation Office (SHPO) National Registry records was conducted to determine if there are any recorded historic structures, cemeteries, or historic properties within the proposed project area and/or within 0.25 miles of the project boundary. Initial correspondence with SHPO suggests that more information is needed to assess the impact to historic properties within the project's area of potential effect. SHPO recommended conducting an architectural survey under Criterion A for agriculture and Criterion C for architecture. The property's eligibility for listing on the National Register of Historic Places has not been assessed.

Consultation with the U.S. Fish and Wildlife furnished a list of threatened and endangered species that may occur within the proposed project area. There are eight threatened, endangered, or candidate species that could be found or effected by this project. Although eight were found, only one has potential to be affected by the proposed project.

1. Red-cockaded Woodpecker (endangered) – No affect
2. Neuse River Waterdog (proposed threatened) – No affect
3. Carolina Madtom (proposed endangered) – No affect
4. Atlantic Pigtoe (proposed threatened) – No affect
5. Dwarf Wedgemussell (endangered) – No affect
6. Yellow Lance (threatened) – No affect
7. Michaux's Sumac (endangered) – May affect, not likely to adversely affect
8. Northern Long-eared Bat (threatened) – No affect
9. Bald and Golden Eagle Protection Act – No Eagle Act Permit Required

RELEVANT PLANNING DOCUMENTS

Garner Forward Comprehensive Plan

This plan recommends parks system expansion as well as focusing on maintenance of existing parkland. As the Town of Garner continues to grow and residential density increases, the plan has identified a future need to expand the parks and recreation offerings. The four main goals identified in the plan include:

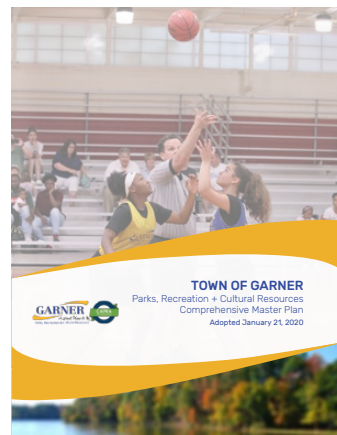
- › Identify and Invest in Outdoor Space
- › Connect Us Internally with Open Space
- › Keep Adding Indoor Recreational Space
- › Connect Us with Regional Trail Network
- › Explore Public and Private Partnerships, including Neighboring Towns



Parks, Recreation, and Cultural Resources Comprehensive Master Plan

In 2020, the Town of Garner approved an updated Parks, Recreation and Cultural resources Comprehensive Master Plan. This document aimed to outline the maintenance and growth of the parks system for the 10-year planning horizon.

The master plan recommends adding additional parkland, especially in east Garner with the goal having a park withing a 10-minute walking distance.



Also, it is recommended that the Town construct more athletic fields and provide other recreation amenities such

as greenway trails, sprayground, disc golf, and skate park.

