



Town Council Work Session

August 13, 2026 | 3:30 PM

Apex Town Hall | 73 Hunter Street, Apex, NC
3rd Floor Training Rooms A and B

AGENDA

1. Call to Order | Pledge of Allegiance

Mayor, Jacques K. Gilbert

2. Parks Project Updates:

Craig Setzer, Director, Parks, Recreation, and Cultural Resources Department

Angela Reincke, Assistant Director – Parks Planning and Operations

Shweta Nanekar, Parks Planning Manager

a) Fee-in-Lieu Study

b) Hunter Street Bike Park (updated plan with next steps and budget implications)

c) KidsTowne Playground + Restroom Shelter Renovations

d) Pleasant Park Phase II

e) Apex Community Park – ADA Access and Playground Renovation

f) Greenways

- Haddon Hall Greenway Feasibility
- Reedy Branch Greenway Extension Design
- Beaver Creek Renovation – Feasibility Study
- Beaver Creek (Jaycee to Highway 55 Extension)
- Middle Creek Greenway Extension .

Continued on next page . . .

English	Spanish	Chinese (Simplified)
ANNOUNCEMENTS Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person. The meeting date, start time, and location details are included at the top of this agenda document.	ANUNCIOS Las personas interesadas pueden acceder y ver la reunión a través del canal de YouTube de la Ciudad en https://www.youtube.com/c/TownofApexGov o asistir en persona. En la parte superior de este documento de agenda se indican la fecha, la hora de inicio y la ubicación de la reunión.	公告 公众可通过镇政府的YouTube频道 https://www.youtube.com/c/TownofApexGov 在线旁听会议，或选择现场参与。会议日期、开始时间及地点详情见本议程文件顶部。
Accommodation Statement: Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260.	Aviso sobre adaptaciones: Si necesita adaptaciones especiales para asistir a esta reunión o requiere esta información en un formato alternativo, comuníquese con la Oficina del Secretario Municipal, ubicada en el segundo piso del Ayuntamiento de Apex, en 73 Hunter Street, por correo electrónico a través de allen.coleman@apexnc.org o llamando al 919-249-1260.	便利服务声明: 如需特殊便利服务以参加本次会议，或需要将本信息提供为其他格式，请联系镇书记官办公室。办公地址：Apex镇政务厅二楼（Hunter街73号）邮箱： allen.coleman@apexnc.org 电话：919-249-1260



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AGENDA - CONTINUED

3. Other Departmental Project Updates

Craig Setzer, Director, Parks, Recreation, and Cultural Resources Department
Angela Reincke, Assistant Director – Parks Planning and Operations
Shweta Nanekar, Parks Planning Manager

- a) Veridea Recreation Center**
- b) Environmental Education Center**
- c) Wimberly Road Parkland**
- d) Beaver Creek Greenway (Nature Park)**

4. Resident Advisory Board Appointment Process Overview

Allen Coleman, Town Clerk

5. Closed Session – North Carolina General Statutes 143-318.11(a)(6)

Mayor, Jacques K. Gilbert

6. Adjournment

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August 13, 2026

Town Council Work Session Parks and Greenways Project Updates



AGENDA

1. Parks Fee-in-Lieu Study
2. Hunter Street Bike Park
3. KidsTowne Playground + Restroom Shelter Renovations
4. Pleasant Park Phase II
5. Apex Community Park - ADA Access and Playground Renovations
6. Greenways
7. Miscellaneous + Discussion

Parks Fee-in-Lieu Study



Background/Purpose

Town of Apex:

- 2026 population - **85,700** residents
- 2010 population - **35,000** residents

Parks Fee In-Lieu Study:

- Last updated in 2008
- Update input variables to reflect most current data



Technical Study

Current Achieved Level of Service (LOS) – *Parkland Acres per 1,000 Residents*

Description	Acres	Acres per 1,000 Residents	
		Current Achieved LOS	2023 Master Plan LOS
<i>Park Land</i>			
Town Parks	594.23	6.93	
Greenway	53.33	0.62	
Open Space	<u>52.00</u>	<u>0.61</u>	
Total	699.56	8.16	10.03
2026 Town of Apex Population	85,727		

Technical Study

Current Achieved Level of Service (LOS) & Unified Development Ordinance (UDO) Requirement

Acres per Dwelling Unit

Description	Current Achieved LOS	Unified Development Ordinance (Codified per 2008 Study)
<i>Acres per Dwelling Unit</i>		
Single Family Detached	0.02483	0.033
Single Family Attached	0.01837	0.022
Multi-Family	0.01242	0.019

Technical Study

Current Achieved Level of Service (LOS), Recommendation, & Unified Development Ordinance (UDO)

Acres per Dwelling Unit

Description	Current Achieved LOS	Recommended Required Land For Dedication	Unified Development Ordinance
<i>Acres per Dwelling Unit</i>			
Single Family Detached	1/40.85	1/41	1/30
Single Family Attached	1/55.20	1/55	1/45
Multi-Family	1/82.24	1/82	1/51

Technical Study

Land Cost Estimate

Description	Year	Land Value	Acres	Land Value per Acre
<i>Recent and Planned Land Purchases</i>				
Wimberly Road Property	2023	\$625,000	2.46	\$254,065
Olive Farm Park	2025	\$437,500	1.81	\$241,713
	2025	\$950,000	4.00	\$237,500
Future Planned Purchases*	TBD	<u>\$8,225,000</u>	<u>23.50</u>	\$350,000
Total/Weighted Average		\$10,237,500	31.77	\$322,238
<i>Recent Land Appraisals</i>				
2708 Tingen Road	2025	\$7,326,750	20.93	\$350,060
2725 Tingen Road	2025	<u>\$3,462,600</u>	<u>9.81</u>	\$352,966
Total/Weighted Average		\$10,789,350	30.74	\$350,987
Used in Study				\$320,000

* Land value per acre is based on appraisals shown in the table.

