

NOVEMBER 2026

BILTMORE HILLS PARK MASTER PLAN UPDATE

RALEIGH, NORTH CAROLINA

“I TRULY HOPE THE CITY COUNCIL WILL SUPPORT THIS EFFORT. SOUTHEAST RALEIGH DESERVES THIS HISTORICAL RECOGNITION.”

- Biltmore Hills Community Member

Raleigh

McAdams



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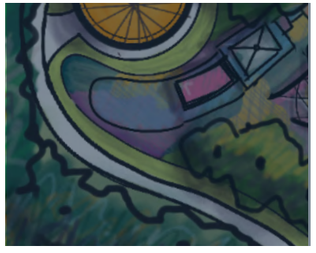
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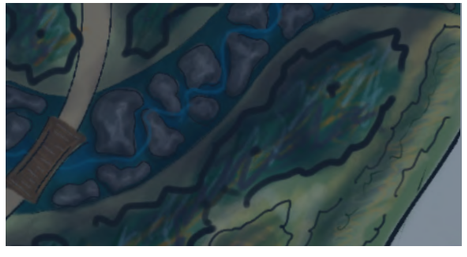
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TABLE OF CONTENTS

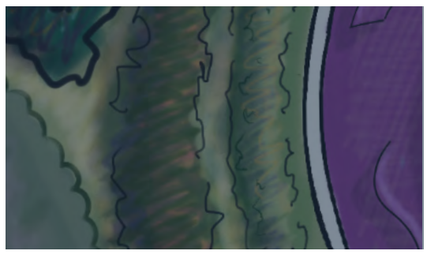
01
EXECUTIVE SUMMARY, pg. 01



02
INVENTORY AND ANALYSIS, pg. 11



03
COMMUNITY ENGAGEMENT, pg. 43

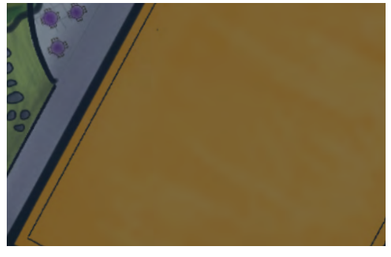


04
CONCEPT DEVELOPMENT, pg. 59





05
THE MASTER PLAN, pg. 67



06
COST ESTIMATE, pg. 91



07
IMPLEMENTATION, pg. 97



08
APPENDIX, pg. 107

Executive Summary

Project Overview

Biltmore Hills Park is an important center for recreation, gathering, and community life in South Raleigh. The existing 38-acre park includes the Biltmore Hills Community Center, athletic courts and fields, playgrounds, picnic areas, and walking trails. The City of Raleigh acquired a 7.6-acre property, located at 1105 Cross Link Road, to expand Biltmore Hills Park and create a new public entrance along Cross Link Road. The property contains wooded slopes, areas of unsuitable fill and past disturbance, invasive vegetation, and drainage features connected to the Walnut Creek watershed. The acquisition creates an opportunity to expand Biltmore Hills Park's offerings by providing opportunities for cultural gathering spaces, trails, ecological restoration, stormwater management, and improved access to nearby neighborhoods and transit.

The Biltmore Hills Park Master Plan Update establishes a long-term vision for the expansion parcel. The plan identifies how the new property can strengthen the entire park, improve connections among existing and proposed destinations, and respond to the priorities expressed by residents and community partners.

The existing park and expansion parcel are envisioned as one connected park. New trails, gathering spaces, cultural features, stormwater systems, and park facilities will link the Cross Link Road parcel with the community center, athletic facilities, and existing trail network. This relationship allows the expansion to add new features without duplicating the successful programs already available within the park.

The expansion also builds upon previous and ongoing investments in Biltmore Hills Park. A major tennis court expansion and improvements to existing recreation facilities, walking routes, green stormwater infrastructure, and supporting park amenities contribute to a broader City effort to maintain and strengthen the park. The master plan update complements these initiatives with the future development of the expansion parcel so that improvements function as parts of a unified park system.

This project matters because Biltmore Hills Park serves a community with a rich history, strong cultural identity, and deep ties to the surrounding neighborhoods. The expansion provides an opportunity to celebrate Black history and cultural excellence, increase access to recreation and nature, address environmental challenges, and create a park that reflects the community's continuing growth and resilience.

The master plan amendment was developed through a phased process that combined technical analysis, community engagement, design exploration, and City review. Each phase built upon the previous phase, allowing the design team to move from understanding the site and community priorities to defining a coordinated long-term vision.

The resulting vision, Roots & Resilience, treats the expansion as more than additional park acreage. It creates a new cultural and environmental heart for the park while strengthening ties to the places, facilities, and traditions that already define Biltmore Hills.

How a Park Gets Built

1st STEP

Site Expansion & Land Acquisition

This step involves identifying and obtaining the land needed for the park and working with partners to secure space and purchase property.

2nd STEP

Master Planning & Cost Estimation

In this step, designers and planners create a vision for the park and outline its design elements and associated costs to help forecast budgets.

*This Master Plan Update represents this phase of a park project.

3rd STEP

Secure Funding

This step focuses on finding the funding needed to build the park. Funding can come from grants, donations, public funds, or partnerships.

4th STEP

Detail Design & Construction

Focus groups and design advisory committees are formed to finalize specific park elements like art and historic interpretation to include in construction documents.

Project Schedule and Major Milestones

The project schedule established major milestones for site analysis, public input, concept development, review, refinement, and adoption. Community meetings, focus groups, online surveys, open houses, the South Citizen Advisory Council input, and City coordination provided opportunities to evaluate the work at key stages. The schedule also allowed technical findings and community feedback to inform design decisions before the plan advanced to its final form.

1. Inventory, Analysis, and Early Engagement

The planning team documented existing park facilities, topography, vegetation, drainage, soils, access, circulation, utilities, surrounding land uses, and connections to nearby neighborhoods. This work identified both opportunities and constraints, including steep slopes, established forest, invasive vegetation, unsuitable fill and geotechnical considerations, stormwater entering the site, and the physical separation between the expansion parcel and portions of the existing park.

The analysis also considered the park's community role, cultural setting, existing recreation programs, transportation routes, and relationship to other City initiatives. These findings established the technical foundation for the design process.

Early engagement asked residents how they currently use Biltmore Hills Park, what they value about it, what concerns they have, and what experiences they would like the expansion to provide. Community members emphasized recreation, walking and fitness, family gathering, nature, safety, accessibility, cultural recognition, environmental education, and stronger connections throughout the park.

2. Design Alternatives

The planning team developed alternative concepts to explore different levels of development, programming, circulation, ecological restoration, and cultural expression. The alternatives allowed the community and City staff to compare possible approaches and identify the features that best reflect local priorities.

Feedback on the alternatives showed support for a park that balances active community use with environmental restoration. Preferred ideas included a major gathering pavilion, flexible event lawn, cultural art, inclusive play, food-producing landscapes, accessible trails, stormwater education, and strong connections between the expansion and existing park.

This input helped establish six values for the final plan: Celebration, Community, Connection, Living Archive, Access & Safety, and Resilience. These values became a consistent framework for evaluating design choices and refining individual park spaces, ultimately leading to the park vision: Roots & Resilience.

3. Draft Master Plan

The preferred elements were combined into a draft master plan organized around the Roots & Resilience vision. The draft coordinated key park spaces, access, circulation, cultural interpretation, green stormwater infrastructure, ecological restoration, and supporting facilities.

Community and City review of the draft helped refine park-space relationships, circulation, safety, accessibility, programming, environmental strategies, and implementation priorities. This stage also identified features requiring continued community involvement or additional technical study in future design phases.

The Six Values Informing the Master Plan



4. Final Master Plan: Roots & Resilience

The final master plan reflects the community's priorities and the technical opportunities and constraints identified during the planning process. It establishes the overall organization of the park, defines the purpose and character of major spaces, and explains how the plan delivers the six community values. It also outlines order-of-magnitude pricing and incremental implementation options.

The plan is intended to be flexible enough to respond to future funding, technical findings, operational needs, and continued community input. While individual details may evolve, future decisions should remain consistent with the plan's cultural, recreational, environmental, and community goals.

Roots & Resilience reflects both the history of Biltmore Hills and the community's vision for its future. "Roots" represents the people, stories, traditions, and landscapes that have shaped Biltmore Hills and South Raleigh. It also refers to the park's forests, soils, waterways, and food-producing plants. "Resilience" recognizes the strenth of the community and the importance of restoring ecological systems, protecting natural resources, managing stormwater, and creating a park that can adapt and thrive over time.

ROOTS & RESILIENCE MASTER PLAN



The Key Experiences



Legacy Pavilion

A multi-use sport, play, and performance pavilion.



Ancestors' Loop

The primary, accessible walking path around the lawn.



Biltmore Hills Plaza

A community-history plaza welcoming park visitors.



Roots + Rhythm Playground

An immersive playground with seating opportunities.



Celebration Lawn

A multi-use, open field space for sports, play, and hang outs.



The Porch

A formal, shaded seating area looking into the playground.



Resonance Trail

A greenway path connecting the expansion to the current park extents.



The Living Lab

An outdoor classroom space highlighting the park's feature ecological value.



Sound + Sustenance Grove

A food forest with interactive art features.



Forest Finds

Art, workout, and nature play elements to discover along the trails.

Adoption Process

The final master plan will proceed through the City of Raleigh's review and adoption process. This process includes review by City staff, the Parks, Recreation and Greenway Advisory Board, and the Raleigh City Council. Adoption will establish the master plan update as the guiding framework for future funding, design, partnerships, and phased implementation.

The master plan is an important step toward implementation, but it does not provide construction funding or authorize immediate construction. After adoption, the City will use the plan to guide future budgeting, partnerships, grant applications, and decisions about project phasing. Improvements may be completed as one major project or through several coordinated phases based on available funding, community priorities, site conditions, and operational needs.

Each funded phase will advance through detailed design, technical study, permitting, bidding, and construction. This work will confirm grading, utilities, stormwater systems, accessibility, building design, landscape restoration, materials, costs, and maintenance needs. Additional community engagement will help shape major art, interpretation, play features, programming, and other elements that require further development.

The timing of construction will depend on funding and future City decisions. As conditions or opportunities change, specific details may be refined, but each phase should remain consistent with the master plan's overall vision, planning goals, and six community values. Completed improvements will also require ongoing operations, maintenance, monitoring, and community stewardship to remain successful over time.

How to Use This Report

This report communicates the long-term vision for Biltmore Hills Park and the expansion parcel. It documents the planning process, community priorities, site conditions, design framework, proposed park spaces, supporting systems, and implementation considerations. City staff, community members, consultants, funding partners, and decision-makers can use the report to guide future investment and evaluate whether proposed improvements remain consistent with the adopted vision.

The master plan establishes the intended character, organization, and relationships of park improvements. It is not a final construction document. The locations, dimensions, materials, grading, and engineering approaches shown in the plan are conceptual and will require refinement during future design phases.

Future work should include utility coordination, precise stormwater modeling, traffic and parking analysis, accessibility review, structural and architectural design, refined cost estimating, and coordination with emergency services and maintenance staff. A robust landscape restoration plan will also be needed to guide invasive plant removal, fill removal, soil stabilization, native planting, ecological monitoring, interim management, and long-term stewardship.

Several elements will require continued community engagement. These include monumental art, cultural interpretation, oral histories, youth art, playground design, food-producing landscapes, pavilion programming, and the naming or commemoration of people, places, and stories. Continued participation will help ensure that the park remains a living archive shaped by the community rather than a fixed interpretation of its history.

As funding and partnerships become available, the City may implement the plan in phases. Each phase should provide a complete and useful improvement, support future construction, and advance the overall vision of **Roots & Resilience.**





Inventory & Analysis

Overview

Biltmore Hills Park is located 2.5 miles due south of Downtown Raleigh, North Carolina and sits within the Biltmore Hills neighborhood, one of the first planned Black neighborhoods in Raleigh, alongside Rochester Heights. The City of Raleigh recently purchased an 7.6-acre parcel which expanded Biltmore Hills to approximately 46 acres. The park is bordered by Cross Link Road to the East, Crown Crossing Lane to the South, and an unnamed stream to the West. Residential homes border the park to the North. Map 2.1, below, highlights the existing park boundary and the extent of park expansion.

The Biltmore Hills project team inventoried an array of physical and cultural data to supplement the City of Raleigh's Situation Assessment for the Biltmore Hills Master Plan Update (Appendix A). This data is analyzed in the following historic context and site assessment sections.



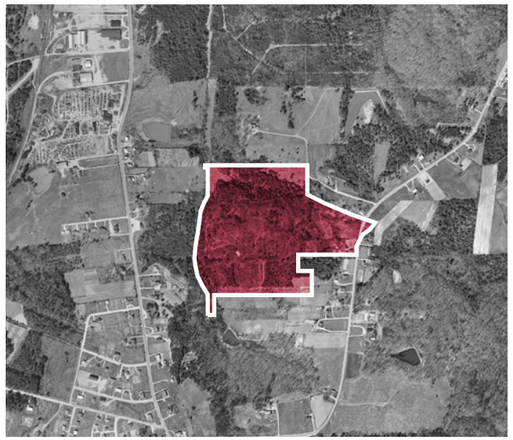
Biltmore Hills Park and Expansion Map

Historic Context

Biltmore Hills and Rochester Heights were the first two planned Black neighborhoods in Raleigh, North Carolina. Developed in the 1960s (RHDC), the neighborhoods responded to the urban renewal projects happening in Raleigh. Urban renewal was initiated by the Housing Act of 1949, signed by President Truman, and aimed to improve conditions in cities by demolishing "blighted" neighborhoods and replacing them with better housing and infrastructure (North Carolina Digital Heritage Center). In Raleigh, this was primarily through the erasure of the predominantly Black neighborhoods of Smoky Hollow and Southside (Fourth Ward). Smoky Hollow was demolished in the 1960s, and Southside followed in the 1970s.

Many of the displaced Black residents from Smoky Hollow and Southside moved into Biltmore Hills and Rochester Heights. The Biltmore Hills neighborhood is known for its one-story, ranch-style homes with side-gabled roofs and brick veneer, organized along winding roads named after notable Black Americans (City of Raleigh). Biltmore Hills Park was developed simultaneously with the Biltmore Hills neighborhood along Fitzgerald Drive in 1964. Historic aerials showcase the land use change between 1959 and 1971 that occurred due to the park and neighborhood developments. Twenty-one home models were repeated throughout the Biltmore Hills community, and the development attracted successful Black business owners, teachers, and blue-collar workers (Raleigh Planning 2024). Biltmore Hills Park quickly became a place for residents of the community to come together and enjoy active recreation (ERC). In 1967, the first masterplan for Biltmore Hills Park was completed, depicting a community center, swimming pool, playground, tennis courts, picnic shelters, rec fields for baseball, softball, and football.

The Ebony Racquet Club, or ERC, established as the first competitive black tennis club in Raleigh in 1975 to "promote an appreciation of tennis, athletic excellence, and sportsmanship." ERC petitioned the City to build tennis courts at Biltmore Hills Park and continues to be an active advocate for the tennis community. Current improvements to Biltmore Hills Park are focused on expanding and updating the existing tennis complex and managing on-site stormwater through the installation of green stormwater infrastructure, including bioswales, bioretention, rain gardens, and green outflow devices. Crucial community partners for this project include the Ebony Racquet Club, Partners for Environmental Justice, also referred to as PEJ, Kris Bass Engineering, North Carolina State University's Water Resources Research Institute, or WRRI, and the City of Raleigh's Rainwater Rewards Program (Perrin 2024).



Historic Aerial, Pre-Biltmore Hills Park, 1959 (USDA)



Historic Aerial, Early Biltmore Hills Park with Play Fields and Courts, 1971 (USDA)

In 2024, the study "Raleigh's Black Heritage and Historic Places: 1945-1976, An architectural survey update of African American heritage in Raleigh" was published to focus on increasing historical awareness and knowledge about churches, entertainment venues, the Civil Rights Movement, Black architects and building professionals, and the Biltmore Hills neighborhood as cultural resources in Raleigh (Hanbury Preservation Consulting 2024). This report resulted in the nomination of many sites, including the Biltmore Hills neighborhood, for the National Register of Historic Places by the State Historic Preservation Office. The National Park Service will eventually make the official decision (Kinane 2025). Throughout the process of updating Biltmore Hills Park's master plan, it is important to consider the park and the neighborhood as cultural resources with a shared history.



Original 1967 Biltmore Hills Master Plan (City of Raleigh)

Past, Present & Future Improvements

Over the past two decades, the City of Raleigh has invested in Biltmore Hills Park to improve recreation, accessibility, infrastructure, and environmental performance. The following timeline highlights major improvement projects over the last 20 years. The Master Plan Update builds on this continued investment.

YEAR	PROJECT	DESCRIPTION
2006	**Playground Improvements**	Replacement and expansion of the playground. Installation of a new picnic shelter adjacent to the playground.
2007	**Park Amenities**	Installation of a new "comfort station", providing restroom access outside of the Community Center. Installation of a new, 0.6-mile paved walking trail.
2009	**Gym Improvements**	Replacement of existing gym flooring with sport court floor system, to allow for enhanced recreational play.
2014	**Property Aquisition**	Acquisition of 8-acre property at 1105 Cross Link Road, referred to as "Cross Link Road Property".
2015	**Site Rehabilitation**	Initial clean-up of dumping and debris on Cross Link property.
2017	**Tennis Court Resurfacing**	Resurfacing of 8 courts
2017-2019	**Pool Improvements**	Repairs to lap pool and pump room. Gutters, pool liner, concrete pool deck, waterproofing and subdrainage, erosion repair, structural repair; installation of new sprayground, shade structures and fencing; plumbing, mechanical and electrical work associated with pool and sprayground.
2017-2020	**Community Center Renovation**	Renovation of the Biltmore Hills Community Center, including the addition of air conditioning to the gymnasium.
2021	**Green Stormwater Infrastructure**	Installation of new Green Stormwater Infrastructure (GSI), including a bioswale in front of the community center, a large bioretention cell adjacent to the swimming pool, and cisterns adjacent to the Community Center.
2022	**Tennis Court Resurfacing**	Resurfacing of 8 courts
2022-2027	**Tennis Facility Expansion**	Expansion of the existing tennis complex to add new courts, lighting, sidewalk and improved accessibility, and green stormwater devices. Public art will also be installed.
2026	**Athletic Field Improvements**	Improvements to the athletic field, including new lighting, a new scoreboard, and a new batting cage.
2026	**Biltmore Hills Master Plan Update**	Development of a comprehensive vision and concept design for the integration of the 8-acre Cross Link Road Property with the existing 38-acre park.
2026-2027	**Tennis Expansion Feasibility Study**	Evaluation of improvements to the existing courts to address aging facilities and better serve current and future users. The project will focus on assessing the condition of the existing courts and developing practical options for renovation or replacement, along with exploring opportunities to enhance the overall user experience through upgraded support facilities.

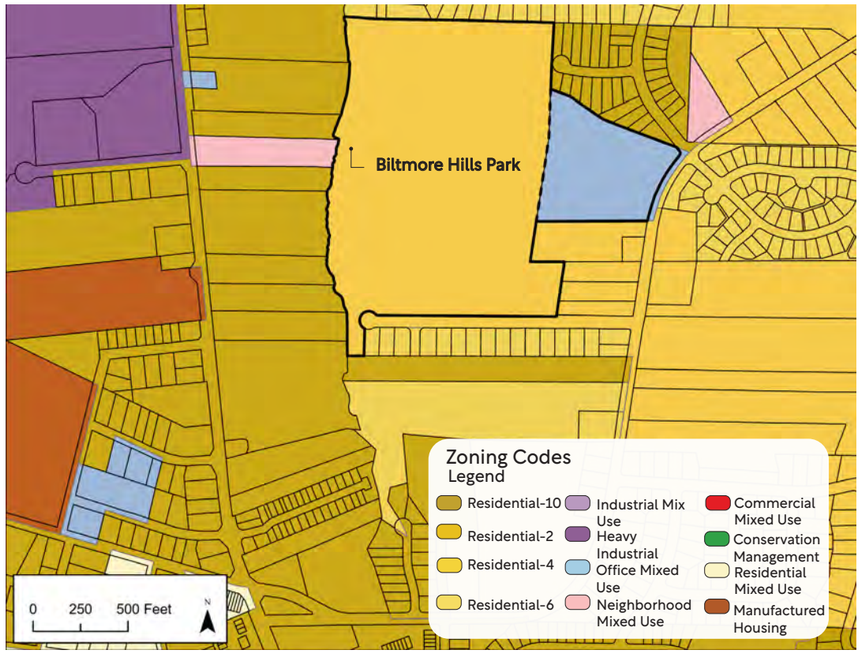
Site Assessment

Zoning and Land Use

The area around Biltmore Hills is zoned primarily for residential development, with pockets of mixed-use neighborhoods or commercial areas. Further North of Biltmore Hills Park, the area is zoned for industrial use.

Adding the parcel at 1105 Cross Link Road will provide a new access point into the park for neighborhood residents; however, it may also intensify park use. Additional community feedback during the future schematic design process is needed to address potential future concerns about additional lighting in the new parcel, managing visitor traffic to avoid overwhelming on-street parking, and reducing disruptions to existing residents due to projected changes in park use.

Other developments proposed around the park include a four-building affordable housing apartment complex with 142 units at 919 Cross Link Road, 30 townhome units at 933 Cross Link Road, and 64 townhome units at 2613 Garner Road. Each of these developments ensures greenway connectivity and intensifies the use of the neighborhood around Biltmore Hills Park. Rezoning for the Fertile Ground Food Cooperative at 2245 Garner Road was approved on July 7, 2026, which intends "to establish a multi-stakeholder grocery store and community gathering space that increases access to health/affordable food and serves as a community/ cultural center in Southeast Raleigh" (Fertile Ground Food Cooperative). Given the proximity of the proposed Fertile Ground Food Cooperative Northwest and the existing Cross Link Community Garden to the east of Biltmore Hills Park, it is important to facilitate these public-private partnerships to enrich and complement the work being done in each space without overly duplicating programmed elements or causing confusion among the different stakeholder groups.



Zoning Map of Biltmore Hills Park and Surrounding Area

Site Organization

Biltmore Hills Park is organized along a North-South axis for indoor and outdoor recreation and community events. The Eastern portion of the site features more naturalistic program elements through a nature trail and extensive forest cover. The program considerations at the expansion parcel at 1105 Cross Link Road should complement the current site organization and activity zones.



Activity Zones across Current Biltmore Hills Park Extent (Google Earth)

Access + Connectivity

Neighborhood Connections

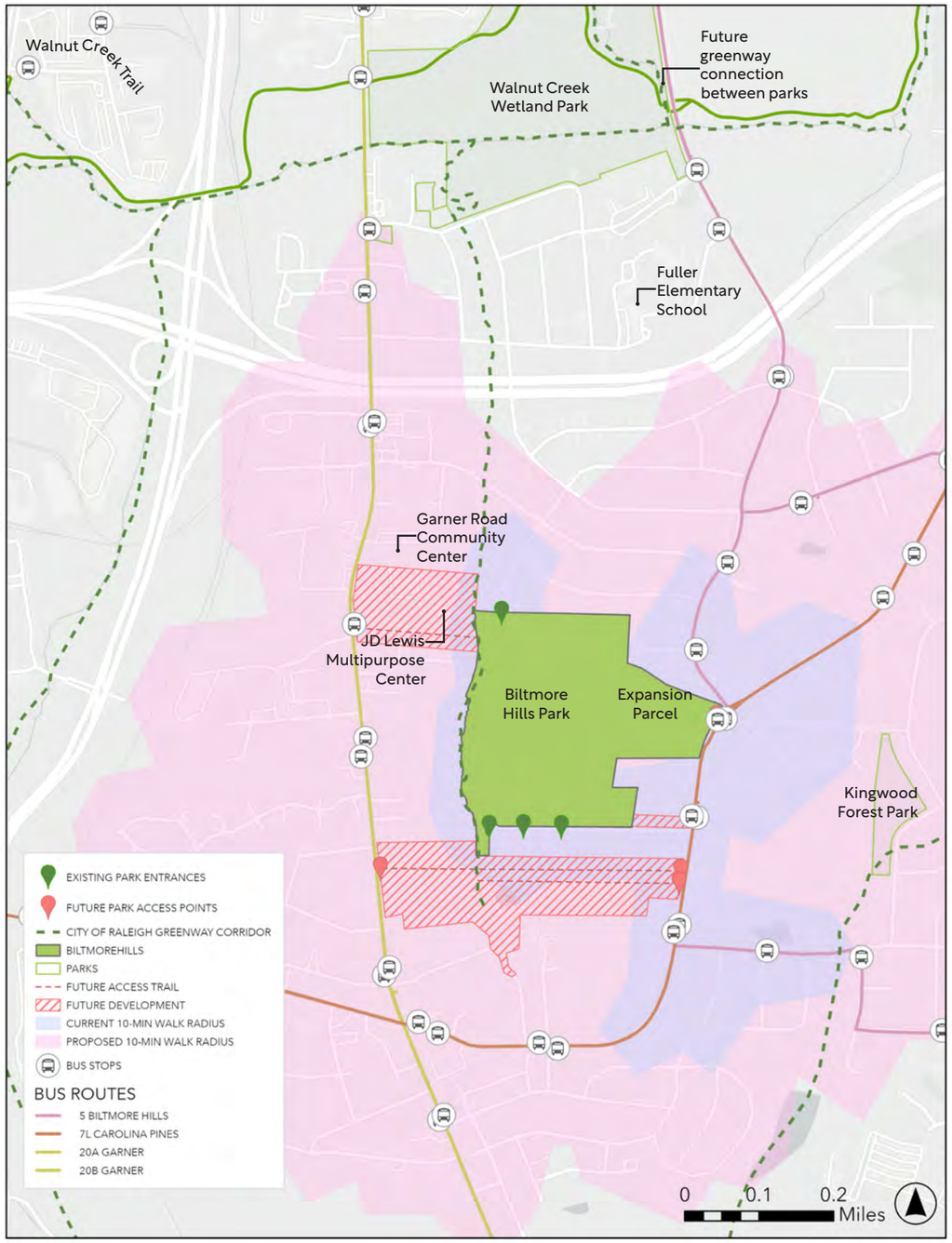
Biltmore Hills Park sits within a well-connected neighborhood street network that offers several ways for residents to reach the site. Primary park entrances connect directly to nearby residential areas, while transit service along Rock Quarry Road and Cross Link Road places GoRaleigh stops within walking distance of the park. Together with surrounding sidewalks, these connections support access by foot, bicycle, transit, and car.