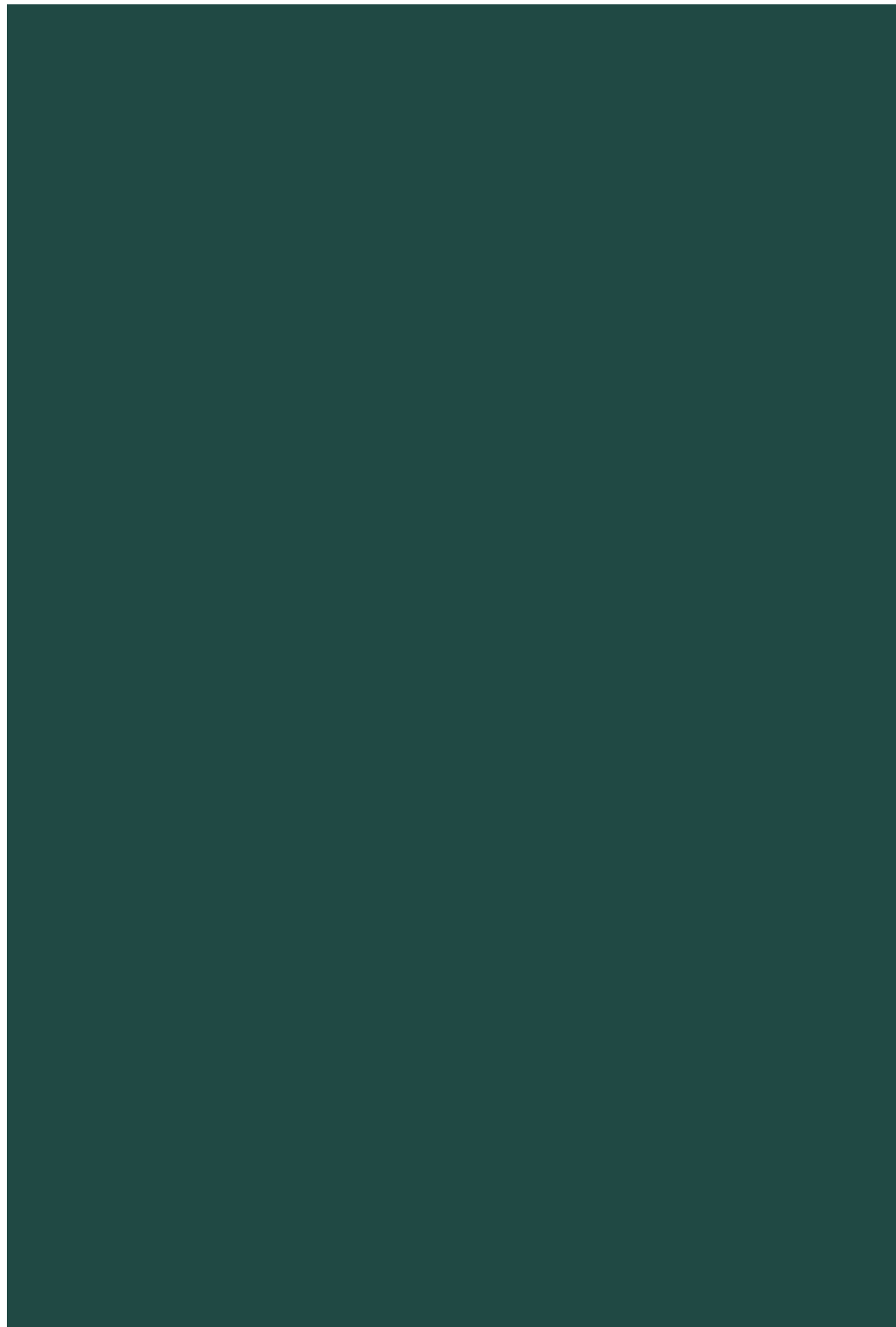
SUMMARY OF SITE OPPORTUNITIES + SITE CONSTRAINTS

Site Opportunities

- › Proximity to Downtown Garner (± 0.5 mile) and Downtown Raleigh (± 5 miles)
- › Open fields for future development
- › Direct access to Garner Road (two existing connections)
- › Near U.S. 70 and White Oak Shopping Center
- › Natural topography allows for both development and preservation
- › Natural "ravine" is present on site
- › Historic buildings exist on site
- › Utilities are readily available
- › Mature vegetation is present in portions of the site, offering opportunities for education and shade

Site Constraints

- › Topography can limit developable areas
- › Site access is limited to Garner Road only
- › Historical designation (more to follow)
- › Pedestrian access to the site is non-existent
- › Buildings need further investigation to determine functionality and accessibility prior to occupancy



COMMUNITY ENGAGEMENT

IN THIS CHAPTER

IN-PERSON

VIRTUAL INPUT

**Yeargan Park Master Plan
COMMUNITY ENGAGEMENT**

A robust community engagement for Yeargan Park involved stakeholder meetings, council working sessions, Parks, Recreation and Cultural Resources Committee meetings, and meeting with Town staff to determine the amenities and programming desired for each park.

In addition to organized meetings, the design team reached out to the members of the community to gather information regarding the history of the future park.

IN-PERSON MEETINGS

Prior to the outbreak of the Covid-19 virus in early 2020, in-person meetings are listed in the table below:

MEETING	DATE	ATTENDANCE
Arts Advocacy Partners	September 15, 2019	5
Park Neighbors Meeting	September 15, 2019	3
Athletics Partners	September 15, 2019	4
Parks, Recreation and Cultural Resources Committee	September 30, 2019	Committee members
Town of Garner Council Special Working Session	October 3, 2019	Council members and public

The purpose of these meetings listed above was to share information about Meadowbrook and Yeargan Park Master Planning projects and gather feedback from the residents, neighbors, and decision makers about wants and desires for these two unique properties.

Which park character do you find most interesting?

This question's purpose is to determine what residents would like to have the look and feel of the park to be. Results are summarized in Figure 1.

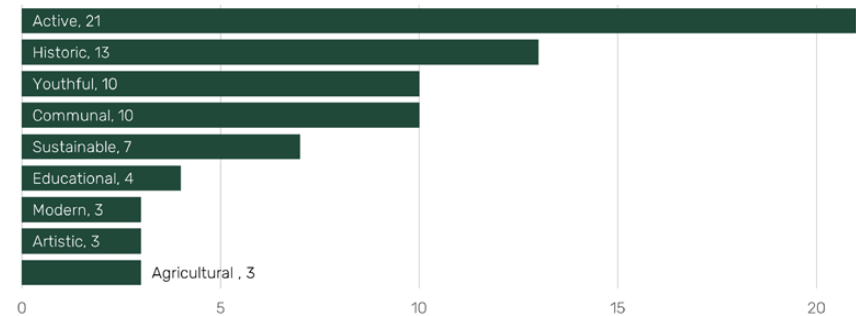


Figure 1 - Which park character(s) do you find most interesting? Select up to three responses.