Technical Study

Land Cost per Resident

Variable	Figure
Total Land Value per Acre	\$320,000
LOS Used in the Study	8.16
Total Land Cost per Resident	\$2,611.20

Technical Study

Calculated Parks and Recreation Fee In-Lieu Schedule

Land Use	Impact Unit	Residents per Unit	Total Cost per Resident	Calculated Fee In-Lieu	Current Adopted Fee	Percent Change
<i>Residential</i>						
Single Family (Detached)	du	3.00	\$2,611.20	\$7,834	\$4,295	82%
Single Family (Attached)	du	2.22	\$2,611.20	\$5,797	\$2,893	100%
Multi-Family	du	1.49	\$2,611.20	\$3,891	\$2,547	53%

du = dwelling unit

Technical Study

Parks and Recreation Fee In-Lieu Schedule Comparison

Jurisdiction	Fee Type	Study Year	Single Family	Multi-Family
City of Raleigh	Impact Fee	2006	\$1,615-\$1,916	\$1,175-\$1,391
Town of Garner	Fee In-Lieu	2020	\$2,375	\$1,762
Town of Apex – Current Adopted	Fee In-Lieu	2008	\$4,295	\$2,547
Town of Fuquay-Varina*	Fee In-Lieu	N/A	\$5,000	\$5,000
Town of Wake Forest	Impact Fee	2024	\$7,085	\$3,831
Town of Apex – Calculated	Fee In-Lieu	2026	\$7,834	\$3,891
Town of Morrisville*	Fee In-Lieu	N/A	\$9,143	\$3,279
Town of Cary*	Fee In-Lieu	N/A	\$9,143	\$4,263
Town of Rolesville*	Fee In-Lieu & Development Fee	N/A	\$6,400-\$19,200	\$4,533-\$5,867
Town of Holly Springs*	Fee In-Lieu	2024	\$13,119	\$5,891

*Fee varies based on land value. Fee shown based on estimated land value used in this study (\$320,000 per acre)

PRAB Recommendations

Recommendation approved by Parks and Recreation Advisory Board:

- Recommend all findings and proposals of the fee study
- Setting the land value at \$320,000 per acre.
- Changes needed for **Section 14.1.6 Computation of Size of Area Required for Dedication**

Single Family Detached	1/40.85	1/41 acre per unit
Single Family Attached	1/55.20	1/55 acre per unit
Multi-Family	1/82.24	1/82 acre per unit

- Implementation of **January 1, 2027**, for the new fees and schedules to take effect.
- Maintains **Section 17.1.7B Adjustment** process in the UDO.
- Update Fee Study every five years to validate population growth and achieved level of service

Next Steps

- Town Council's Input/Direction
- Implementation Process



Hunter Street Bike Park



Hunter Street Bike Park



Hunter Street Bike Park Structures



Hunter Street Bike Park



Hunter Street Bike Park



Hunter Street Bike Park

Original Scope of Work	Added Scope of Work
Existing Conditions Assessment	Lighting (Existing Musco poles with spill control)
Conceptual Plan and Stakeholder Engagement	Asphalt Pump Track (Public recommendation)
Bike Park Construction Documents	Water connection (Planning)
Engineering Permitting and Contingency	ADA parking spots (Planning)
Construction (Mobilization, Dirt Pump Track, Skills Trails, Landscaping Stormwater & Erosion Control)	Metal shade structures (Firework Frenzy fallout)
	Walking loop lighting (Council recommendation)



KidsTowne Playground + Restroom Shelter Renovations



KidsTowne Playground + Restroom Shelter Renovations

Existing Conditions



KidsTowne Playground + Restroom Shelter Renovations

Community Engagement Efforts

17

(Participants)



Focus Group Meetings
(legacy, present, youth)

100+

(Families)



Special Events

KidsTowne Playground + Restroom Shelter Renovations

Community Engagement Efforts

40

(Participants)



Youth Workshop



KidsTowne Playground + Restroom Shelter Renovations

Community Engagement Efforts



Welcome to the Apex engagement hub for the KidsTowne Playground renovation!

Project Overview KidsTowne History Site Details Community Input Process

Project Overview

The Apex Parks, Recreation & Cultural Resources Department is building on the community input and momentum received during the 2023 Town of Apex Master Plan for Parks, Recreation, Cultural Resources, Greenways, & Open Space as we begin the KidsTowne Playground and Shelter Renovation project!

Share Your Vision for KidsTowne & Get Involved

KidsTowne was constructed in the Fall of 1999 through a community building effort and has been well loved by the Apex community for many generations. As we plan for the future of this space, we're asking our community, *"What is your vision for the future of play at the KidsTowne Playground?"*

Over the next six months, you can participate by:

1. [Completing the online survey](#)
2. [Joining us at the open House at the playground on July 18th, 2026](#)

For Desktop Viewers: View the right-hand tab for event details
For Mobile Viewers: Scroll to the bottom of the screen for event details

Why Renovate KidsTowne?

KidsTowne Playground is a well-visited and popular destination for our community members. While it is still functional, the wooden play structure is aging, requiring consistent repairs and maintenance, and is nearing the end of its useable lifespan. **As we plan for the next chapter of this playground we need your feedback!** We are also making plans to intentionally honor the history and legacy of those that created the original structure ([click here to view the full history](#)). The playground is currently home to many sentimental pieces from when the park was constructed. As we prepare for the future of this playground, we are looking for opportunities to share the history of how this community-built park came to life by creating spaces for memories to be displayed with respect for the community's efforts.

Our goal with this renovation is to create an inclusive and exciting play space that keeps the same spirit of the original build while also looking for ways to make it even more accessible and enjoyable. Knowing this park holds a special place for many past and current residents, this project seeks to create a space that continues that tradition.

The Renovation Process

The process for the KidsTowne renovation project began in Spring 2026 and will continue throughout 2026 by gathering input from community members at in-person events, an open house, focus groups, and an online survey (coming soon). Enter your email in the "Subscribe Here" section to receive updates on how you can participate in shaping the future of play at KidsTowne!

Construction of the playground is expected to begin in late 2027, with a potential reopening in Spring 2028.