Current park access points create a 10-minute walk shed into surrounding neighborhoods. The Current and Future Walkability map shows that access through the expansion parcel, future development, and planned greenway connections will significantly expand this area, strengthening connections to Kingwood Forest, Crosslink Trace, and nearby neighborhoods. At the time of writing, multiple adjacent developments are in the permitting process. As these areas develop, new streets, sidewalks, trails, and access points will bring more residents within a convenient walk of the park. The planned greenway will provide an important north-south connection to surrounding neighborhoods and community destinations. These connections should be coordinated with the park access network, with the expansion parcel serving as an important eastern gateway.

Improved access may also affect parking patterns in surrounding neighborhoods. On-street parking currently provides unofficial overflow capacity when park lots reach capacity. Increased reliance on neighborhood streets could increase congestion, reduce visibility at intersections and pedestrian crossings, and affect access to nearby homes. New park entrances could also shift parking demand into neighborhoods that do not currently experience significant park-related parking.

A future parking study should evaluate parking demand across the entire park and surrounding neighborhood. The study should consider daily and peak event conditions, existing and future park programs, on-site parking capacity, and neighborhood overflow parking. It should also evaluate how the expansion parcel, future development, greenway connections, and new access points may change arrival and parking patterns. This park-wide approach can guide parking management, wayfinding, signage, and other strategies while avoiding shifting parking impacts from one neighborhood to another.

Together, these considerations support a balanced approach that improves pedestrian, bicycle, and transit access while protecting the safety and character of surrounding residential streets.



Current and Future Walkability from Biltmore Hills Park

Interior Site Connections

Inside the park, the Activity Zone diagram illustrates three distinct program zones arranged west to east. The west side contains community gathering, play areas, and aquatics. The central zone houses the sports courts and athletic fields. The east side supports walking and nature trails. These program clusters function well individually, but internal movement depends heavily on a limited number of pathways and parking areas that funnel activity toward the community center.

The expansion of the park offers a chance to strengthen these internal relationships. Positioned directly east of the existing walking loop, the new parcel may support new trailheads, loop trails, and greenway connections that extend the park's passive recreation network. These routes can relieve congestion at the current entrances and distribute visitors more evenly across the full park footprint.

Connections to the athletic fields should be direct and clearly legible. By linking the central sports zone to the new parcel, the park can shorten walking distances for users arriving from Cross Link Road and nearby neighborhoods. Enhanced east–west paths will also allow families and event attendees to move easily between play areas, field areas, and trail areas without relying solely on the southern entrance.

Visual connectivity between the community center and the new parcel should guide design decisions. The community center anchors park orientation, and visitors often use it to understand where programs begin. Strategic selective clearing or thinning can create safe, visible corridors that improve wayfinding and natural surveillance. These sightlines reduce confusion, improve safety, and reinforce intuitive movement patterns but may be inconsistent with natural preservation goals.

Topography presents the greatest internal circulation challenge. Elevation drops from approximately 314 feet near Cross Link Road to 258 feet at the lower parking lot and ultimately to 246 feet along the stream corridor. These changes create steep slopes that limit ADA-compliant paths and complicate east–west movement. They also influence how new connections can be graded within the park expansion. Gentle, compliant routes will be necessary to link the community center, athletic fields, and trail systems without forcing visitors into steep, inaccessible segments.

The park expansion presents a strong opportunity to create a continuous loop trail that links existing amenities with the new parcel. Visitors consistently prefer looped walking routes, and a full circuit around the park can provide a predictable and enjoyable experience for daily walkers and families. Expanding the trail network can also address current gaps in access between the new parcel and the more actively programmed areas of the park. Improving these internal connections can reduce reliance on neighborhood parking and support safer and more intuitive movement across the site. Clear wayfinding at key trail intersections can guide movement and strengthen the relationship between the park's distinct activity zones. These junctions also present opportunities for wayfinding elements that support identity, reinforce park themes, and enhance the sense of arrival.

Together, these strategies form a framework for circulation improvements in the Master Plan Amendment. Strengthening neighborhood access, improving internal pedestrian and visual connections, addressing topographic barriers, and linking all three existing program zones to the new parcel will produce a unified, intuitive, and safe park system that serves visitors across the full geography of Biltmore Hills Park.

Public-Private Partnerships

As a Community Park intended to service an area beyond the immediate neighborhood, Biltmore Hills Park benefits from public-private partnerships that extend community building beyond the park's boundaries. Biltmore Hills Park was initially founded as an athletic park, represented by the longstanding partnership with the Ebony Racquet Club and active use of the recreational fields by Raleigh Parks' Youth Sports Leagues and TRI Sports Social Club. More recent partnerships centered around environmental justice and green stormwater infrastructure (GSI) have flourished with the Partners for Environmental Justice, the Walnut Creek Wetland Community Partnership, Kriss Bass Engineering, the Water Resources Research Institute at North Carolina State University, and City of Raleigh's rainwater rewards programs as they have invested in GSIs for stormwater management at Biltmore Hills Park.

Existing Partners with Biltmore Hills Park	
City of Raleigh Parks and Recreation	
Mitey-Mites Boys Youth Basketball League (9-10)	Zumba Classes
Tiny Tots: Play & Learn Time	Biltmore Hills Senior Shuffle Card Club
City of Raleigh Rainwater Rewards Program	
Funding support	Green Stormwater Infrastructure (GSI)
Ebony Racquet Club	
Tennis lessons & tournaments for kids & adults	Community engagement
NC State's Water Resources Research Institute	
Volunteering, monitoring, & education	GSI
Partners for Environmental Justice (PEJ)	
Environmental advocacy	GSI
Educational outreach	Construction of bioswales & cisterns
TRI Sports Social Club	
Co-ed recreational sports team	Flag football, kickball & softball
Walnut Creek Wetland Community Partnership	
Public art (cisterns)	GSI plantings
Interpretive signage	Community engagement

Landform, Landscape, and Ecology

Landform (Topography)

The new Biltmore Hills Park parcel rises and falls across a series of distinct elevations that shape how the land relates to the existing park boundary. The parcel's highest point reaches 314 feet near Cross Link Road. From this ridge, the land slopes westward toward a low point of 272 feet at the boundary where the new parcel meets the existing park (See Slope Percentages Map). The elevation continues to drop as the land enters the park, reaching 258 feet at the lower parking lot and ultimately 246 feet at the northwest corner where the unnamed tributary to Walnut Creek exits the property.

These transitions create an overall elevation change of about 50 feet between Cross Link Road and the lower parking lot, and about 20 feet between the existing community center and Cross Link Road.

This setting reflects the character of rolling Piedmont topography. The park expansion forms the uplands that, along with drainage from an adjacent property, generate the headwaters of an unnamed tributary to Walnut Creek. Cross Link Road is a typical ridge road running along the east property line. Historically, the land likely sloped steadily from this ridge to the stream corridor on the west side of the parcel, creating a predictable pattern of upland, slope, and lowland.

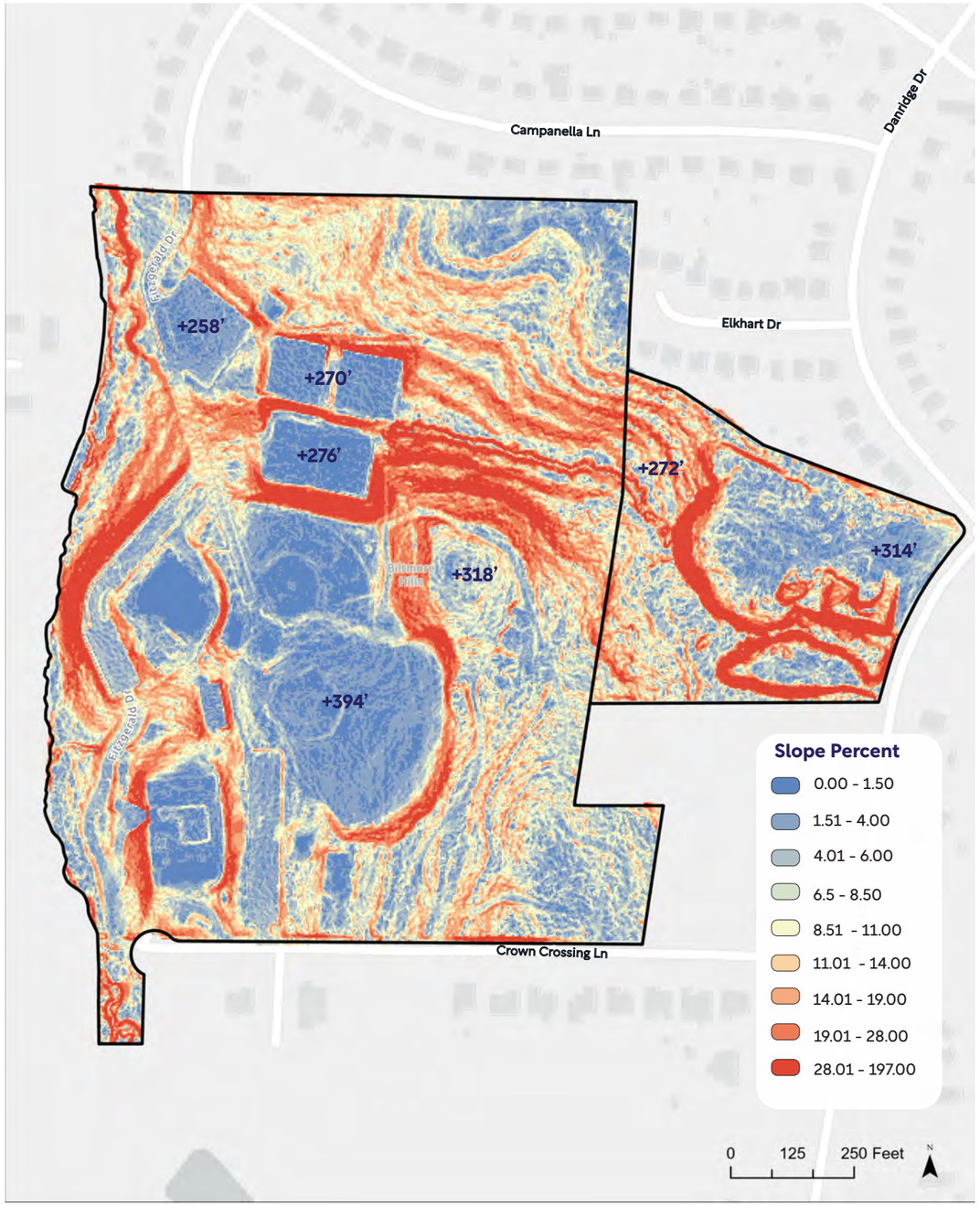
Use as a landfill has modified this pattern. Two large fill piles remain from former landfill use and now dominate the parcel's topography. Each mound rises about 20 to 30 feet above the adjacent stream channel and has a broad, flat top. A deep gully with extremely steep banks separates the two piles and drains directly into the headwaters of the unnamed tributary. Around this gully and the stream, the land transitions into gently sloping lowlands. These constructed landforms define the most influential physical features on the site and directly affect buildability. The elevated fill areas offer strong views across the parcel lowlands, while the lower terrain provides opportunities for ecological restoration and passive recreation.

Several slope conditions shape development potential. The park expansion includes 3.1 acres of steep slopes greater than 12% and unfavorable for constructed elements. Approximately 1.5 acres of minimally sloping land provides direct access from Cross Link Road. Approximately 3.9 acres of existing forest bridges the new parcel and the current park boundary, and 0.6 acres of lowlands border the stream corridor and are more favorable for constructed elements such as a shelter or walking path. Kudzu currently stabilizes many of the steep slopes. Any future clearing must carefully manage erosion risk, since these slopes will become vulnerable once vegetation is removed.

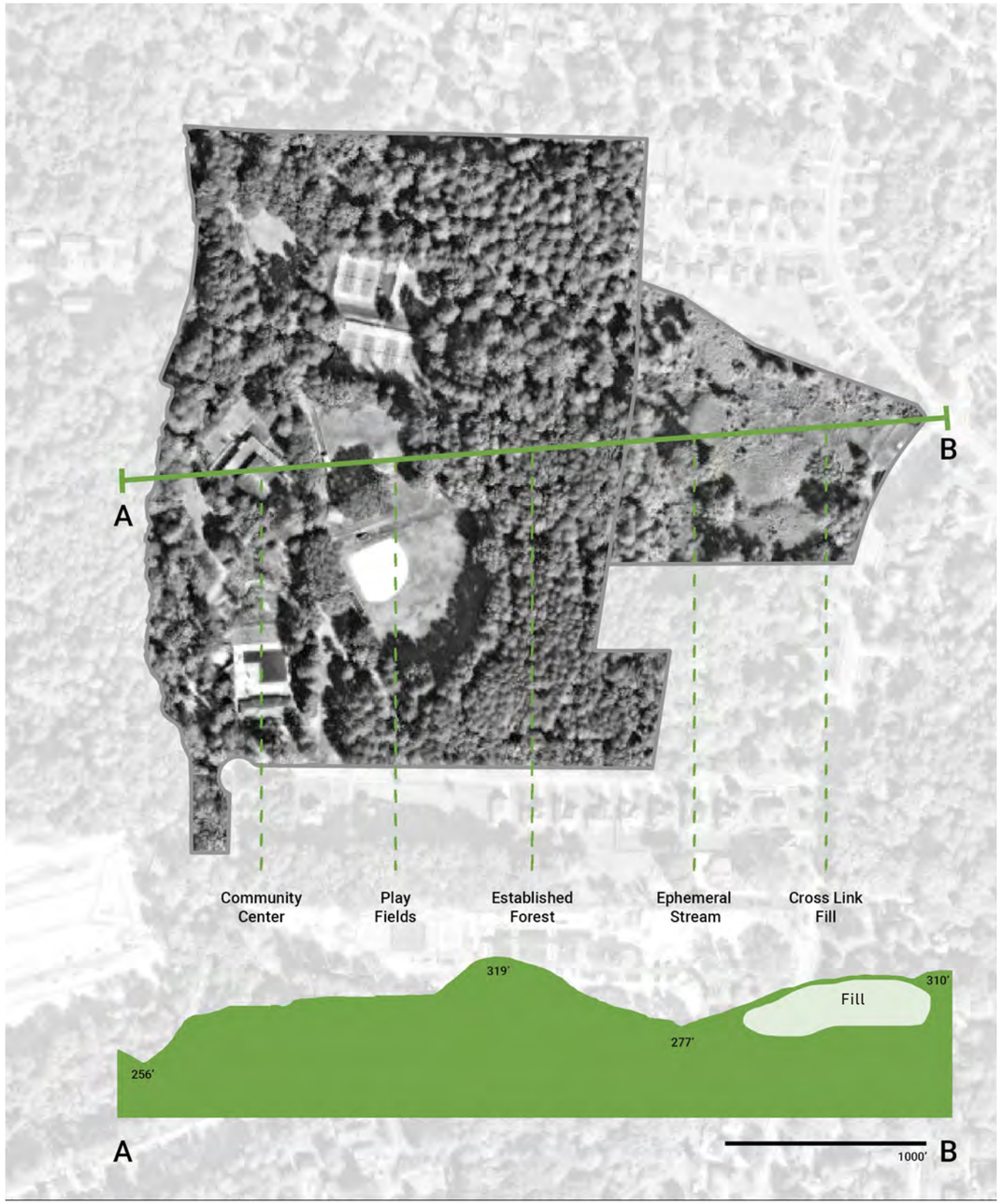
Opportunities for pedestrian connection between Cross Link Road and the existing park emerge most clearly along the north and south property lines where slope transitions are less severe. These connections will help integrate the new parcel into the broader park system. Steep slopes and fill areas will likely require structural support such as retaining walls where new accessible routes are needed. The geotechnical discussion provided later in this document provides additional information about subsurface conditions, fill stability, and implications for future development.

Topography and the Visitor Experience

The unique topographic conditions on the expansion parcel create both constraints and opportunities for visitor experience. These elevated landforms also offer one of the most distinctive visual experiences in the park. Standing along the upper slopes provides rare open views across the gully and into the forest canopy. Preserving these long views by maintaining the upper slopes as a piedmont prairie, rather than reforesting them, can reinforce the character of a natural overlook and create a signature destination within the loop trail system. Stabilizing slopes after kudzu removal will be essential to protecting these experiences and supporting long-term ecological goals. Overlook points provide ideal locations for interpretive elements and for sculptural or integrated public art that highlights the site's natural history or cultural narratives.



Slope Percentages Across Biltmore Hills Park



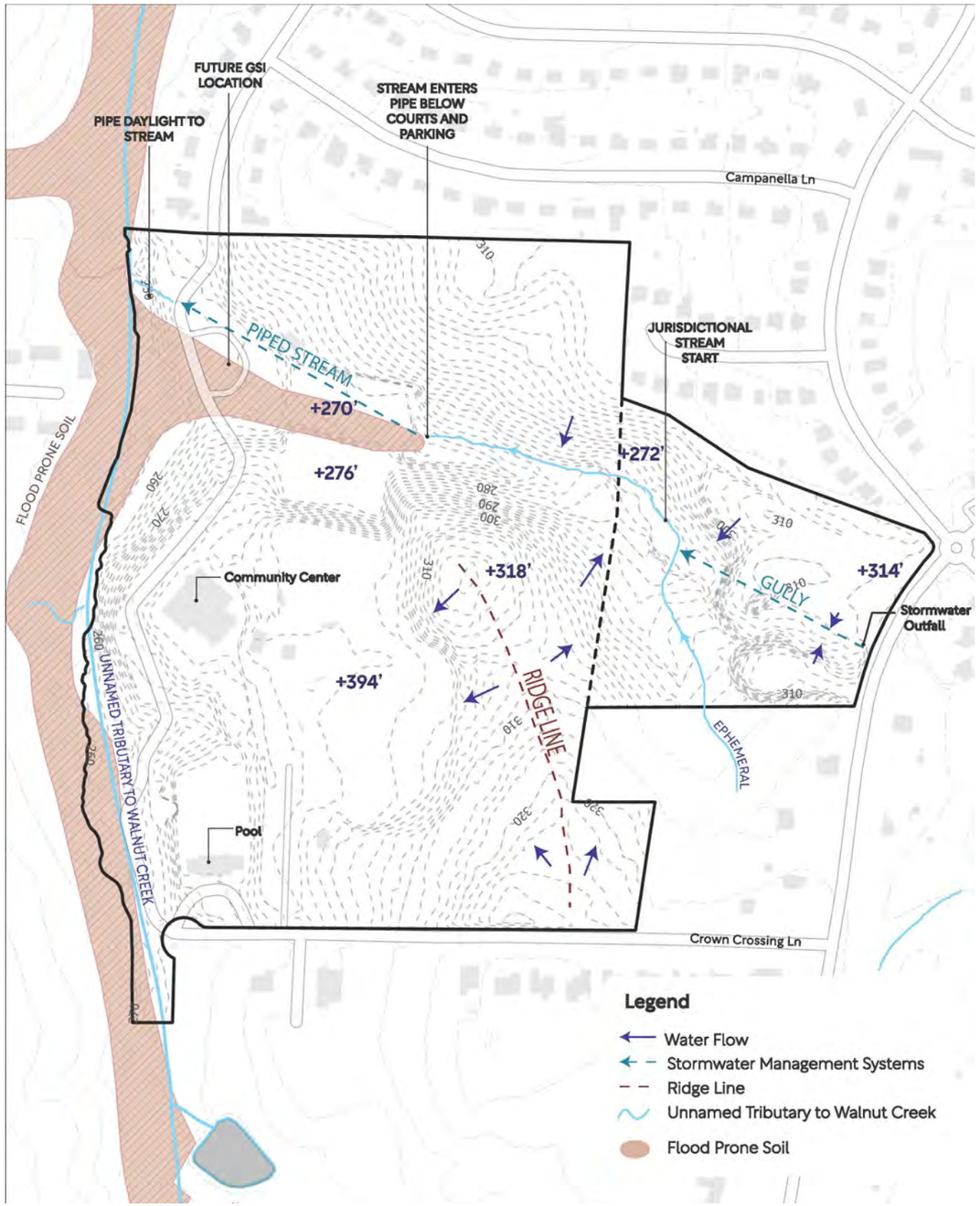
Site Topographic Section (West to East) showing Existing Park Infrastructure, Ephemeral Stream, and Fill Material



Project Team Descending Steep Slope at Eastern Edge of Project Boundary



Central Gully Between Fill Piles



Site Hydrology Map; Runoff from Biltmore Hills Park joins the Walnut Creek to drain towards Rochester Heights

Hydrology

Biltmore Hills Park sits within the Walnut Creek Watershed, upstream from the Rochester Heights neighborhood. Runoff generated in the Biltmore Hills community contributes directly to downstream flooding in Rochester Heights, a neighborhood with a well-documented history of flood vulnerability. Future park improvements, including those on the newly acquired park parcel, should manage stormwater onsite as much as possible to lessen downstream risk and support broader watershed resilience.

Regional partners reinforce this need. The Walnut Creek Wetland Center promotes strong and sustainable communities through education, conservation, and direct engagement with the watershed. Partners for Environmental Justice (PEJ) works to restore wetlands and advance environmental justice across Southeast Raleigh. Together, these organizations offer a community network that the expansion at Biltmore Hills Park can support by improving upstream hydrologic performance and stewardship.

The park already includes examples of visible stormwater intervention. A large GSI system installed near the pool and playground demonstrates the City's commitment to green infrastructure. These elements create early anchors for a broader watershed and community education strategy that can extend into the expansion.



Existing GSI Constructed at Biltmore Hills Park adjacent to Existing Playground and Pool

Hydrologic conditions on the site and the new parcel define significant opportunities for upstream water management (See Site Hydrology Map). A headwater channel begins on the expansion property. At this upper location, off-site stormwater from Cross Link Road enters the site through a stormwater outfall that discharges at the top of the gully. Dense kudzu and invasive vegetation currently obscure the early reaches of this drainage. Farther downslope, the flow path becomes a jurisdictional stream, classified as an Unnamed Tributary to Walnut Creek and subject to a 50-foot vegetated regulatory buffer. Earlier development piped a portion of this tributary beneath the lower parking lot and the existing tennis courts, which removed ecological function and reduced the system's ability to slow, filter, or infiltrate runoff.

The planned Tennis Improvements Project will begin to restore some of this lost function by introducing new GSI features at multiple points within the recreation core. The concept plan shows several GSI basins that treat runoff from the new tennis courts, regraded slopes, and reconfigured parking areas. One basin sits between the new courts and the player's patio, and another anchors the redesigned upper parking lot. A future GSI feature is reserved near the community center to support additional stormwater needs in later phases. These improvements will slow and treat runoff before it enters the piped sections of the stream.

As the new parcel is integrated into the park, new upstream GSI features can work together with the Tennis Project basins to create a coordinated treatment chain. Restoring portions of the headwater channel, enhancing infiltration opportunities, and reducing invasive cover will improve water quality and reduce peak flows before they reach the recreation core. This upstream focus supports the principles of environmental justice, strengthens watershed health, and reduces flooding impacts on downstream neighborhoods.

Together, these hydrologic strategies position Biltmore Hills Park as a critical contributor to watershed stewardship. By improving upstream water management, restoring segments of the Unnamed Tributary, and expanding GSI across the property, the park can support community safety, education, ecological resilience, and environmental justice within the Walnut Creek Watershed.

Soils

The expansion site contains a native soil mix of predominantly of RgD and RgC of the Rawlings-Rion complex (USDA). This convention represents a mixed zone of the official Rawlings and Rion Series of soil classifications, both fine-loamy, mixed, thermic soils. Additionally, the presence of Wedowee-Urban land complex soils represent a mixture of soils from the Wedowee Series and the Urban Land series, indicating a mixture of native, acidic Piedmont soils and disturbed soils aligning with the developed land on the primary park parcel and the buffered area along the road. Wedowee sandy loam soils on site are acidic soils in the Piedmont uplands with sandy loam topsoil and sandy clay loam or clay loam subsoil. The final soil type found on the expansion site is ChA, a mixture of the Chewacla and Wehadkee Series, both poorly drained soils on floodplains and indicative of areas prone to flooding.

The new park parcel is entirely composed of soils within the Wedowee Soil Series mixed with Urban Land soils. This suggests that the native soil is deep, well-draining, and acidic mixed with impacted soils from development.

