

## **Public Facilities in 2030**

*Public facilities are the most visible representation of the municipal “infrastructure/services” offered by the Town. Public facilities include those police, fire, parks & recreation, public works, municipal buildings and properties that are built and maintained through local tax revenue and dedicated to meet the public demand for such facilities. In 2030, the Town will continue to provide and maintain those public facilities required to offer residents and property owners the highest possible level and quality of municipal services, consistent with progressive government practices and sound fiscal policy.*

# FOCUS AREA: PUBLIC FACILITIES

## 1.0 INTRODUCTION

The Town of Huntersville is a full-service municipality offering police, fire, parks, recreation, public works and other municipal public facilities and services to its residents and property owners. These public facilities are funded through local tax revenue and other public and private revenues dedicated for their maintenance and service.

## 2.0 POLICE

The Huntersville Police Department is currently headquartered in an 8,000 square foot building located on Gilead Road in Downtown. This facility, built in 1996, houses 93 full-time personnel (83 sworn officers and 10 civilians). A facility study completed in 2009 identified the need for an approximately 60,000+ square foot police headquarters building to accommodate the Police Department's space needs through 2030. In 2010 an effort was made to reduce the overall size of the future building with an efficient layout. It was found that most of the programmatic needs could be accomplished in a building of about 50,000 square feet without too much sacrifice to program needs. In 2010, the Police Department acquired a 2,000 square foot office building adjacent to its existing headquarters to provide additional space until such time that the new police headquarters can be constructed.

This new facility is scheduled to begin construction in FY 2012, although a final decision has not yet been made regarding its location.

The Police Department continues to explore opportunities to establish "satellite" locations (small unmanned community based mini-police offices) in the eastern and western areas of town. Currently, the department maintains a satellite office in the new Fire Station #3 on Eastfield Road. Other possible locations for such satellite offices include shopping areas, schools or parks facilities.

## 3.0 FIRE

The Town of Huntersville is served by a combination of paid and volunteer firefighters. Currently, there are three fire stations located within the Town's jurisdiction, as noted in **Table PF-1** below.

**Table PF-1  
Huntersville Fire Stations**

Facility	Location	GSF*	Built
Station #1	Old Statesville Road	11,524	1995
Station #2	Beatties Ford Road	5,296	1980
Station #3	Eastfield Road	14,363	2010

\*Gross square feet.

Based on future growth projections, the Town anticipates that an additional two fire stations will be needed by 2030. The projected locations for these stations are in the southwest and northeast quadrants of town. Where appropriate, the Town should consider working with surrounding communities to share the responsibility of providing a fire station. In addition to the two new stations, the existing fire station on Beatties Ford Road (#2) is reaching the end of its functional life and will need to be replaced by 2030.

Another issue that is currently being studied is the creation of fire districts to establish a dedicated source of funding for fire service in Mecklenburg County. Fire Service districts have been discussed for a number of years, but the recent disbanding of several volunteer fire companies, along with the cost to fund fire protection in the non-incorporated areas of Mecklenburg County have served to revive interest in fire districts. Mecklenburg County is currently leading a study of fire service districts, with the input of local communities that would be affected. A decision on whether to move forward with fire service districts is likely in the next several years.

#### 4.0 PARKS & RECREATION

The Huntersville Parks and Recreation Department provides opportunities for both active and passive recreation in outdoor and indoor facilities. A summary of existing Parks and Recreation Department indoor facilities is detailed in **Table PF-2**.

**Table PF-2  
Parks & Recreation Indoor Facilities**

Facility	Location	GSF	Built
Waymer Center	Holbrook Road	10,000	1955
Arts & Cultural Center	Old Statesville Road	1,943	1956
Dellwood Center	Dellwood Drive	3,400	1928
Huntersville Elem. Gym <sup>1</sup>	Gilead Road	7,800	2000
Barnette Elem. Gym <sup>1</sup>	Beatties Ford Road	8,100	2007
Torrence Elem. Multi-purpose Room <sup>1</sup>	Ranson Road	4,000	2003
Lake Norman Charter M.S. Gym <sup>1</sup>	Old Statesville Road	9,500	2006
Lake Norman Charter H.S. Gym <sup>1</sup>	Old Statesville Road	12,000	2008

<sup>1</sup> Shared use agreement for non-school hours.