Phase	Timeline
Site Analysis	Spring 2026
Community Engagement	Spring/Summer 2026
Concept Development	Fall 2026
Construction Documentation	Winter 2026 / Winter 2027
Construction Permitting	Summer 2027
Construction	Fall/Winter 2027

Sign up to receive project updates

Email

SUBSCRIBE

Online Survey

[Click here to take the online survey now through July 31st](#)

JUL 18 KidsTowne Playground Open House Event #1

[Sat, Jul 18 9:00 AM - 1:00 PM](#)

[1609 Kelly Rd, Apex, NC 27502, USA](#) [Map](#)

Details coming soon! Half Day Public Input Event at Kelly Rd Park/Saturday

Complete

Site Analysis

Live

Community Engagement

1. Focus Group Meetings
2. Virtual Public Outreach

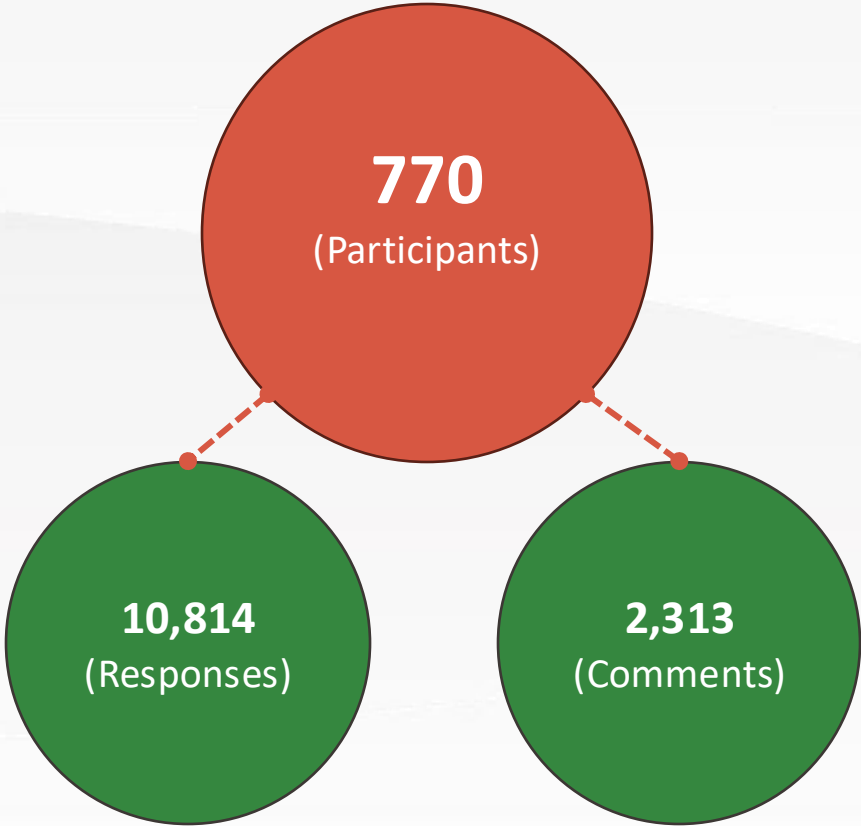
Planned

Concept Development

1. Two concepts developed
2. Concepts community engagement #1
3. Final concept development
4. Community engagement #2

Planned

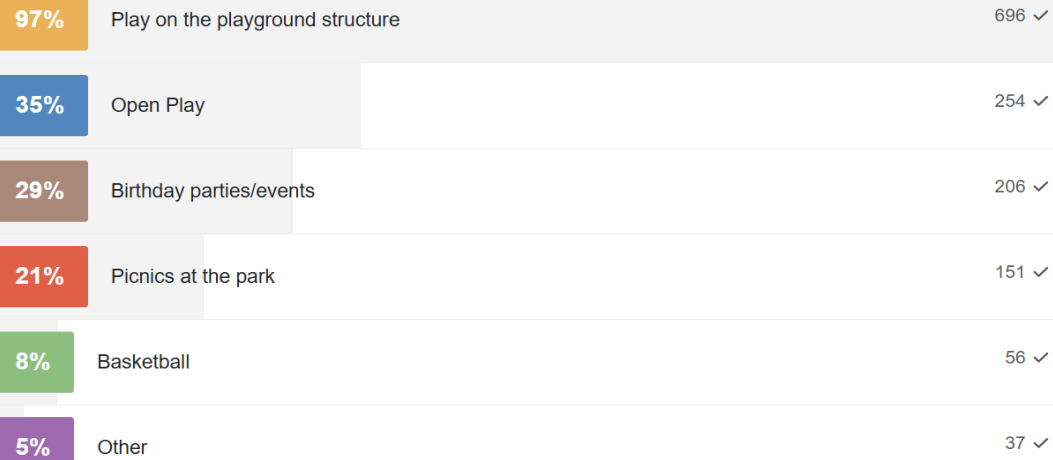
Online Survey Results



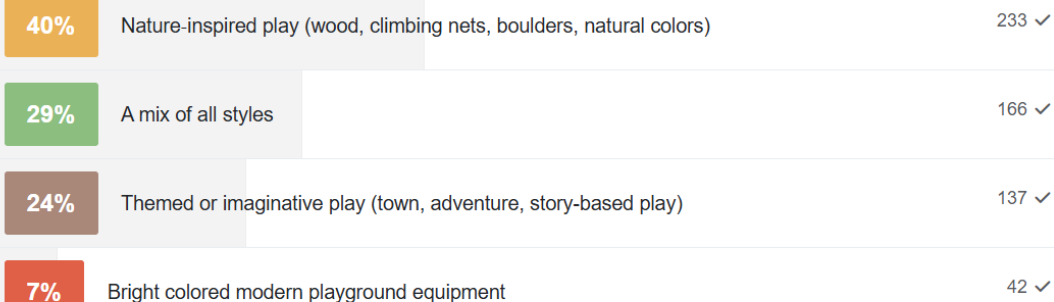
KidsTowne Playground + Restroom Shelter Renovations