Geotechnical Conditions and Remediation Considerations

The Geotech Report provides an overview of subsurface conditions on the parcel and identifies how the presence of uncontrolled fill, debris, and variable soil materials may influence future development. Its findings support the broader site analysis by describing soil behavior, the depth and characteristics of the fill mass, and the remediation measures that may be required to ensure long term stability and public safety.

Historical records indicate that the parcel transitioned from agricultural and residential use to a vacant site where soil mixed with construction debris was deposited as uncompacted fill. A house stood on the site as early as 1949 and was demolished between 1998 and 2005. After demolition, the property owner allowed fill containing soil, rock fragments, bricks, boulders, organic materials, and miscellaneous debris to be dumped without documentation. Conversations recorded in the report note that trash and stumps were removed at various times, although some illegal dumping may not have been fully addressed.

Geotechnical borings identified fill depths ranging from 12 to 25 feet in the central and eastern portions of the parcel. The fill displayed highly variable conditions. Uncompacted soils registered very soft consistencies, while other zones contained large inclusions of concrete or rock, producing excessively hard and inconsistent layers. Neither condition is appropriate for supporting settlement-sensitive structures.

The parcel reflects the rolling Piedmont topography described in the topography analysis. Elevations reach approximately 314 feet along the eastern boundary and fall toward the west, where the fill mass drops sharply toward natural grades near 272 feet. Fill depths in the center of the site range from 20 to 25 feet, creating a noticeable break between the fill plateau and the underlying natural landform.

Native soil series mapped on the site include Appling fine sandy loam on the east side and Cecil sandy loam on the west side. Laboratory testing of soil samples detected three volatile organic compounds above laboratory detection levels but below regulatory thresholds. This result confirms the presence of low-level constituents that do not trigger remediation requirements.

While these soils are not identical to those identified in the USDA soil map, it is important to consider that the USDA soil map is intended to provide an overview of soils at a large scale (typically 1:24,000). Additionally, USDA is often focused on the soil texture for agricultural and planting use, whereas the Unified Soil Classification System (USCS), used by geotechnical engineers, classifies soils based on their grain size and plasticity to inform structural engineering considerations. The USDA soil map provides a strong starting point for plant selection, but due to the frequency of unmapped soil inclusions, the geotechnical borings provide better insight into the structural conditions of the soil and are more accurate to the onsite soil conditions. Piedmont soils frequently overlap and transition, so it is common for soil types identified in the lab to differ from the USDA soil map.

The Geotech Report concludes that the uncontrolled fill is not suitable for supporting any structure that relies on shallow foundations. The primary concerns include the potential for total and differential settlement under structural loads, both in the short and long term. Organic debris within the fill may decay over time, adding to this instability. Settlement could occur at varying magnitudes for many years. Subsurface erosion around debris pockets could also lead to localized ground collapse. These risks extend to pavements and open space areas that rely on consistent grades for safe public use.

Preliminary Geotechnical Recommendations

The report outlines several preliminary recommendations to manage these conditions:

Building Structures

- The existing fill is not suitable for building foundation support, even if pilings are used.
- Complete removal of existing fill and replacement with properly placed and compacted structural fill, with a one to two month waiting period for consolidation. Reuse of existing fill is unlikely due to debris content.

Parking Lots

- Complete removal of existing fill is required to mitigate long term settlement, pavement deformation, ponding, and cracking.

Open Space

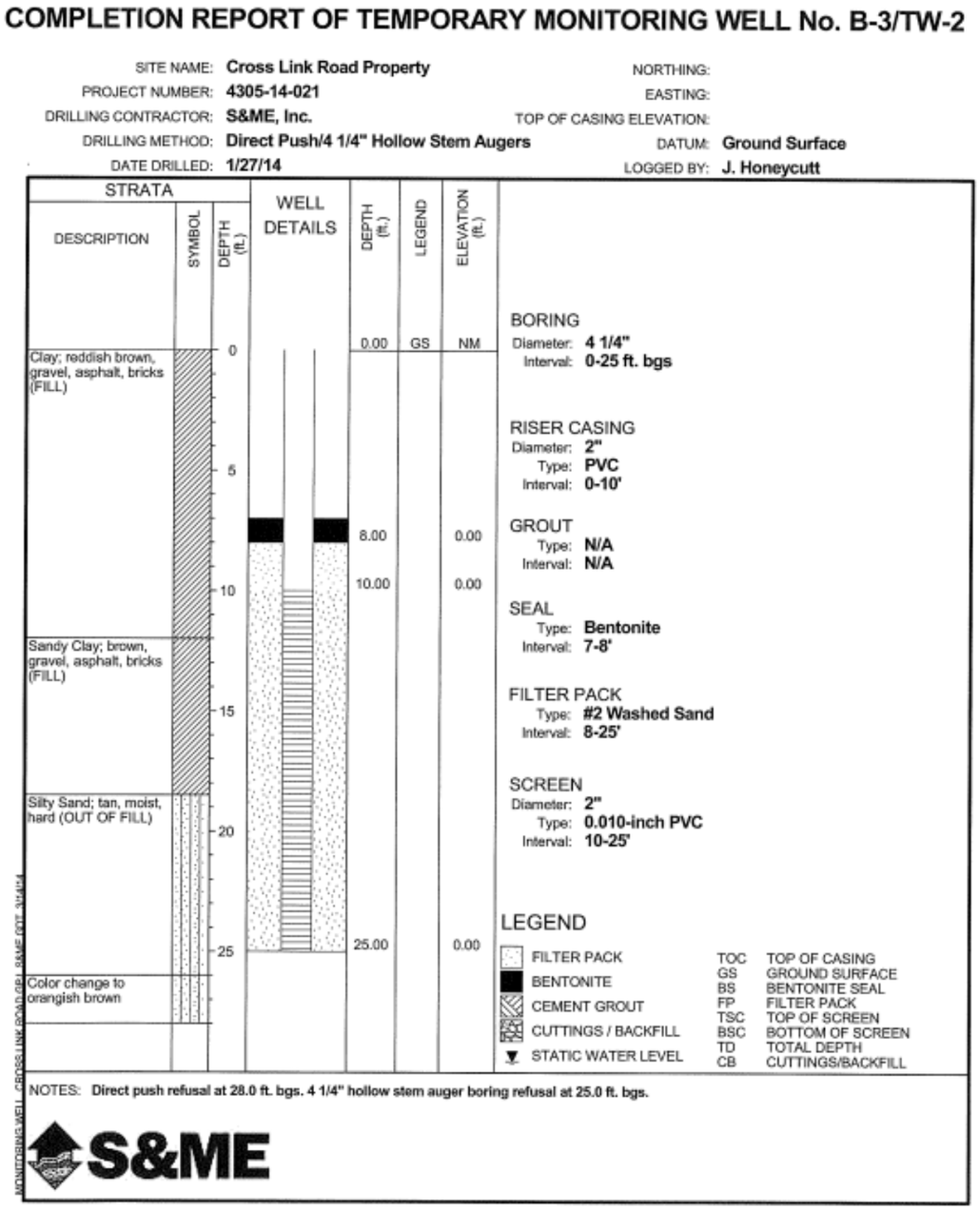
- Complete removal and replacement of fill to prevent depressions and settlement related hazards.
- Where full removal is not feasible, develop open space over existing fill with recurring maintenance that includes regrading and filling depressions.

Safety Considerations

Conditions documented in the Geotech Report present several safety concerns:

- Localized ground collapse may occur where voids form around buried debris.
- Long-term settlement may create uneven or depressed areas that present tripping hazards or challenges for accessible routes.
- Methane generation from decomposing organic debris may accumulate beneath impervious surfaces, prompting the report to recommend methane collection systems under buildings.
- Abrupt slope transitions at the western edge of the fill may require attention during future grading to ensure stability.
- Any developmnet of areas near the existing stream will require the undercutting of soft , soilsgroundwater control, and stabilization using geotextiles and crushed stone prior to fill placement.

These conditions make unmanaged fill unsuitable for public-facing infrastructure or high-use park amenities.



Boring Section at 1105 Cross Link Road; Approximately 18' of Fill then Transition to Native Soils



Approximate Fill Area at 1105 Cross Link Road

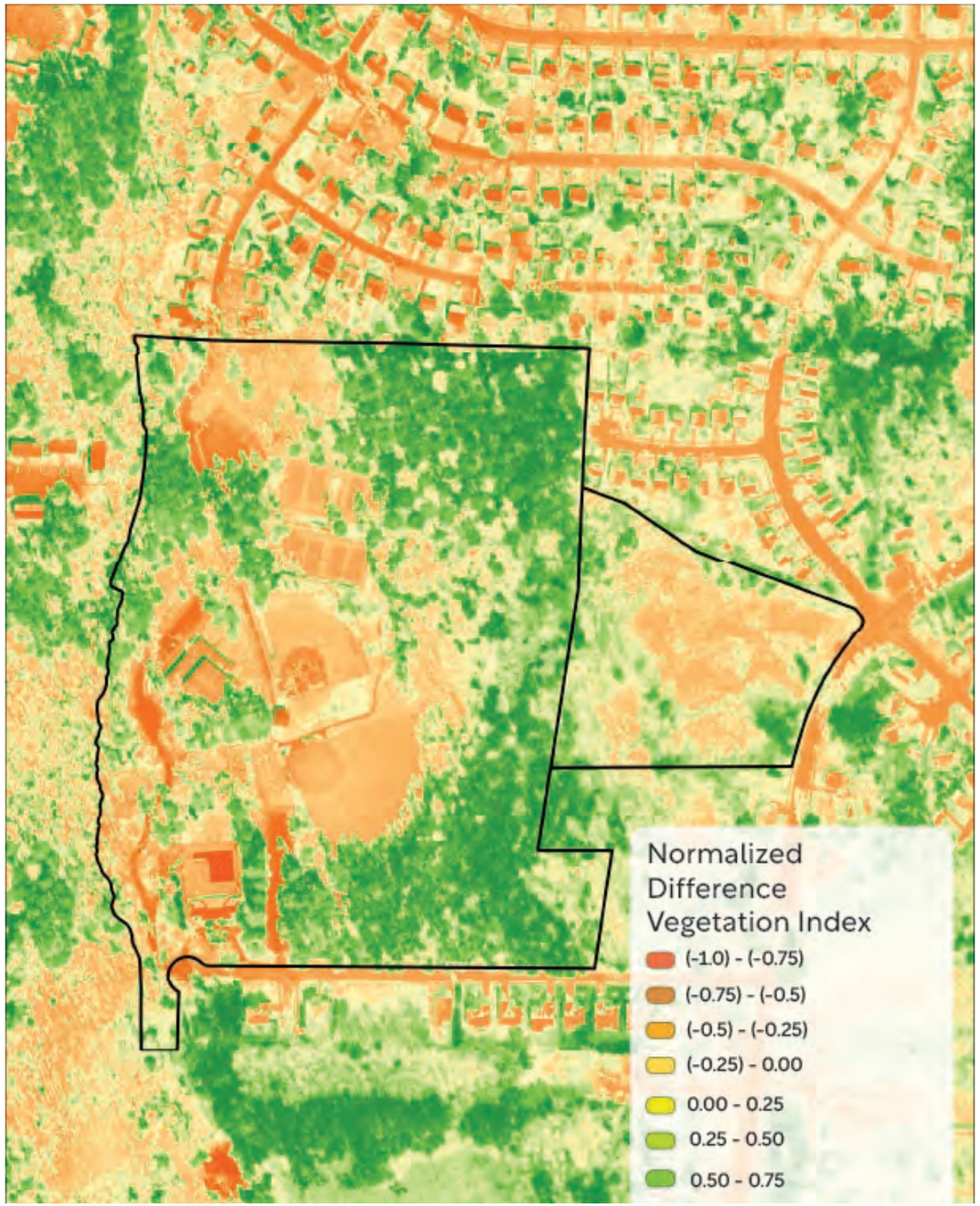
Remediation and Mitigation Costs

The Geotech Report includes a preliminary cost summary that originally outlined the scale of investment required to stabilize the site for development. Those estimates were prepared in 2014 and reflected pricing and assumptions available at that time. For a potential 20,000 square foot building, the report estimated $275,000 to $300,000 for a micropile foundation system and $350,000 to $400,000 for removal and replacement of approximately 13,000 cubic yards of unsuitable fill at $30 per cubic yard. These figures provided an early indication of the cost implications associated with the uncontrolled fill but were limited to a hypothetical building footprint and did not represent remediation of the broader park expansion site.

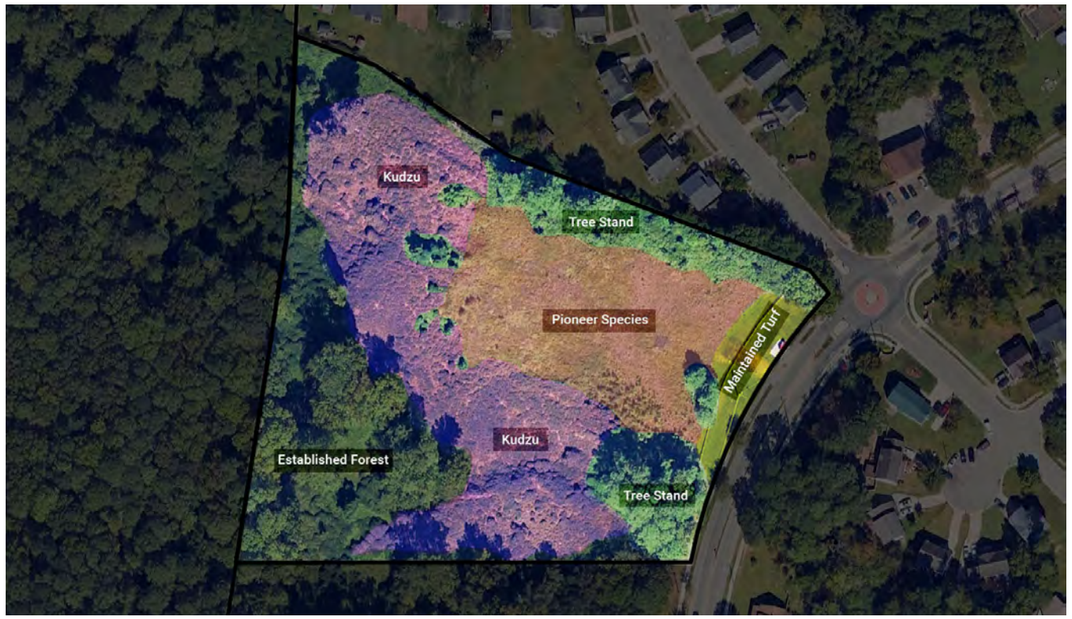
The current master plan cost estimate, included in Chapter 6, applies a broader mitigation strategy based on the proposed park development and a more comprehensive approach to unsuitable fill removal and replacement. The August 2026 estimate includes a $7 million lump-sum allowance for unsuitable fill removal and replacement, making geotechnical mitigation the largest single site-preparation cost in the plan. This allowance is included within a total Site Preparation and Earthwork subtotal of approximately $7.4 million.

The $7 million allowance is based on an order-of-magnitude estimate of approximately 140,000 cubic yards of removal and replacement at $50 per cubic yard. The quantity accounts for an assumed 1.2 swell factor, which increases the volume of material exported by approximately 20 percent over the initial earthwork takeoff, as well as additional imported material needed to fill the gully between the existing fill piles. The $50 per cubic yard unit cost reflects a consensus planning estimate based on the site's geographic location. These assumptions are intentionally general and are appropriate for order-of-magnitude planning rather than detailed construction estimating.

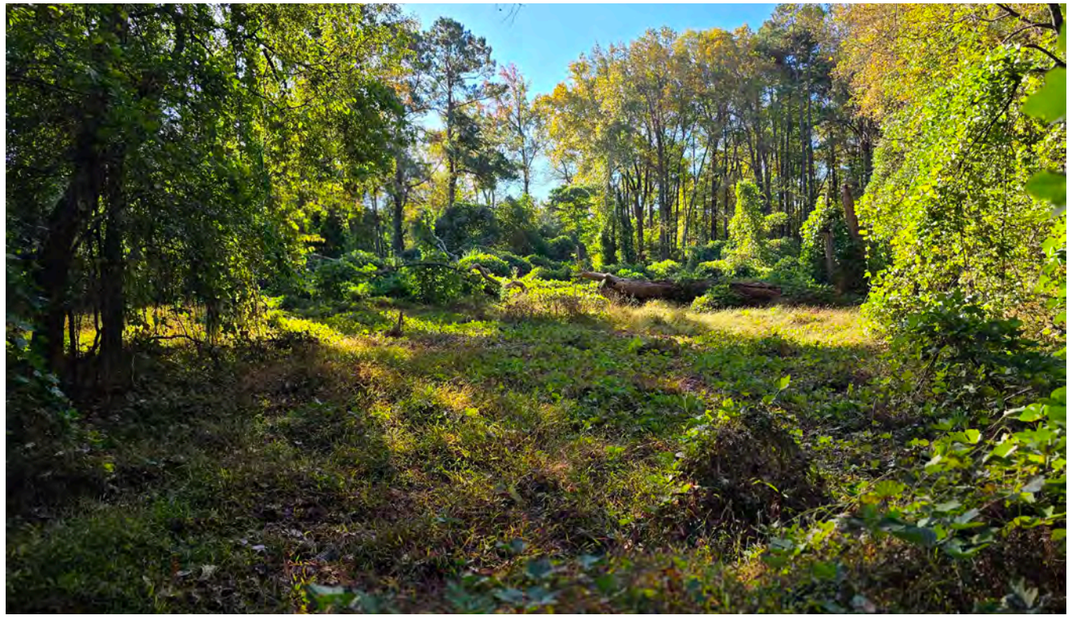
The increase from the 2014 planning figures to the current $7 million mitigation allowance therefore reflects both construction-cost escalation and a substantial change in the scale and strategy of remediation. Rather than considering treatment only beneath a hypothetical building footprint, the current analysis considers removal and replacement across the portions of the site affected by the proposed park improvements. The estimate will require refinement through additional geotechnical investigation, grading design, excavation and disposal planning, and final construction phasing.



Normalized Difference Vegetation Index (NDVI) Map Indicating Vegetative Quality of Biltmore Hills Park



Distribution of Vegetation within the Park Expansion Parcel



Open Lowlands Around Stream



Upland Forest

Vegetation

The expansion parcel contains a mix of upland forest, open lowlands, and maintained frontage, reflecting disturbance followed by long periods of limited intervention. Much of the vegetation forms a mature canopy, providing consistent shade across the southeast portion of the site. This structure supports shade-tolerant understory species that thrive in low light. Observations across the parcel indicate that the vegetation appears overgrown and lush in some areas, while weedy and unmanaged in others.

Approximately 33% of the site is covered in dense invasive species. Forest cover extends across approximately 25% of the parcel and includes stands of high quality trees between the expansion site and the existing Biltmore Hills Park amenities. This forest cover creates visual separation between the new parcel from the rest of the park. It also reinforces the wooded character that defines the broader landscape. The frontage along Cross Link Road transitions to maintained turf, creating a distinctly open edge against the road corridor. A mature pecan tree stands at the corner of Cross Link Road and Dandridge Drive and contributes to the neighborhood character. Tree stands along the northern property boundary provide an additional visual buffer for adjacent homes.

Waste piles on the site sit in an early successional state and support pioneer vegetation that has quickly colonized disturbed soils. In contrast, the interior uplands contain a recognizable Piedmont forest structure, while the lowlands around the small stream reflect more open conditions with heavy invasive plan coverage.

The site supports a wide array of native and non-native species recorded through iNaturalist entries. Common canopy trees include sweetgum, tulip poplar, red oak, white oak, and chestnut oak. Pines appear in several upland locations, and flowering dogwood and serviceberry provide mid-story structure.

Shrubs such as strawberry bush, possumhaw, wax myrtle, and shining sumac appear in scattered clusters. Vines include both native grape species and non-native wisterias. Herbaceous vegetation includes lizard's tail, scented hosta, and toothed white-topped aster. Bryophytes such as flat-leaved scalewort are present in moist, shaded areas.

Invasive plants appear throughout the parcel and warrant targeted mitigation. Documented species include kudzu, wild cherry (non-native), common lambsquarters, lesser celandine, Chinese wisteria, and Japanese wisteria. Additional species often found in Raleigh such as Chinese and Japanese privet, Japanese stiltgrass, Mahonia, Nandina, English ivy, and mimosa may also be present and should be verified in field surveys. These invasives currently suppress native regeneration and limit the health of the understory.

The diversity of plant species creates strong opportunities for educational engagement. A tree identification trail or interpretive signage program could highlight the mix of native and non-native trees, promote ecological awareness, and draw visitors deeper into the site's natural areas. Restoration efforts could improve ecological connectivity, enhance wildlife habitat, and strengthen the forested link between the expansion parcel and the larger Biltmore Hills Park landscape.

Wildlife observations from iNaturalist confirm a functioning urban ecosystem. Birds such as red-tailed hawks, mallards, pine warblers, and American goldfinches use the site for foraging and movement. Insects, including bumble bees, wheel bugs, and blue dashers, appear throughout the parcel. The presence of species like the eastern eyed click beetle, greater anglewing, and southern pine sphinx reflects the diversity of woodland habitat types.

Plant Species Observed Onsite (iNaturalist, Research Grade)

Trees	
American Elm	*Ulmus americana*
American Sweetgum	*Liquidambar styaciflua*
Bald Cypress	*Taxodium distichum*
Black Cherry	*Prunus serotina*
Chestnut Oak	*Quercus montana*
Common Serviceberry	*Amelanchier arborea*
Eastern Black Walnut	*Juglans nigra*
Flowering Dogwood	*Cornus florida*
Hackberries	*Celtis spp.*
Loblolly Pine	*Pinus taeda*
Longleaf Pine	*Pinus palustris*
Mulberries	*Morus spp.*
Red Maple	*Acer rubrum*
Scarlet Oak	*Quercus coccinea*
Shortleaf Pine	*Pinus echinata*

Southern Magnolia	*Magnolis grandiflora*
Southern Red Oak	*Quercus falcata*
Southern Sugar Maple	*Acer floridanum*
Sugar Maple	*Acer saccharum*
Swamp Laurel Oak	*Quercus laurifolia*
Tulip Poplar	*Liriodendron tulipifera*
White Oak	*Quercus alba*
Willow Oak	*Quercus phellos*

Shrubs	
Strawberry Bush	*Eunymus americanus*
Possumhaw	*Ilex decidua*
Wax Myrtle	*Myrica cerifera*
Shining Sumac	*Rhus copallinum*

Vines	
Graybark Grape	*Vitus cinerea*
Muscadine	*Vitis rotundifolia*

Herbaceous Plants	
Lizard's Tail	*Saururus cernuus*
Scented Hosta	*Hosta plantaginea*
Toothed White-Topped Aster	*Sericocarpus asteroids*
Shining Sumac	*Rhus copallinum*

Bryophytes	
Flat-Leaved Scalewort	*Radula complanata*

Invasive Plant Species Observed Onsite

Kudzu	*Pueraria montana*
Wild Cherry	*Prunus avium*
Common Lambsquarter	*Chenopodium album*
Lesser Celandine	*Ficaria verna*
Japanese Wisteria	*Wisteria floribunda*
Chinese Wisteria	*Wisteria sinensis*

Animal Species Observed Onsite (iNaturalist, Research Grade)

Birds	
Red-Tailed Hawk	*Buteo jamaicensis*
Mallard (Duck)	*Anas platyrhynchos*
Pine Warbler	*Setophaga pinus*
American Goldfinch	*Spinus tristis*

Mollusks	
Leopard Slug	*Limax maximus* (non-native)

Insects	
Tree Cattle	*Cerastipsocus venosus*
Common Eastern Bumble Bee	*Bombus impatiens*
North American Wheel Bug	*Arilus cristatus*
Blue Dasher	*Pachydiplax longipennis*
Broad-Headed Sharpshooter	*Oncometopia orbona*
Eastern Eyed Click Beetle	*Alaus oculatus*
Greater Anglewing	*Microcentrum rhombifolium*
Southern Pine Sphinx	*Lapara coniferarum*

Natural Features, Safety, and the Visitor Experience

The forested portions of the new park parcel contribute to a calm and naturalized visitor experience that contrasts with the more active program areas in the existing park. Dense vegetation creates a sense of immersion but also limits visibility from the Community Center and athletic fields, which introduces safety considerations for future programming. The patchiness of forest stands and the buffering along neighborhood edges create visual depth that makes the smaller parcel feel larger and more varied than its acreage suggests. This structure supports opportunities for shaded walking routes, interpretive signage, and educational elements that highlight native species, habitat value, and land stewardship practices. Public art in these quieter settings can take the form of low-impact, nature-integrated pieces that encourage exploration while maintaining the ecological character of the woods. Enhancing internal visibility while retaining ecological value will help balance safety expectations with the restorative qualities that visitors experience today.



Illustrated Site Ecology for Biltmore Hills Park

Features

The park expansion has no active utility infrastructure, reinforcing its current undeveloped character and underscoring the need for full utility extension as part of any future park improvements. Any extension must also consider the fill conditions discussed in the geotechnical conditions section above. Off-site stormwater enters the parcel through an existing 18-inch reinforced concrete pipe that discharges from the north. This concentrated flow influences site drainage patterns and will require careful coordination with future grading and stormwater strategies.

Raleigh stormwater GIS indicates a small wet pond near the southern property line. Field investigation could not locate this feature, suggesting it may be buried beneath dense vegetation or may have filled in and no longer function as a visible pond. Additional survey may be necessary to confirm its condition and determine whether any regulated stormwater features are present.