What about the park attracts you? What do you wish you could do in the park?

This question's purpose is to determine what activities, experiences, and programs people would like to have available in the park. Understanding programming informs design decisions to create the desired experience in a park. Results are summarized in Figure 2.

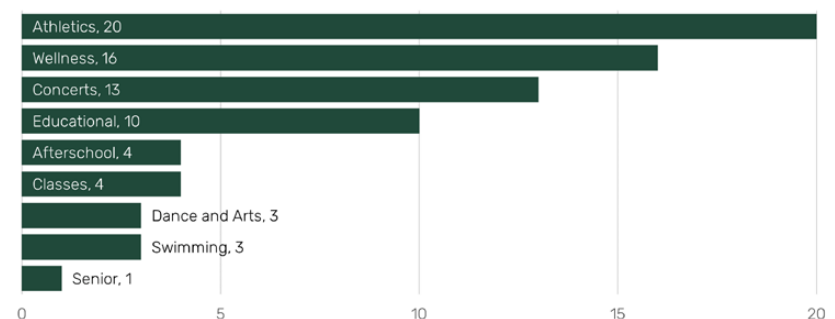


Figure 2 - What do you wish you could do in the park? Select up to three responses.

What amenities would you like to see in Yeargan Park?

This question's purpose is to determine park amenities that will influence how people will use the park and what experience they will have there. This question asks specifically about Yeargan Park. Results are summarized in Figure 3.

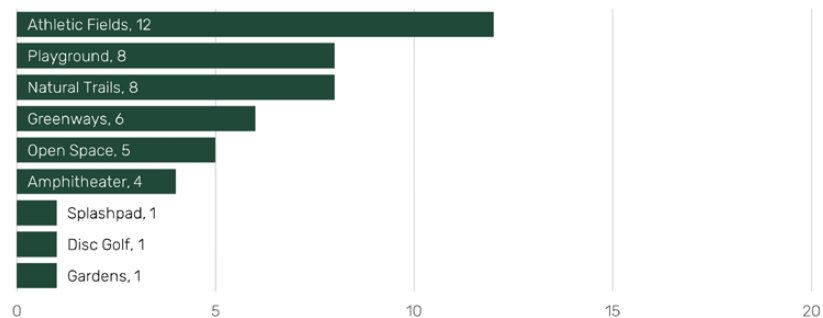


Figure 3 - What amenities would you like to see in Yeargan Park? Select up to three responses.

Summary of In-Person Meetings

Programming is supported by the types of amenities onsite. The top responses for Yeargan Park include athletic fields, playground, and natural trails. This indicates a need for active athletic programming for the community's league play, and a desire for opportunities such as playgrounds and trails. Parks that focus on athletic programming benefit from the addition of passive amenities to provide recreational opportunities for attendees not actively engaged in athletics and to ensure recreational opportunities at the site even when it is not actively programmed.

Park character is supported by the programming available at each of the future park sites. Responses indicate that residents would like to see athletic, wellness, concert, and educational programs at the future park. Programming is supported by the types of amenities onsite.

Key People Interviews

As part of the community engagement process, the design team reached out to members of the community who have direct knowledge of the Yeargan property. The project team interviewed Garner's Town Historian, who mentioned the small house on site served as housing and a hospital in 1865 during the American Civil War. This house was previously located near where the larger house now stands, but was moved to allow construction of the newer, larger house.

Garner's Downtown Development Manager was also interviewed as part of the community engagement process. Downtown Garner currently hosts food truck rodeos and pop-up markets. With the Yeargan property being near Downtown Garner, the future park would be easily accessible for smaller festivals. There is currently a large parcel near Downtown Garner that could possibly be used for high-density housing, as recommended by the Downtown Garner Master Plan. Providing sports fields at Yeargan would allow for the current sports to move to a location slightly outside of downtown.

VIRTUAL INPUT

With the Covid-19 pandemic, the approach to community engagement moved to a digital format. A public online survey and questionnaire were created and the Town distributed adverts seeking input. The next two sections outline the methods and results of the online community input.

In addition to public involvement, virtual Town meetings were conducted through the design process. A brief summary of each meeting is listed below.