Community Engagement Findings

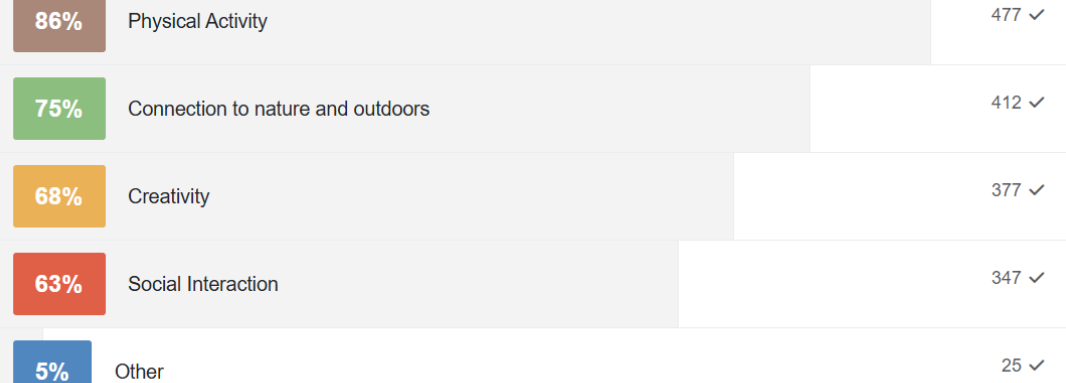
How do you and your family currently use KidsTowne Playground?



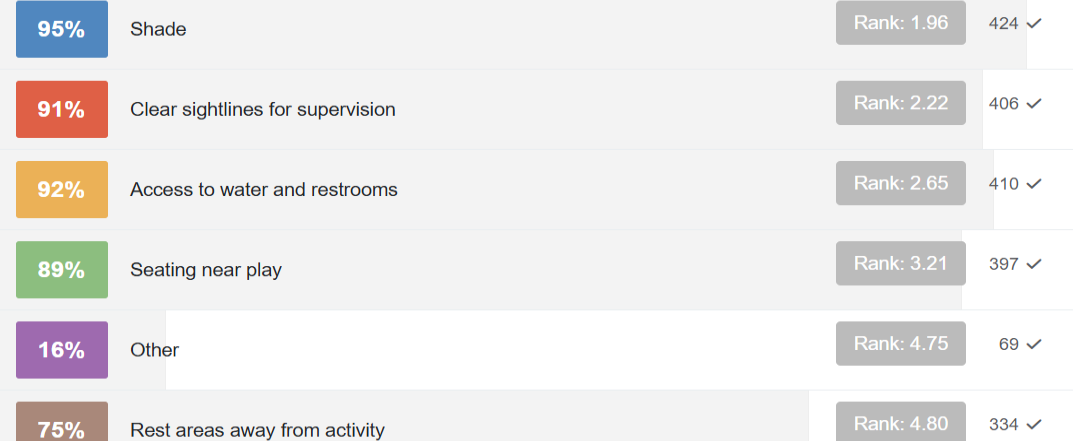
Which style of play experience do you prefer for the new KidsTowne Playground? *(Select one that best matches your preference.)*



Which of the following outcomes do you think the new playground should support? Please select all that apply.



Rank the following comfort features that are most important to you during a visit.



KidsTowne Playground + Restroom Shelter Renovations

Community Engagement Findings



- Deep love for the playground character (Castle, Town, Village)



- Strong preference for nature-inspired materials + imaginative play



- Emphasis on shade and trees



- Accessibility + Inclusion (Surfacing, bathrooms, aging components)



- Swings, Sand pit, Greenway connectivity, Controlled access



KidsTowne Playground + Restroom Shelter Renovations

Town Council Feedback

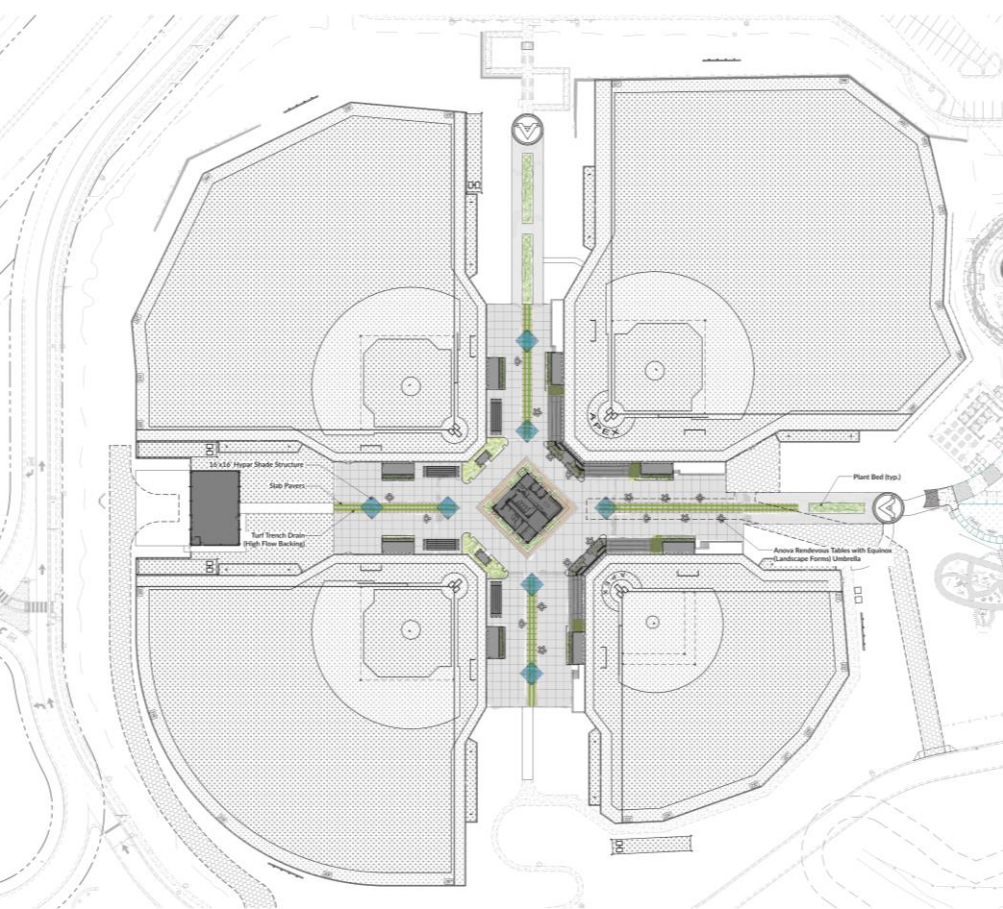
Please scan the QR code
and provide us your input!