Potable water and sanitary sewer service are available within the Cross Link Road right-of-way. The surrounding neighborhood is also scheduled for major utility rehabilitation that will use upper Cross Link for laydown. The work will replace aging waterlines and sewer lines, install new cured-in-place pipe liners, and repair or replace manholes to improve system reliability. This effort will strengthen the utility network in the area and may influence construction phasing for future park work. The interim condition between completion of the sewer project and the start of any future park improvements should be considered and coordinated with Engineering Services to ensure site stability and proper restoration.

Overhead power lines and wooden poles run along the Cross Link Road frontage, creating a visible utility edge along the northern boundary. Future improvements on the parcel will need to address clearances, tree protection near the lines, and the visibility of these utilities as part of the park's edge condition.





Community Engagement

Engagement Overview

Public engagement played a central role in the Biltmore Hills Park Master Plan Update. The planning process followed the City of Raleigh's commitment to inclusive, transparent, and meaningful public participation. Community members were invited to share their experiences, priorities, concerns, and ideas throughout the plan's development. The engagement process combined in-person events, small-group conversations, surveys, and online participation to provide several ways for people to contribute.

The engagement effort focused on reaching current park users, nearby residents, community organizations, youth, older adults, families, and people who may not regularly participate in traditional public meetings. The process was designed to make participation welcoming and accessible while creating opportunities for both broad community input and more detailed discussion.

Engagement Goals

The engagement process was organized around several key goals:

- Understand how people currently use Biltmore Hills Park and the surrounding neighborhood.
- Identify community needs, concerns, and priorities for the existing park and the expansion parcel.
- Learn how the park can better reflect local history, culture, and community identity.
- Gather feedback on desired recreation programs, park spaces, access improvements, and environmental strategies.
- Test design ideas and understand community preferences as the plan developed.
- Build trust by clearly showing how public input influenced the final recommendations.

These goals helped ensure that engagement was not limited to collecting opinions. The process created an ongoing conversation between the community, the City, and the project team.

How Public Input Informed Decisions

Community input directly shaped the park vision, design values, program priorities, and physical organization of the final master plan. Early feedback helped the project team understand the importance of walking trails, recreation opportunities, family gathering spaces, safety, lighting, accessibility, environmental improvements, and recognition of Black history and cultural achievement.

As the planning process continued, public input helped refine the six park design values: Celebration, Community, Connection, Living Archive, Access & Safety, and Resilience. These values became a framework for evaluating design alternatives and developing the Roots & Resilience concept.

Feedback also influenced the selection and character of key park spaces, including the Celebration Lawn, Ancestors Loop, Roots & Rhythm Playground, Biltmore Hills Plaza, Sound & Sustenance Grove, Living Lab, and Resonance Trail. Community responses helped the project team balance active recreation, cultural expression, environmental restoration, and more flexible spaces for gathering and everyday use.

Not every suggestion could be included in the final plan. Some ideas required additional study, exceeded the available site area, conflicted with environmental constraints, or would require unrealistic operational commitments. When possible, the project team incorporated the intent behind these ideas into the plan.

Participation Opportunities

The City and project team provided multiple opportunities for participation throughout the planning process. These opportunities included:

- Public meetings and open houses
- Online community surveys
- Focus-group discussions
- Online project information
- Meetings with community leaders and stakeholder groups
- Interactive activities used to evaluate park programs, design values, and concept alternatives
- Review of the draft master plan before final adoption

Each phase of engagement built on the previous phase. Early activities focused on understanding existing conditions, community experiences, and desired park improvements. Later activities asked participants to respond to design alternatives, evaluate proposed park spaces, and help refine the final master plan.

Together, these participation opportunities created a clear record of community priorities and provided the direction needed to develop a park plan that reflects the people, history, and future of South Raleigh.

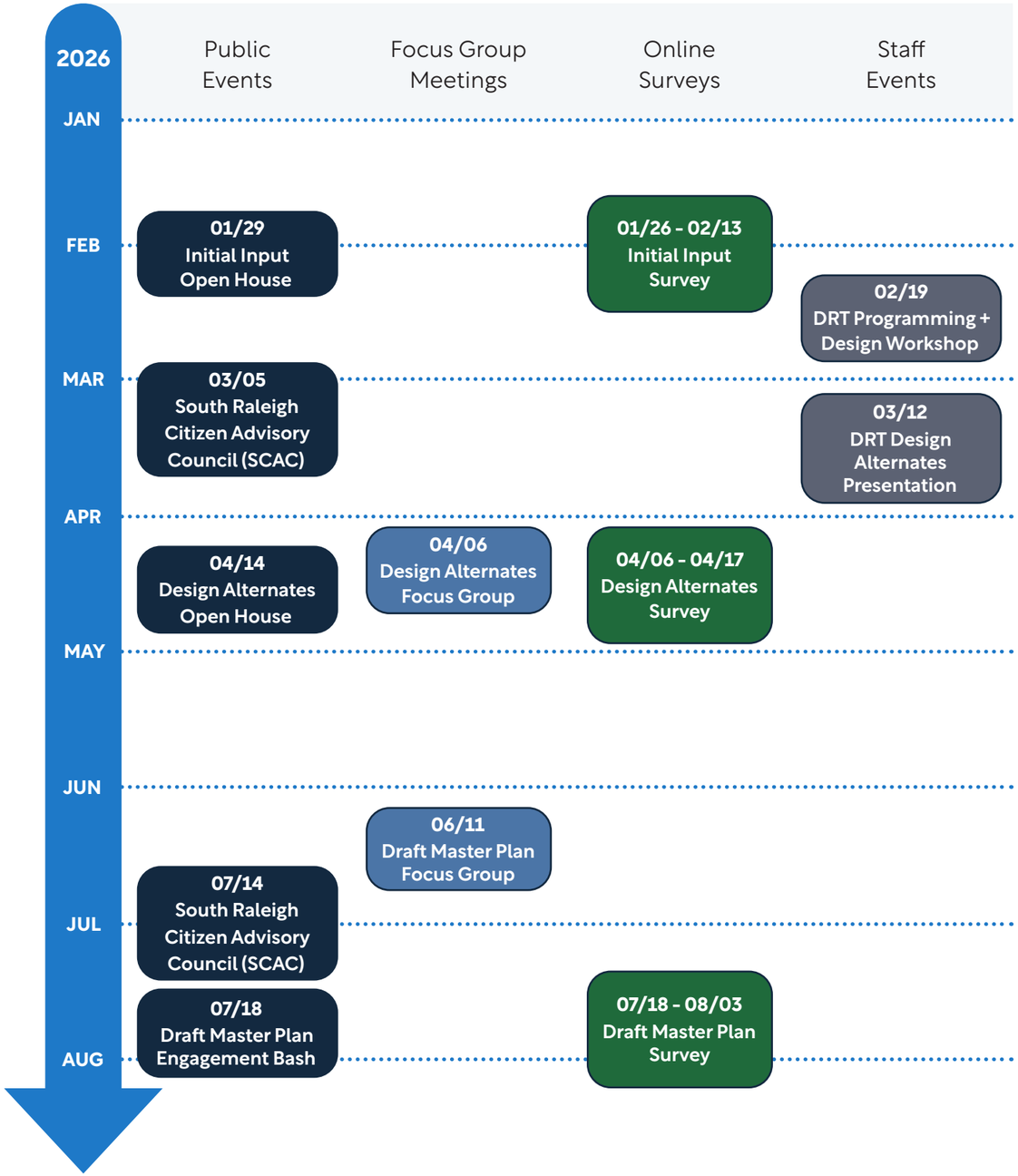


Staff participate in programming and design workshop.



Community members learn about the project during the open house.

Engagement Timeline



Phase 1: Listen & Learn

The first phase of engagement focused on understanding how the community uses Biltmore Hills Park today, what improvements people want to see, and what issues should guide the master plan. This phase combined broad public input with more focused conversations among residents, community leaders, City staff, and the project team.

The initial online survey, launched on January 26, 2026, gave community members an opportunity to share how they currently use the park, identify their highest priorities, and describe the types of spaces and programs they would like to see in the future. The survey provided the same content as the in-person meetings and expanded the scope to reach additional participants.

The Kickoff Open House, held on January 29, 2026, introduced the master plan update and invited participants to respond to existing conditions, recreation needs, access issues, and early program ideas. Interactive activities encouraged participants to identify what they value about the park, where improvements are needed, and how the expansion property could strengthen the larger park.

During this phase, City staff and the project team also coordinated closely on project goals, previous and ongoing park improvements, site constraints, and existing environmental conditions. These conversations helped establish a shared understanding of the opportunities and limitations that would shape the design process. The City staff also attended the restart of the South CAC during this phase to introduce them to the project.

What We Heard in Phase 1

Athletic Courts and Active Recreation

Participants expressed strong support for maintaining and expanding active recreation opportunities. Tennis remained a major community priority, along with basketball courts and flexible recreation spaces. Community members supported facilities that could serve daily neighborhood use while also accommodating youth programs, fitness activities, organized play, and larger community events.

Nature Trails and Walking Loops

Walking and nature-based recreation emerged as major priorities. Participants wanted networks of trails and loops that would make it easier to walk for exercise, move between park areas, and experience the wooded portions of the site. Many supported a trail system that could serve a range of ages and abilities while also creating opportunities for environmental education and quiet enjoyment.

Multigenerational Programming

The community expressed a desire for spaces that serve children, teens, adults, and older residents. Participants supported playgrounds, gathering areas, fitness opportunities, family activities, and programs that bring different generations together. The input reinforced the need for a park that supports both active recreation and everyday social connection.

What We Heard in Phase 1, Cont.

Safety and Visibility

Safety was a consistent concern. Participants discussed the importance of lighting, clear sight lines, visible entrances, well-maintained landscapes, and stronger links between park spaces. Community members wanted the expanded park to feel welcoming and comfortable throughout the day, with clear routes and activity areas that support regular use.

Cultural Identity and Storytelling

Participants asked how the park would reflect the history, culture, and achievements of the surrounding South Raleigh community. They encouraged the design team to identify park elements that celebrate local identity. This input established cultural expression as a central goal rather than a secondary feature of the plan.

Stormwater and Ecology

Community members recognized the opportunity to improve environmental conditions while expanding recreation. Participants supported stormwater management, habitat restoration, improved drainage, and educational features that help people understand the site's natural systems. Concerns about downstream flooding also reinforced the need for the plan to address stormwater in a visible and meaningful way.

Access and Connectivity

Participants wanted stronger connections within the park and between the park and the surrounding neighborhood. Priorities included safer pedestrian access, improved sidewalks and crossings, connectionsties between the existing park and the expansion, and easier movement between recreation areas. The community also supported better access for people arriving by foot, bicycle, transit, and vehicle.

Phase 2: Explore Alternatives



The second phase of engagement translated the priorities identified during the Listen + Learn phase into two distinct design alternatives. This phase allowed City staff, community members, and project stakeholders to compare different approaches to recreation, environmental restoration, circulation, and park character before the preferred direction was developed.

A staff programming and design workshop, held on February 20, 2026, brought City departments and the project team together to review community priorities, operational needs, site constraints, and potential park programs. The workshop helped clarify which facilities could be supported on-site, how new amenities might relate to the existing park, and what issues required further study. Staff discussions addressed recreation programming, maintenance, summer camp operations, parking, access, stormwater, safety, and long-term facility management.

The project team used this direction to develop two alternatives, **Peak Athletics** and **Wonder Woods**. The alternatives intentionally presented different levels of development and different relationships between active recreation and the natural landscape.

Peak Athletics

Peak Athletics explored a more active and facility-focused approach. It placed greater emphasis on athletic programming, organized recreation, larger gathering spaces, and supporting infrastructure. The concept tested how the Cross Link Road property and existing park could work together to accommodate a broader range of structured activities.

This alternative also helped the project team evaluate the land area, grading, parking, access, utilities, and support facilities needed for larger recreation programs. It raised important questions about how more intensive development would affect the wooded character of the site, stormwater systems, construction costs, and long-term operations.

Wonder Woods

Wonder Woods explored a lighter-touch approach centered on trails, nature-based recreation, environmental education, and pathways through the wooded landscape. The concept emphasized walking loops, flexible outdoor spaces, play integrated with nature, and opportunities to explore restored ecological systems.

This alternative preserved more of the site's existing landscape character and centered a deeper focus on recreation and nature-based learning. It also tested how smaller gathering spaces and distributed park amenities could support everyday use while reducing intensive site development.

Comparing the Alternatives

The two alternatives were not presented as final choices. Instead, they allowed participants to compare priorities and identify the strongest elements of each approach. Peak Athletics tested the community's interest in active recreation and larger facilities, while Wonder Woods tested interest in trails, natural areas, and a more immersive park experience.

A second round of public engagement included an online survey from April 6 through April 17, 2026, a focus group meeting on April 16, and a Design Alternatives Workshop and public open house on April 16. The alternatives and survey invitations were also shared directly with the South CAC to increase participation opportunities. Participants reviewed the alternatives, discussed tradeoffs, and identified the spaces and offerings they felt should move forward.

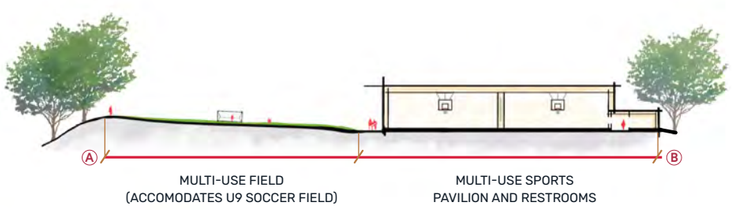
Staff and community feedback showed support for combining elements from both alternatives. Participants valued active recreation, but they also strongly supported trails, environmental features, walkability, and preservation of the site's wooded character. This feedback guided the development of a preferred concept that balanced recreation, culture, ecology, and connection.

A PEAK ATHLETICS

Skates, Sports, + Courts



Design Alternative Boards Provided at the Second Open House Event - Option A, Peak Athletics

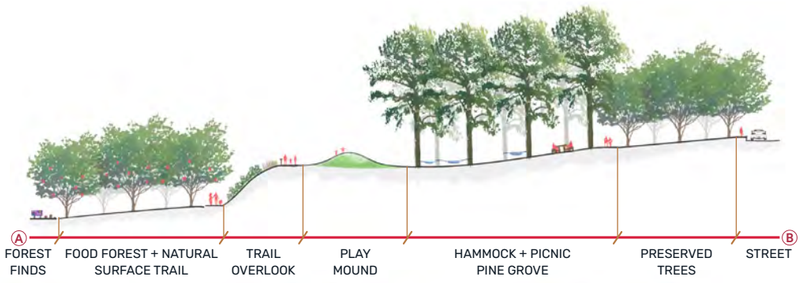


B WONDER WOODS

Nature Play + Environmental Restoration



Design Alternative Boards Provided at the Second Open House Event - Option B, Wonder Woods



What We Heard in Phase 2

Preference for Trails and Connectivity

Trails and connected walking routes remained among the strongest community priorities. Participants wanted a continuous system that linked the expansion property with the existing park and made it easier to move between activity areas. They also supported nature trails that could provide exercise, exploration, and access to quieter parts of the site.

Multi-Use Field as a Central Element

Both design alternates incorporated a multi-use field into the expansion design. This received unanimous support and was integrated into the final design. Participants supported the field because it offered room for recreation without requiring the site to be dedicated to one single sport or program.

Need for Covered Facilities

Participants emphasized the need for covered spaces that could support gatherings, programs, camps, performances, and everyday park use. Shade and weather protection were especially important during summer months. Feedback supported a range of covered facilities, including shelters and larger structures that could accommodate organized activities.

Importance of Walkability

The community wanted the park to feel easy and comfortable to navigate on foot by people of all ages and abilities. Participants supported accessible routes, navigability, manageable walking distances, and loops that provide choices for short or longer walks. Walkability was viewed as both a recreation benefit and a key part of creating a welcoming park.

Comfort Station Needs

Restrooms were identified as essential support facilities, particularly for longer visits, youth programs, summer camps, athletic activities, and community events. Participants and staff discussed the need for a comfort station with adequate capacity, convenient access, and a location that could serve multiple areas of the park.

Summer Camp Operations

City staff emphasized the importance of supporting summer camp programming. The discussion included safe gathering and check-in areas, access to restrooms, covered activity space, storage, clear supervision zones, and flow between indoor and outdoor facilities. These operational needs influenced the location and relationship of proposed park spaces.

Parking and Access Concerns

Participants raised concerns about whether parking and site access could support new facilities and larger events. Feedback focused on safe vehicle entry, convenient drop-off areas, pedestrian access from parking, and potential impacts on nearby streets and neighborhoods. The alternatives helped identify where additional study would be needed to balance access with the park's landscape and community setting.

Facility Feasibility

Staff and community members recognized that some desired facilities would require significant grading, utilities, construction funding, and long-term maintenance. The alternatives allowed the project team to evaluate whether proposed amenities were compatible with site conditions and City operations. This review helped distinguish between facilities that could be included in the master plan and ideas that may require additional study or future phases.

Desire for a Distinct Park Identity

Participants wanted the expanded park to feel unique to Biltmore Hills and South Raleigh rather than like a collection of standard recreation facilities. They supported a clear identity expressed through art, landscape, architecture, storytelling, and memorable park spaces.

Phase 3: Build a Common Vision

The third phase of engagement combined the strongest ideas from the two design alternatives with the community vision presented in the South Community Advisory Council's Roots & Resonance memo. Multiple meetings with the SCAC and the memo significantly influenced the emerging vision and values for the park by emphasizing Black history, cultural expression through art and music, community, environmental stewardship, and a strong sense of place. These ideas became a foundation for the preferred plan and helped establish culture and storytelling as central parts of the park experience.

The project team incorporated the concepts presented in the Roots & Resonance memo into the final plan while adding recreation facilities, gathering spaces, trails, environmental improvements, and supporting amenities that broaden the park's offerings. Rather than selecting Peak Athletics or Wonder Woods as a complete concept, the team combined the strongest elements of both alternatives with the memo's cultural framework to create a balanced direction for the entire park.

The preferred concept was developed through continued coordination with City staff and a focus group meeting held on June 8, 2026. These discussions tested the organization of major park spaces, circulation routes, support facilities, environmental systems, and connections between the existing park and the expansion property. Staff also reviewed the concept for recreation operations, maintenance, accessibility, safety, utilities, stormwater management, and long-term feasibility.

During this phase, the plan evolved into **Roots & Resilience**. The concept established a distinct identity for the expanded park and organized its spaces around the six community-supported design values: Celebration, Community, Connection, Living Archive, Access & Safety, and Resilience.



Draft Master Plan Presented at the June 11th Focus Group Meeting

What We Heard in Phase 3

Support for the Overall Vision

Participants responded positively to the idea of creating a cultural park that combines recreation, history, art, ecology, and community life. The Roots & Resilience concept was seen as a meaningful way to connect the park's future with the identity and history of South Raleigh.

Strong Interest in Signature Park Spaces

The proposed signature spaces received broad support. Participants valued the combination of active spaces, including the playground and lawn, with quieter spaces for walking, learning, reflection, and experiencing nature. Feedback confirmed that the park should offer a range of experiences rather than focus on a single type of recreation.

Cultural Expression as a Core Component

Participants favored cultural interpretation that is visible and woven into the landscape rather than limited to a single sign or isolated feature. The Ancestors Loop and Biltmore Hills Plaza were especially important to this goal.

Connected Trails and Walking Loops

Walking remained one of the highest priorities. Participants supported a clear network of accessible routes linking the existing park, new parcel, recreation spaces, natural areas, and neighborhood access points. The Resonance Trail and Ancestors Loop helped establish walking as both a recreational activity and a way to enjoy the park's cultural and ecological story.

Flexible Gathering and Event Spaces

Participants supported spaces that could serve everyday park use as well as larger gatherings, performances, celebrations, and community events. Covered facilities, shade, seating, restrooms, and convenient access remained important to making these spaces comfortable and functional.

Family and Multigenerational Use

The community continued to emphasize the need for spaces that welcome people of different ages and abilities. Participants supported a park where children can play, families can gather, older adults can walk and rest, and multiple generations can participate in programs and events together.

Environmental Resilience

Participants responded positively to visible stormwater and ecological improvements, including the constructed wetland, bioretention areas, restored landscapes, and natural stream buffer. These features were valued both for their environmental performance and for the educational and recreational experiences they could provide.

Implementation Priorities

Feedback also reflected an understanding that the master plan would be built over time. Participants emphasized the importance of establishing integrated pathways, basic support facilities, safety improvements, and high-use community spaces early in implementation. Signature facilities and specialized improvements could then be advanced as funding becomes available.

Phase 4: Confirm the Final Plan

The final phase of engagement focused on confirming the overall direction of the master plan and identifying any final refinements needed before completion. The Final Master Plan Open House, held on July 18, 2026, presented the preferred plan as a complete park vision rather than a set of separate alternatives. Concurrently, an online survey was conducted from Saturday, July 18th to Monday, August 8th to provide the entire community an opportunity to comment on the final master plan.

The final engagement materials introduced the overall Roots & Resilience concept, illustrated the organization of the park, and described the character and purpose of each major park space. The boards also showed how recreation, culture, ecology, circulation, and support facilities would work together across the existing park and the expansion.

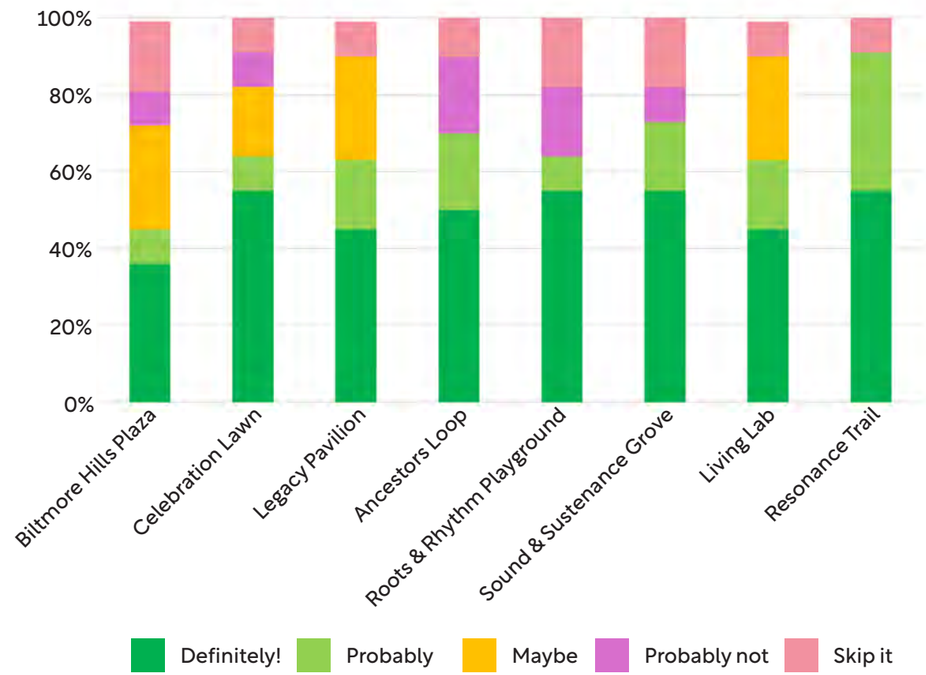
Participants reviewed the plan through a space-rating activity that asked them to evaluate individual conceptual park spaces. This activity allowed the project team to compare support across different spaces and identify which ideas resonated most strongly with participants. It also helped reveal whether any proposed areas required clarification, adjustment, or additional emphasis in the final report.

The final open house and online survey produced consistent and generally favorable responses to the Roots & Resilience master plan. Across both engagement formats, participants expressed support for the overall direction of the plan and showed interest in a broad range of gathering, recreation, trail, cultural, and environmental experiences. Flexible community spaces, including the Celebration Lawn and Legacy Pavilion, and everyday-use features such as the Resonance Trail emerged as particularly important. The distribution of positive ratings across multiple park spaces indicates that participants valued the plan as a connected and varied park experience rather than as a collection of isolated amenities.

The combined findings provide meaningful confirmation of the final concept. Because the open house and survey relied on voluntary participation and included relatively limited respondent groups, the results should not be interpreted as statistically representative of all South Raleigh residents. Some participants may also have contributed to both activities, and the open-house rating totals may include multiple evaluations by the same person. Nevertheless, the consistency between the in-person and online feedback strengthens the conclusion that participating community members supported the plan and did not seek major changes to its overall organization. The results support retaining the complete Roots & Resilience vision while continuing to refine individual spaces, access, safety, programming, and implementation during future design phases.

Feedback From the Survey

How likely would you be to use the different proposed park spaces?



Which park feature are you most excited about?

Word size reflects the relative level of interest in each feature, with larger words indicating greater interest based on survey responses.







Concept
Development

Overview

The concept development process brought together the project's technical findings, community input, and long-term goals for Biltmore Hills Park. The inventory and analysis identified opportunities to weave the expansion into the existing park, protect valuable natural areas, improve access, manage stormwater, and create new recreation and gathering spaces. Community engagement added another layer by identifying the experiences, stories, and priorities that matter most to residents.