Town Council Session

Date: July 28, 2020

The objective of this meeting was to present a summary of site findings. In addition, updates to the park design were provided with mixed feedback. Initial thoughts revolved around the number of athletic fields being provided as well as the amount of parking.

Town Council Work Session

Date: September 24, 2020

This meeting involved the detailed aspects of the design, such as the number and type of athletic fields, the inclusion of athletic courts, and the location of park amenities in relation to Downtown Garner. Two concepts were presented with a slight preference towards Concept "A".

Town Council Meeting

Date: October 22, 2020

At this meeting, design updates were provided to the Town council. The design team discussed financial opportunities to fund the projects and Town staff provided an update on development in the general area of the project, including the townhome development next to the site and a possible future road connection. This may garner added interest in the funding and usage of the park.

Online Public Opinion Survey #1

Purpose of the Questionnaire

The online survey was created to gauge the community members knowledge of Meadowbrook and Yeargan Parks as they currently exist and ask what they would like to see in the parks. The questionnaire was available from March 16, 2020 to April 6, 2020.

Number of Responses

225

Methodology

The digital format of the questionnaire allowed fast and accessible delivery. The Town of Garner facilitated advertisement of the survey by posting the online link to social media platforms and newsletters. 78% of respondents were citizens of Garner, with 39% belonging to a family with children.

Key Findings

A little over half (51%) of people responded they are aware of Yeargan's location.

The top four elements people want to see included at Yeargan Park:

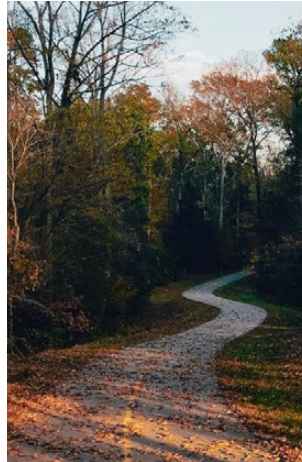
- › Walking Trails
- › Playgrounds
- › Picnic shelters
- › Sprayground

The top four elements people want to see preserved/restored at Yeargan Park:

- › Natural water features
- › Natural rock features
- › 75+ year old pecan grove
- › Views and vistas

The top three criteria for prioritization of elements at Yeargan Park:

- › Welcoming to a diversity of users –accessible to all ages and ability levels, race, etc.
- › Strengthen community –bring people together
- › Environmental preservation



Spraygrounds, playgrounds, and trails were the most common amenities selected by participants between the two online public opinion surveys. ^

For Yeargan Park, while in-person meeting results focused on athletics and active recreation, the online engagement revealed the need for trails, play areas, and programming events that focus on site's historic legacy. A balance of active and passive amenities are proposed for the master plan with a goal to cater to the needs of all ages, abilities, and interest groups.

Online Public Opinion Survey #2

Purpose of the Survey

The online survey was created to weigh the opinions of the community members with the proposed themes and elements of Meadowbrook and Yeargan Parks. The survey was available from December 16, 2020 to January 11, 2021.

Number of Responses

697

Methodology

The digital format of the survey allows fast and accessible delivery. The Town of Garner facilitated advertisement of the survey by posting the online link to social media platforms and newsletters.

80% of respondents were citizens of Garner, with a majority of participants being members of a family with younger children.