In addition to indoor recreation facilities, the Town has a number of parks as well as access to several Mecklenburg County Preserves (Latta Plantation Nature Preserve, Cowens Ford Nature Preserve) within its borders. **Map E-1**, on page 37, shows the location of Protected, Preserved and Public land. The inventory of park land can be found in **Table PF-3**.

**Table PF-3  
Huntersville Public Parks**

<b>Park Name</b>	<b>Park Size (Acres)</b>
Abernathy Park <sup>1</sup>	2
Hambright Fields <sup>2</sup>	10
Holbrook Park <sup>1</sup>	8
Huntersville Athletic Park <sup>2</sup>	42
North Mecklenburg Park <sup>2</sup>	98
Waymer Park <sup>2</sup>	17
Bradford Park <sup>2</sup>	170
Richard Barry Park <sup>2</sup>	42
<b>TOTAL</b>	<b>387</b>

<sup>1</sup>Town owned & operated

<sup>2</sup>County owned & town operated

The Town of Huntersville Parks and Recreation Department is now in the process of updating their 2004 Master Plan. Recommendations from this plan need to be coordinated with the Huntersville Community Plan and the Huntersville Zoning and Subdivision Ordinances.

## **5.0 TOWN HALL, TOWN CENTER, PUBLIC WORKS GARAGE, ELECTRICITIES**

The Town’s administrative, finance and human resource functions are currently located in the Town Hall building, an 8,500 square foot one-story office building located at the corner of Huntersville-Concord Road and Old Statesville Road. Built in 1996 on an approximately one acre parcel, Town Hall is served by 22 parking spaces. Planning, Transportation, Engineering, Parks & Recreation and Legal Department staff are located in the third floor of the Town Center building, located on approximately two acres at the southwest corner of Old Statesville Road and Gilead Road. This 48,000 square foot, three-story building was completed in 2010. The first two floors of the building are occupied by Discovery Place Kids (DPK), which has a 15 year lease for this space. In addition to the building, the site includes a 297 space, three-level parking garage, along with 25 surface parking spaces. The parking deck and surface parking spaces will be shared with a proposed “sister” building which will front Old Statesville Road.

The Town’s public works garage is currently located on Sam Furr Road and provides office and garage space for Public Works highway and maintenance staff. The garage facility will be relocated to a 5.6 acre tract, recently acquired on Seagle Street and containing 6,400 sq. ft. of buildings. This facility will also be shared with Parks and Recreation maintenance.

The Town Board contracts with Electricities, one of three utility companies which supplies electric service to the Town, and oversees its operation and management as an enterprise fund. Electricities is located on a 2.75 acre parcel, on NC 73 (Sam Furr Road) and consists of 9,040 square feet of building space, including 1,690 square feet of office space. The site includes a fenced secured storage area.

## **6.0 HUNTERSVILLE FAMILY FITNESS & AQUATICS (HFFA) CENTER**

Huntersville Family Fitness and Aquatics (HFFA) Center is a town-owned, 88,000 square foot health and fitness facility featuring the following:

- An Olympic size pool with 1, 3, 5, 7.5 and 10 meter diving platforms
- A six lane 25 yard pool
- An outdoor family fun swimming pool, featuring spray equipment and a water slide
- One full size basketball court gym
- Cardio and resistance fitness rooms
- Free weight room
- Two outdoor volleyball courts
- Outdoor children's playground
- Men's and women's locker rooms
- Indoor & outdoor concession facilities
- Administrative offices
- Childcare services, preschool and afterschool program

Located on parcel leased from Mecklenburg County through 2030, HFFA was built in 2001, at a cost of \$9 million. The facility offers fee-only daily passes and monthly memberships.

They host local school swim teams and clubs, national and international swimming, diving and synchronized swimming events.

