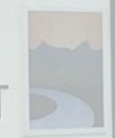


# CASHIERS - GLENVILLE RECREATION CENTER

355 Frank Allen Road 828.631.2020



JACKSON COUNTY  
PARKS & RECREATION DEPT



# Cashiers-Glenville Recreation Center Master Plan

September 2021

Prepared By





# Cashiers-Glenville Recreation Center Master Plan

## MASTER PLAN TABLE OF CONTENTS

Recreation Needs.....	1
Program Description & Physical Needs .....	2
Site Analysis.....	3
Site Use Analysis.....	4
Concept A.....	6
Concept B.....	7
Concept A & B: Potential Amenities.....	8
Stakeholder & Public Engagement.....	9
Additional Developments.....	10
Site Observations.....	11
Concept C.....	12
Concept C: Potential Amenities.....	13
Rendered Master Plan.....	15
Probable Cost Estimate.....	16
Appendix A: Stakeholder Survey Results & Comments.....	18
Appendix B: Public Feedback .....	20
Appendix C: Pool Research & Findings.....	21





# Recreation Needs

The Village of Cashiers has been under intense growth pressure for the greater part of the last decade and, until recently, jurisdictional boundaries were not defined in the area. It is considered a vacation destination, with a large percentage of the local workforce commuting from outside the village due to the high cost of housing (Small Area Plan). When the Cashiers Glenville Recreation Center building was constructed in 2012, there was little in the way of programmed recreational facilities available in the area. The Recreation Center has proven popular since opening, and membership reached 1,668 in 2019. With membership numbers on the rise, and limited space for recreational activities, a master plan for the future of the outdoor spaces of the property is necessary.

## Existing Recreational Facilities

The Cashiers-Glenville Recreation Center complex is currently host to a wide variety of uses and facilities. The northwestern corner of the complex is run by the Cashiers Community Council and is home to the local Boys & Girls Club of the Plateau building, Fishes and Loaves Food Pantry, and Cashiers Thrift Store. The complex also holds the Jackson County Permitting Office, the Albert Carson Community Library and the Senior Center. Other existing facilities on the property include a full size baseball field with dugout/ soccer field, a little league baseball field with dugout/ soccer field, a public restroom facility and two playgrounds.

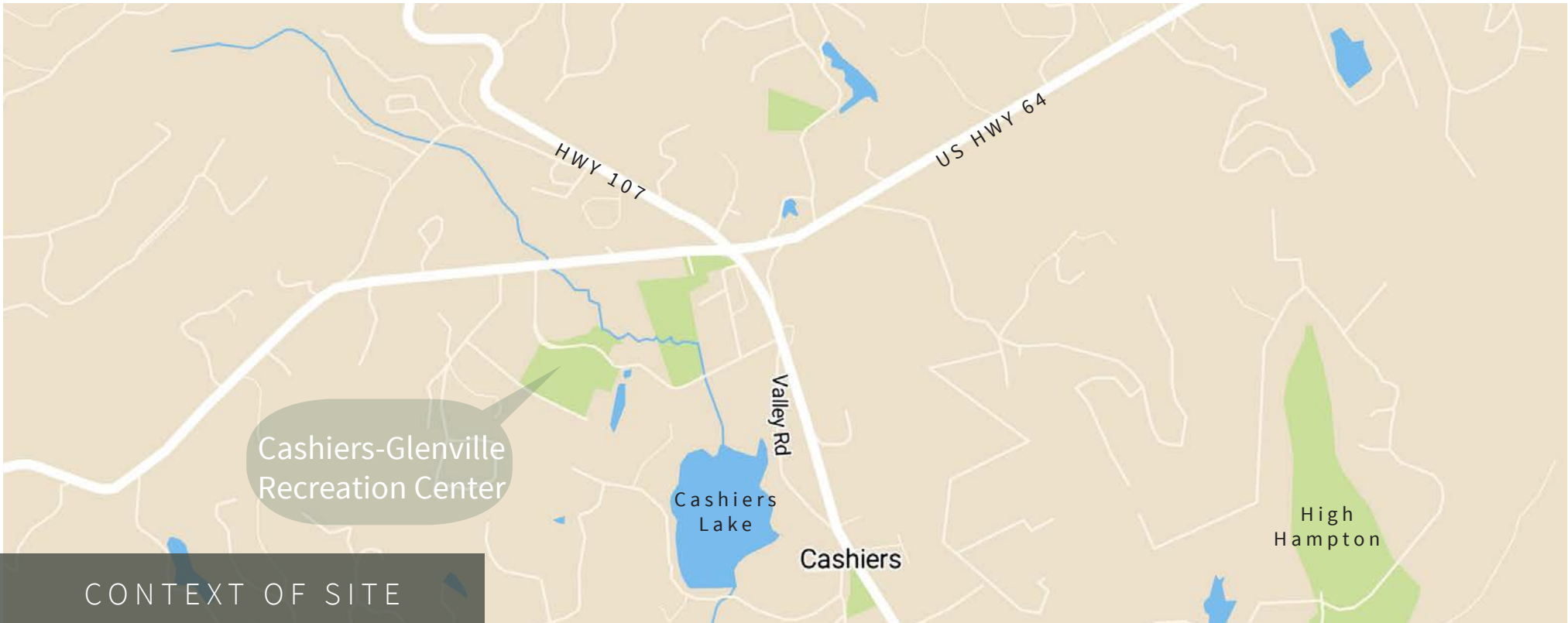
Current outdoor programmed uses:  
Youth Soccer Practice (May-June, Sept-Oct)  
Pool Use (Boys & Girls Club May- August)  
Bazaar (July)

## Relevant Planning Initiatives & Key Actions

There are a handful of relevant current and past planning initiatives that highlight the Cashiers-Glenville Recreation Center as a destination or as location that can provide community needs.

### 2018 Village of Cashiers Small Area Plan

The 2018 Village of Cashiers leadership prepared a Small Area Plan for the Cashiers Commercial Development Districts and surrounding area. This plan establishes goals and creates strategies relevant to land use, transportation, utilities, natural resources, economic development and more. This plan states that the population of Cashiers grew 29% from 2000



to 2018. A repeated theme interwoven throughout the various section of the document is a strong desire for connected community, and the document notes that flooding issues pose a continuing problem on Frank Allen Road.

- Relevant Goals and Objectives are:
- Create a destination by increasing activity, growth and density in key areas
  - Increase housing diversity to appeal to a broader demographic including young families
  - Create a network of trails and open spaces
  - Improve physical and social connectivity
  - Promote social connections through the design and programming of spaces
  - Increase wellness options

### Jackson County Greenways Project- Comprehensive Master Plan (2009)

Cashiers Recreation Center is considered a community destination. Page 21 of the document states that “[Jackson County] will continue to pursue funds for a walking trail at the new Recreation Center complex to connect Highway 64 to Frank Allen Road.”

### Jackson County Land Use Plan 2040

An overarching goal of the document is “to construct a layered pedestrian network.”

- Education goals and objectives:
- Support Healthy Lifestyle Initiatives, safe routes to schools
- Public Health Goals and Objectives:
- Promote physical activity within the County (p. 43)
  - Invest in adequate infrastructure, Promote and encourage the use of walking/ hiking trails within the county

- Housing goals and objectives:
- H5- Invest in strategic public improvement in existing communities to encourage appropriate residential development in the communities, expand the greenway systems, continue to support the establishment and maintenance of parks and recreation centers in existing towns and communities.

- Transportation Goals and Objectives
- T1 – Promote connectivity between school, housing, business districts, recreation and community centers.



# Program Description

The main purpose of the Master Plan is to provide a plan for the Cashiers-Glenville Recreation Center to become a central hub for recreational activity for the Cashiers-Glenville area that is pedestrian friendly, accessible to all, provides options for outdoor recreation and is well-connected to the community.