Pleasant Park Phase II



Pleasant Park Phase II



- Construction Scope
 - Baseball/ Softball complex (1-400ft outfield)
 - Large picnic shelter (200+ guests)
 - Sand Volleyball court
 - Cross country trail start-finish (Open Play Lawn)
 - Maintenance Storage facility

Apex Community Park – Playground Renovations



- Project Scope
 - Playground replacement based on Universal design principles
 - Accessible pathways
 - Site furnishings
 - Greenway connectivity
- Past Land and Water Conservation Fund Grant
- Grant application for replacement project

Greenways



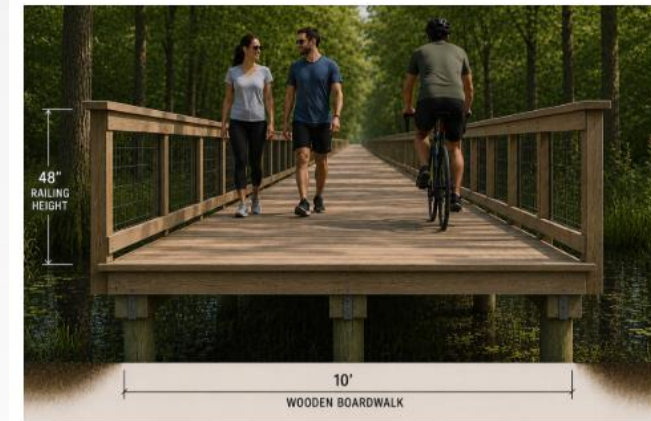
Haddon Hall Greenway Feasibility Study



Primary Typical Sections



10' Asphalt Greenway Path



10' Wooden Boardwalk

Haddon Hall Greenway Feasibility Study

- Construction Scope
 - Asphalt trail
 - Boardwalk over wetlands
 - Stream Crossings (5)
 - Road crossings (2)
 - Retaining walls and switchbacks (30;-40' linear foot)

Potential Permitting Needs

- Erosion Control Permit
- 401/404 Permit
- Floodplain Development Permit
- Structures Building Permit
- NCDOT Encroachment

Potential Funding Sources

- Local Bond / CIP Funds
- NC PARTF
- Land & Water Conservation Fund

Estimated Project Costs

2026 Baseline Construction Cost Estimate	\$4,441,000
Design Services Cost Estimate	\$500,000
Escalated Construction Cost Estimate (Build Year 2030)	\$5,200,000
Construction Engineering + Inspection Services Estimate	\$450,000
Additional Project Contingency (5%)	\$260,000
Total Recommended Project Budget \$5,910,000	
<i>*Costs associated with real estate acquisition to be determined during design process are not included in this estimate.</i>	

Haddon Hall Greenway Feasibility Study



- Town of Apex Engagement Hub
 - Project Webpage
 - Online Survey
- Newsletters
 - 300 property owners
- Special Events Outreach
- Open House
- Advisory Board Meeting Presentation

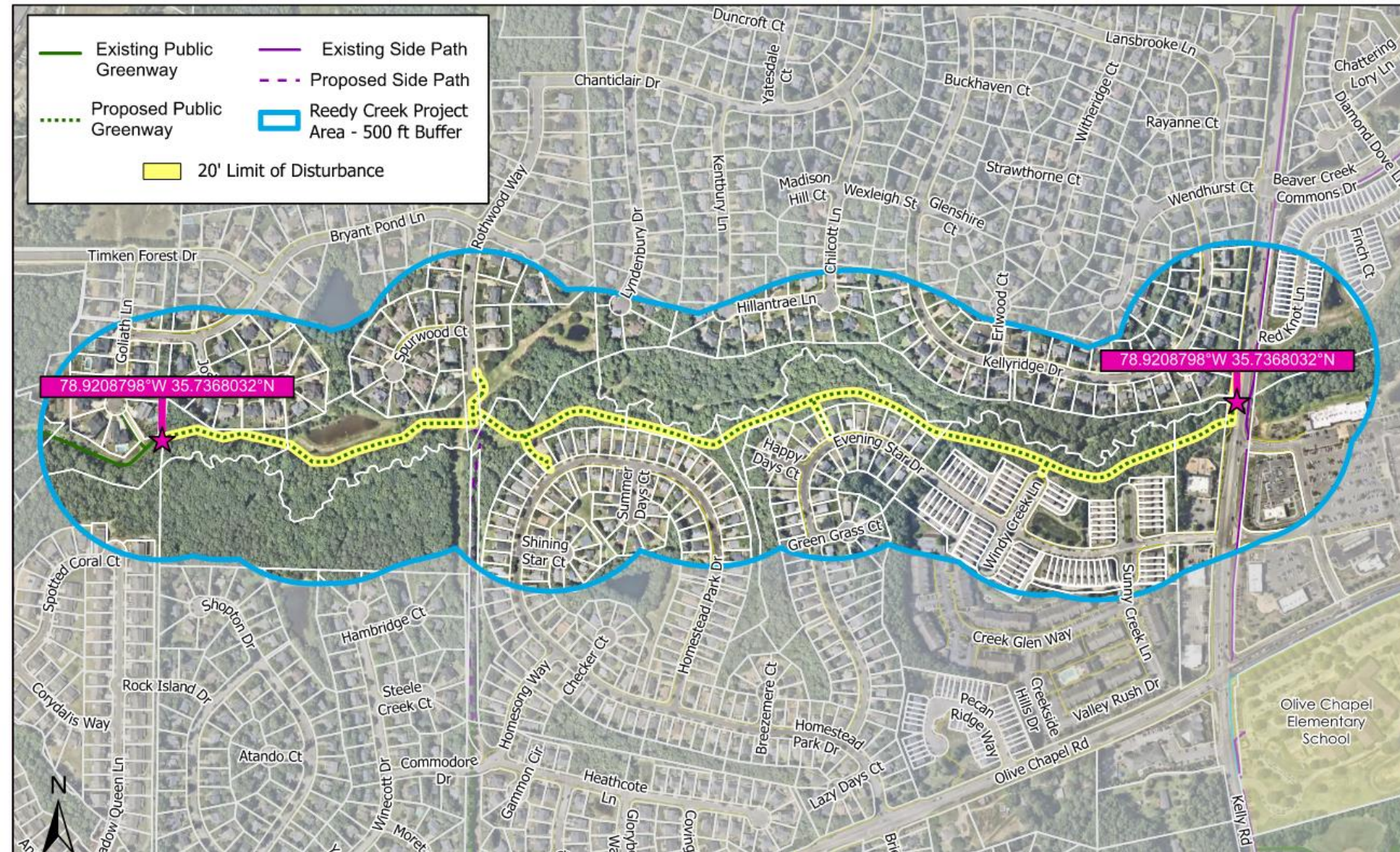
Haddon Hall Greenway Feasibility Study – Survey Results



