

Enka Recreation Destination- Phase II

Acceptance of Award – TPDF

Approval of Design Contract - BCSP

September 3, 2024

Thomas Gull – Principal Planner



Overview and Request

- Enka Recreation Destination has been underdevelopment since 2018 and with support from the TDA, MPO, and Buncombe County Commissioners has made significant improvements.
- Accomplishments of the Enka Recreation Destination project include 3 turf fields, lighting and more.
- Enka Recreation Destination – Phase II Awarded \$4,054,415 million from TPDF
 - Turfing 4 fields, 3 with lighting
 - Accessible Playground
 - New Shelter with Lighting
 - Renovated Concession stand – Park Ranger Contact station & Family Restroom
- RFQ for Design Services for Turf, Lighting, and Accessible walking path for Phase II
- Motion to accept the TPDF award for the Enka Recreation Destination – Phase II
 - Motion to approve budget amendment for the Enka Recreation Destination – Phase II
- Motion to Approve the design contract with CDC for Design Services



Accomplishments So Far...



Turf and Light Installation at Buncombe County Sports Park

- Fields 1 & 2 and 8 turf complete!
- **Bob Lewis Ballfields Lighting** – 7 sets
- **Rest room Facility** -Installation @ Field 9 BCSP

- EV Charger Station



Dog Park

- Park open with shade and play structures



Paving and Road Entry Improvements

- Pave and stripe parking lots and road



Components In Progress

Restroom Facility & Amenities

- Restroom Facility between new Turfed Fields with water Line
- Player and Visitor Amenities
 - Lighting (adjacent to fields)
 - Shade Structures
- TPDF approved funding \$750K
- Estimated completion Fall 2024



ENKA HERITAGE TRAIL

- New Termini Established at West end of Trail
- Working to get to 25% Design
- Estimated completion 2026



Enka Recreation Destination – Phase II

Project Overview

- Focus: “Buncombe County Sports Park, A Premier Sports Park and Family Destination”
- Estimated \$18.5M project funded by grants from the State and TDA.

Project Focus

- Site Safety, Ease of Use and Navigation
- Flexibility and Optimum Use of Space
- Sports Engineering; Grading, Drainage & Field Performance
- Plan for Attendees Who are not Players or Spectators



Key Features

1. New Turfed Fields
2. P&R Office w/ Community Space and Storage
3. Inclusive Playground
4. Picnic Pavilion w/ lighting
5. Restored Park Ranger Office and Contact/First Aid Station w/ restrooms & Family Station

Future Phase

- A. Covered Sports Courts
- B. Additional Park
- C. Food Truck Hook-ups

TPDF Grant Award

- In 2023, Buncombe County applied for TPDF funds and received a grant award.
- **The scope of the TPDF funding is:** Provide artificial turf to fields 3, 4, 5, and 9 with lighting at fields 3, 4, and 5 with accessible bleachers and walkway, installation of inclusive playground, renovation to central restroom to include Park Ranger Office and Contact Station, and new shelter with lighting
- **BC TPDF Application Request:** \$6,000,000
- **TPDF Funds Approved:** \$4,054,415
 - Project Financial Gap is \$1,945,585
 - No additional revenue source identified at this time
- In May 2024, Buncombe County applied for \$2 million in TPDF funds.
 - TPDF committee did not move the application into Phase 2



Project Budget

Expense	Amount
Design - Fields 3, 4, 5 & 9 + Accessible Walking Path	\$530,000
Construction - Fields 3, 4, 5	\$4,200,000
Construction - Field 9	\$1,100,000
Lighting	\$700,000
Renovation of Ranger Office and Contact Station	\$435,000
Accessible playground	\$738,830
New Shelter	\$405,000
Design – Recreation Building w/ Community Space	\$200,000
Construction – Building	\$10,000,000
Escalation – Building	\$2,000,000
TOTAL PROJECT COST	\$20,308,830
Recreation Building w/ Community Space Costs	-\$12,200,000
TDA Funded Project Total	\$8,108,830

\$6 Million
Turf & Lighting



Contract For Design Services

- RFQ advertised for design services for 4 turf sports fields, lighting, and accessible walking path at the Buncombe County Sports Park
 - CDC (Civil Design Concepts) – civil design engineering firm based in Asheville
 - Scope of Design Service = Design, Soil Testing & Geo Tech, and Construction documents with cost Estimates
 - Contract Cost = \$567,000



Next Steps

- Award Design Contract
 - Fields, Lighting, and Accessible Walking Path
- Develop Revised Budget
- Project update to BOC



Request for Board Action

Request for Board Action at September 17th Board meeting:

- Motion to Accept the TPDF award of \$4,054,415 for the Enka Recreation Destination – Phase II.
 - Motion to approve budget amendment for the Enka Recreation Destination – Phase II
- Motion to Approve the \$567,000 contract with CDC for Design Services





QUESTIONS?

Appendix





1 ARTIFICIAL TURF FIELDS WITH LIGHTING



5 RESTORED PARK RANGER OFFICE WITH PUBLIC RESTROOMS AND PARK STORAGE



2 PARK OFFICE WITH SECURE STORAGE & OPERATIONS SPACE



3 INCLUSIVE PLAYGROUND



4 PICNIC PAVILION WITH LIGHTING



6 COVERED PICKLEBALL COURTS



7 SAND HILL COMMUNITY GARDEN AND ASHEVILLE GREENWORKS TREE NURSERY



8 DISC GOLF COURSE



10 DOG PARK



9 BASKETBALL COURTS

BUNCOMBE COUNTY SPORTS PARK MASTER PLAN

58 APAC DR, ASHEVILLE NC 28806
TPDF GRANT APPLICATION - PHASE 2



Buncombe County Sports Park

Turf & Lighted Fields

- Turfing on Fields 3, 4, 5, & 9
- Lighting on Fields 3, 4, & 5

Benefits

- Increased Playability
 - Less weather cancellations
 - Extended play in Winter and Spring
- Lighting permits extended play
 - Up to 800 hours
- Decreases impact injuries
 - Softer, flatter playing surface
- Expected Completion: Winter 2026



Buncombe County Sports Park

Inclusive Playground

- Replace outdated playground with inclusive elements and ADA compliant surface.

Importance

- Essential component for families with multiple children; as one participates in field sports, others are entertained in a safe location
- Children with varying abilities may participate fully
- Promotes awareness and acceptance of diversity and inclusion
- Project bidding: Summer 2027



Buncombe County Sports Park

Park Pavilion

- Large covered area w/ lighting
 - Designated location for Championships and Celebrations
 - Community Connection - gathering space for socialization
 - Relief from the elements - sun & rain
- Expected Completion: summer 2027



Buncombe County Sports Park

Park Ranger Office and Contact Station w/ Restrooms

- Renovate restrooms and include “Family Station”
 - Private space for a family to feed a nursing child, change a child or have a private indoor space
 - Expected Completion: summer 2027
- Park Ranger Office and Contact Station
 - Staffed location for visitors
 - Centralized First Aid area