**The Greenway and Trails.** Situated in the village core of Cashiers, the recreation center is in a perfect location to provide connectivity to a variety of community services, including the library, the Boys & Girls Club, the Village Green and the post office. The property has great potential to increase recreation opportunities for the residents of Cashiers, Jackson County, and beyond. A proposed greenway section called the Summit Connector Trail through the property will provide connectivity between the crossroads of the village and the Summit School. Trails with a variety of surfaces throughout the complex will provide outdoor access to Recreation Center users for exercise, and will allow for connectivity to other existing trails that are present within the Village Green property.

**The Pool.** It is recommended that the pool be moved from its current location and upgraded with a cover for year round use. In its current location, the pool will require a massive upgrade, with a significant question of whether it will be successful at meeting the necessary operating standards. See Appendix C for further details.

**The Athletic Fields.** The Jackson County Parks and Recreation Department needs athletic fields for youth sports programming such as soccer practice during the spring and fall seasons of each year. Maintaining ample space for these activities is necessary, and it is preferable to keep them on the complex property.

**Other Amenities.** The recreation center will become a destination for residents of the Village of Cashiers. It will provide a diverse array of amenities for all ages. The complex specifically aims to provide play areas for children, areas to view and enjoy the natural environment, and a pavilion for local events and community gathering.

# Physical Needs

**The property.** The 23.78-acre site is owned by Jackson County and is situated along Frank Allen Road in close proximity to the central village core. Part of the property is operated by the Cashiers Community Council, where the Boys & Girls Club, food pantry and thrift store are located. Space for additional recreational amenities is limited. There are nearby properties for potential acquisition that could accomodate uses and quanities not possible within the existing complex.

**Utilities.** The complex has a utility corridor with associated ROW (Right-of-Way) for the Tucksiegee Water and Sewer Authority, a public use well with 100’ buffer, and a fiberoptic line that runs along the southern side of the pond adjacent to the library. All existing ROWs and buffers are shown on the Site Use Analysis exhibit. There is ingress and egress into the site from Frank Allen Road.

**Physical Needs.** Physical needs will include the following:

- Splash Pad
- ADA accessible fishing pier
- Asphalt greenway trail
- Greenway trailhead kiosk
- Improved Natural Surface Trails
- Water Fountain
- Lawn area
- Pavilion
- Dog waste collection station
- Benches
- Soccer and Baseball Fields
- Interpretative signage

**Other Improvements.** Water lines will be needed to provide water for a spigot/drinking fountain and for irrigation of the lawn area. An electrical line will be needed for the pavilion. Areas of the Recreation Center will be planted with native trees and the wooded areas will be enhanced by removing invasive plants and planting additional native species to increase biodiversity and provide habitat.





# Site Analysis

## Site Description

The Cashiers-Glenville Recreation Center property is a 23.78-acre complex that is comprised of 10 parcels owned by the Cashiers Community Council (14.82 acres) and Jackson County (8.96 acres). It is located to the south of US HWY 64 west and approximately 0.25 miles away from the intersection of US 64 and Hwy 107.

Elevations across the complex range from approximately 3,512’ along its southern extent to 3,492’ along its northern boundary closest to Hwy 64. The complex slopes gently down from the southeastern most extent to the pond, from which it begins to slope upward past the Recreation Center Building and to its highest point at the athletic fields. The areas of lowest elevation are essentially flat in the location of the existing pool and the Boys & Girls Club campus. Frank Allen Road runs along the northern perimeter of the campus and connects US HWY 64 to Hwy 107.

## Water Resources

**Streams.** The West Fork of the headwaters of the Chattooga River, classified as a Trout, Outstanding Resource Waters, and a Primary Recreation stream, runs directly through the complex. Just below the recreation center building, two ponds exist that are formed by earthen dams. These ponds are stocked with trout and used for fishing by local residents. A majority of the contributing tributaries that originally flowed through the complex are piped below grade and outfall in various locations along the West Fork of the Chattooga.

## Natural Communities—Flora & Fauna

**Flora.** Although the site is heavily disturbed and there are no significant natural communities present, the tract still contains some large, mature trees along its perimeter – sycamore (*Platanus occidentalis*) and river birch (*Betula nigra*) dominate the canopy layer, while red maple (*Acer rubrum*), box elder (*Acer negundo*), and black cherry (*Prunus serotina*) are abundant but not dominant. Central portions of the site are generally treeless and contain an array of heavily maintained fescues (*Festuca* spp.), and other turf grasses. Parking lot islands and areas around the Recreation Center building contain a variety of healthy, largely native shrub and tree plantings.

**Fauna.** Habitat for wildlife is abundant and varied. The pond supports a thriving stocked trout population. The forested edge habitats are home to migratory birds, Grey squirrels, and other native mammals.

## Soils

At this scale on a previously disturbed site, soil survey data is not entirely reliable. The web soil survey (USDA) shows that soils across the complex largely consist of two subunits of Edneyville Chestnut Complex and Udorthent-urban land complex soils (which are associated with fragmented and urban land complexes) that vary only by their associated slopes. The urban series are generally composed of cut/fill material and a mosaic of disturbed soils from past anthropogenic alterations for various land-use purposes including development, right-of-way, road-building, and commercial/residential construction. The Whiteside-Tuckasegee complex is one native soil type that occurs in the far southwestern corner of the tract, but it is known that this area has been disturbed greatly with fill material for the athletic field and parking lot construction.

## Existing Structures

There are 11 (eleven) existing structures on the 23.78-acre complex. Buildings include the Cashiers-Glenville Recreation Center, the Boys & Girls Club of the Plateau, the Albert Carlton-Cashiers Library, the Senior Center, The Fishes and Loaves Food Pantry, the Cashiers Thrift Shop, Hampton Preschool and Early Learning Facility, the Jackson County Permitting Office, a public restroom facility, a maintenance building, and an electrical shed. The structures range in age from the 1960s to 2012.