- 241 Participants
- 92% - Use for health and exercise
- 91% - Will use the extension for walking
- 79% - Support additional section
- Concerns from neighbors
 - Environmental impact
 - Privacy and Safety
 - Expense

Reedy Branch Greenway Extension

- Great Trails State Grant
- Design contract underway
- Enhanced connectivity to –
 - Schools
 - Businesses
 - Neighborhoods
 - Parks



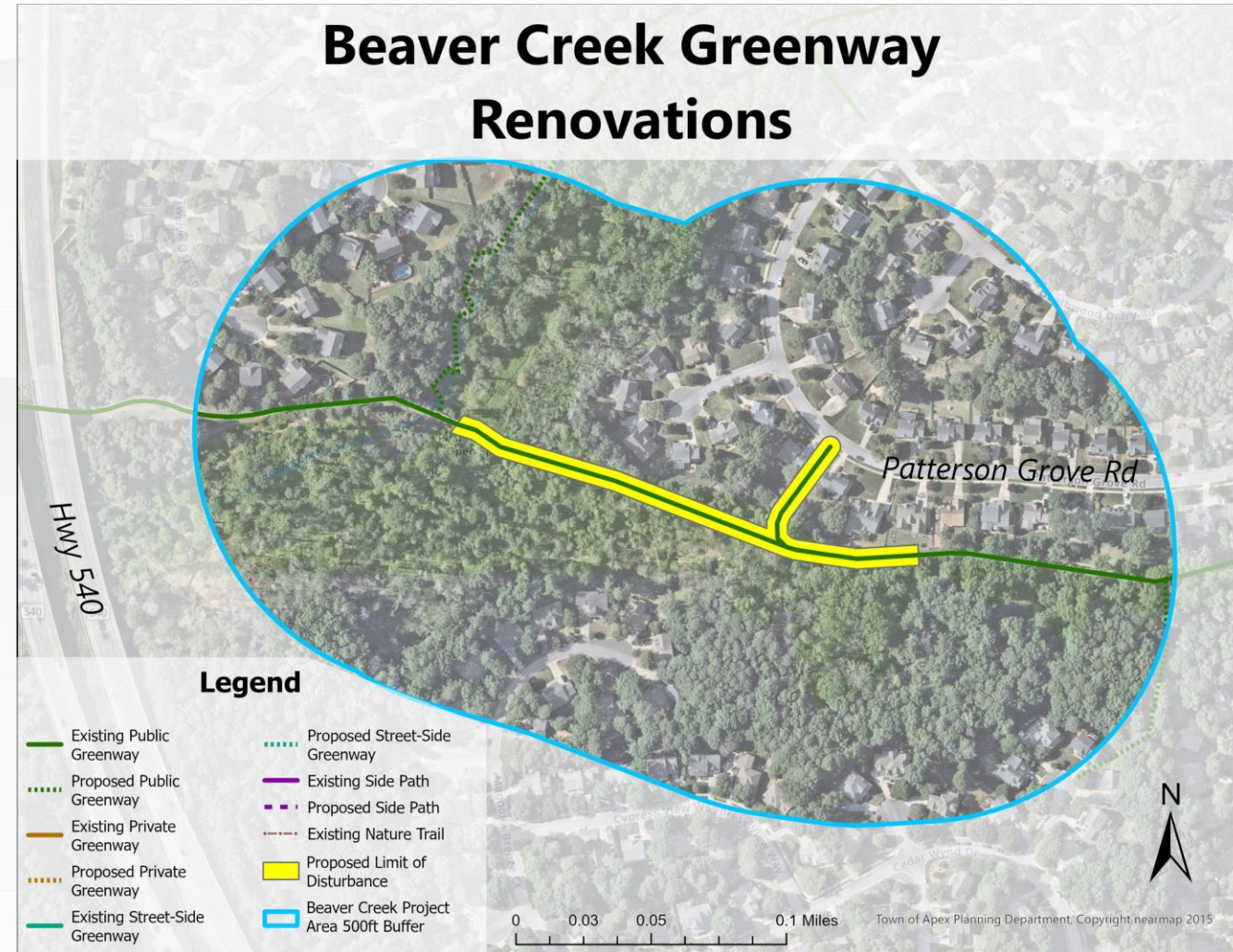
Reedy Branch Greenway Extension

- This project was awarded **\$200K** to put towards the current design contract as a part of the Great Trails State Program
- The NC General Assembly allocates **\$15M** for trails as non-recurring (one-time) funding
- **\$13.7M** to be split between the Great Trails State Program and the Complete the Trails Program (for authorized state trails).
- \$100,000 to the Great Trails State Coalition
- Town to apply for future construction funding