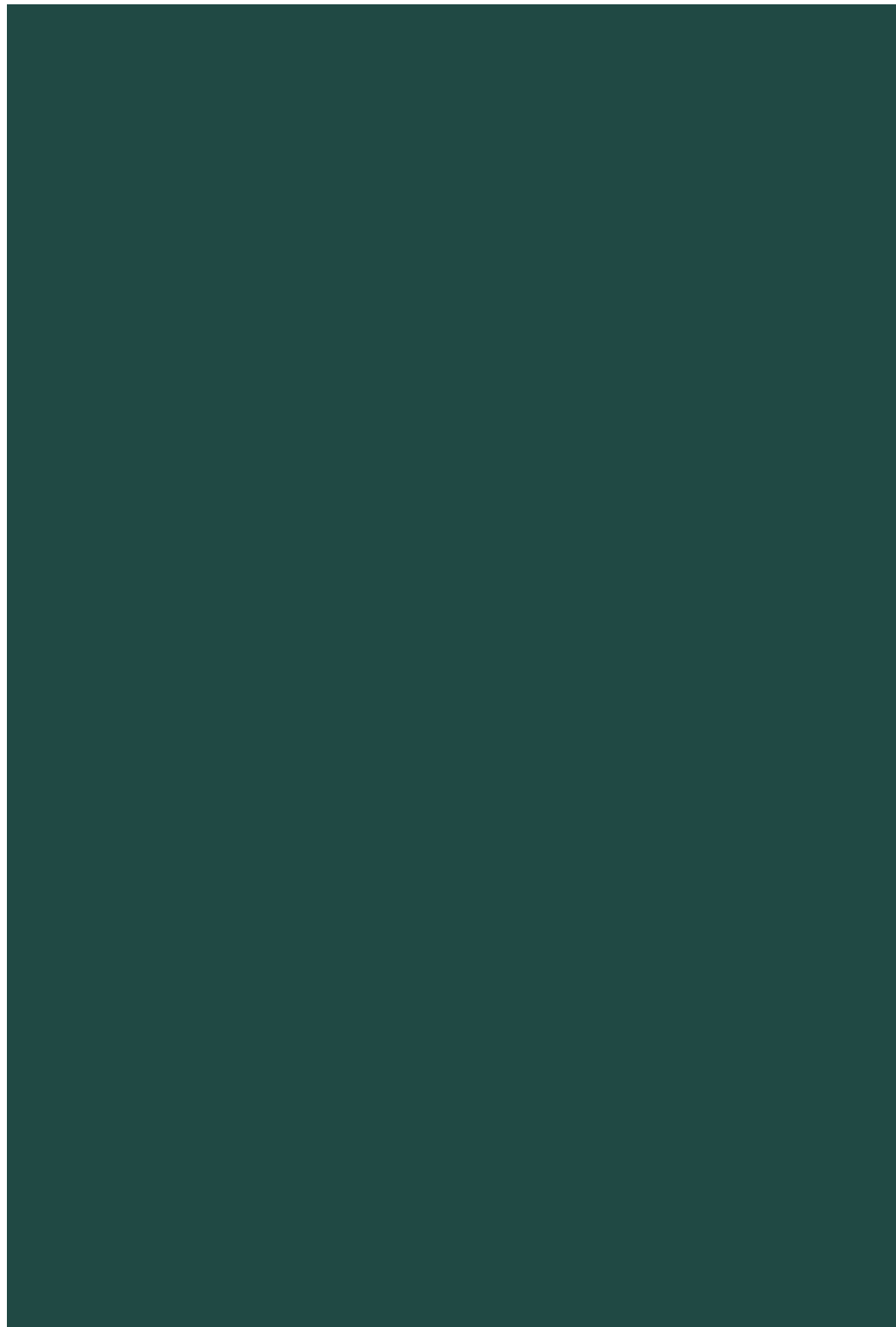
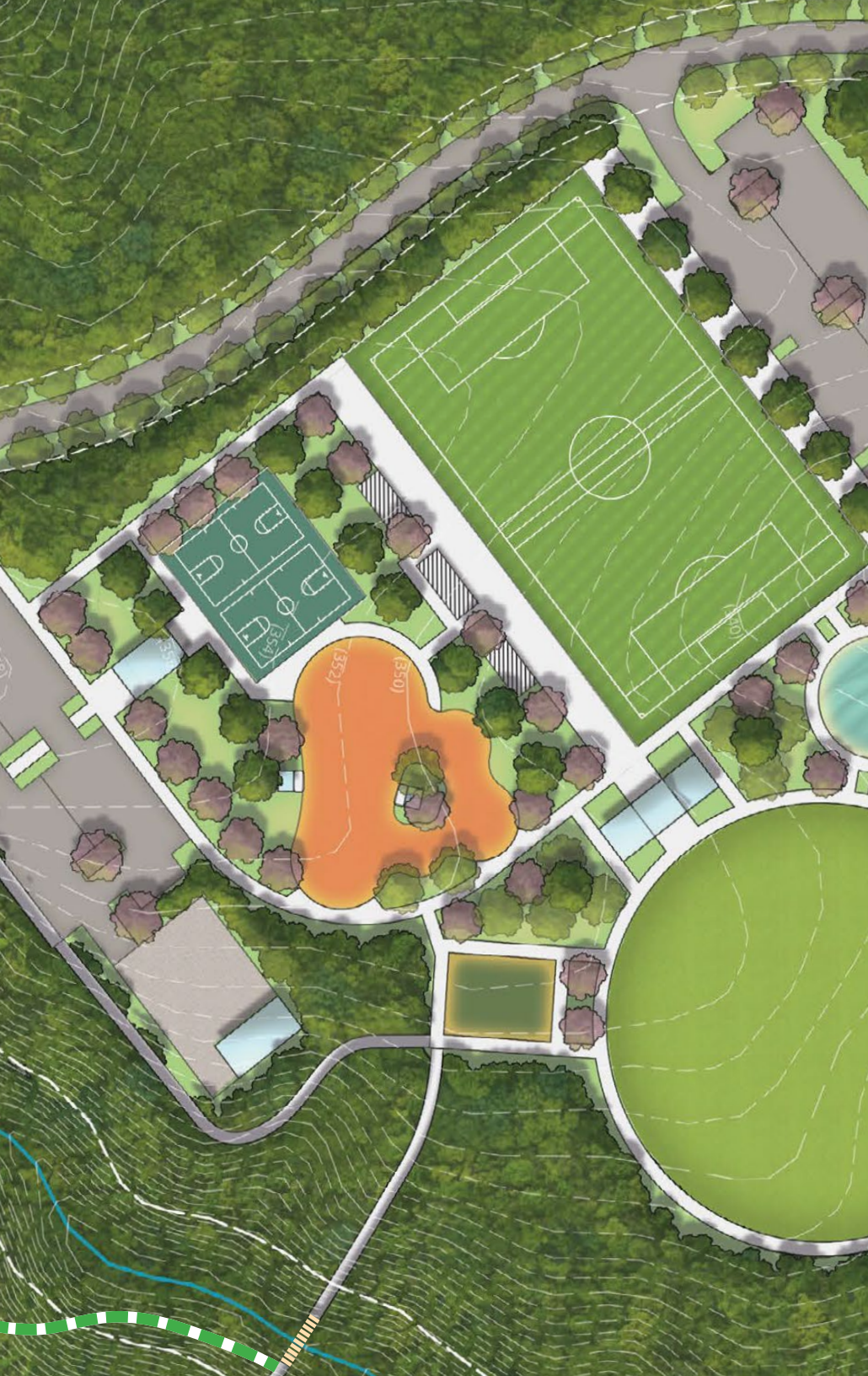
Key Findings