## Utilities

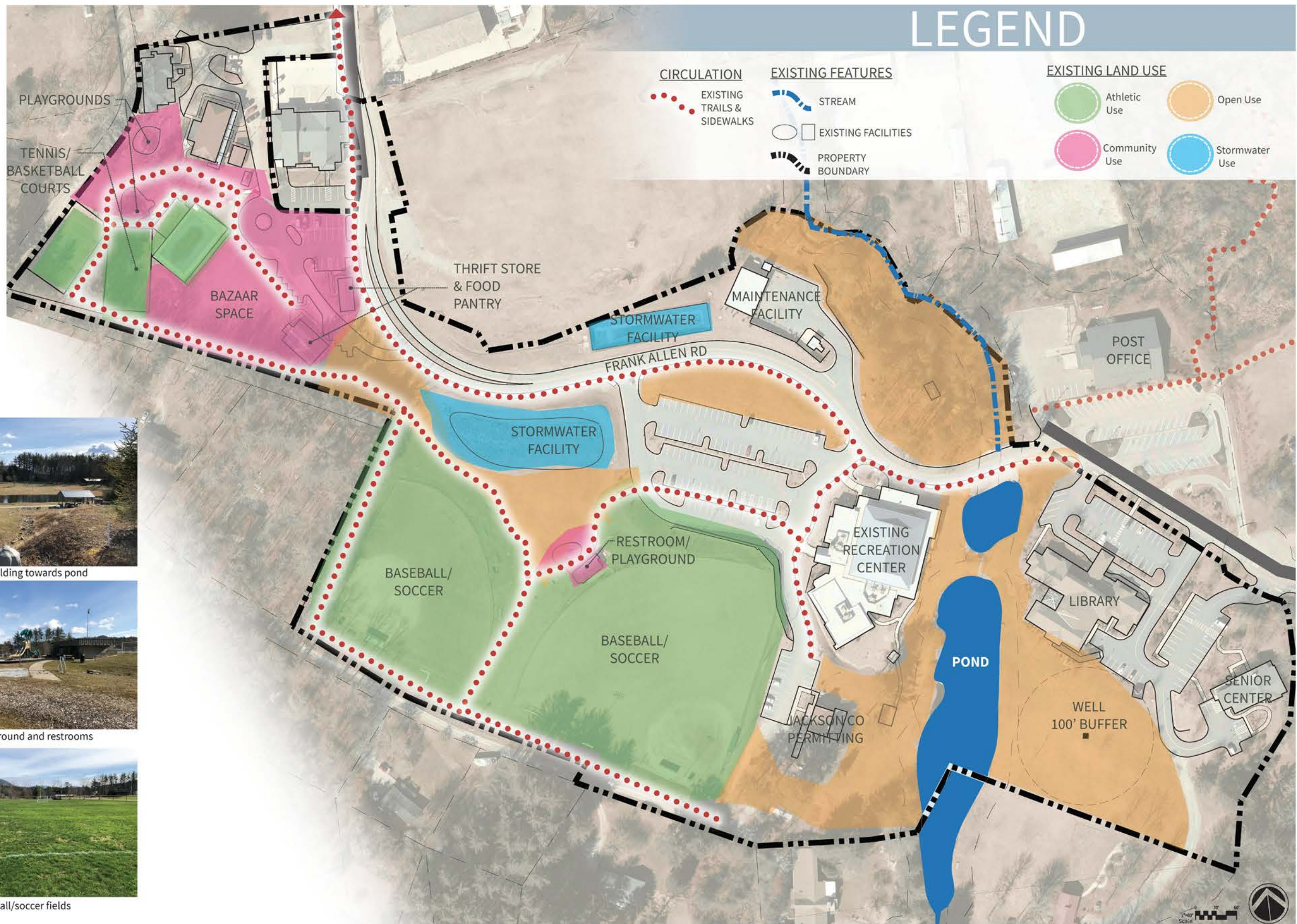
Several utilities are present across the property. A public well is the well located to the south of Southwestern Community College on the Cashier’s Glenville Recreation Property. It is considered a Transient Non-Community Water System (TNCWS) well, meaning it is a public water system that provides water in a place such as a gas station or campground where people do not remain for long periods of time.

A Tuckasegee Water & Sewer Authority sewer line spur runs along Frank Allen Road from the south to the northwest, and another spur runs from US Hwy 64 to the south.

Overhead electrical lines run by Haywood Electric Membership Corporation (EMC) are also present throughout the property, providing power to buildings, athletic field lighting and parking lot lighting.