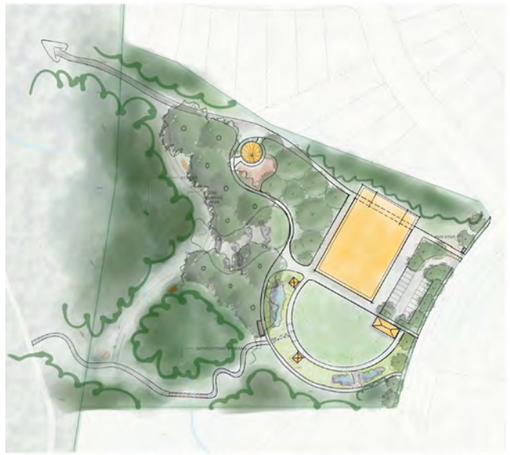
The design team used this information to prepare two alternatives for the expansion parcel. Peak Athletics explored a more active, facility-focused park, while Wonder Woods emphasized nature, trails, flexible recreation, and a lighter approach to development. The alternatives were not intended to produce a simple choice between two plans. Instead, they helped the project team, City staff, and community compare different priorities, understand tradeoffs, and identify the strongest ideas from each approach.

Feedback showed support for elements of both alternatives. The final plan combines active recreation with cultural expression, conservation education, community gathering, and everyday opportunities to immerse in nature. This unified direction became Roots & Resilience.

Early Concept Designs



Early Low-Impact Design Concept



Early High-Impact Design Concept

Design Alternatives

The design alternatives phase tested two different approaches for expanding Biltmore Hills Park. Each alternative responded to the findings from the site analysis and the priorities identified through community engagement. Peak Athletics emphasized active recreation and larger programmed facilities, while Wonder Woods focused on flexible recreation, trails, nature, and a lighter approach to development.

The alternatives were used to explore possibilities and compare tradeoffs. They were not presented as an all-or-nothing choice. Feedback from City staff, the Design Review Team, focus group participants, and the community helped identify which ideas best fit the site and supported the emerging vision for the park.

Concept 1: Peak Athletics



Concept 1: Peak Athletics

Organizing Idea

Peak Athletics explored a more active and facility-focused approach to the expansion. Larger recreation elements were concentrated near Cross Link Road, where they could benefit from direct access, parking, visibility, and supporting facilities. Trails and environmental features extended into the wooded portions of the site and connected the expansion to the existing park.

Major Program Elements

The alternative included a multi-use sports pavilion with restrooms, multi-use athletic field, skate park, traditional playground, picnic shelters, outdoor classroom, food forest, greenway trails, forest finds, bioretention areas, and a hillside stormwater feature. Together, these elements supported organized recreation, informal play, fitness, education, and group gatherings.

Strengths and Challenges

Peak Athletics responded strongly to community interest in youth recreation, play, fitness, and covered facilities. Its mix of prominent recreation features could attract frequent use and establish a visible new park entrance along Cross Link Road.

The alternative also placed considerable demands on a challenging site. Larger facilities required extensive grading, construction, parking, and long-term maintenance. Steep slopes, existing fill, drainage patterns, and established vegetation limited where these facilities could be located. The concentration of individual recreation elements also left fewer opportunities for the park's cultural identity and natural landscape to shape the overall experience.



Outdoor classroom space



Multi-use sports pavilion



Multi-use lawn and skate park

Concept 2: Wonder Woods



Organizing Idea

Wonder Woods used the site's wooded character and topography as the foundation of the park identity. A flexible central lawn supported recreation and community gatherings, while trails, nature play, overlooks, and forest encounters invited visitors to explore the landscape. Development was concentrated near Cross Link Road to reduce disturbance within the steeper and more heavily wooded areas.

Major Program Elements

The alternative included a flexible lawn with a play mound, nature play area, large gathering shelter, comfort station, hammock and picnic grove, bioretention areas, trail overlook, forest finds, and a contiguous trail system. These features support walking, informal play, nature interpretation, picnicking, relaxation, and community events.

Concept 2: Wonder Woods

Strengths and Challenges

Wonder Woods worked closely with the site's existing character. Its trail system emphasized the relationship between the expansion parcel and the existing park. Nature play, forest finds, and overlooks created opportunities for discovery, while the central lawn offered flexibility for both everyday recreation and larger gatherings.

The alternative included fewer dedicated athletic facilities and relied more heavily on spaces that could serve several purposes. Accessible routes through the sloping site still required careful grading and design. Like Peak Athletics, the concept also needed a stronger cultural framework to connect its individual spaces and create an identity rooted in Biltmore Hills and South Raleigh.



Play mound



Nature play



Restrooms, Pergola, and Bioretention

What Advanced into the Final Plan

In response to stakeholder and community feedback, the final plan combined the strongest ideas from both, modified several elements to better fit the site, and removed facilities that did not support the community values or respond well to the property's physical constraints.

As the alternatives were refined, cultural celebration became the framework connecting recreation, art, history, ecology, and community life. This shift transformed a collection of individual park elements into a unified vision for Roots & Resilience.

Design Alternative Idea	Final Plan Direction	How the Idea Evolved
Multi-Use Sports Pavilion	Legacy Pavilion	Retained as a major covered destination and expanded to support performances, programs, recreation, gatherings, and community events.
Traditional & Nature Playgrounds	Roots + Rhythm Playground	Combined into a distinctive play experience shaped by movement, music, culture, and nature.
Multi-Use Field and Play Mound	Celebration Lawn	Modified into a flexible lawn for informal recreation, performances, celebrations, and everyday use.
Picnic Shelters	Gathering Shelter and supporting social spaces	Consolidated into flexible gathering areas for families, groups, and park programs.
Food Forest	Sound + Sustenance Grove	Retained and expanded to connect food-producing trees with culture, education, sound, and shared experiences.
Outdoor Classroom	The Living Lab	Retained and expanded to support environmental learning, observation, and hands-on programs.
Greenway and Natural-Surface Trails	Resonance Trail and connected park routes	Retained and strengthened as the primary connection between park destinations, natural areas, and the existing park.
Forest Finds	Forest Finds along the Resonance Trail	Retained as dispersed art, nature play, exercise, and educational experiences.
Bioretention and Hillside Stormwater Features	Constructed wetland, bioretention cells	Expanded into a connected system that manages runoff, supports habitat, provides education, and helps reduce downstream flooding.
Flexible Picnic and Gathering Areas	The Porch and Biltmore Hills Plaza	Modified into intentional spaces for conversation, rest, storytelling, and community life.
Trail Overlook	Overlooks and places of pause	Retained as part of the sequence of experiences along the trail network.
Skate Park	Removed	Did not advance because of site limitations, cost, operational needs, and competing program priorities.
Formal Multi-Use Athletic Field	Modified	Replaced by the more flexible Celebration Lawn, which supports recreation without dedicating the space to one primary use.

The Master Plan

The Common Vision

Roots & Resilience

Roots & Resilience reflects both the history of Biltmore Hills and the community's vision for its future. "Roots" represents the people, stories, traditions, and landscapes that have shaped Biltmore Hills and South Raleigh. It also refers to the park's forests, soils, waterways, and food-producing plants. "Resilience" recognizes the strength of the community and the importance of restoring ecological systems, protecting natural resources, managing stormwater, and creating a park that can adapt and thrive over time.

The concept creates a cultural park where culture is celebrated through art, recreation, performance, interpretation, and everyday community life. The park will share important stories from the past while creating space for new voices, achievements, and traditions. As programs evolve, art is added, and the landscape matures, the park's story will continue to grow with the community.

Culture, landscape, recreation, and resilience work together throughout the plan. A playground can support movement and creativity. A trail can connect park destinations while sharing art, history, and environmental knowledge. Stormwater features can reduce flooding while creating habitat and opportunities for outdoor learning. Lawns and gathering spaces can support daily recreation, performances, festivals, and community celebrations.

The concept also unites the existing park with the expansion. New trails extend across the property and connect established recreation areas with new cultural, social, and natural spaces. The Cross Link Road entrance creates another welcoming point of arrival for nearby neighborhoods and transit users. Together, these improvements create one connected park that celebrates the community, protects the landscape, and provides new ways to gather, play, learn, and explore.

The final master plan organizes the expansion as a seamless sequence of recreation, cultural, social, and natural spaces. The most active destinations are located near the primary entrance, where they are visible and easy to reach. Quieter attractions extend into the wooded and lower portions of the site. This arrangement responds to the property's slopes, vegetation, and drainage patterns while creating a clear and welcoming park experience.

The expansion is designed as part of Biltmore Hills Park, not as a separate destination. The Resonance Trail and other pedestrian routes connect new park spaces with the existing community center, athletic facilities, walking trails, and neighborhood entrances. Shared programs, consistent materials, coordinated signs, and cultural features help both areas function as one park.

The Cross Link Road entrance creates a new gateway for nearby residents, transit users, drivers, pedestrians, and bicyclists. The entrance leads visitors toward the park's primary gathering spaces and provides a clear sense of arrival. Existing neighborhood entrances remain important parts of the park network and continue to provide access from Biltmore Hills and surrounding communities.

A system of trails and walkways links all major destinations. The Ancestors Loop surrounds the Celebration Lawn and connects art, gathering spaces, play areas, and the Legacy Pavilion. The Resonance Trail extends through the park's wooded landscape, tying the expansion parcel to the existing park while offering Forest Finds, overlooks, environmental and nature-based learning, and places to pause. Routes are designed to support universal access wherever site conditions allow.

Active recreation is concentrated around the Roots + Rhythm Playground, Celebration Lawn, Legacy Pavilion, and other gathering spaces. Quieter, nature-based experiences occur along the Resonance Trail, within the Sound + Sustenance Grove and Living Lab, and near the constructed wetland, natural stream buffer, and restored forest. The transition between these zones allows visitors to move easily from play and celebration to walking, learning, reflection, and nature.

Culture and ecology provide the framework that unifies the plan. Art, performance, interpretation, food-producing trees, and community storytelling create a living archive of Biltmore Hills and South Raleigh. At the same time, bioretention cells, the constructed wetland, native planting, forest restoration, and protected stream areas manage stormwater and strengthen the site's natural systems. Integrating these distinct elements establishes a seamless park network driven by recreation, cultural identity, and environmental resilience.

ROOTS & RESILIENCE MASTER PLAN



The Six Park Values



Black creative excellence & civic pride.

Biltmore Hills Park celebrates Black creative excellence, cultural expression, and civic pride. Art, performance, gathering spaces, and everyday park experiences create opportunities for the community to celebrate its identity, achievements, and future.

Designed with and celebrating the residents of South Raleigh.

The park is shaped by the people of South Raleigh and reflects how they gather, play, and relax. Flexible spaces support families, neighbors, community organizations, recreation, and events of many sizes.





Bridging generations, disciplines, lifestyles, and park destinations

Bridging generations, disciplines, lifestyles, and park destinations.

The park brings together generations, perspectives, creative disciplines, and destinations. A seamless network of trails, gathering spaces, and cultural features links to the existing park, the Cross Link expansion, and the surrounding neighborhoods.

Sharing cultural history through art, interpretation, programs, and evolving stories.

The park shares the stories of Biltmore Hills and South Raleigh through art, interpretation, programs, and community storytelling. These stories can continue to grow as new voices, traditions, and achievements become part of the park.





Creating a park that is comfortable, visible, accessible, and welcoming to all.

The park is designed to feel comfortable, visible, accessible, and welcoming throughout. Clear routes, lighting, open views, universal access, and entrances from nearby neighborhoods and transit help everyone use the park with confidence.

Protecting natural resources and managing the landscape responsibly.

The park protects natural resources while managing stormwater, restoring habitat, and supporting a healthy landscape. Durable materials, native plants, and responsible maintenance will help the park adapt and thrive over time.



Key Park Spaces

THE LEGACY PAVILION



Purpose and Experience

The Legacy Pavilion serves as the park's primary destination for performances, recreation, and community events. Its flexible design can support basketball, dance, roller skating, fitness classes, summer camps, public programs, reunions, and informal gatherings. The pavilion creates a visible civic landmark near the Cross Link Road entrance and gives the community a comfortable, covered place to gather throughout the year.

Key Program Elements

The pavilion includes a large, covered activity area, flexible performance and program space, lighting, electrical service, storage, seating opportunities, and convenient access to restrooms. An integrated art wall provides a prominent canvas for youth art, community-created works, rotating exhibits, and storytelling. The surrounding landscape can accommodate event support, informal seating, food vendors, and activities that extend beyond the structure.

Design Considerations for Future Phases

Future design should confirm the pavilion's capacity, operating model, acoustic needs, utility requirements, storage, restroom access, and relationship to nearby residences. The design should also evaluate event loading, emergency access, security, weather protection, and opportunities to incorporate public art and historically relevant architectural details.

CELEBRATION LAWN



Purpose and Experience

Celebration Lawn is the park's flexible outdoor commons. It supports everyday recreation, picnics, informal games, performances, festivals, and community celebrations. Its open character provides a welcoming contrast to the surrounding forest and creates a shared space where people of different ages can gather, play, and relax.

Key Program Elements

The lawn includes a large, open turf area framed by the Ancestors Loop, shade trees, seating, and nearby gathering spaces. Its gently sloping surface can support informal play while also creating comfortable viewing areas for events associated with the Legacy Pavilion. Connections to nearby paths and facilities allow the lawn to function as the center of the park's most active spaces.

Design Considerations for Future Phases

Detailed design should evaluate grading, drainage, soil preparation, turf durability, shade, event capacity, and access for maintenance and emergency vehicles. The lawn should remain flexible rather than being designed as a formal athletic field. Future phases should also coordinate event infrastructure, temporary staging, power, lighting, and protection of surrounding sightlines into the park.

BILTMORE HILLS PLAZA



Purpose and Experience

Biltmore Hills Plaza is a welcoming plaza for conversation, reflection, storytelling, and small community programs. It provides a more intimate setting than the park's larger gathering spaces and creates opportunities to share the history and continuing achievements of Biltmore Hills and South Raleigh. Contemporary shade structures create a comfortable setting while serving as an iconic architectural feature that elevates the park's presence along Cross Link Road. The plaza is designed as a place where community memory remains visible, active, and open to new contributions.

Key Program Elements

The plaza includes an accessible paved gathering area, comfortable seating, contemporary shade structures, interpretive features, public art, and space for small programs or exhibits. The shade structures should use distinctive forms, colors, and materials to establish a recognizable park identity and create a welcoming gateway along Cross Link Road. Planting and integrated stormwater features help define the space. The plaza can also support rotating stories, oral histories, temporary displays, and community-created content.

Design Considerations for Future Phases

Future design should establish a community-led process for selecting stories, artists, materials, and interpretive content. The plaza should allow information and exhibits to change over time. Detailed design should also address shade with architectural flair, balance comfort and security, lighting, drainage, power, long-term maintenance, and the durability of art and interpretive elements.

ANCESTORS LOOP



Purpose and Experience

The Ancestors Loop is a prominent walking route that surrounds Celebration Lawn and connects many of the park's major destinations. Monumental, interactive art placed along the loop honors the people, creativity, and heritage of Biltmore Hills and South Raleigh. The amenity combines movement, gathering, art, and storytelling within the active heart of the park.

Key Program Elements

The loop includes a wide, flat and accessible path for people of all abilities, monumental artworks with natural stone seating bases, shade, lighting, signs, and access to the Legacy Pavilion, Celebration Lawn, Biltmore Hills Plaza, playground, and other gathering spaces. Artworks honoring neighborhood leaders are spaced to create a sequence of distinct encounters while preserving views across the lawn and comfortable pedestrian movement.

Design Considerations for Future Phases

The City should use a community-centered public art process to determine the themes, artists, and stories represented along the loop. Future design should coordinate artwork foundations, seating, lighting, utilities, accessibility, maintenance, and security. Art should be placed outside the primary walking zone and designed to encourage interaction without creating hazards or obstructing circulation.

RESONANCE TRAIL



Purpose and Experience

The Resonance Trail is the primary path between the expansion and the existing park. It invites visitors to move through the wooded landscape while discovering art, nature, exercise, and cultural interpretation. The trail offers both a practical connection and a slower path shaped by sound, changing light, landform, and forest character.

Key Program Elements

The trail includes a wide, accessible paved route, overlooks, seating, signs, Forest Finds, exercise opportunities, nature play, and connections to major park destinations. Interpretive elements can share both the ecological history and heritage of the site. Rest areas and discoveries along the route encourage visitors to pause and take in the landscape.

Design Considerations for Future Phases

Future design should confirm trail grades, widths, materials, drainage, retaining needs, and resting intervals. The route should minimize disturbance to high-quality forest and avoid sensitive drainage areas where possible. Detailed design should also address lighting limits, emergency access, wayfinding, sightlines, navigability, and long-term pavement and vegetation maintenance.

ROOTS + RHYTHM PLAYGROUND



Purpose and Experience

Roots + Rhythm Playground creates a distinctive play area inspired by movement, music, culture, and nature. It gives children opportunities to climb, balance, slide, create sound, play together, and use their imaginations. The playground is intended to feel welcoming and recognizable as a place created for the children and families of South Raleigh.

Key Program Elements

The playground includes play equipment for multiple ages and abilities, musical and sensory features, climbing and balancing challenges, swings, slides, imaginative play, accessible surfacing, shade, seating, and clear family gathering areas. Nature-based materials and expressive colors give the playground its own identity.

Design Considerations for Future Phases

Children, caregivers, and community members should help refine the playground theme and equipment selection. Future design should address age separation, inclusive play, fall zones, shade, seating, visibility, fencing, drainage, maintenance, and access to restrooms. Custom elements should be durable, repairable, and supported by reliable replacement parts.

SOUND + SUSTENANCE GROVE



Purpose and Experience

Sound + Sustenance Grove blend food, music, culture, and community into a productive landscape. Fruit and nut trees suited to the Piedmont create opportunities for tasting, learning, gathering, and sharing. Musical and interpretive features can expand the sensory environment and highlight relationships among food traditions, sound, memory, and community life.

Key Program Elements

The grove includes food-producing trees, accessible paths, seating, gathering areas, educational signs, and opportunities for sound-based art or informal music. Planting can demonstrate species that grow successfully in the region while supporting seasonal programs related to food, gardening, health, and local traditions.

Design Considerations for Future Phases

Future planning and plant selection should consider climate, soil, disease resistance, wildlife, fruit drop, and long-term maintenance. The City should also evaluate pruning, pest management, accessibility, food safety, educational partnerships, and community stewardship.

THE LIVING LAB



Purpose and Experience

The Living Lab makes the park's ecological systems visible and understandable. Visitors can observe how stormwater, plants, soils, wildlife, and seasonal change shape the landscape. The space supports environmental education, hands-on learning, citizen science, and quiet exploration while demonstrating how park infrastructure can also provide habitat and community value.

Key Program Elements

The Living Lab includes the constructed wetland, bioretention areas, accessible observation points, outdoor learning spaces, interpretive signs, habitat planting, and opportunities for water and wildlife monitoring. Programs can connect the site's environmental systems with its heritage and the changing relationship between the community and the land.

Design Considerations for Future Phases

Detailed engineering should confirm stormwater sources, water levels, soils, grading, planting zones, pretreatment, overflow routes, and maintenance access. Future phases should also address the removal of invasive plants and unsuitable fill material, followed by soil stabilization and restoration. Because disturbance may trigger rapid successional changes, interim management should include erosion control, temporary native cover, invasive plant monitoring, targeted follow-up removal, and phased planting until permanent plant communities become established. The design should protect visitors without separating them from the landscape. Future phases should establish long-term monitoring goals, interpretive content, maintenance responsibilities, and partnerships for environmental education and ecological stewardship.

THE PORCH



Purpose and Experience

The Porch overlooks the Roots & Rhythm playground and brings the comfort and social character of a neighborhood front porch into the park. It provides an informal place to sit, talk, watch playground activity, meet neighbors, and rest between destinations. The space supports everyday community life without requiring a scheduled program or special event.

Key Program Elements

The Porch includes comfortable and flexible seating, shade, accessible paving, small gathering areas, planting, lighting, and views toward the playground and forest landscape. Its location allows visitors to feel welcomed to the park while remaining in a comfortable social setting.

Design Considerations for Future Phases

Future design should study shade throughout the day, seating variety, views, and relationships to nearby programs. Furnishings should accommodate individuals and small groups while allowing clear circulation. Materials should be comfortable, durable, easy to maintain, and consistent with the park's overall identity.

GATHERING SHELTERS



Purpose and Experience

The Gathering Shelters provide comfortable settings for family picnics, birthday parties, park programs, and other activities. Shelters of different sizes accommodate both small family gatherings and mid-size group events while offering a more intimate space than the Legacy Pavilion. Their locations near recreation spaces allow visitors to stay close to play, trails, and the surrounding landscape.

Key Program Elements

The shelters include covered seating, picnic tables, grills where appropriate, accessible routes, and convenient distances from restrooms and nearby activities. Shelter sizes, seating capacities, and amenities can vary based on their location and intended use.

Design Considerations for Future Phases

Future design should confirm the number, size, capacity, and location of each shelter based on anticipated use, reservation needs, and nearby park activities. Planning should also address parking access, restroom proximity, utilities, grills, service access, waste management, and safety. Each shelter should provide convenient access while limiting conflicts with trails, play areas, other gathering spaces, and neighboring properties. A consistent family of architectural materials and details should connect the shelters to the Legacy Pavilion while allowing each structure to respond to its setting and scale.

FOREST FINDS AND RELATED TRAIL FEATURES



Purpose and Experience

Forest Finds turn a walk through the park into a series of discoveries. Small, widely spaced features along the Resonance Trail invite visitors to play, exercise, observe nature, encounter art, or learn something new. Each find offers a reason to pause while preserving the forest as the main focus.

Key Program Elements

Forest Finds may include small artworks, nature play elements, exercise stations, sound features, wildlife observation points, interpretive signs, seating, and framed views. Related trail nodes can include overlooks, rest areas, sensory features, and rotating installations created with artists, students, or community partners.

Design Considerations for Future Phases

Forest Finds should remain secondary to the natural character of the trail. Future design should limit grading and tree disturbance, provide adequate spacing, and avoid creating visual clutter. Each feature should be evaluated for accessibility, fall zones, drainage, visibility, durability, and maintenance. A phased or rotating program could allow new finds to be added over time with continued community participation.

Key Park Systems

The final master plan is supported by a series of connected systems that shape how people reach, use, understand, and care for the park. Access, cultural expression, stormwater management, ecology, and supporting infrastructure work together across the site. These systems connect individual park spaces and help the existing park and the expansion function as one complete park. Many of these features will require detailed study and coordination with city departments during future design phases.

Access + Circulation + Safety

The Cross Link Road entrance creates a new public gateway to Biltmore Hills Park. It provides direct access to the expansion parcel and strengthens the park's presence along the street. The entrance leads visitors to the Biltmore Hills Plaza, Legacy Pavilion, Celebration Lawn, and other major destinations. Clear signs, visible architecture, public art, landscape features, and open views create a welcoming and easily understood sense of arrival.

The Master Plan Update also includes a proposed greenway trail connection to Walnut Creek Wetland Park. A future project will determine the final trail alignment, associated stream restoration, permitting requirements, and related environmental improvements. As that work advances, connections to the Resonance Trail should remain a priority so the expansion parcel, existing Biltmore Hills Park, Walnut Creek Wetland Park, and the broader greenway network function as a connected system.

Safety is a primary feature of the access and circulation system. Entrances, trails, parking areas, buildings, and gathering spaces are arranged to maintain clear sightlines and minimize hidden or isolated areas. The layout supports natural surveillance from active park spaces and makes routine patrols and emergency response straightforward. Lighting, security cameras, emergency communication systems, and other security technology will reinforce thoughtful site planning without making the park feel unwelcoming.

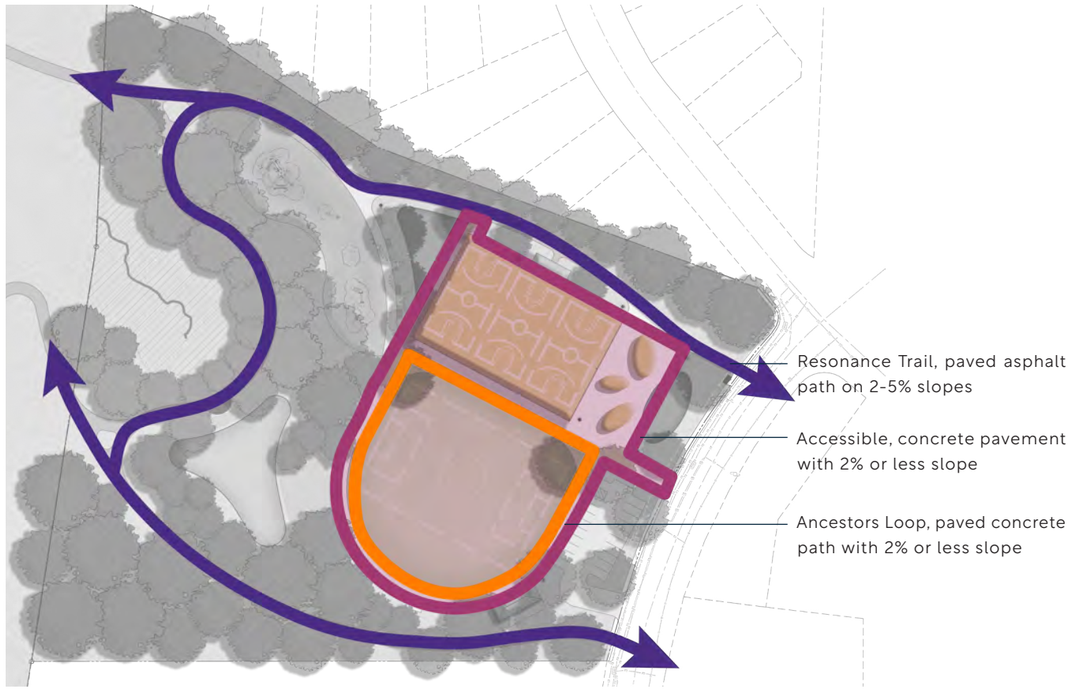
A transit stop and shelter provide access for people who do not arrive by car. Sidewalks and bicycle lanes along Cross Link Road lead directly into the park and connect with the internal trail network. Bicycle parking will be located near major destinations. The transit stop and routes remain visible from the street and nearby park spaces. These improvements make the park easier and safer to reach from nearby neighborhoods while supporting a wider range of transportation choices.