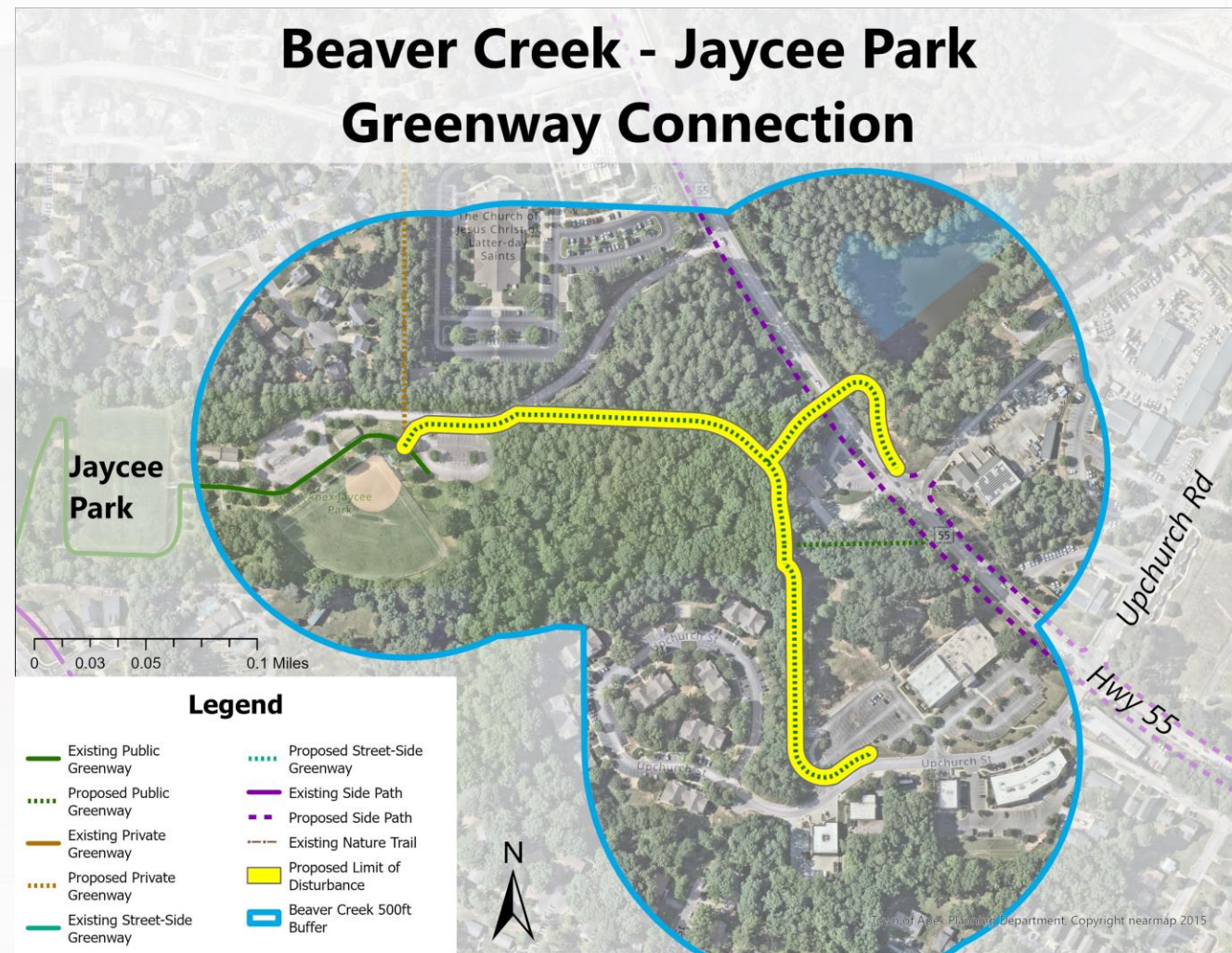
Beaver Creek Greenway Renovation

- Feasibility Study
- Evaluate existing conditions + regulatory compliance for updates
 - Current route + alternate routes
 - Detours in case of floods
 - Stream health
 - Monitor beaver activity
 - Impact to surrounding neighborhoods



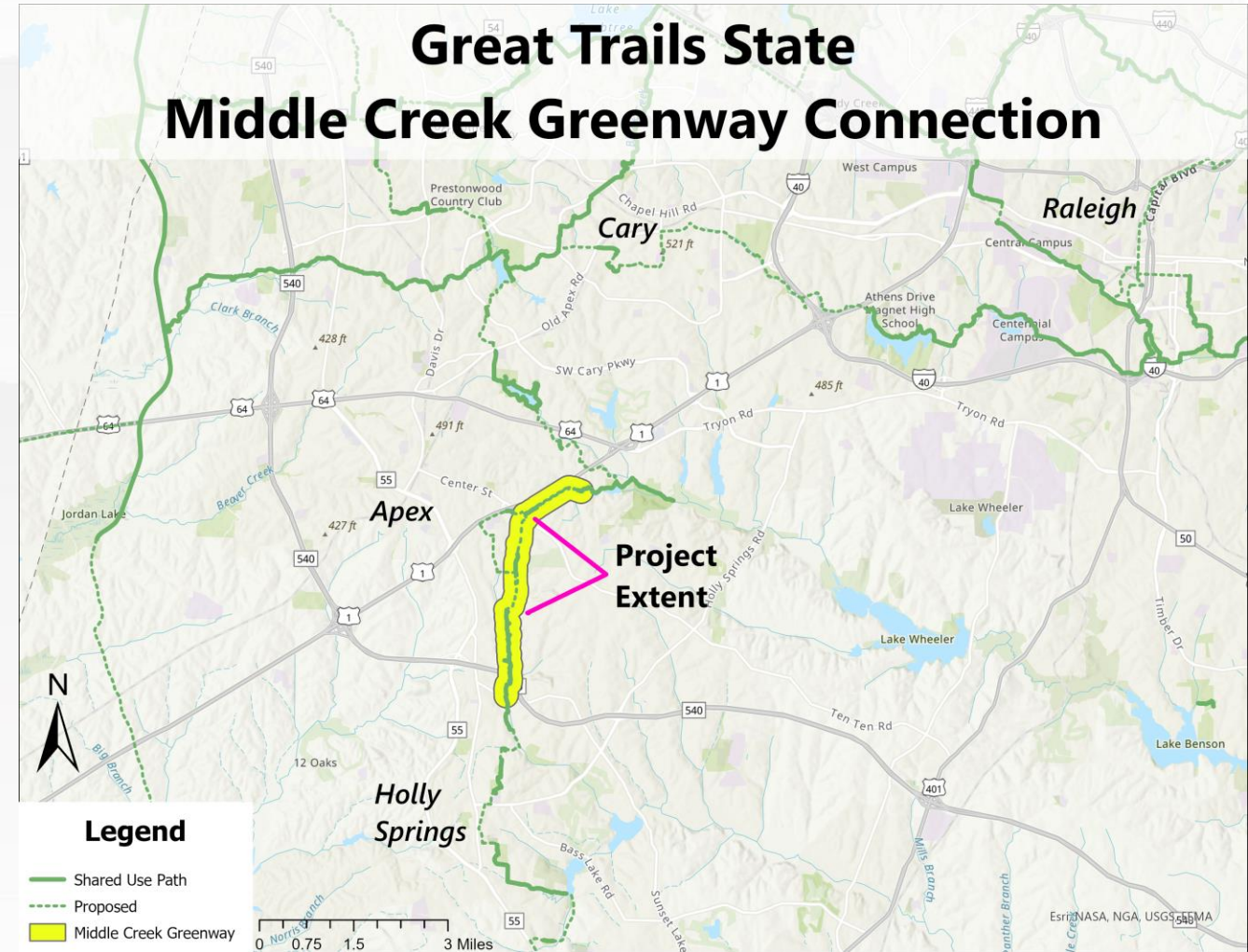
Beaver Creek Greenway (Jaycee Park to HWY 55 Extension)