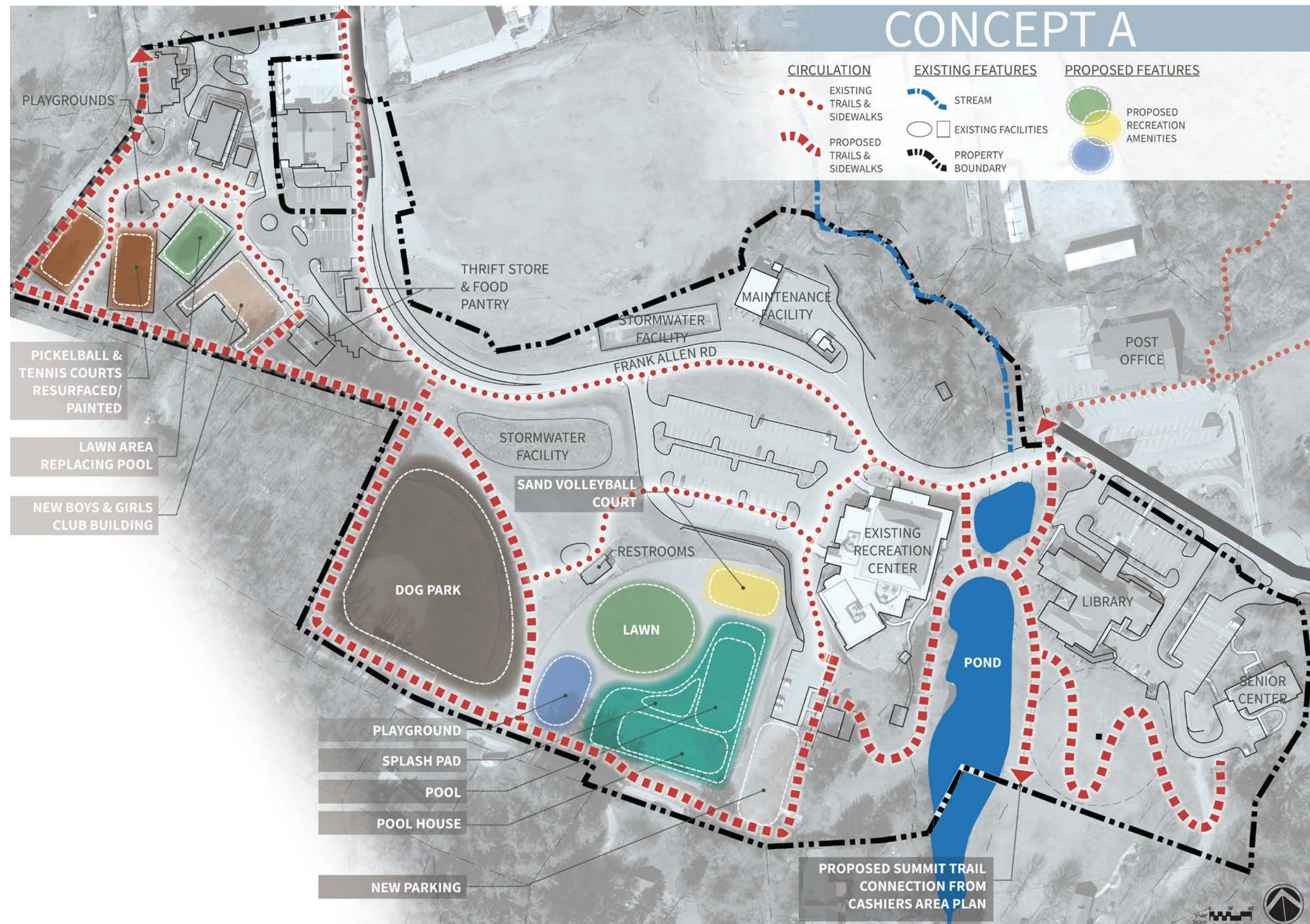




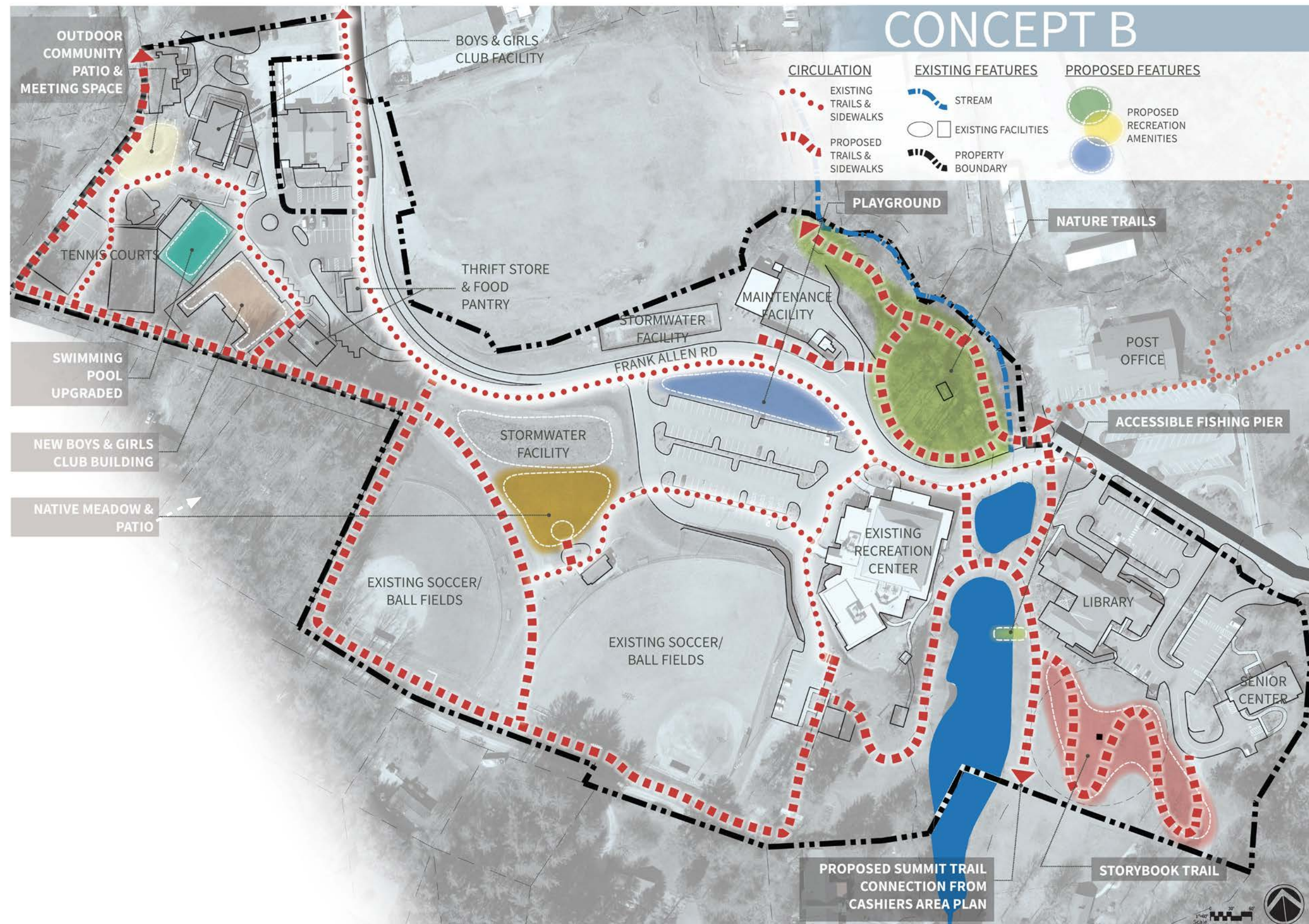


# Conceptual Design Process









CONCEPT B



# CONCEPT A

New Pool With Cover (Year Round Use) & New Pool House In A Different Location



Dog Park (Reusing Fenced Baseball Field)



Sand Volleyball Court



Splash pad



Trails/Pathways



Pickelball/Tennis Court-Resurfaced



Event Lawn



# CONCEPT B

Upgraded Swimming Pool (In Same Location)



Accessible Pathway Around the Pond



Accessible Fishing Pier on Pond



Storybook Trail (In Partnership with the Library)



Playground



Patio surrounded by a Native Meadow





# Stakeholder & Public Engagement

**Stakeholder Input.** In 2019, comprehensive stakeholder and public engagement process was conducted. Key stakeholders included an advisory committee that provided direction for the vision and goals for the development of the park site and included representatives from the following organizations:

- Boys & Girls Club of the Plateau
- Visions Health Foundations
- Cashiers Community Council
- Jackson County Planning Department

**Stakeholder Feedback and Survey.** Stakeholders were sent a survey (shown in Appendix A) where they were asked to provide input on the larger vision, goals, factors to success, and potential activities and amenities they would like to see for the recreation center. The stakeholder’s input was mirrored in the public input period and the common responses are summarized further below.

## Public Input

**Online Public Survey.** Public input was received through an online survey as well as a public open house. The online public survey was posted on the Jackson County Planning Department website and Facebook page and ran for around two weeks. Over 333 people responded to the survey. The results of this survey can be found in Appendix B. The Public Survey informed the Conceptual Plan and final Master Site Plan.

**Public Open House.** The Public Open House was held on October 3, 2019 from 5:00 -7:00 p.m. There were over 16 members of the public with a wide range of ages from families with small kids to the more elderly. The open house provided citizens a chance to respond the Conceptual Plans, identify what they do and don’t like about the plans, and to weigh in on some of the proposed amenities. The Public Open House input reiterated the same feedback that was heard by the stakeholders and the public through the Public Online Survey. The results of the Open House are shown in Appendix B and summarized below.

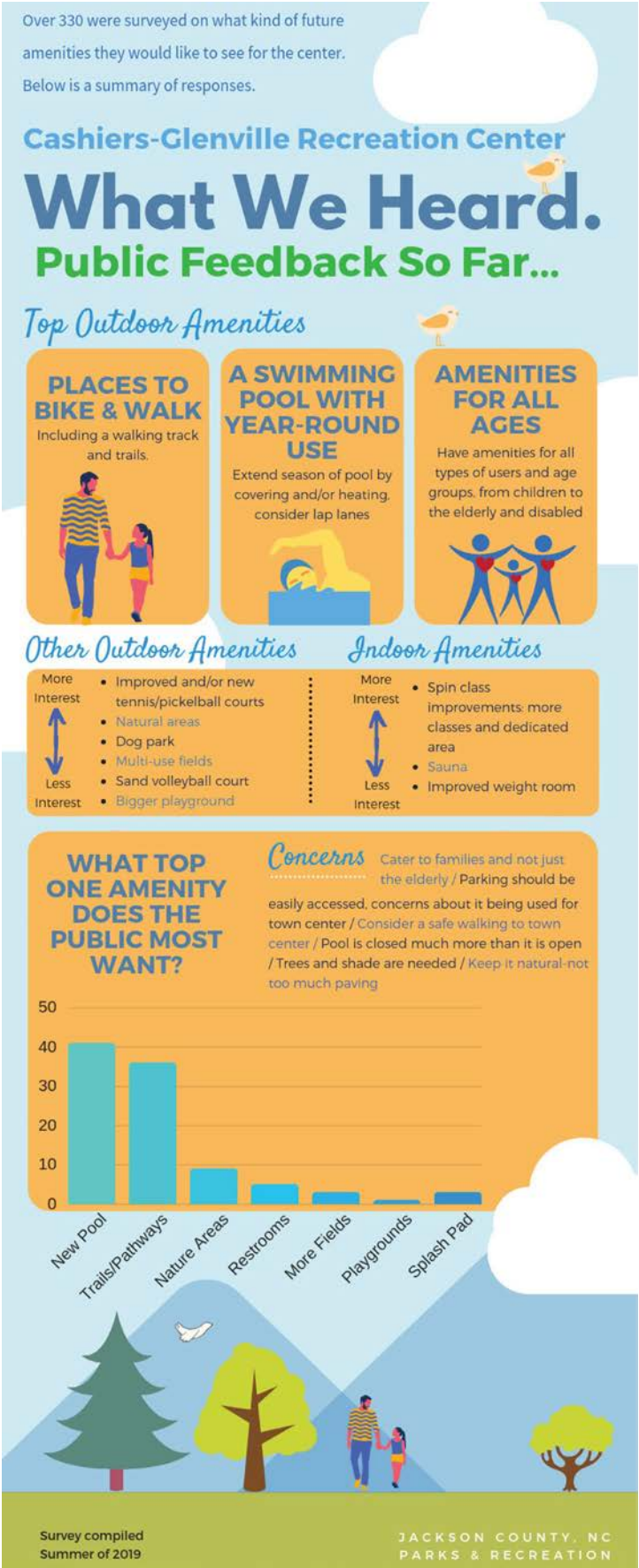
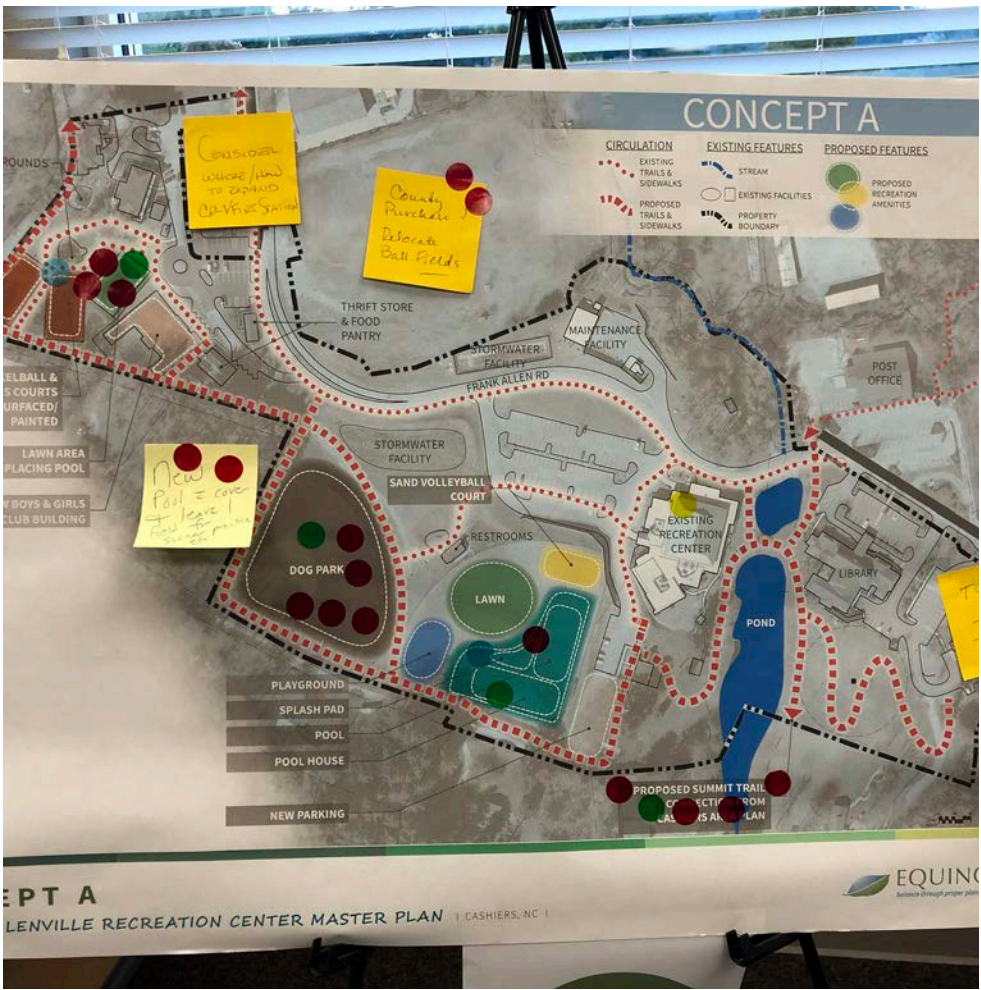
**Public Concept Display.** The Public was able to provide feedback on the concepts that were placed on display at the Cashiers-Glenville Recreation Center for several weeks. The boards were also displayed at the Boys & Girls Club of the Plateau on one evening to enable parents to provide feedback. This feedback was incorporated into Appendix B and is also summarized here.