The expansion ties to the existing park through the Resonance Trail and supporting pedestrian routes. Together, these connections link new cultural, recreational, and ecological spaces with the existing community center, athletic facilities, walking trails, and neighborhood entrances. The Ancestors Loop organizes circulation within the active center of the expansion, connecting the Legacy Pavilion, Celebration Lawn, Biltmore Hills Plaza, playground, and gathering areas. Trail alignments, planting, and park features should preserve visibility at intersections, gathering points, and changes in direction.

Universal accessibility is a primary goal throughout the circulation system. Routes provide accessible slopes, stable surfaces, adequate width, resting areas, clear transitions, and safe crossings wherever site conditions allow. The steep terrain will require careful grading, and some pathways may need switchbacks, retaining walls, or other design solutions. Accessible parking, transit stops, restrooms, seating, and major park spaces are connected by a continuous accessible route. Resting areas will be visible from primary routes and positioned to avoid creating concealed spaces.

Parking near Cross Link Road supports daily use, events, and access to the park's primary destinations. Its size and layout should balance visitor needs with the goal of limiting new impervious surfaces. Parking should provide clear pedestrian routes, visible entrances, adequate lighting, and open views between vehicles and surrounding park spaces. Service routes should support deliveries, events, waste collection, landscape care, and facility maintenance without disrupting primary pedestrian areas. Future design efforts should include a parking study of the surrounding neighborhood in the context of large events, use of local streets, and demand generated by active recreation programs in the existing park.

Park Circulation Diagram



Emergency and maintenance vehicles must be able to reach major facilities and gathering spaces using routes designed to protect pavement, landscape areas, and visitor safety. Circulation supports efficient policing through clearly defined routes, adequate vehicle access, visible gathering spaces, and limited dead ends or concealed areas. Emergency access points, vehicle controls, turning areas, and shared-use routes should be coordinated with police, fire, emergency medical services, and park maintenance staff during future design.

Consistent wayfinding will help visitors understand how the expansion connects with the existing park and how to reach assistance when needed. Signs should identify entrances, destinations, distances, accessible routes, trail intersections, emergency locations, and park rules. Lighting should focus on entrances, primary routes, buildings, parking, transit areas, and gathering spaces while limiting unnecessary impacts on the forest and wildlife. Security cameras, emergency call technology, open views, clear sightlines, and regular activity near major routes should work together to create a safe, comfortable, and welcoming park.

Cultural Expression + Interpretation

Cultural expression is central to the identity of Roots & Resilience. Art, signs, programs, performances, and community storytelling share the history and continuing creativity of Biltmore Hills and South Raleigh. These features are integrated throughout the park rather than concentrated in a single location.

Monumental art along the Ancestors Loop will create a prominent sequence of cultural landmarks around Celebration Lawn. The artwork should celebrate Black creative excellence and reflect the people, achievements, and local folklore. Their scale and placement will make art part of the park's everyday experience while supporting reflection, conversation, play, and community pride.

Interpretive signs will share cultural and environmental narratives at important locations throughout the park. Topics may include neighborhood history, community leaders, creative traditions, changing land use, forests, waterways, stormwater, and ecological restoration. Interpretation should use clear language, strong graphics, and accessible formats. Digital content may supplement physical signs with audio, video, archival materials, and additional languages.

The art wall at the Legacy Pavilion will provide a visible place for youth art, community-created work, rotating exhibits, and storytelling. Temporary installations, oral histories, performances, and changing displays will allow new voices and perspectives to become part of the park. This approach supports the idea of a living archive that grows with the community rather than presenting history as a finished story.

Future art and interpretation should be developed through continued community participation. Residents, artists, historians, educators, youth, and community organizations should help identify themes, stories, and selection processes. Partnerships can support artist commissions, oral-history projects, school programs, exhibitions, performances, and ongoing care of cultural features.

Cultural and environmental interpretation reinforce one another. The history of the community is tied to the changing landscape, including the site's forests, waterways, past land disturbance, stormwater challenges, and restoration. Sharing these relationships will help visitors understand resilience as both a community strength and an ecological responsibility.

Green Stormwater Infrastructure

Several major Green Stormwater Infrastructure (GSI) devices have been installed in the existing park to reduce stormwater pollution and reduce downstream flooding. Roots & Resilience expands on this existing system by integrating GSI into the park as a connected system rather than a separate engineering feature. The system uses soils, plants, grading, and natural drainage processes to slow, store, filter, and release runoff. These features improve water quality, reduce erosion, support habitat, and help reduce downstream flooding in the Walnut Creek watershed.

The constructed wetland is the largest visible component of this system. It is intended to capture and treat stormwater entering the site from surrounding areas, including off-site runoff. The wetland will slow water, allow sediment to settle, filter pollutants through soils and vegetation, and release water at a controlled rate. It will also create habitat and support environmental education through overlooks, signs, and programs associated with the Living Lab.

Bioretention cells will collect runoff from parking, walks, buildings, and other developed areas. These planted depressions will filter water through engineered soils before it infiltrates or enters the downstream drainage system. Their planting and form will complement nearby park spaces while making stormwater management visible and understandable.

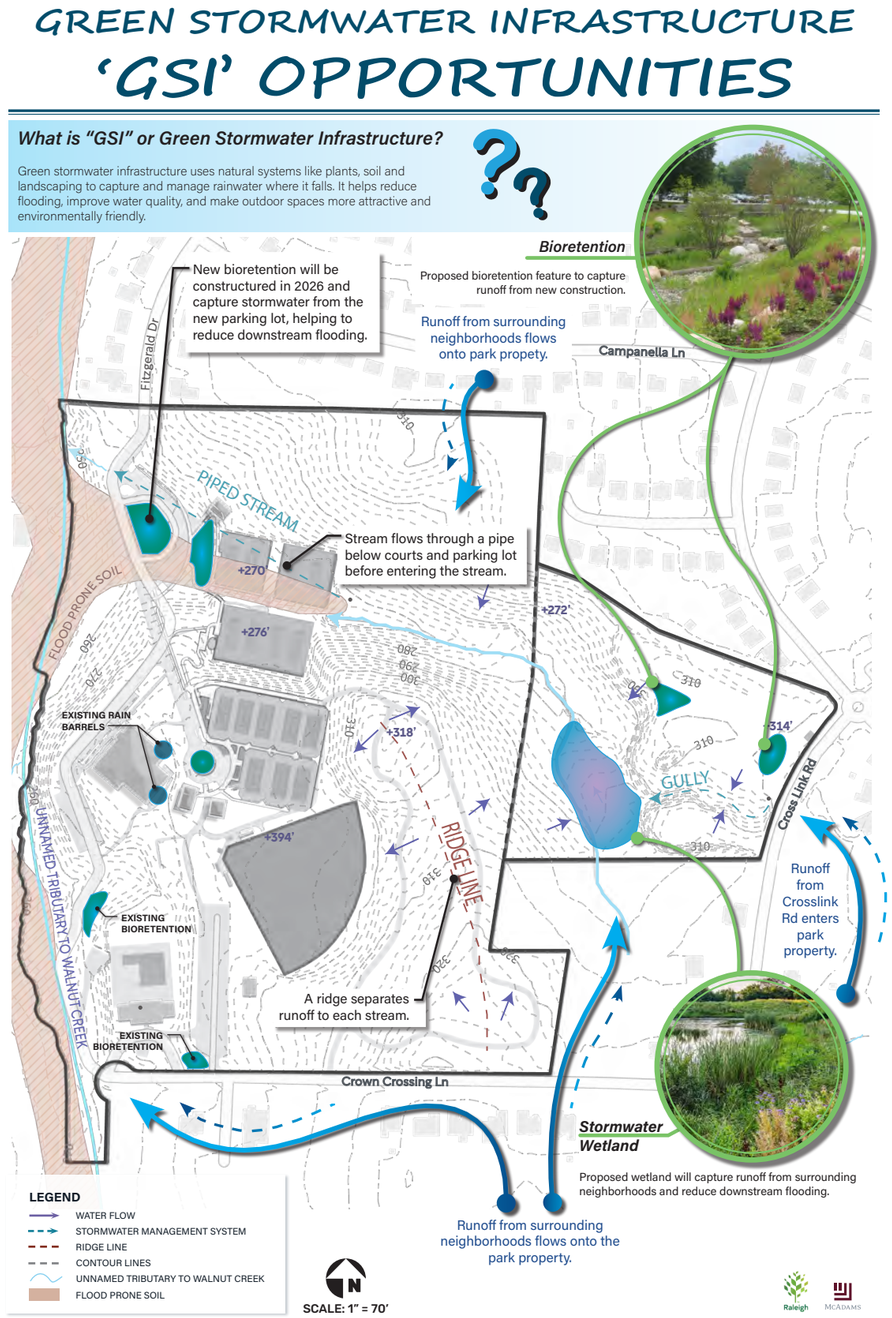
The natural stream buffer will protect the site's drainage corridor and reduce disturbance near the unnamed tributary to Walnut Creek. Native vegetation within the buffer will help stabilize soils, filter runoff, provide shade, and support wildlife movement. Trails, overlooks, and educational features should be carefully located to provide access to the landscape without weakening the buffer's ecological function.

Runoff from new roofs, parking areas, walks, and other impervious surfaces should be treated as close to its source as practical. Strategies may include bioretention, vegetated conveyance, reduced pavement, permeable materials where appropriate, and runoff directed into planted areas. The final system should coordinate on-site treatment with the capture of off-site stormwater while maintaining safe overflow routes during larger storms.

Detailed design will require soil testing, hydrologic modeling, utility coordination, and confirmation of drainage areas. The system should include pretreatment, erosion protection, maintenance access, sediment removal areas, and clear guidance for long-term care.



Constructed Wetland in Raleigh, NC



Landscape + Ecology

The landscape strategy protects the site's strongest natural features and guides the long-term recovery of disturbed areas. The next design phase should include a robust landscape restoration plan with clear ecological goals, priorities, performance standards, implementation phases, maintenance responsibilities, monitoring protocols, and dedicated funding. This plan should guide restoration from initial construction through successful establishment and long-term stewardship.

Water quality improvement begins with protecting the stream buffer and treating runoff before it reaches downstream neighborhoods. The constructed wetland, bioretention cells, restored vegetation, and stabilized soils will work together to filter pollutants, reduce erosion, and slow stormwater. These systems will also create opportunities to explain how actions within the park affect Walnut Creek and the larger watershed.

The existing forest should be protected wherever practical, particularly in areas with established tree canopy and stronger plant communities. Trails and park features should be located to limit clearing, root disturbance, grading, and changes to drainage. Tree protection plans should guide construction, and disturbed forest edges should be replanted to reduce wind exposure, strengthen habitat, and limit the spread of invasive plants.

The restoration plan should identify priority areas and specific strategies for invasive plant removal, unsuitable fill removal, soil repair, erosion control, forest restoration, and habitat enhancement. Initial invasive plant removal should be followed by regular monitoring and targeted follow-up treatment. Because removal of vegetation and fill may expose soils and change light, moisture, and growing conditions, the plan should anticipate invasive regrowth and rapid shifts in successional plant communities.

Interim management should begin immediately after disturbance and continue until permanent plant communities become established. Strategies should include erosion control, temporary native cover, soil stabilization, selective mowing or cutting, invasive plant monitoring, and phased replanting. Management practices should be adjusted in response to observed site conditions and restoration performance.

Native trees, shrubs, grasses, and flowering plants should reflect Piedmont plant communities and support pollinators, birds, and other wildlife. Planting should increase species diversity, provide wildlife corridors, stabilize soils, shade trails and gathering spaces, and provide seasonal interest. Food-producing trees within the Sound + Sustenance Grove will add opportunities for habitat, education, cultural interpretation, and community use. Species selection should consider local growing conditions, disease resistance, fruit drop, wildlife, harvesting, and maintenance needs.

The restored landscape will provide continuing educational opportunities. Signs, outdoor programs, observation areas, and citizen-science activities can explain stormwater treatment, forest succession, habitat, invasive plant management, and seasonal change. Interpretation should connect ecological restoration with the heritage of the land and the community's continuing role in its stewardship.

Long-term success will require adequate funding and staff with appropriate ecological knowledge. The restoration plan should define responsibilities, maintenance schedules, performance goals, and monitoring methods for forests, wetlands, bioretention areas, native plantings, stream buffers, and food-producing trees. Partnerships with residents, schools, environmental organizations, and community groups may expand opportunities for education, monitoring, and hands-on stewardship.

Supporting Park Infrastructure

Supporting infrastructure allows the park's recreation, cultural, and natural spaces to function safely and comfortably. These systems should be durable, easy to maintain, visually coordinated, and designed to support both everyday use and larger community events.

Restrooms and comfort facilities should be convenient to the Legacy Pavilion, Celebration Lawn, playground, shelters, and other major destinations. Their design should address universal accessibility, family needs, visibility, security, ventilation, drinking water, maintenance, and year-round operations. The appropriate number, location, and operating schedule should be confirmed during future design.

Site lighting should focus on entrances, parking, buildings, major gathering spaces, and primary accessible routes. Fixtures should provide clear and consistent illumination while limiting glare, spillover into neighboring properties, and impacts on natural areas. Security cameras may be placed at entrances, buildings, parking areas, and other key locations. Lighting and security systems should be coordinated with clear sightlines, emergency communication, and City operating practices.

Picnic tables, benches, seat walls, bicycle racks, waste and recycling containers, and other furnishings should form a consistent family throughout the park. Furnishings should support different ages, body types, abilities, and group sizes. Durable materials, shade, accessible placement, and ease of replacement will be important to long-term performance.

Parking near Cross Link Road will support daily visitors, reserved gatherings, programs, and special events. The final quantity should be based on anticipated demand, shared use with existing park facilities, transit access, and event operations. Parking should include accessible spaces, bicycle parking, shade trees, pedestrian routes, stormwater treatment, and safe access from the street.

The transit shelter along Cross Link Road should provide a visible, comfortable, and accessible connection between public transportation and the park entrance. The shelter should face the street, connect directly to the sidewalk and park routes, and include seating, lighting, signs, and weather protection. Its design should coordinate with GoRaleigh requirements and the visual identity of the park gateway.

Utility planning should address water, sanitary sewer, electrical power, communications, lighting, irrigation where needed, security systems, and event support. Utility extensions should be coordinated with grading, trees, stormwater facilities, and future construction phases. Service points should support the pavilion, restrooms, temporary events, maintenance, and food vendors without creating conflicts with public areas.

Maintenance access should reach buildings, shelters, stormwater facilities, lawns, food-producing trees, waste collection points, and restored landscapes. Routes should be wide and durable enough for expected vehicles while remaining secondary to pedestrian access. Where practical, emergency, maintenance, and event access may share reinforced routes to reduce pavement and site disturbance.

The master plan establishes the intended location and function of these systems, but it does not represent final engineering design. Water, sanitary sewer, and electrical services are available within Cross Link Road; however, future phases should confirm on-site demand, capacities, connection requirements, and necessary extensions into the park. Additional work should include stormwater modeling, accessibility review, structural design, traffic and parking analysis, and coordination with emergency services and maintenance staff. These investigations may refine the size, alignment, elevation, or construction approach of individual features while preserving the plan's overall cultural, recreational, and ecological vision.

How the Values Take Form

Each major park space supports the six values in a distinct but connected way. Together, they create a cultural park where community life, history, recreation, access, and environmental stewardship reinforce one another.

MAJOR PARK SPACE	celebration	community	connection	living archive	access & safety	resilience
LEGACY PAVILION	Performances, festivals, cultural programs	Central venue for gatherings and shared activites	Anchors major park destinations	Art, performances, and programs share community stories	Accessible routes, lighting, open views, and security features	Durable, flexible, venue that adapts to changing needs
CELEBRATION LAWN	Festivals, play, and community events	Shared recreation for all ages	Connects the pavilion, loop, playground, and gathering spaces	Builds new memories through events and everyday use	Accessible routes, open views, and visible activity	Flexible programming and responsible stormwater management
BILTMORE HILLS PLAZA	Recognizes Black history, creativity, and achievement	Conversation, reflection, and small programs	Creates a visible gateway along Cross Link Road	Oral histories, exhibits, art, and changing community stories	Accessible paving, shade structures, seating, lighting, and clear sightlines	Native planting, stormwater treatment, and adaptable exhibits
ANCESTORS LOOP	Gives Black creative excellence a prominent presence	Shared walking, gathering, and interaction with art	Links the park's central destinations	Monumental art honors people, stories, and cultural traditions	Wide accessible route, seating, lighting	Durable materials, shade trees, and space for future artworks
RESONANCE TRAIL	Discovery through art, sound, and nature	Shared walking and outdoor experiences	Links the expansion with the existing park	Interprets cultural and environmental history	Accessible grades, resting places, signs, and visible routes	Forest protection, habitat restoration, and limited disturbance
ROOTS + RHYTHM PLAYGROUND	Celebrates movement, music, imagination, and play	Brings children, caregivers, and families together	Connects play with the lawn, pavilion, trails, and shelters	Culturally inspired forms, stories, and sensory experiences	Inclusive equipment, accessible surfacing, shade, and clear supervision	Preserved trees, durable materials, and responsible drainage
SOUND + SUSTENANCE GROVE	Celebrates food, music, harvests, and traditions	Learning, gathering, tasting, and community stewardship	Connects productive planting with nearby destinations	Shares food traditions, music, memory, and local knowledge	Accessible paths, shade, seating, and safe plant selections	Regionally appropriate food-producing trees and habitat support
THE LIVING LAB	Celebrates environmental discovery and seasonal change	Education, citizen science, and stewardship	Connects play with the lawn, pavilion, trails, and shelters	Culturally inspired forms, stories, and sensory experiences	Inclusive equipment, accessible surfacing, shade, and clear supervision	Preserved trees, durable materials, and responsible drainage
THE PORCH	Everyday social life, relaxation, and informal activities	Comfortable place to meet neighbors and spend time together	Creates a social pause between major destinations	Encourages conversation, storytelling, and gathering	Shade, accessible seating, lighting, and clear views	Flexible furnishings, durable materials, and adaptable programming
GATHERING SHELTERS	Reunions, birthdays, meals, and family traditions	Accommodate gatherings of different sizes	Connect visitors with recreation, trails, and facilities	Support neighborhood events and everyday community history	Accessible tables, lighting, visible locations, and convenient routes	Durable construction, shade, flexible layouts, and responsible drainage
FOREST FINDS & TRAIL EXPERIENCES	Art, play, exercise, and discovery	Encourages shared exploration and learning	Creates a sequence of amenities along the Resonance Trail	Shares folklore and environmental knowledge	Accessible placement, visibility, clear trail zones, and resting points	Small footprints, forest protection, and adaptable installations

Cost
Estimate

Overview

The preliminary construction cost estimate provides a long-term funding framework for implementing the Biltmore Hills Park Expansion and the Roots & Resilience master plan. The estimate supports capital planning, phasing, grant development, and future budget decisions. It does not represent a contractor bid or a near-term construction budget. The estimate uses generalized quantities, unit prices, and allowances for elements that future design and engineering will define more precisely. The current total includes 5% annual escalation for 5- and 10-year construction starts.

The estimate reflects the current concept plan and narratives. It includes site preparation and earthwork, utility and stormwater infrastructure, hardscape and landscape improvements, playground construction, park structures, furnishings, signage, public art, and interpretation. The estimate combines concept-level quantity takeoffs with unit costs drawn from recent public bids, comparable City of Raleigh park projects, and regional construction cost references. It does not include any legal, application, review, or permit fees. The pricing date is August 18, 2026. All values are stated in current dollars.

Preliminary Cost Estimate

A. Site Preparation & Earthwork	Quantity	Unit	Unit Cost	Total
Site Layout	6.6	AC	$2,500.00	$16,500.00
Mobilization	6.6	AC	$13,000.00	$85,800.00
Unsuitable Fill Removal and Replacement	1.0	LS	$7,000,000.00	$7,000,000.00
Site Clearing	6.6	AC	$10,000.00	$66,000.00
Invasive Plant Removal	1.2	AC	$11,000.00	$13,200.00
Erosion Control Measures (Fences, Check Dams, etc.)	6.6	AC	$15,000.00	$99,000.00
Construction Entrace	1.0	LS	$6,500.00	$6,500.00
Fine Grading	287,500.0	SF	$0.40	$115,000.00
A. Site Preparation and Earthwork Subtotal:				*$7,402,000.00*

B. Infrastructure	Quantity	Unit	Unit Cost	Total
Bioretention Cell (6,000 SF)	6,000.0	SF	$30.00	$180,000.00
Wetland, Outlet Structure, Plantings (9,300 SF)	9,300.0	SF	$26.00	$241,800.00
Fencing, 2' Tall Decorative Aluminum	450.0	LF	$40.00	$18,000.00
2" Water Line - Domestic	250.0	LF	$130.00	$32,500.00
2" Domestic Meter, Backflow, Valve, Enclosure, Tap	1.0	EA	$20,000.00	$20,000.00
1.5" Irrigation Meter, Backflow, Valve, Enclosure	1.0	EA	$15,000.00	$15,000.00
Irrigation System	20,000.0	SF	$3.50	$70,000.00
4" Gravity Sewer	250.0	LF	$132.00	$33,000.00
Manhole Sewer Tie-In	1.0	AL	$10,000.00	$10,000.00
Storm Drainage Utilities - Typical, Roof & Hardscape Collection	77,000.00	SF	$4.00	$308,000.00
Electrical & Lighting	1.0	AL	$100,000.00	$100,000.00
B. Infrastructure Subtotal:				*$1,028,300.00*

C. Hardscape + Landscape	Quantity	Unit	Unit Cost	Total
Parking (Asphalt)	761.0	SY	$65.00	$49,465.00
Parking Striping	1.0	LS	$4,000.00	$4,000.00
10' Asphalt Greenway, 6" ABC with Geotextile	3,050.0	LF	$62.00	$189,100.00
Concrete - Pedestrian	29,150.0	SF	$14.00	$408,100.00
Curb + Gutter	425.0	LF	$26.00	$11,050.00
Native Ornamental Landscape (Dense: Shrub, Tree, Groundcover)	282,100.0	SF	$9.00	$2,538,900.00
Celebration Lawn - Sod	38,840.0	SF	$3.00	$116,520.00
C. Hardscape + Landscape Subtotal:				*$3,317,135.00*

D. Playgrounds	Quantity	Unit	Unit Cost	Total
Playground Equipment and Install	1.0	AL	$350,000.00	$350,000.00
Poured in Place Playground Surface	16,500.0	SF	$30.00	$495,000.00
D. Playgrounds Subtotal:				*$845,000.00*

E. Structures	Quantity	Unit	Unit Cost	Total
Legacy Pavilion, Including Restrooms	1.0	EA	$3,800,000.00	$3,800,000.00
Biltmore Hills Plaza Shade Shelters	3.0	EA	$50,000.00	$150,000.00
Gathering Shelter	1.0	EA	$200,000.00	$200,000.00
E. Structures Subtotal:				*$4,150,000.00*

F. Furnishings and Signs	Quantity	Unit	Unit Cost	Total
General Signage	1.0	AL	$5,000.00	$5,000.00
Porch Swings	5.0	EA	$8,000.00	$40,000.00
Benches	8.0	EA	$2,000.00	$16,000.00
Picnic Tables	5.0	EA	$4,000.00	$20,000.00
Trash Receptacles	8.0	EA	$2,025.00	$16,200.00
Entry Monumentation	1.0	EA	$20,000.00	$20,000.00
Bicycle Racks	4.0	EA	$1,500.00	$6,000.00
Water Fountains (Including Distribution Lines)	4.0	EA	$7,000.00	$28,000.00
F. Furnishings & Signs Subtotal:				*$151,200.00*

G. Art & Interpretation	Quantity	Unit	Unit Cost	Total
Art Allowance: Ancestor's Loop Monuments	5.0	EA	$30,000.00	$150,000.00
Art Allowance: Youth Art Wall	1.0	AL	$8,000.00	$8,000.00
Art Allowance: Biltmore Hills Plaza Historical Interpretation	1.0	AL	$75,000.00	$75,000.00
Art Allowance: Sound & Sustenance Grove	1.0	AL	$20,000.00	$20,000.00
Forest Finds: Art, Equipment, or Signage	8.0	EA	$10,000.00	$80,000.00
G. Art & Interpretation Subtotal:				*$333,000.00*

SUMMARY BY AREA	% OF TOTAL	EXTENSION
A. Site Preparation and Earthwork	42.97%	$7,402,000.00
B. Infrastructure	5.97%	$1,028,300.00
C. Hardscape + Landscape	19.26%	$3,317,135.00
D. Playgrounds	4.91%	$845,000.00
E. Structures	24.09%	$4,150,000.00
F. Furnishings & Signs	0.88%	$151,200.00
G. Art & Interpretation	1.93%	$333,000.00

SUBTOTAL	**$17,226,635.00**
GENERAL REQUIREMENTS	$2,5893,995.25
DESIGN FEES 8%	$1,378,130.80
PROFESSIONAL SERVICES / SOFT COST CONTINGENCY 10%	$137,813.08
DESIGN ESTIMATING CONTINGENCY 20%	$3,445,327.00
CONSTRUCTION CONTINGENCY 10%	$1,722,663.50
TOTAL	$26,494,564.63
5 YEAR ESCALATION (5% PER YEAR)	**$33,814,524.34**
10 YEAR ESCALATION (5% PER YEAR)	**$43,156,853.96**





Implementation

From Vision to Action

The Roots & Resilience Master Plan establishes a long-term vision for Biltmore Hills Park and the expansion. Implementing that vision will require a coordinated effort over time. Improvements may be completed through multiple projects as funding, partnerships, design work, permitting, and construction resources become available.