- Feasibility Study to evaluate two alternatives
 - Grade-separated crossing at Hwy 55 (Peak Plan proposal)
 - On-road sidepath connection



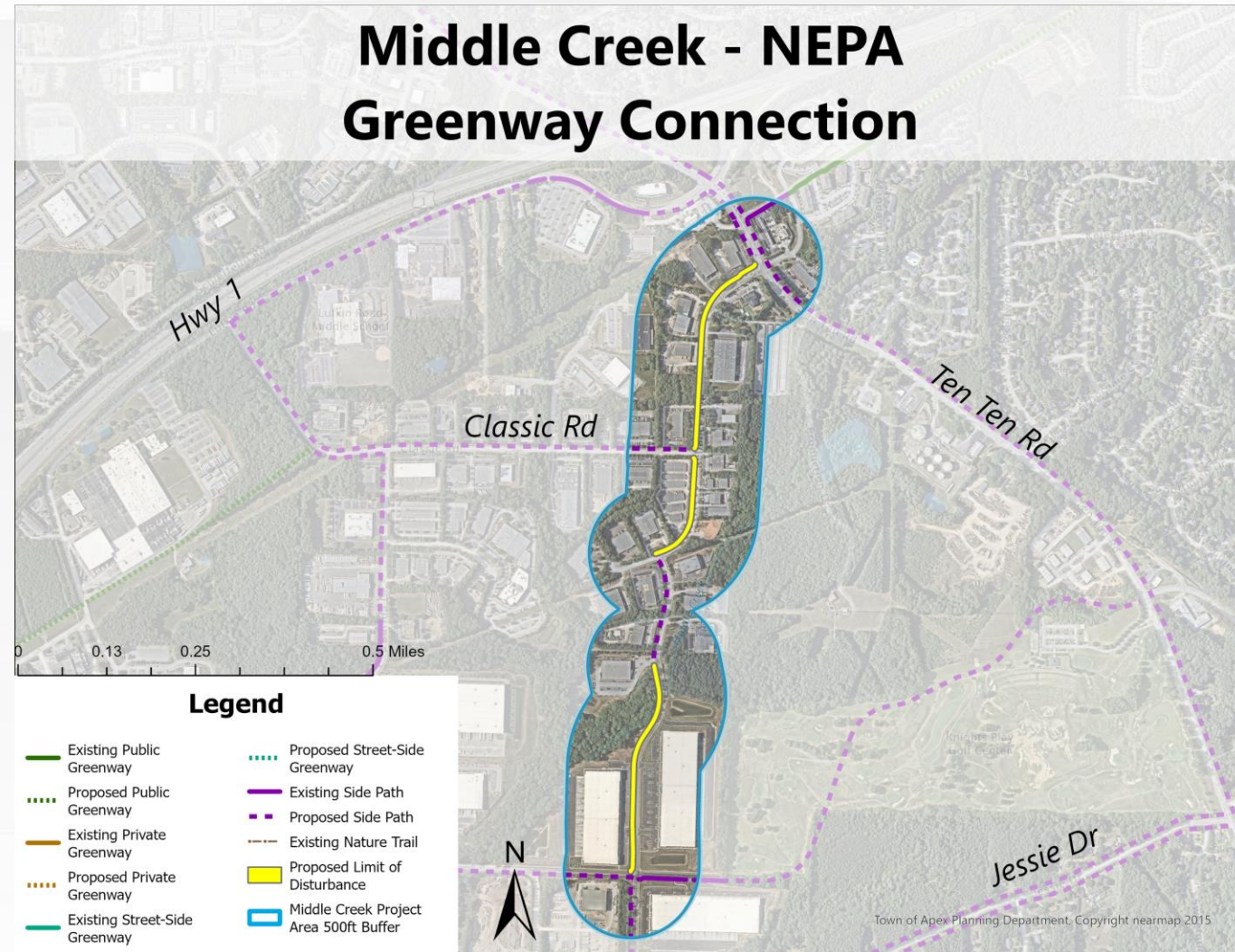
Middle Creek Greenway Extension

- State and regional connector as part of the Great Trails State Plan
- Connection to Holly Springs, Cary, and Raleigh
- Schools, Parks, Koka Booth, Hemlock Bluffs, Apex Community Park, Bond Park
- Proposed Swift Creek Greenway Corridor



Middle Creek Greenway Extension

- Sidepath from Production Drive to Ten Ten Road
- Industrial area and connectivity to businesses, residential area on the northern side
- Connection to Cary's Swift Creek corridor, identified in Cary's plans
- Challenge with constrained ROW, topography, and driveways to businesses



Miscellaneous (Handout)