## Summary of Stakeholder and Public Input

Stakeholders and the general public felt the following elements were most important amenities for the park:

- A covered Pool**
- Pathways**-with the various ways to access the property
- A playground**, especially areas for smaller children, including potential for water play
- Pathways**-with the various ways to access the property
- Natural features** (wetlands) and interpretation with signage

While dog parks were listed as a top amenity, it was determined the site wouldn’t provide adequate spatial needs.



# STAKEHOLDER & PUBLIC ENGAGEMENT



# Additional Developments

Public input drew to a close at the end of 2019, and finalization of a master plan was set to begin in early 2020 as the coronavirus pandemic took hold of the nation and the world beyond. The Cashiers Glenville Recreation Center Master Plan process was put temporarily on hold in the face of the pandemic, and a few key developments occurred which would create the need for and give shape to a Concept C when the process resumed in Spring 2021.

## Real Estate Developments

**Boys & Girls Club of the Plateau.** The Boys & Girls Club had planned to expand into a new building in the northwest corner of the property, adjacent to the existing Thrift Store. Geotechnical testing, however, revealed the site to be unsuitable for building structures. The Boys and Girls Club instead purchased property across Frank Allen Road for the development of new facilities; the parcel is to share use with the Cashiers Fire Department.

## On-Site Changes

**Dog Park.** Cashiers Dog Park, following an initiative by Vision Cashiers, was completed in Spring 2021. The park occupies space between the existing ballfields and stormwater facility and features separate fenced-in areas for large and small dogs. A dog park had been an element of Concept A, though in an alternate location, and had received a lot of interest in the public input process.

**Outdoor Gym.** An outdoor gym was constructed between the westernmost ballfield fence and the upgraded, existing playground and restroom facilities.

## Site Observations

An additional site visit was conducted on May 26th, 2021 to verify previous findings, observe changes, and to evaluate elements within the recreation center property and its connections to adjacent public resources.

**Stormwater.** It had previously been noted that the existing tennis courts and pool area suffer from structural problems, mold, and other water-related issues. It had been assumed that this was largely due to soil profiles and shade from adjacent trees, however it was observed that these are the only built elements on site that are neither elevated nor have swales or other stormwater control measures. The soils and shade may indeed be an issue, but we believe that stormwater is flowing from the road and adjacent properties onto the upper court, across the second court, and into the pool area, which is a local low spot. Inconsistent settling has created low areas on each court, which in combination with shade, maintain wet areas on the courts which further contribute to structural weakness.

**Connectivity.** Connectivity is lacking between the recreation center and adjacent public resources. It is imperative that the master plan provide safe connections to the Post Office, The Ramble, and the new Boys & Girls Club facilities.