In addition, HFFA owns and manages one 5K road race, one combined 5K/10K event with family fun walk, one sprint triathlon and a four-event kids triathlon series.

HFFA is managed by a private company under a contract with the Town. Operating revenue is covered by membership fees, rental fees and concessions, as well as funding from the Hotel & Meals tax receipts. Debt service is part of the operating fund and is covered by the revenues above.

## **7.0 CAPITAL IMPROVEMENT PROGRAM**

The Capital Improvement Program (CIP) identifies major one time projects to be undertaken in a five-year time period outside of the Town's operating expenses. Projects include road improvements and public facilities such as a police station and parks and greenways, to name a few. The CIP identifies each project, establishes a time frame for the project and identifies the project financing. The CIP is reviewed annually by the Huntersville Town Board.

## 8.0 ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

In January 2008, Huntersville adopted an “Adequate Public Facilities Ordinance (APFO).” An APFO is a regulatory mechanism through which a community determines whether adequate capacity exists for a particular public facility required to serve a proposed development before that development occurs.

A key feature of the Huntersville APFO is the requirement for a “Determination of Adequacy (DOA)” to be issued by the Town for all residential development proposals involving more than 20 lots or dwelling units, and for non-residential proposals that involve 10,000 square feet or more of floor area or will generate 50 or more peak hour trips or 500 or more daily vehicle trips.

A DOA is issued based upon established level of service (LOS) requirements for the following public facilities:

- Fire Vehicles (#)
- Fire Station (sq. ft.)
- Police Vehicles (#)
- Police Station (sq. ft.)
- Parks & Recreation, Gyms (sq. ft.)
- Parks & Recreation, Parks (acres)

The LOS standards for each of these facilities is derived from a combination of industry standards for these facilities, as well as local conditions (e.g. demand and population). These LOS standards are found in **Table PF-4**.

**Table PF-4  
Levels of Service (LOS) for APFO  
Capital Facilities**

Facility Category	Facility Type	Adopted LOS (per 1,000 population)
Fire Protection	Fire Vehicles	.23
	Fire Station (sq. ft.)	445
Law Enforcement	Police Vehicles	1.91
	Police Station (sq. ft.)	171
Parks & Recreation	Gyms (sq. ft.)	710
	Parks (acres)	6.41

In the absence of “adequate” capacity, an applicant has the option of either waiting until facility capacity becomes available to serve the proposed development; reducing the size of the development to conform with available capacity; or advancing the facility (or facilities) capacity necessary to meet the demand generated by a particular development.

Use of the APFO provides the Town with a valuable tool to ensure that the demand for public facilities generated by new growth does not exceed the Town’s ability to serve that growth.

## 9.0 POLICIES & ACTION ITEMS

### **Policy PF-1: Public Facilities**

Continue to assess public facility needs to meet demand generated by existing, as well as future growth and development.

#### **Action PF-1.1: Police Station**

Finalize plans for new police facility to meet demand for public safety services through 2030.

#### **Action PF-1.2: Fire Protection**

Undertake comprehensive analysis (including size and location of new stations and adequacy of existing stations) to determine fire protection needs through 2030, and explore opportunities to share facilities with adjoining jurisdictions.

#### **Action PF-1.3: Fire Districts**

Work with Mecklenburg County and surrounding communities to address the question of establishing fire districts.

#### **Action PF-1.4: Parks and Recreation Facilities**

In conjunction with update of Parks & Recreation Master Plan, assess, identify and prioritize need for new active (indoor and outdoor) and passive parks and recreation facilities.

#### **Action PF-1.5: Municipal Space Needs**

Assess and analyze space needs for additional municipal functions and facilities as needed.

### **Policy PF-2: Adequate Public Facilities Ordinance (APFO)**

Continue use of “Adequate Public Facilities Ordinance (APFO)” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.

#### **Action PF-2.1: APFO Level of Service Standards**

Conduct regular updates of APFO Level of Service (LOS) figures for police, fire and parks & recreation capital facilities to ensure that these LOS standards continue to reflect the Town’s priorities for balanced growth and development.