The master plan is not a construction document or a commitment to complete every improvement at one time. Instead, it provides a flexible framework that can guide future decisions while protecting the overall character and intent of the plan. Each project should advance the park's six values of Celebration, Community, Connection, Living Archive, Access & Safety, and Resilience.

Implementation should balance early community benefits with the foundational work needed to support future improvements. Some projects may be completed independently, while others will depend on infrastructure, environmental restoration, utility improvements, or access upgrades completed in an earlier phase.

Implementation Principles

The following principles should guide future planning, funding, design, and construction decisions.

Maintain the Community Vision

Future improvements should remain consistent with the community vision developed through the master planning process. Projects should reinforce the park as a cultural landscape and create deeper bonds between people, place, and nature.

As individual projects move into design, continued community engagement will be important. Residents, park users, community organizations, and project partners should have opportunities to review major design decisions and help shape interpretive content, public art, programming, and cultural features.

Build a Connected Park

Implementation should strengthen the relationship between the existing Biltmore Hills Park and the expansion property. New paths, entrances, gathering areas, recreation spaces, and landscape improvements should feel like parts of one park rather than separate projects.

Projects should support clear and accessible movement between the community center, existing recreation facilities, Cross Link Road, transit connections, surrounding neighborhoods, and future park spaces. Phasing decisions should avoid creating isolated amenities or temporary conditions that limit safe access.

Complete Foundational Improvements First

Some improvements will be necessary before major park spaces can be constructed. These may include site preparation, environmental remediation, grading, stormwater management, utility extensions, access improvements, stream and wetland work, tree protection, and invasive plant management.

Completing this foundational work early can reduce future construction conflicts and support more efficient implementation. It can also create opportunities to improve site safety, visibility, drainage, and ecological health before larger capital projects begin.

Provide Meaningful Early Benefits

Early phases should include visible improvements that demonstrate progress and respond to community priorities. These may include trail connections, temporary programming, landscape restoration, seating, signage, small gathering areas, public art, or other improvements that can be completed before larger park facilities are funded.

Early projects should create lasting value rather than temporary features that will need to be removed during later construction. Wherever possible, they should become part of the permanent park system.

Coordinate Related Projects

Implementation should be coordinated with other City projects and investments affecting Biltmore Hills Park and the surrounding community. Coordination can help align construction schedules, reduce repeated site disturbance, improve cost efficiency, and ensure that infrastructure investments support the long-term plan.

Potential coordination opportunities may include transportation improvements, transit service, greenway connections, stormwater projects, recreation facility upgrades, utility work, public art initiatives, environmental restoration, and improvements to the community center or existing park facilities.

Preserve Flexibility

The master plan provides a strong design framework, but individual projects may change as more detailed information becomes available. Future design phases may identify new opportunities, site constraints, cost considerations, maintenance needs, or regulatory requirements.

Adjustments should be evaluated based on how well they support the overall park vision and values. Changes to individual features should not weaken the park's cultural identity, community connections, environmental systems, or long-term accessibility.

Phased Implementation

The park may be implemented through a series of coordinated phases. Phasing allows the City to match improvements with available funding and address technical, environmental, and operational requirements in a logical order.

The final sequence may be influenced by several factors, including:

- Available capital funding
- Grant requirements and deadlines
- Environmental remediation needs and unsuitable fill removal
- Infrastructure and utility requirements
- Project readiness
- Permitting and regulatory approvals
- Community priorities
- Partnerships and sponsorship opportunities
- Coordination with other City projects
- Construction access and site logistics

Long-term maintenance capacity

Phases should be organized so each completed project functions safely and successfully on its own while supporting future improvements. Interim conditions should provide clear circulation, safe public access, positive park experiences, and appropriate separation from construction areas.

Phased Implementation Projects

The following table identifies the potential implementation projects and prerequisites where applicable.

#	Implementation Project	Dependencies	Relative Cost
1	Nature Trails	None	$
2	Greenway Connections	None	$$
3	Fill removal, Invasive Species removal, and Landscape Stabilization	None	$$$$
4	Legacy Pavilion and Celebration Lawn	3	$$$$
5	Playground	3	$$$
6	Constructed Wetland	3	$$$
7	Parking Lot	3	$$
8	Early Actions (See Early Implementation Opportunties on next page)	None	Varies

Early Implementation Opportunities

Before full capital projects are funded, the City may be able to advance smaller actions that build momentum and strengthen community connections to the park. Early implementation opportunities should align with the final master plan and avoid conflicts with future construction.

Early programming can help test ideas before permanent facilities are designed. It can also keep residents involved during the period between master plan adoption and construction.

POTENTIAL EARLY ACTIONS MAY INCLUDE:

- Continued cultural and historical research
- Community storytelling and oral history initiatives
- Temporary events and programming
- Pilot recreation or wellness programs
- Invasive plant removal and meadow restoration
- Tree planting and landscape improvements
- Temporary art or interpretive installations
- Wayfinding and identity signage
- Small trail, seating, or accessibility improvements
- Partnerships with schools, artists, neighborhood groups, and community organizations

Design and Construction Process

Each implementation project will require additional planning and design before construction. The level of effort will depend on the size, complexity, and location of the proposed improvements.

Public engagement should continue at appropriate points during the design of major park spaces. Engagement may focus on design refinement, programming, public art, interpretive themes, naming, curated content, accessibility, or other decisions that benefit from community knowledge.

Typical Project Steps May Include:

1. Confirm the project scope and available budget.
2. Engage the community and project partners.
3. Prepare schematic design and design development documents.
4. Refine construction costs and project phasing.
5. Complete construction documents and permitting.
6. Bid and award the construction contract.
7. Complete construction and site establishment.
8. Monitor performance and address warranty or establishment needs.

Cultural Interpretation and Public Art

A Living Archive is a central value of the Roots & Resilience plan. Its implementation will require more than installing signs or individual works of art. Cultural interpretation should be integrated into the park's spaces, materials, planting, programming, gathering areas, and visitor experience.

Future work should include collaboration with local historians, artists, educators, longtime residents, cultural organizations, and community members. This process should identify the stories, people, places, traditions, and achievements that the park will recognize.

A coordinated interpretive plan or public art framework may be developed before individual features are commissioned. This will help create a connected story across the park and reduce the risk of isolated or repetitive installations.

INTERPRETIVE AND PUBLIC ART PROJECTS SHOULD:

- Center authentic community voices
- Celebrate Black history, creativity, leadership, and cultural excellence
- Connect local stories to the physical landscape
- Include opportunities for youth and intergenerational participation
- Use durable materials appropriate for public park settings
- Consider maintenance, conservation, and replacement needs
- Support both permanent and changing content
- Complement the overall park design

Funding Strategy

Implementation will likely require a combination of funding sources. The City should pursue opportunities that support both major capital projects and smaller community-based initiatives.

Funding strategies should consider the full cost of each project, including planning, design, permitting, construction, project management, public engagement, art commissioning, utility work, site establishment, and contingency. Projects should also account for future operations, maintenance, repair, and replacement costs.

Grant opportunities may affect project timing. When appropriate, the City should maintain project information, planning-level cost estimates, concept graphics, and supporting data in a grant-ready format.

POTENTIAL FUNDING SOURCES MAY INCLUDE:

- City capital improvement funding
- Parks and recreation bonds
- General fund allocations
- State and federal grants
- Transportation grants
- Stormwater and watershed improvement programs
- Environmental restoration grants
- Health and wellness grants
- Private donations and sponsorships
- Foundation support
- Partnerships with nonprofit and community organizations

Partnerships

Partnerships can expand programming, strengthen cultural interpretation, support funding, and connect the park to broader community initiatives. Successful partnerships should have clear roles, realistic expectations, and shared commitments.

Partnerships should support public access and community benefit. Agreements should clearly address responsibilities for funding, programming, maintenance, staffing, insurance, scheduling, and long-term stewardship.

POTENTIAL PARTNERS MAY INCLUDE:

- Neighborhood and community organizations
- The South Community Advisory Council
- Local schools and educational institutions
- Artists and cultural organizations
- Historical and archival organizations
- Public health and wellness organizations
- Environmental and watershed groups
- Youth and senior-serving organizations
- Recreation and sports groups
- Transit and transportation agencies
- Local businesses and philanthropic organizations
- City departments and advisory boards

Operations and Maintenance

The long-term success of Biltmore Hills Park will depend on consistent operations and maintenance. Maintenance planning should begin during design rather than after construction.

Landscape design should balance the desired character of the park with realistic maintenance capacity. Native and adapted plant communities should be designed with clear establishment and management plans. Naturalized areas should appear intentional and should receive the management needed to control invasive species and maintain visibility and safety.

Maintenance practices should also support the park's cultural and environmental goals. For example, landscape management can protect locally significant spaces, support habitat, improve water quality, and provide opportunities for community education.

FUTURE PROJECTS SHOULD CONSIDER:

- Staffing and operational needs
- Routine landscape maintenance
- Tree and forest management
- Invasive plant control
- Stormwater facility maintenance
- Wetland and stream monitoring
- Playground and recreation equipment inspections
- Trail and pavement repairs
- Lighting and security system maintenance
- Restroom & facility cleaning
- Public art conservation
- Signage replacement
- Event setup and recovery
- Waste and recycling service
- Maintenance vehicle access
- Replacement schedules for major park features

Sustainability and Resilience

Implementation should strengthen the park's ability to respond to environmental change and support the surrounding community. The plan includes opportunities to manage stormwater, restore natural systems, expand tree canopy, improve habitat, reduce heat, and create healthier connections to the landscape.

Environmental systems should also serve as visible learning opportunities. Interpretive elements, educational programs, and hands-on activities can help visitors understand how the park manages water, supports wildlife, restores land, and responds to environmental change.

FUTURE PROJECTS SHOULD PRIORITIZE:

- Stormwater management and water-quality treatment
- Reduction of downstream flooding impacts
- Stream and wetland protection
- Native and adapted planting
- Tree canopy preservation and expansion
- Soil restoration
- Invasive species management
- Habitat creation
- Durable and repairable materials
- Energy-efficient lighting and facilities
- Water-efficient landscape practices
- Reduced construction waste
- Climate-responsive shade and comfort

Measuring Progress

The City should periodically evaluate implementation progress and document how completed projects support the master plan. Progress may be measured through both physical improvements and community outcomes.

Performance measures should be practical and tied to available data. Community feedback should remain part of the evaluation process, particularly after major projects open.

POTENTIAL MEASURES OF PROGRESS INCLUDE:

- Projects completed
- Funding secured
- Acres restored or improved
- New tree canopy established
- Stormwater volume managed
- Miles of accessible paths completed
- New park spaces opened
- Programs and events offered
- Community participation
- Public art and interpretive features installed
- Partnerships established
- Maintenance needs and performance
- Visitor satisfaction
- Safety and accessibility improvements

Updating the Master Plan

The Roots & Resilience Master Plan is intended to guide implementation over many years. Conditions, funding opportunities, recreation needs, community priorities, and City policies may change during that time.

The City should review the plan periodically and update the phased implementation program as projects are completed or new opportunities emerge. A more comprehensive plan update may be appropriate if major changes affect the park vision, program, property boundaries, environmental conditions, or surrounding community.

Minor adjustments can occur during project design when they remain consistent with the plan's values and overall organization. Significant changes should include public review and clear documentation of how the revised approach continues to support the community vision.

Moving Forward

The Roots & Resilience Master Plan creates a shared direction for the future of Biltmore Hills Park. Its implementation will require patience, coordination, continued public involvement, and sustained investment.

Each phase provides an opportunity to strengthen the park as a place of celebration, community, connection, history, safety, and environmental resilience. By using the master plan as a consistent guide, the City and community can build the park over time while preserving the vision that shaped it.

The result will be more than a collection of new facilities. It will be a connected, culturally symbolic park that reflects the history, creativity, strength, and future of South Raleigh.

Appendices

Appendix List

Page	Item
111	*Roots & Resilience CAC Memo*
COMMUNITY ENGAGEMENT	
121	*Initial Survey*
134	*Design Alternates Survey*
139	*Final Survey*
147	*Design Alternates Focus Group Presentation*
156	*Design Alternates Focus Group Boards*
160	*Consolidated Design Focus Group Presentation*
171	*Consolidated Design Focus Group Plan Handouts*
173	*Consolidated Design Focus Group – Community Values and Goals*
175	*Initial Community Engagement Boards*
185	*Initial Community Engagement Responses*
197	*Design Alternates Boards*
201	*Design Alternatives Board Results*
207	*Design Alternates – Cost Prioritization Activity Print Outs*
209	*Engagement Boards*
218	*Site Plan*
219	*Final Board Response Scans / Star rating results*
TECHNICAL INFORMATION	
224	*Jurisdictional & Non-Jurisdictional Waters & Riparian Buffers Report*
236	*Geotechnical Report*

CONCEPT PARK DESIGN PROPOSAL

Roots & Resonance

A Living Cultural Park Honoring Black Artists, Poets, Musicians & Architects

8
ACRES

7
DISTINCT ZONES

4
DISCIPLINES

SUBMITTED BY
South Community Advisory Council — District C
City of Raleigh, North Carolina | ZIP 27610
Contact: Davon Murray / dm.southcac@gmail.com

The Vision

. Think of **Roots & Resonance** as an 8-acre outdoor park and museum dedicated to Black creativity. Instead of just reading about history in a book, you walk through it. The paths, art, buildings, and music are all designed to tell a story about Black excellence, highlighting everyone from famous architects to world-changing poet

Walking through the park feels like listening to a great song. Some areas are high-energy (**rhythm**), some feel intense (**tension**), and others are quiet and peaceful (**stillness**). Instead of just looking at things, you get involved: you can touch the monuments, listen to background music, and use interactive stations to learn and talk with others

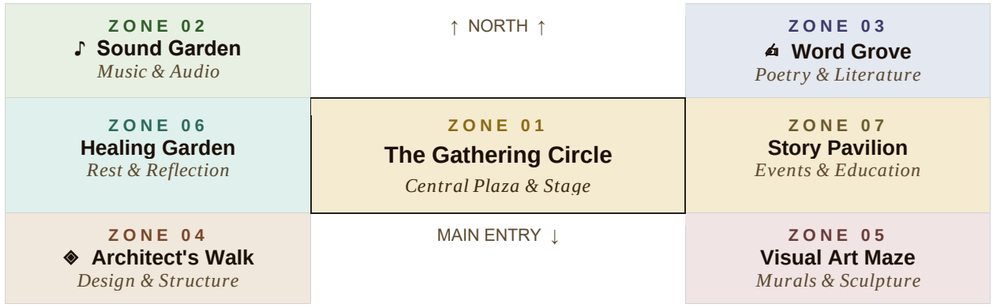
Instead of being a static statue that never changes, this park is a "living" space that stays fresh. It's like a library or museum that keeps adding new things, changing its art, and listening to what the community wants. Because it's always evolving, it will look and feel different for your kids and grandkids than it does for you today

CORE VALUES

- Celebration — centering Black creative excellence as a source of civic pride
- Community — designed by and for the residents of South Raleigh and the 27610 ZIP code
- Connection — bridging generations, disciplines, and experiences through shared space
- Living Archive — rotating exhibits, youth programming, and oral history collection
- Access — free, fully ADA-accessible, and open every day

Site Plan Overview

The 8-acre site is organized around a central gathering circle, with six satellite zones arranged along diagonal and cardinal pathways. The layout encourages discovery — no single path is "correct," mirroring the way we encounter art and music.



Approximate total: 8 acres | All paths ADA accessible | Bioswale perimeter for stormwater management

The Seven Zones

Each zone is a distinct environment with its own character, materials, and sensory experience. Together they form a complete park that rewards both brief visits and deep exploration.

01	◎ **The Gathering Circle** A 60-foot circular central plaza paved in terracotta and obsidian mosaic. A raised bronze sundial at center doubles as a community stage. Eight carved wooden Ancestor Pillars — each representing a different creative discipline — are inlaid with QR codes that launch audio tributes spoken by local artists. INTERACTIVE · PERFORMANCE · ALL AGES
02	♪ **The Sound Garden** Honoring musicians from blues and jazz to hip-hop and gospel. Large sculptural resonance bowls — inspired by West African talking drums — are tuned instruments visitors play by touch. Motion-activated sound posts play ambient compositions by Coltrane, Nina Simone, and contemporary artists as you walk nearby. Solar-powered. MUSIC · SENSORY · INTERACTIVE
03	✍ **The Word Grove** A shaded grove of native trees where each trunk bears an engraved stanza from a celebrated Black poet — Langston Hughes, Lucille Clifton, Nikki Giovanni, Amanda Gorman, Sonia Sanchez. Stone reading benches face each tree. A central Poet's Fountain features water cascading over glass panels etched with verses. POETRY · LITERATURE · CONTEMPLATIVE
04	◈ **Architect's Walk** A quarter-mile promenade celebrating Black architects and designers — Paul R. Williams, Norma Sklarek, Phil Freelon, and others. Scale models of their landmark buildings sit on pedestals with embedded steel plaques telling each story. The path itself is designed using Freelon's signature grid language as homage. ARCHITECTURE · HISTORY · EDUCATION
05	◎ **Visual Art Maze** A living gallery of outdoor murals and sculpture organized as a navigable maze through hedge walls. Each room is curated around a different era — Harlem Renaissance, Black Arts Movement, Afrofuturism. Rotating installations allow local artists to exhibit seasonally. Night lighting transforms the space after dark. VISUAL ART · ROTATING EXHIBITS · ALL SEASONS
06	

07

▶ The Story Pavilion

An open-air covered pavilion seating 150. Used for film screenings, spoken word nights, community panels, and youth workshops. Permanent digital kiosks let visitors record their own stories and memories, adding to a growing oral history archive displayed on rotating screens. The stage is named annually for a local Black artist.

EVENTS · EDUCATION · ORAL HISTORY

Signature Design Features

01 **QR Story Stands**

Throughout the park, 40+ weatherproof QR stands let visitors scan to hear firsthand audio tributes, documentary clips, or narrated biographies — available in English and Spanish. Each stand is designed as a small sculptural object, not a generic kiosk.

02 **Ambient Soundscape Zones**

Solar-powered directional speakers embedded throughout the park create invisible sound rooms. Step into the Sound Garden and hear a Miles Davis composition. Step into the Word Grove and hear Nikki Giovanni reading her own work. The audio responds to time of day — quieter in morning, richer at dusk.

03 **Ancestor Pillars**

Eight hand-carved wooden pillars surround the central circle, each 8 feet tall, representing Music, Poetry, Visual Art, Architecture, Dance, Film, Theater, and Community Leadership. Carved with symbols inspired by Adinkra and Nsibidi visual languages, each pillar is the work of a commissioned Black sculptor.

04 **Night Illumination Design**

After sunset, the park transforms via warm amber uplighting on trees and structures, blue-white wash lighting in the Visual Art Maze, and the Gathering Circle glowing from beneath the mosaic floor. The effect is atmospheric — a lantern village, not a floodlit stadium.

05 **Youth Art Integration**

Three permanent youth walls are reserved for rotating murals created by students from local schools and community arts programs. A small, covered creation station provides outdoor workspace for workshops. The park is designed as a teaching environment as much as a cultural monument.

Proposed Honorees

The park's featured artists, architects, and writers would be selected through a community nomination process. The following represents an initial framework by discipline — illustrative, not exhaustive, and designed to grow over time.

♪ Musicians

John Coltrane	Miles Davis	Sister Rosetta Tharpe	Erykah Badu
Nina Simone	Billie Holiday	Sun Ra	Stevie Wonder
Aretha Franklin	Thelonious Monk	J Dilla	Marvin Gaye

✍ Poets & Writers

Langston Hughes	Sonia Sanchez	Gwendolyn Brooks	Toni Morrison
Lucille Clifton	Amiri Baraka	Amanda Gorman	Maya Angelou
Nikki Giovanni	June Jordan	James Baldwin	Zora Neale Hurston

◈ Architects & Designers

Paul R. Williams	Phil Freelon	Roberta Washington	Hazel Ruby McCallum
Norma Sklarek	Robert R. Taylor	J. Max Bond Jr.	Calvin Foard

◎ Visual Artists

Jacob Lawrence	Kara Walker	Kehinde Wiley	Gordon Parks
Romare Bearden	Kerry James Marshall	Jean-Michel Basquiat	Barkley Hendricks
Augusta Savage	Faith Ringgold	Elizabeth Catlett	Henry Ossawa Tanner

Sustainability & Community Access

Roots & Resonance is designed to be a permanent resource for South Raleigh — not a one-time project. Every operational and design decision prioritizes long-term sustainability, equity of access, and community ownership.

Fully ADA Accessible
All paths paved and graded for wheelchair access. Audio descriptions and tactile elements at every major installation. Accessible restrooms and seating throughout the park.

Solar-Powered Audio & Lighting
All ambient sound installations and night lighting are solar-powered with battery backup, reducing operating costs and environmental footprint long-term.

Native Planting & Stormwater
Landscaping uses native NC plants only. A bioswale along the park perimeter manages stormwater on-site, preventing runoff into neighboring areas.

Free & Open to All
No admission fee. Designed for daily community use — morning walks, after-school programming, weekend events — not just special occasions.

Community Governance
A rotating community arts board, including local youth representatives, oversees rotating exhibits, programming, and honoree nominations annually.

Local Artist Contracting
At least 60% of installation commissions, murals, and ongoing programming contracts are reserved for artists from the surrounding ZIP codes and Raleigh community.

> *"We are the ones we have been waiting for."*
> **— June Jordan**

A Note on Process

This concept design is offered as a starting point for dialogue — not a finished blueprint. The community's voice, memory, and vision must shape every stone, sound, and story placed in this park.

We envision a multi-phase community engagement process prior to any design finalization, including open input sessions in the 27610 ZIP code, partnerships with local schools and cultural organizations, and a formal artist nomination process open to all South Raleigh residents.

We are grateful for Parks & Recreation's consideration and welcome the opportunity to discuss next steps, site feasibility, and partnership opportunities.

Respectfully Submitted

South Community Advisory Council

District C | City of Raleigh, North Carolina | ZIP 27610

Davon Murray / dm.southcac@gmail.com

Biltmore Hills Master Plan Update - Initial Input Survey

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
740	202	1,384	137	21

Which entrances do you use when you visit Biltmore Hills Park?



147 Respondents

Which entrances do you use when you visit Biltmore Hills Park?

Poll Questions 'Other' Responses:

Never been

2/7/2026

How do you get to Biltmore Hills Park?



151 Respondents

How do you get to Biltmore Hills Park?

Poll Questions 'Other' Responses:

Skateboard

2/13/2026

Bike

2/7/2026

Where do you like to hang out when you visit Biltmore Hills Park?



141 Respondents

Where do you like to hang out when you visit Biltmore Hills Park?

Poll Questions 'Other' Responses:

Disc golf course

2/7/2026

Discgolf

2/7/2026

Disc golf course

2/7/2026

Disc golf

2/7/2026

DriveAroundThenLeaveSinceNoFlowersNWaterLikePullenPark

2/4/2026

Choose the top three features or resources that you'd like to see as part of the Biltmore Hills Park Expansion:

63%	Disc Golf Course	120 ✓
22%	Skate Park	42 ✓
14%	Nature Trails	26 ✓
8%	Playground	16 ✓
8%	Outdoor Fitness	15 ✓
8%	Splash Pad	15 ✓
7%	Athletic Courts	13 ✓
7%	Mountain Biking	13 ✓
7%	Wildlife Viewing	13 ✓
6%	Athletic Fields	12 ✓
6%	Walking Loop	12 ✓
6%	Community Garden/ Food Forest	12 ✓
5%	Quiet Rest & Reflection	10 ✓
5%	Pollinator Gardens	10 ✓
5%	Social Gathering	9 ✓
5%	Nature Play	9 ✓
5%	Dog Park	9 ✓
4%	Other	8 ✓

191 Respondents

Raleigh desperately needs professionally built skate park. The skate community in Raleigh is strong, but lacks a hub for skateboarders. Marsh Creek is severely outdated and the Conlon park is small and overcrowded at times now. Neighboring cities such as Chapel Hill and Hillsborough have recently invested in amazing skate parks that serve as a community space for people of all age groups and abilities. Raleigh deserves a new skate park desperately. Signed, a 38-year-old father of two.

2/13/2026 — 6 Agree

Skate park!!

2/13/2026 — 3 Agree

This park is used by the childer of the community. We need to see attractions designed around them. This park has been neglected for way to long.

2/7/2026 — 3 Agree

Raleigh needs new disc golf!
Especially on this side of town

2/7/2026 — 3 Agree

Raleigh needs a new disc golf course! Please make it a reality!

2/6/2026 — 2 Agree

We need a skate park! Please make it happen!

2/13/2026 — 1 Agree

Raleigh needs more skate parks!