NEW BOYS & GIRLS CLUB FACILITIES



NEW CASHIERS DOG PARK



NEW BOYS & GIRLS CLUB FACILITIES



NEW OUTDOOR GYM





CLOGGED ROAD DITCH AND DRAIN  
NEXT TO UPPER TENNIS COURT



ADJACENT PROPERTY SLOPING  
TO UPPER TENNIS COURT



UPPER COURT AND PATH SLOPING  
TO LOWER TENNIS COURT



PATH SLOPING TO  
LOWER TENNIS COURT



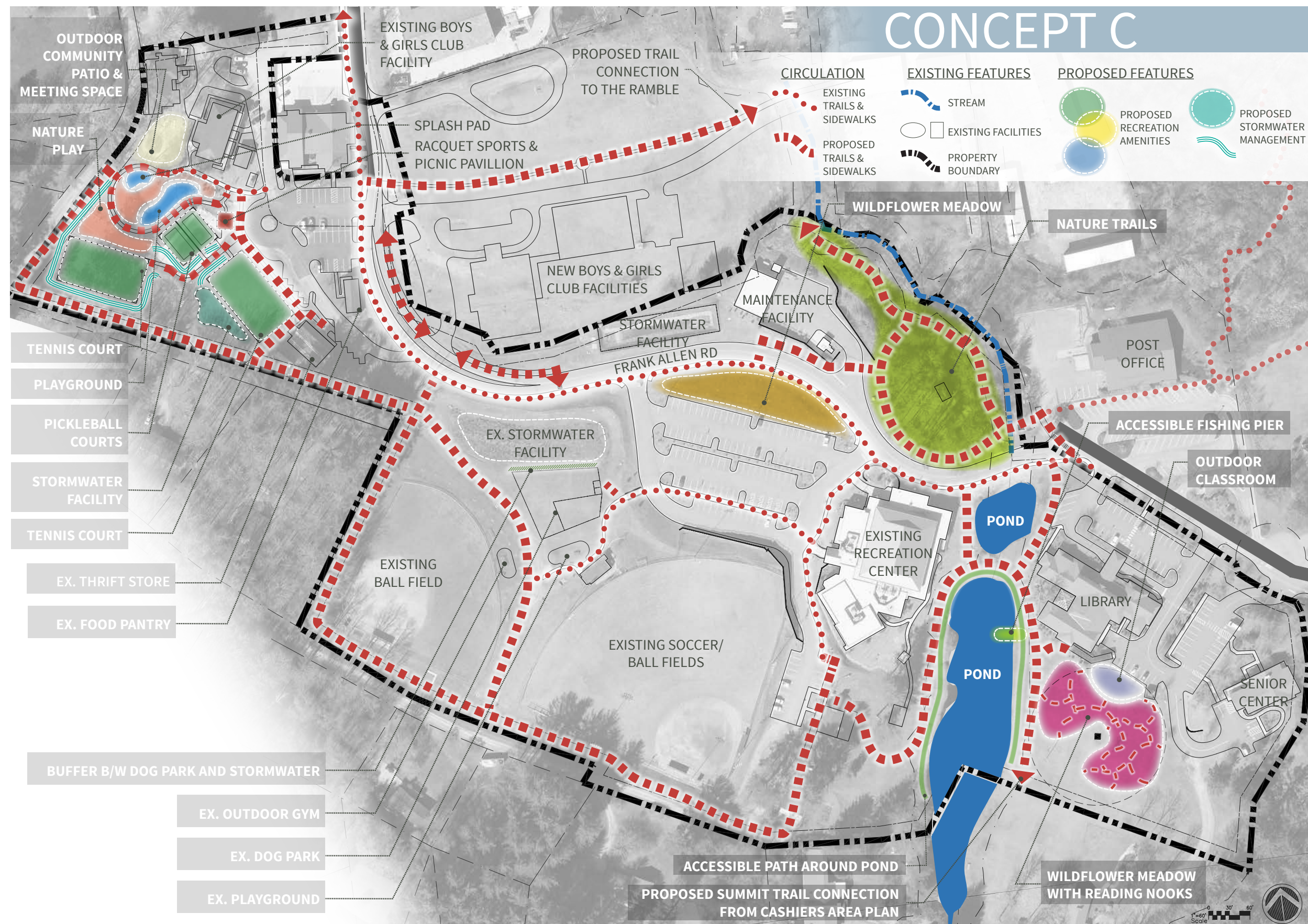
LOWER COURT SLOPING TO  
POOL DECK AREA



STORMWATER SWALE AT TOE OF SLOPE  
AT RECREATION CENTER BUILDING

## SITE OBSERVATIONS







# CONCEPT C

Racquet Sports & Picnic Pavillion



Pickleball + New Regulation Size Tennis Courts



Nature Play



Wildflower Meadow with Reading Nooks



Outdoor Classroom



Outdoor Community Patio & Meeting Space



Functional & Beautiful Stormwater Management



Accessible Fishing Pier & Path Around the Pond



Outdoor Community Patio & Meeting Space



## CONCEPT C: POTENTIAL AMENITIES





# Master Plan





# RENDERED MASTER PLAN



Cashiers-Glenville Recreation Center

Probable Cost Estimate for Master Plan 2021

Cost estimates are preliminary and subject to change

	Units	Quantity	Cost Per Unit	Costs
<b>Mobilization</b>				
Mobilization (includes mobilization for all work)	LS	1.0	2% of Construction Cost	\$33,004
			<b>SUB-TOTAL</b>	<b>\$33,004</b>
<b>Site Preparation</b>				
Clearing and Grubbing	AC	2.5	\$8,000.00	\$20,000
Earthwork (Rough Grading)	AC	2.5	\$27,000.00	\$67,500
Removal and Demolition of Pool House and Pool	LS	1.0	\$60,000.00	\$60,000
Storm Drainage/SCMs	LS	1.0	\$30,000.00	\$30,000
Erosion Control	AC	2.5	\$23,000.00	\$57,500
			<b>SUB-TOTAL</b>	<b>\$235,000</b>
<b>Hard Surface and Trails</b>				
Concrete Pathways (4")	SY	2707.0	\$80.00	\$216,560
Community Space Patio (Pavers)	SF	996.0	\$10.00	\$9,960
Outdoor Classroom Patio (Pavers)	SF	1185.0	\$10.00	\$11,850
Natural Surface Trail	LF	4055.0	\$8.00	\$32,440
			<b>SUB-TOTAL</b>	<b>\$270,810</b>
<b>Structures</b>				
Racquet Sports Pavilion (20 X 20) Prefabricated	EA	1.0	\$52,200.00	\$52,200
Community Pavilion (20 X 30) Prefabricated	EA	1.0	\$52,200.00	\$52,200
			<b>SUB-TOTAL</b>	<b>\$104,400</b>
<b>Traffic Control</b>				
High Visibility Crosswalk	EA	3.0	\$2,300.00	\$6,900
			<b>SUB-TOTAL</b>	<b>\$6,900</b>
<b>General Site Amenities</b>				
Nature Playground	LS	1.0	\$64,000.00	\$64,000
Playground (Prefabricated)	LS	1.0	\$75,000.00	\$75,000
Wayfinding signage (on site, off site not included)	LS	1.0	\$5,000.00	\$5,000
Kiosk	LS	1.0	\$12,000.00	\$12,000
Tennis Court	LS	1.0	\$115,000.00	\$115,000
Pickle Ball Court	LS	2.0	\$115,000.00	\$230,000
Exercise Equipment	LS	1.0	\$14,446.00	\$14,446
Picnic Tables	EA	8.0	\$1,200.00	\$9,600
Trash & Recycle Receptacles	EA	6.0	\$2,100.00	\$12,600
General Plantings	AC	0.5	\$70,000.00	\$35,000
Meadow	AC	0.3	\$25,000.00	\$7,500
Benches	EA	6.0	\$1,200.00	\$7,200
<b>SPLASH PAD</b>				
Equipment, Mechanical System, Engineering/Construction Drawings (Includes 2 Arch Jets, 1 Bubbler, 1 Stone Boulder, 1 Stone Pillar, 1 Tot Mushroom Dome)	LS	1	\$140,361.00	\$140,361
FOB	LS	1	\$21,800.00	\$21,800
Installation	LS	1	\$250,000.00	\$250,000
Canopy/Shade Sail	EA	1	\$19,158	\$15,965
Benches	EA	3	\$960.00	\$2,880
Fencing	LF	240	\$60.00	\$14,400
Gate	EA	1	\$360.00	\$360
			<b>SUB-TOTAL</b>	<b>\$1,033,112</b>
<b>Units:</b>				
Sub-Total Cost				<b>\$1,683,226</b>
EA= each			5% Contingency (maximum allowable for PARTF)	<b>\$84,161</b>
LS= lump sum			Design/Engineering/Permitting (maximum allowable for PARTF)	<b>\$200,000</b>
LF= linear foot			<b>Total Cost</b>	<b>\$1,967,388</b>
TN= ton				
SY= square yard				



Notes on the Preliminary Cost Estimate (Master Plan)

All cost estimates are based on the best available data at the time of creation. Such data includes similar park bids and construction estimates from contractors. Use of cost estimates for funding or other uses should be updated after August 2022.

This is a 30% level cost estimate only provided as part of the Master Planning effort. The cost estimate should be updated and refined as part of the development of any Construction Documents. A contingency of 20-30% is recommended but since this cost estimate was prepared in guidance with PARTF requirements a 5% contingency was used. A budget of \$2,188,000 would be suggested.

PRELIMINARY COST ESTIMATE





# Appendices



# Steering Committee Kick-off Survey

## Vision Summary

Please summarize in 3-4 sentences your vision for what the campus of Cashiers/Glenville Recreation Center looks like in 15 years. Please include in this statement any descriptive information that defines how the park could be different than it is today.