Most people are supportive of the theme "Peaks of Preservation", with the average rating being 8.1 on a scale from 1 to 10 with 10 being "extremely supportive".

Most people support the proposed amenity selection with the average rating being 8.3 on a scale from 1 to 10 with 10 being "extremely supportive".

The top five amenities chosen by the people include:

- › Trail network throughout the park
- › Preservation of historic structures
- › Sprayground
- › Event Lawn
- › Playground



PEAKS OF PRESERVATION

IN THIS CHAPTER

The Master Plan

Precedent Imagery

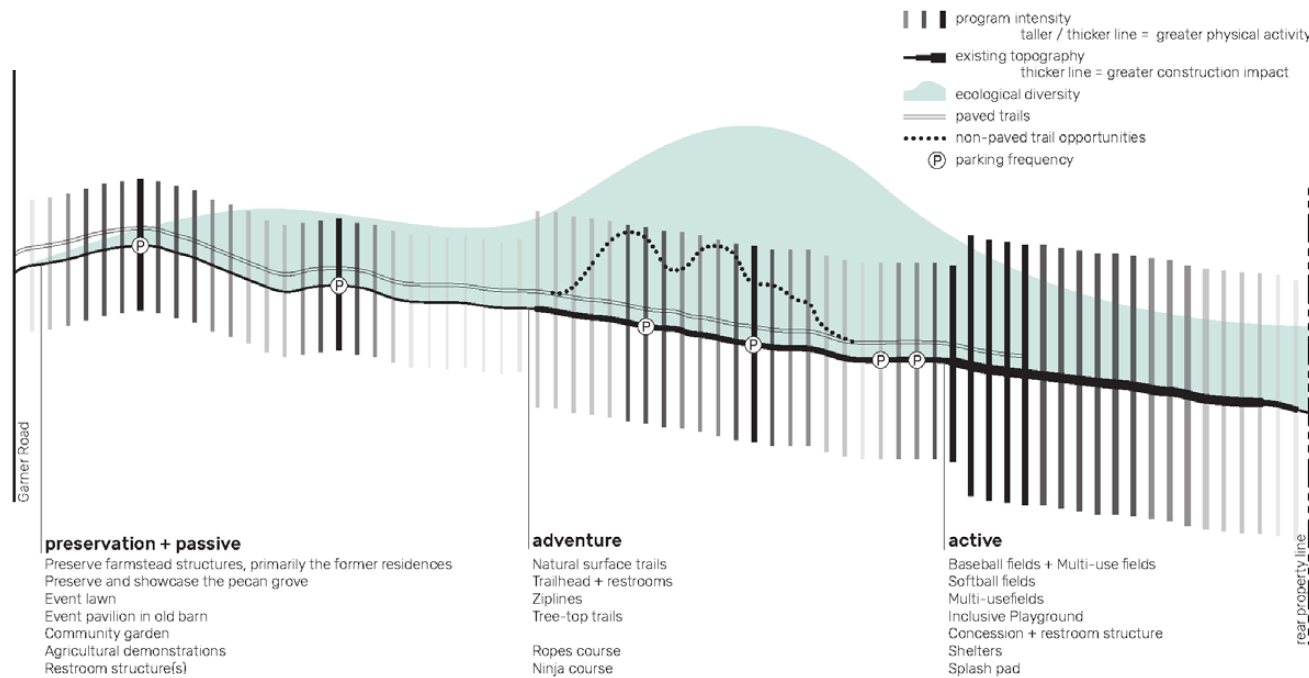
Cost Estimation

THE MASTER PLAN: PEAKS OF PRESERVATION

Located on a historic agrarian tract centrally located in the Town of Garner near the historic downtown, Yeargan Park celebrates the Town’s humble past and natural settings while serving as an athletic destination and providing programming opportunities that are fun for the whole family. At the pinnacle of the design for Yeargan Park is the preservation of its historic farmstead structures and unique environmental features. These highlights contrast with the proposed athletic and active leisure elements to create a well-rounded park for users of different ability levels.

Upon entering the entrance nearest Downtown Garner from East Garner Road, the stately two-story 1919 farmhouse surrounded by outbuildings and old-growth trees greet visitors to the western portion of the park. Adjacent to the house is a well-preserved pecan grove, which combined with the house and farm structures, provide a backdrop and a setting for weddings, family reunions, festivals, and other private and public events.

Use of the 1919 farmhouse is pending architectural assessment. If the structural integrity and renovation plausibility allow, the large house with an expansive porch could function as a multi-purpose structure with staff offices, programming rooms, and rental space for private use.



Cartoon sketch of the preserved and potential opportunities on the site.



Proposed master plan concept

Diagram of site organization displaying nodes of opportunity and the experiential links between.

- A** MAIN HOUSE POTENTIALLY RENOVATED FOR EVENT SPACE
- B** PRESERVE PECAN GROVE
- C** PRESERVE HOUSE
- D** SMALL PLAYGROUND
- E** SKILLS PRACTICE AREA
- F** RETAINING + CLIMBING WALL
- G** OUTFITTER STATION + RESTROOMS
- H** OVERLOOKS + PLATFORM CAMPING

- I** MAINTENANCE BUILDING + YARD
- J** 2 BASKETBALL COURTS
- K** INCLUSIVE PLAYGROUND
- L** FITNESS COURSE
- M** RESTROOM + CONCESSIONS + SHELTER
- N** BLEACHERS
- O** SPRAYGROUND