- In add to the existing rec center I would like to add a updated swimming pool that can be enclosed. Additionally I think we need an outdoor sports court for basketball and pickelball. All of the activities areas should be connected with a pedestrian/bike path.
- I want a friendly accessible pedestrian friendly connected environment that provides access to mul-tiple types of recreation
- The campus of the Cashiers/Glenville Recreation Center should be the center of connectivity for the Cashiers area. The campus would ideally have concrete and nature surface walking areas, community soccer fields, baseball/softball field, a new community pool, open green spaces and expanded recreation center.
- My vision for the Cashiers/Glenville Recreation Complex is that it would be the hub of the Cashiers area. Where people can come to exercise, socialize, swim, play with their children/grandchildren, safe walking, biking, safe walking routes to eating facilities, library, downtown Cashiers and the Village Green
- accessible, friendly, pedestrian friendly, decent volume of parking

## Goals (Prioritized/Categorized)

If you had up to three goals for Cashiers/Glenville Recreation Center Park Master Plan, what would they be, and please place them in the order of importance.

Goal 1 (Individual Responses, Not edited for clarity or grammar)

- Updated swimming pool.
- quality facilities
- Expand the Cashiers/Glenville Recreation Center
- Connectivity
- First class quality

Goal 2 (Individual Responses, Not edited for clarity or grammar)

- Outdoor sports court.
- broad access
- New or renovated community swimming pool
- Multifunctional
- accessible

Goal 3 (Individual Responses, Not edited for clarity or grammar)

- Pedestrian and bike paths.
- connection
- Acquire land to expand the park
- demographic friendly- we have a large elderly population so walking facilities need to exist

## Opportunities

What do you feel are the greatest opportunities for the park to capitalize on, whether it is immediate opportunity or an opportunity that might be pursued in the long-term?

- The greatest opportunity is to a more complete park and rec area that will complement the existing rec center.
- Work with the Village Green, the key asset of Cashiers
- Expansion of the center and build a new pool
- Able to provide walkable routes from the Recreation Complex to eating facilities, library, post office, Village Green and downtown Cashiers
- facilities for the elderly

## Concerns & Challenges

Are there any major challenges that Cashiers/Glenville Recreation Center Park faces or is anticipated to face in the future? Are there any concerns you have that relate to the future of the park?

- I am concerned the Barr property might be developed with commercial buildings and excessive traffic.
- no
- With the growth of membership at the facility, fear of not having enough space in the center would be of concern.
- Limited amount of space and of course funding
- keep the entire park as much of a quality as the Rec Center

## Constraints

Are there are any major constraints of the site that we should be aware of?

- don't know
- Ability to expand/acquire new land around the current park is limited due to high land cost in he area.
- Footprint
- parking

## What Will Make This Plan Successful?

What will make the master plan successful from your perspective? What are

the most important things to you to get out of this plan?

- A designated recreational area that is family oriented and encourages activities for the whole family. The plan should be free os charge or affordable for everyone.
- A way to implement the conclusions
- The ability to combine information from many different organizations for the same goal of making this area better will make it successful. Most important thing you can get from this plan is the ideas of your community and what they would like to see in the future.
- Input from the community
- something that truly anticipates Cashiers in 15 years- many more year round residents

## External Connections To/From the Park

Are there potential connections through land acquisition, trails, or other means that would connect Cashiers/Glenville Recreation Center Park to the adjacent landscape? If yes, please describe.

- Acquire the Barr property to provide space for additional rec venues and prevent this property from becoming an area that is detrimental to the rec spaces.
- funds to acquire green space, especially the former plastics plant
- The potential for land acquisition would be very important to include for future expansion or just con-servation in general. Connectivity of the Cashiers area is very important, so finding ways to connect areas to each other is important. The pool defiantly needs to be looked at as a project, it is old, out of date and in need of improvements to not only the shell, pump room but also to the pool-house. As the population of Cashiers increases, so does the users of the current recreation facility. With this in mind we need to look at expanding the current facility in the future as well.
- Trails and Greenway Master Pan update within the next year and halffix the pool, acquire more land

{Note: comments not edited for clarity or correct grammar}



Park Programming: 👍=appropriate 👎=not appropriate

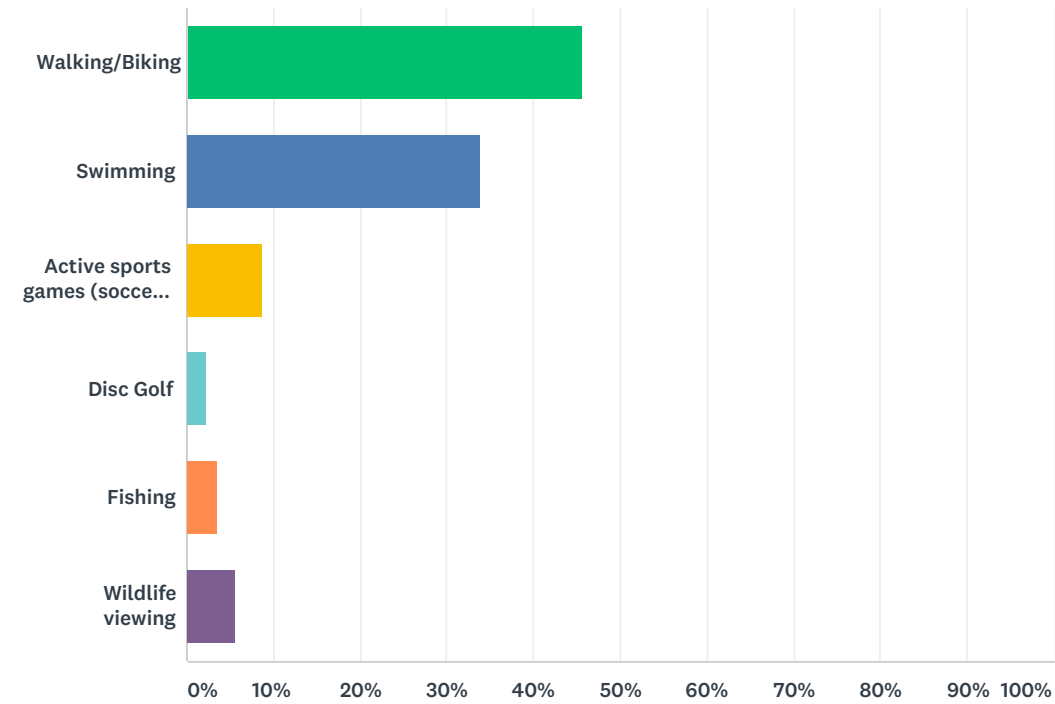
Multi-Use Trail System/Greenway	👍
Trail connectivity	👍
A hierarchy of trails	👍
Additional active sports fields	👍👎
Additional Areas for Stormwater Treatment	👍
Pool (renovation versus new)	👍
Spray/ Splash Pad	👍👎
Disc Golf Course	👍👎
Nature Areas, Passive Recreation	👍
Sidewalks, Transportation improvements	👎

APPENDIX A: STAKEHOLDER SURVEY RESULTS



Q1 What is ONE activity you are most excited about?