- P** OUTDOOR STAGE

LEGEND

-  PROJECT AREA
-  LANDSCAPE BUFFER
-  STREAM
-  STREAM BUFFER
-  WETLANDS
-  STORMWATER POND
-  EXISTING STRUCTURE
- P** PARKING
-  PICNIC SHELTER (S: SMALL, L: LARGE) (UNLESS OTHERWISE NOTED)
-  PAVED PEDESTRIAN TRAIL
-  NATURAL SURFACE TRAIL
-  PUMP TRACK
-  PUBLIC ART



PARKING DATA	
TOWN REQUIRED PARKING	
2 SPACES PER ACRE @ 72.37 AC	144 SPACES
1 SPACE PER 250 SF OF DEVELOPED AREA @ ± 20,000	80 SPACES
TOTAL REQUIRED PARKING	224 SPACES
TOTAL PROVIDED PARKING	± 798 SPACES



ADVENTURE AREA INCLUDES:

- ZIPLINE COURSE
- NATURE TRAILS
- ROPES COURSE
- PUMP TRACK

ROAD CONNECTION TO ADJACENT RESIDENTIAL



If entering Yeargan Park from the second entrance, closest to Jones Sausage Road, multi-use sports fields preserve the open views across what were once cultivated fields and pastures. Between the first two fields is a series of skills and play amenities. A skills area provides a place for soccer players to practice their moves and techniques without having to use one of the fields. Adjacent to the skills area and an inclusive playground is a climbing wall allowing multiple generations to enjoy being outside in an active environment. One of the fields would be artificial turf, which would allow use during different weather scenarios.

Across the access road from the multi-use fields is the original one-story mid-1800s farmhouse, which upon architectural assessment, could be refurbished for use as offices or simply storage for the park's equipment. This well-preserved structure, which was inhabited until recent years, could give park visitors a glimpse into the life of Garner's early settlers.

Proposed conditions of the Pecan Grove. The space could be used for private and public events, such as pop-up farmer's markets and reunions >





Midway through the park are the adventure areas. Contained within, adventure opportunities exist in multiple forms from zip lines and adventure courses to natural surface walking trails and boardwalks with views. An outfitter station would be provided to orient guest and prepare them for their adventure. Off of the boardwalks are raised platforms that would allow visitors to pitch a tent without disturbing the nature of the place. There is a rich diversity of plants and animals, especially in the eastern adventure area which is full of old growth trees, ravines, an ephemeral waterfall, and rock outcrops. This ecologically sensitive area should be protected from intense development and foot traffic. Skirting the environmentally sensitive areas are pump tracks for off-road bikers.



Near the back of the park, a core programming area is set away from the historic and natural aspects of Yeargan Park, providing an area for active lifestyles. A large inclusive playground and adjacent sprayground is included for the young and young at heart for all ability levels. A multi-use field and basketball courts would be available for sports-goers. A circular event lawn and bandshell act as a large outdoor venue for performances, festivals, and informal sports games. The proximity of the event lawn to the playground and sprayground lets various visitors to partake in multiple activities while still being close to one another.

There are five shelters of various sizes placed throughout the park. Restrooms and locker rooms are located near the sprayground for patrons to store their goods and change prior to and after enjoying the sprayground and other amenities. A pump room to protect the sprayground infrastructure and to store water treatment supplies is also located close to the sprayground, ideally combined with the restroom building.

Rendering of the Adventure Area, where ziplines and nature trails provide visitors access to Yeargan Park's natural resources >



ACCESS

The park's main access are two entrances from Garner Road. An access road starting at the westernmost entrance to the park acts as a spine, stretching from Garner Road to the northern boundary. This allows connections to future developments as the Town grows. Off of this access road are spur connections to the townhome development to the east and potential future development to the west.

The vehicular entrance closest to Downtown Garner on Garner Road is to serve the 1919 farmstead and immediate area. This vehicular use area is separate from the rest of the park. To access the rest of the park, the second entrance off Garner Road would be needed. From this entrance, the sports fields and courts, event lawn, sprayground and playground, event lawn, and adventure areas and all associated parking lots are accessible.

Considering the proximity of the park to Downtown Garner, there is an increased potential for pedestrian connections. Being less than half a mile from the shops, restaurants, and other recreational facilities, the connection to Yeargan Park's event and venue spaces plays a critical role in the growth of Downtown Garner.

There are approximately 798 parking spaces spread throughout the park. Most of the parking is located around the multi-use fields, creating the ability to host tournaments and have sufficient parking available for visitors. A large parking lot near the event lawn is provided for when special events are planned.

Located near Garner Road off the proposed spine road, sports fields would occupy the former agricultural fields, providing an active program contrasting to the historic areas >







BASKETBALL
COURTS



SPRAYGROUND



FITNESS COURSE



EVENT LAWN +
BANDSHELL



OVERLOOKS +
PLATFORM CAMPING

COST ESTIMATE

- ▶ The opinion of probable construction cost was prepared by McAdams as part of the preliminary design phase.
- ▶ Pre-design estimate is prepared for budgeting purposes using historical data, RSMeans (Online cost estimating data software) and generalized contractor estimates and is subject to change with detail design.
- ▶ Estimate does not include mobilization, permitting and contractor’s 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 consultant fees, any required permitting fees, sub-contractor 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 instructed design changes.
- ▶ Estimate does not include any property acquisition, easements or other property costs or legal fees.
- ▶ General requirements include any administrative costs 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.

ITEM	% OF TOTAL COST	EXTENSION
Site Preparation and Earthwork	32%	\$7,119,600.00
Infrastructure	4%	\$1,003,776.00
Paving & Hardscape	11%	\$2,529,342.00
Site Elements	9%	\$2,085,000.00
E. Athletic Fields and Courts		\$4,713,192.00
Structures	13%	\$3,000,000.00
Furnishings & Signs	0%	\$65,525.00
Lighting	6%	\$1,410,000.00
Landscape	2%	\$530,000.00
	SUBTOTAL	\$22,456,435.00
	GENERAL REQUIREMENTS	\$1,122,821.75
	DESIGN CONTINGENCY (15%)	\$3,368,465.25
	12 MONTHS ESCALATION	\$1,122,821.75
TOTAL PRE-DESIGN ESTIMATE	LOW-RANGE TOTAL	\$28,070,543.75
	HIGH-RANGE TOTAL (15% ADDITIONAL CONTINGENCY)	\$33,000,000.00

▲ Pre-design estimate of probable cost

MASTER PLAN SUMMARY

Proposed Yeargan Park Master Plan envisions celebrating the Town’s humble past and natural settings while serving as an athletic destination close to downtown and contribute to the Town’s development by becoming one of the significant economic drivers. The plan envisions providing diverse programming opportunities and amenities that truly make this park fun for the whole family.

Existing historic farmsteads and rich ecologically diverse habitats create the framework for a park to offer recreation to all members of the community. Trails, preserved farmsteads, and event areas provide opportunities for leisure. These highlights contrast with the proposed athletic and active amenities to create a well-rounded park for use by users of different ability levels.