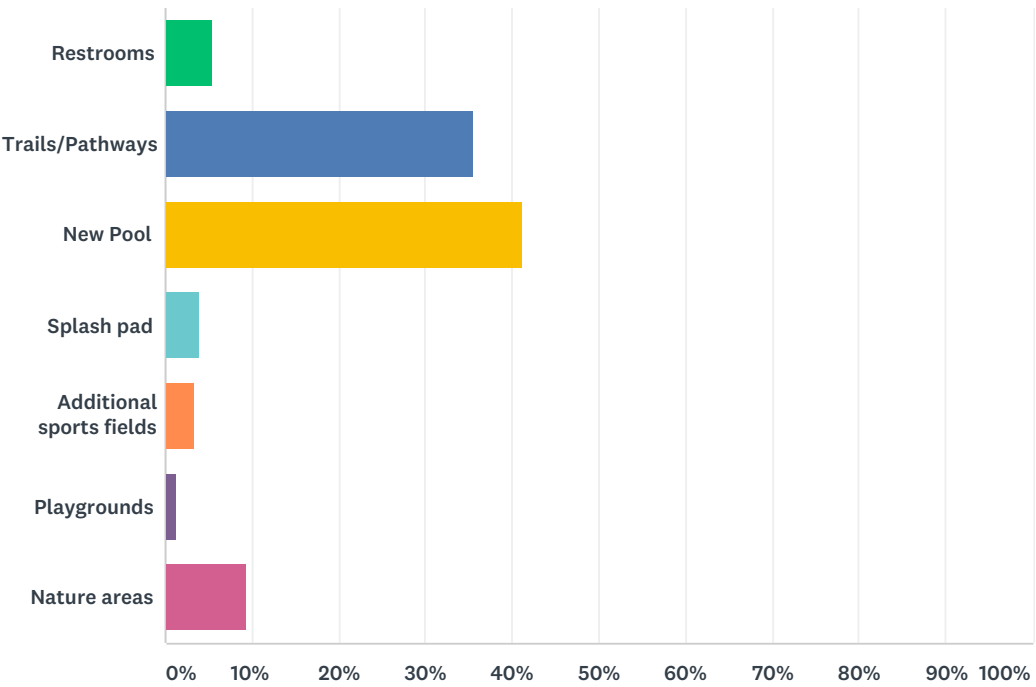
Answered: 333 Skipped: 0



ANSWER CHOICES	RESPONSES	
Walking/Biking	45.65%	152
Swimming	33.93%	113
Active sports games (soccer, softball, basketball, etc.)	8.71%	29
Disc Golf	2.40%	8
Fishing	3.60%	12
Wildlife viewing	5.71%	19
TOTAL		333

Q2 What top (ONE) amenity/feature of the park would you like to see?

Answered: 332 Skipped: 1



ANSWER CHOICES	RESPONSES	
Restrooms	5.42%	18
Trails/Pathways	35.54%	118
New Pool	41.27%	137
Splash pad	3.92%	13
Additional sports fields	3.31%	11
Playgrounds	1.20%	4
Nature areas	9.34%	31
TOTAL		332

Q4 Do you have any concerns about the future park?

Answered: 248 Skipped: 85

Q3 What two other amenities/features would you like to see?

Answered: 272 Skipped: 61

{Note: comments not edited for clarity or correct grammar}



# Background

The Cashiers Community Public Swimming Pool, while a great asset to the local community, has been beset by structural and functional woes for several years. The pool, and whether to repair, renovate, or rebuild it elsewhere, was also a key component of the master planning process for the Cashiers-Glenville Recreation Center. The pool itself, the pool building, the soil and water table of the area encompassing the pool, and the natural and topographical features of the immediate area were all assessed by professionals in order to determine a path forward.

## Preliminary Engineering Report

In 2017, Lofquist & Associates, Inc. completed a preliminary engineering report of the pool and pool building to assess their condition and recommend repairs or renovations to get the pool in fully functioning order. In completion of the assessment, it was found that several features of the existing pool and building do not meet current code. Recommendations for repair were estimated to have a cost between \$481,000 and \$539,000 (2017 costs and before recent inflation), and specific items were as follow:

- Storm Drain Relocation and Building Repairs
- Water Service Backflow Protection
- Replace Tile Band at Water Line
- Remove Diving Board & Patch Up Deck
- Add Well Points
- Add Skimmers and Return Inlets
- Bond/Ground Pool Shell
- Replace Ladders
- Replace and Expand Deck
- Replace Site Fencing
- Upgrade and Replace Entire Building Circulation and Filtration System
- Dehumidification
- New Chemical Storage Building
- Bathroom Water Closet & Lavatory Relocations & Partition Replacement
- Changing Room Floor Improvements
- Add Gutters

The report estimated an additional \$16,923 equivalent annual repair and replacement cost. The cost of enclosing the pool for winter use, as has been shown as a desire by the community, was not included in the 2017 report.

## Geotechnical Report

In 2019, Bunnell Lammons Engineering conducted geotechnical exploration and testing in the open space between the existing pool and thrift store building in part to determine its suitability for a new building. Five individual spots were bored down twenty feet to collect samples. The samples indicated fill soil between 3 and 5 feet deep throughout, composed generally of very loose and loose very silty and silty sands, all of which appeared to be non-uniformly compacted. Below the fill soil, residual soil typical of the Blue Ridge Physiographic Province was found, consisting of a very loose wet, slightly micaceous to micaceous, silty and very silty sand. All sample locations encountered groundwater between 8 and 12 feet below surface; it is noted that groundwater levels are generally highest in late winter and spring, though this test was conducted in mid-summer. It was ultimately the finding of the report that the soils were not suitable for bearing the load of a building without significant site work.

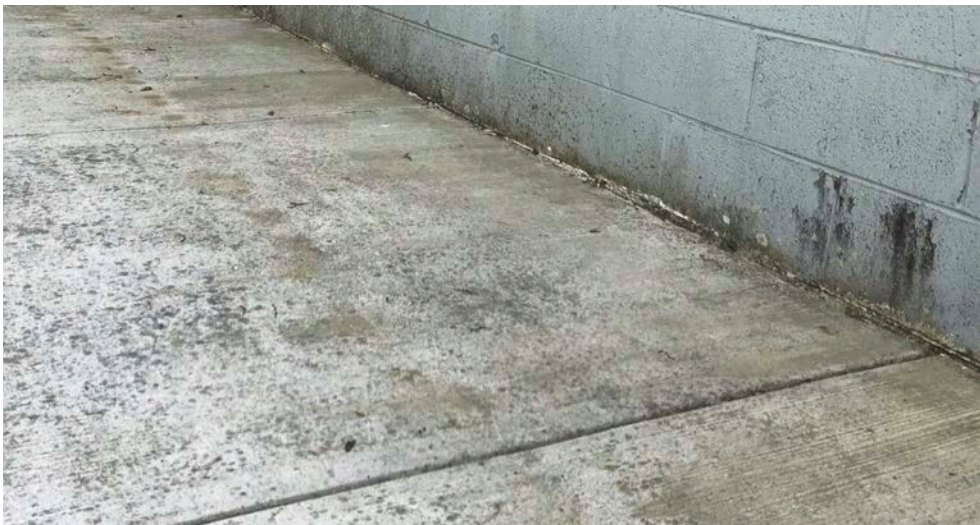
## Site Observations

In Spring of 2021, Equinox conducted an extensive site visit and evaluation, armed with the findings of both the preliminary engineering report and geotechnical reports, to assess the pool and pool building in context of the larger site and natural systems. Large cracks in both the pool deck and building, indicating settling, were observed, as well as mold indicating consistently moist and wet structures. In terms of layout, the pool facility is downhill from two tennis courts, which are in turn downhill from trails, neighboring property, and an adjacent road. Evidence of stormwater issues was apparent from the road all the way down to and beyond the pool. The drainage ditch and terminal inlet along the roadside was clogged with sediment, trail surface had eroded, sediment deposits were on both tennis courts, and turf had eroded way uphill and downhill from the pool.

Given the horizontal proximity and vertical relationships of these various features, proper stormwater management is an impossibility and stormwater will continue to pose a problem and jeopardize any repairs made to the existing pool and pool building. When considering the preliminary engineering report, geotechnical report, and stormwater situation together, it becomes apparent that repairing or renovating the pool in place will be a costly, temporary fix with questionable success. Similarly, the open space adjacent to the existing pool is not suitable for this purpose. It is proposed that a more suitable location is acquired to house a new pool and facilities.



CRACKING OF POOL BUILDING & DECK



CRACKING OF POOL BUILDING & DECK



NO SPACE TO MANAGE STORMWATER

# APPENDIX C: POOL RESEARCH & FINDINGS