2/13/2026 — 1 Agree

A skatepark would be a great addition to the Biltmore Hills

2/13/2026 — 1 Agree

Don't agree with the disc golf that wouldn't be for the neighborhood it would be about another agenda

2/8/2026 — 1 Agree

Disc golf needs to be on the top of the list! Great fun, inexpensive, and a good mental health activity.

2/7/2026 — 1 Agree

Disc Golf Course #1

2/7/2026 — 1 Agree

Disc golf please

2/7/2026 — 1 Agree

THE CHILDREN YEARN FOR THE SKATEPARKS

2/13/2026

Please build a skatepark with the local skate community involved!

Mini ramp half pipe and small manual pads please!!
-31 year old dad of 2

2/13/2026

There are only two tracks in Raleigh. Track and field is a very popular sport with very few venues for people to utilize— and none have throwing facilities. One of the oldest track clubs in Raleigh used to practice here and the organizer (Ms. Maureen) worked at Biltmore Hills. If a track (with field facilities like a throwing ring, a sand pit for jumps) was to be built it would not only fill a void in our city but honor the legacy of this park.

2/12/2026

Biltmore Hills Park pool area need to be updated and inside. I would like to better looking basketball courts.

2/11/2026

Greenway connection to walnut creek trail or new greenway using park as terminus

2/11/2026

Disc golf is a cheap, outdoor activity solo or in groups. Wake Co could use more courses.

2/11/2026

Really need a Disc Golf Course in this area

2/10/2026

Need football and soccer fields, more outdoor basketball courts. A kickball field would be nice.

2/10/2026

I'd love a food forest because I am implementing permaculture design in my yard and seeing other permaculture would be quite fun

2/10/2026

Beach volleyball has gotten difficult to find open courts in Raleigh with increased demand. Would love some added courts.

2/10/2026

Beach volleyball courts

2/10/2026

Disc golf courses in the area stay busy, a new one would be great.
2/9/2026

Park needs more indoor pool for more access
2/9/2026

Disc Golf Course Nature Trails
2/9/2026

A disc golf course would be awesome!
2/9/2026

Definitely a new playground like. We had when I was little that was down the big hill
2/8/2026

There is only 1 outdoor free to use raquetteball/handball court in Raleigh at Peach Street Park. It would be nice to get a few more of them at Raleigh public parks.
2/8/2026

The community around this park is usually walking for exercise on the sidewalk. A walking trail could help that as well as a space for outdoor fitness. The current play grounds and shelter need to be upgraded.
2/8/2026

I think disc golf has shown it draws people to parks in Raleigh every disc golf course and event in Raleigh brings a crowd. I'd love to see more!!
2/8/2026

Disc golf
2/8/2026

This would be a great location for a disc golf course.
2/7/2026

It's been over 40 years since Raleigh had a new disc golf course. Let's make it happen!
2/7/2026

Would love to have a new disc golf course in this area! Perfect for people of all ages and abilities. Combines so many good things with great people.
2/7/2026

This part of town needs a disc golf course.
2/7/2026

Hoping this works out. Disc sports are on the rise. Inexpensive to introduce, true skill and timing needed to execute correctly in this sport. Builds physical and mental health. Set up a system where discs can be donated to novice players to help introduce the sport. I'd give a whole stack. Thanks for your consideration.
2/7/2026

I'm an avid disc golfer. It is a great recreational option for everyone. Clubs will help with the upkeep of the park and Raleigh is behind neighboring areas in terms of developing new disc golf courses. Please consider adding a disc golf course. Thank you
2/7/2026

Outdoors
2/7/2026

Keep it natural as possible
2/7/2026

I'm an avid Disc Golfer would love to see a DG course added to the park
2/7/2026

disc golf
2/7/2026

fields for soccer
2/7/2026

Having a new disc golf course in Raleigh would be amazing!
2/7/2026

Id love to see a disc golf course on this side of town. The sport encourages people to get out side and we need more of that.
2/7/2026

MORE DISC GOLF!!!
2/7/2026

Disc golf courses are needed in this area and facts will show that its hands down the most economical and most used in any park nationwide. Also with the growth of the sport and the fact that anyone can play for no cost, you can't beat it.
2/7/2026

Disc golf has been the #1 way my kids like to spend time outdoors.
2/7/2026

Disc golf would be great here for my 12 year old son and I.
2/7/2026

More disc golf more smiles
2/7/2026

Raleigh needs a new disc golf course!
2/7/2026

Disc golf courses in Raleigh are over crowded and it's popularity is only increasing. Bring on a new course!
2/7/2026

Raleigh needs more disc golf courses
2/7/2026

Disc golf is great for any age. Walking with a purpose !!
2/7/2026

Disc golf course would be a great addition! One of the fastest growing sports and inexpensive fun for everyone.
2/7/2026

Water slide then disc(frisbee)golf
2/7/2026

Disc golfers help keep parks clean.
2/7/2026

Dance studio
2/6/2026

Pickleball courts, nobody plays tennis there
2/6/2026

My favorite park in Raleigh is Pullen Park because of lots and lots of flowers. I'd like to see lots of flowers at this park. It'd also be nice to have a pond like Pullen Park with a sprout of water that comes up with different colors lights. It'd be awesome to have a walking trail with flowers along the way. The more resemblance it has Pullen Park the better! It'd also be great to have outdoor fitness cycling for adults: https://www.gametime.com/outdoor-fitness-equipment, https://www.playcore.com/news/unique-benefits-of-outdoor-adult-fitness-parks and more
2/4/2026

FlowersAndWaterLikePullenPark
2/4/2026

More tennis courts would be great!
2/4/2026

What new programs would enhance your experience at Biltmore Hills Park?

Disc golf
2/6/2026
3 Agree

More adult programming! Art, nature, and fitness!
2/7/2026
2 Agree

disc golf
2/7/2026
1 Agree

Disc Golf, Raleigh is sorely lacking in the disc golf area. The city has not had a new course since 1984. Do some research. It is the least expensive amenity you can add to any park. It typically takes care of itself. The players do the vast majority of the maintenance in any park that has a good course. If you have any questions please give me a call. 9192194613 Kirk Yoo

2/7/2026 1 Agree

A skatepark built with local skate community involved.

2/13/2026

More children programs. Kids dancing art and crafts wtc

2/12/2026

Pickleball

2/11/2026

Disc golf course and community events

2/11/2026

Fitness classes, water aerobics, pottery classes, meditation sessions.

2/10/2026

Disk golf

2/10/2026

Guided nature walks sounds interesting

2/9/2026

Upgrade Basketball court new playgrounds for the kids don't recommend me disc golf we didn't grow up playing that in my neighborhood

2/8/2026

More community rooms for indoor activities for youth and fitness programs

2/8/2026

Disc Golf Course

2/7/2026

A new disc golf course is long overdue

2/7/2026

A disc golf course

2/7/2026

Disc golf course

2/7/2026

Na

2/7/2026

Disc golf

2/7/2026

Disc golf!

2/7/2026

Community events

2/7/2026

More fitness classes for youth and adults.

2/7/2026

Yoga
Environmental education

2/7/2026

Disc golf

2/7/2026

Not a resident but am willing to travel for a cool park and a nice long walk or jog. I like disc golf too.

2/7/2026

Disc golf classes

2/7/2026

Disc golf

2/7/2026

Fitness Classes, Disc Golf League

2/7/2026

Disc Golf Course. Raleigh is so far behind Charlotte for disc golf

2/7/2026

More community events and a bigger playground more add on's

2/6/2026

Cultured community events, Hip Hop dance classes for adults, Basket ball games, Dance Competitions, pop up art gurus for kids, parents night out babysitting, community cookouts, story time for adults, historical events, college connections etc

2/6/2026

Fitness class
Adapted sports

2/6/2026

Indoor pickleball open play

2/6/2026

Guided nature walks, fitness classes and side hustle classes (proven ways to make $1,000/month within 10 hours) would be awesome since the income of people in this area needs to be higher.

2/4/2026

Quarterly game nights would be great!

2/4/2026

What are your BIG IDEAS for the Biltmore Hills Park Expansion?

Skatepark with the local skate community involved!

2/13/2026 2 Agree

They need a large plaza style skatepark!

2/13/2026 2 Agree

Keep it natural. We are in the middle of so much urban environment natural areas are increasingly important.

2/7/2026 1 Agree

A free community poole , mandatory cultural festivals, A soul food district, enrichment center for adults, community talent, jump rope area, basket ball, dance space, roller skating area, luxury restroom, gaming room

2/6/2026 1 Agree

18 hole disc golf course

2/6/2026 1 Agree

Large skate plaza and upgraded large playground for kids

2/13/2026

Put different turf down on the playground. Get rid of the wood chips. Go for rubber.

2/13/2026

Keep the trees. This park is well shaded and it is the best part about it. I would love to see some updates and expansion to the playground. Take away the the hard bark on the ground with something easier for kids when playing

2/12/2026

Nature and pickleball

2/11/2026

Leave the nature, and simple design around and throughout

2/11/2026

Outdoor entertainment area for movie nights, small concerts. Community events of all kinds. Cooling stations for the summer grills picnic areas

2/10/2026

Expand but keep it as natural as possible

2/9/2026

Keep the original landscape but upgrade biltmore hills like all the other parks have been upgraded like laurel hills or something

2/8/2026

Raleigh has 1 outdoor free to use raquetteball court at Peach Street Park. It would be nice to get a few more of these around Raleigh.

2/8/2026

Better parking would help a lot with opening the area up

2/8/2026

New Disc Golf Course

2/7/2026

A disc golf course will greatly increase the use of the park while not disturbing the natural beauty

2/7/2026

Nature and fun

2/7/2026

Wildlife viewing sounds nice, but the city center may not be a great choice for that. A community garden sounds like it would fit the space well.

2/7/2026

Disc golf

2/7/2026

A mountain bike trail would be awesome.

2/7/2026

A mountain bike trail would be awesome.

2/7/2026

Disc golf course but also have a small pavilion added near the entrance of it to jold leagues and tournaments where you can grill and enjoy the community

2/7/2026

I think the parks and rec leadership will make a fine decision

2/7/2026

Disc golf

2/7/2026

18 hole disc golf with one or two par 4s/5s each

2/7/2026

A new disc golf course

2/7/2026

disc golf course

2/7/2026

Disc Golf, Raleigh is sorely lacking in the disc golf area. The city has not had a new course since 1984. Do some research. It is the least expensive amenity you can add to any park. It typically takes care of itself. The players do the vast majority of the maintenance in any park that has a good course. If you have any questions please give me a call. 9192194613 Kirk Yoo

2/7/2026

More picnics tables and area, better grills, lights in the nature trail walk. Expand the park more slide monkey bar area

2/6/2026

Lots of pickleball courts, nice disc golf course, social area

2/6/2026

It'd be good to make sure that the park is safe and secure by having it staffed during operating hours. It'd be great to have Outdoor Fitness Hubs for adults of all age range and abilities. An indoor therapy swimming pool will be beneficial for people with arthritis. It'd be helpful to have shaded seating, shelters, benches (needed around the walking trail for arthritis and heart congestion people). Walking trails that are ADA accessible. Elkay Water Bottle Refilling Stations. Disability Inclusive Play Stations for children and adults.

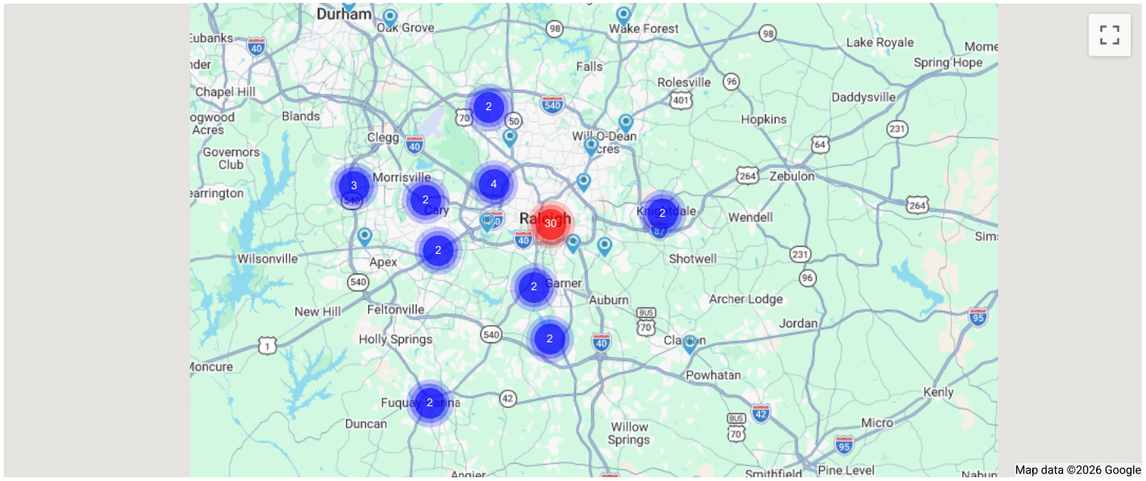
2/4/2026

A tennis Center where there is a manned bldg that administrates tennis programs.

2/4/2026

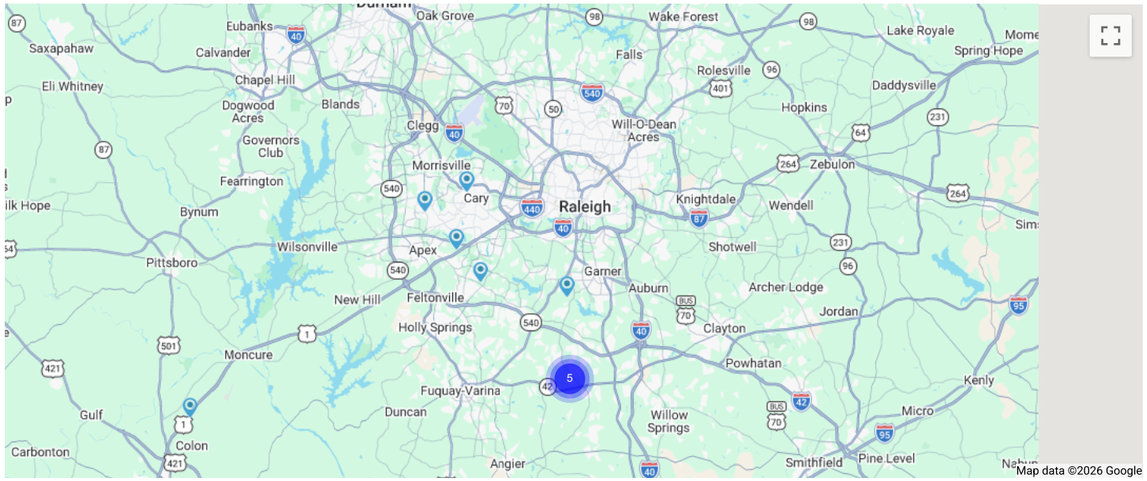
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Where do you live?



undefined

What is your ZIP code?



What is your age?



30 respondents

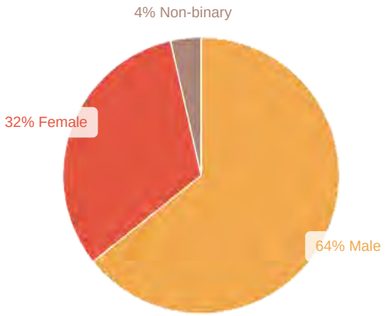
What is your racial identity? (Please select all that apply.)



27 Respondents

undefined

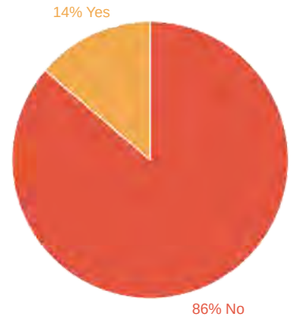
What is your gender identity?



28 respondents

undefined

Do you identify as person with a disability?



29 respondents

undefined

What is your ethnic identification?



27 respondents

undefined

What is your highest formal education level?



27 respondents

undefined

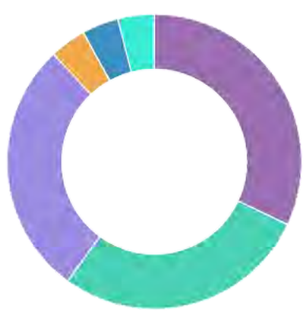
What is your current employment status? Please select all that apply.

71%	Employed full-time (40 or more hours per week)	20 ✓
7%	Employed part-time (up to 39 hours per week)	2 ✓
7%	Self-employed	2 ✓
7%	Retired	2 ✓
4%	Student	1 ✓
4%	Unemployed and currently looking for work	1 ✓
4%	Stay-at-home partner/caregiver	1 ✓
4%	Unable to work	1 ✓
0%	Unemployed and not currently looking for work	0 ✓

28 Respondents

undefined

What is your approximate household income?



25 respondents

undefined

Do you rent or own your home?

67%	Own	18 ✓
22%	Rent	6 ✓
11%	Neither	3 ✓

27 Respondents

Engage Raleigh ›

Biltmore Hills Master Plan Update - Design Alternates Survey

Raleigh PARKS, RECREATION, AND CULTURAL RESOURCES

Translate

Biltmore Hills Master Plan Update - Design Alternates Survey

Help shape the future of Biltmore Hills Park!

We're now in **Phase 2 of the Master Plan Update**, which is focused on **Design Alternates.** We want your feedback on the two concept options developed, which were created based on community feedback during Phase 1.

Please take a few minutes to complete our survey. Your responses will help us understand which features, layouts, and experiences best support your needs and priorities. This is your chance to tell us what you like, what you'd change, and what you want to see in the final, updated master plan!

Park Design Feedback | About You | Additional Project Details

About This Park:



The Biltmore Hills Park Master Plan Update will guide a comprehensive vision for the existing 38-acre community park, located at 2615 Fitzgerald Drive, as well as an adjacent 8-acre parcel, located at 1105 Cross Link Road.

Established in the 1960s, Biltmore Hills Park has long served as a cornerstone for recreation, athletics, and cultural gatherings in Southeast Raleigh. The master plan update builds on that legacy, integrating planned improvements from the 2022 Parks Bond with new opportunities to enhance the park's role as a community hub for recreation, wellness, and connection.

For more information about the project, how community input shaped the design and an overview of the planning process and park zones, click here.

Design Alternates:

(click to enlarge)



Start the Survey Here:

Which concept do you prefer?

Peak Athletics: Concept A

Wonder Woods: Concept B

Closed to responses

Please share any thoughts on the concepts:

Closed for Comments

Concept B is a much needed retreat in raleigh ever growing urban environment.
5 months ago — Reply — 1 Agree

A durable ping pong table and picture station that switches with holidays
4 months ago — Reply — Agree

Please support our local skateboard community with a skatepark! Raleigh is highly lacking in safe places for kids to skate. Please keep the local community involved in the design too!
5 months ago — Reply — Agree

Concept A is a more active activity concept that marries better with both the community center and the pool
5 months ago — Reply — Agree

I like a combination of the two. The children need a updated playground and I love the skateboard a park is awesome. I love the hammock area to relax as well and the trails.
5 months ago — Reply — Agree

Imagine that you have a budget of $100 for the Expansion property! Select the combination of amenities that you would fund, adding up to $100 or less.

Use the scroll bar to look through all of the amenity options.

Options		Selected Options
☐ Play Lawn	$10	
☐ Covered Multi-Use Sports Court	$60	
☐ Skate Park	$70	
☐ Nature Play	$30	
Remaining:	**$100**	Spent: **$0**

Budget: $100 — 0% used

What kinds of "Forest Finds" do you want to see in the park?

Nature Play Pockets 71%



Public Art 71%



Interpretive Signage 43%



Fitness Stations 14%



Other 0%

Closed to responses| 7 Responses

If you would like to receive email updates on the Biltmore Hills Master Plan Update planning process, please enter your email:

Email

Email Address

Name

Name

Save

Biltmore Hills Master Plan Update - Final Concept Survey

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
299	12	239	8	4

After reviewing the Roots & Resilience concept, what is your overall impression of the proposed park expansion?



11 respondents

A lot of people do donuts in the parking lot by the tennis courts. It'd be great to address this. Staff in this park would be great to address any safety concerns.

8/1/2026

The park looks very inviting. What is included in the workout stations and what slides, swings, or other equipment are available for adults with disabilities?

7/24/2026

I think this is a wonderful concept. I would make sure though speed bumps or other is done to help traffic issues due to speeding in that area.

7/24/2026

We the folks here in Biltmore estates would like speed bumps added on Fitzgerald within 100/300 ft, of the lower tennis courts add more lighting to keep the DRUGS SELLING homeless and the kids doing donuts in the parking lot. also and the biggest part of this is a locked the gate overnight on the Fitzgerald dr side. cut the through traffic and the donuts, DRUGS SELLING homeless, we need this area secured to make sure the $20 million being spent isn't destroyed by the "youth" and homeless in the local area. . .

7/17/2026

How likely would you be to use the different proposed park spaces?

Living Archive - An interactive gathering space where art, story, and interpretation preserve and share the community's history	36% Definitely!	9% Probably	27% Maybe	9% Probably not	18% Skip it
Celebration Lawn - A spacious lawn for festivals, performances, family gatherings, and casual play	55% Definitely!	9% Probably	18% Maybe	9% Probably not	9% Skip it
Legacy Pavilion - A flexible covered venue for performances, celebrations, recreation, and large community events	45% Definitely!	18% Probably	27% Maybe	- Probably not	9% Skip it
Ancestors Loop - A comfortable walking loop that honors the people, stories, and achievements that shaped South Raleigh	50% Definitely!	20% Probably	- Maybe	20% Probably not	10% Skip it
Roots + Rhythm Playground - A colorful, inclusive play space inspired by music, movement, nature, and cultural expression	55% Definitely!	9% Probably	- Maybe	18% Probably not	18% Skip it
Sound + Sustenance Grove - A forest garden where sculptural musical elements and fruit-bearing trees connect culture, creativity, and nourishment	55% Definitely!	18% Probably	- Maybe	9% Probably not	18% Skip it
Living Lab - An outdoor learning landscape where visitors can explore water, wildlife, plants and the park's ecological systems	45% Definitely!	18% Probably	27% Maybe	- Probably not	9% Skip it
Resonance Trail - A forested path that connects park spaces through a series of art installations, nature-play features, and fitness elements	55% Definitely!	36% Probably	- Maybe	- Probably not	9% Skip it

Closed to responses

11 responses

I love the plans for this area, even if I won't use them. I don't have children so the play ground space isn't something I will use but it's important kids have this in their area. I am concerned about possible vandalism of the new space. I love Southeast Raleigh and chose to move here years ago but there are issues with unhoused, drugs and crime in some of these spaces and I am worried there may be damage or destruction of these spaces. Folks deserves these spaces, especially in the areas of town that are nonwhite. I am glad efforts are being taken to enrich outdoor spaces in these areas. I think efforts need to be taken to help make sure these spaces are kept nice and can be utilized by the residence of the immediate and surrounding areas.

7/24/2026

LOCKED GATE OVERNIGHT , MAKE SURE TO KEEP HOMELESS AWAY , LIGHTS ,SPEED BUMPS!!!!!

7/17/2026

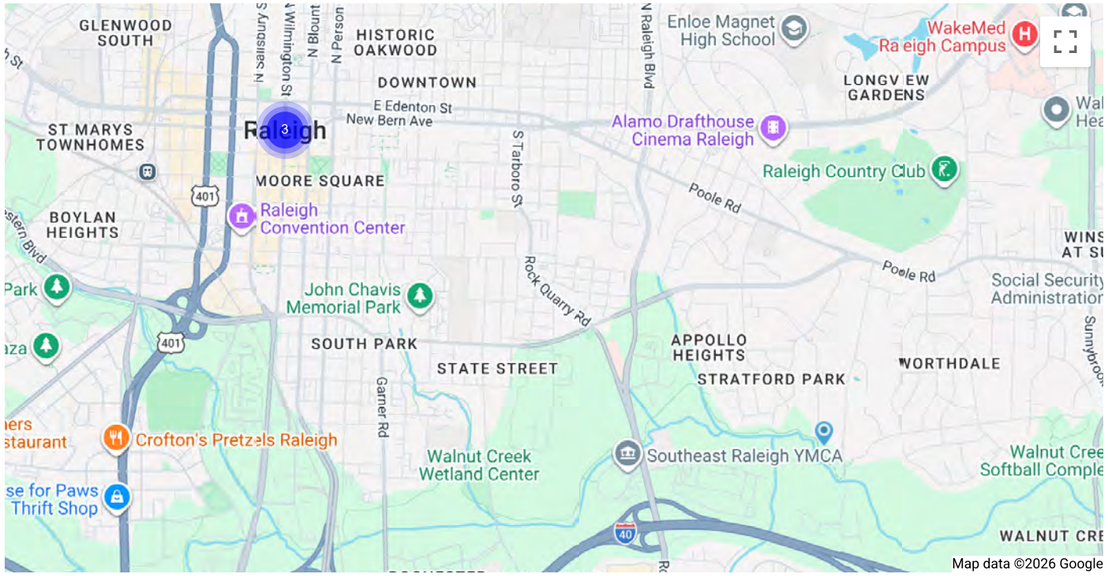
Which proposed park feature are you most excited about?

50%	Celebration Lawn	5 ✓
30%	Legacy Pavilion	3 ✓
30%	Resonance Trail	3 ✓
30%	Other	3 ✓
20%	Sound + Sustenance Grove	2 ✓
20%	Living Lab	2 ✓
10%	Living Archive	1 ✓
10%	Ancestors Loop	1 ✓
10%	Roots + Rhythm Playground	1 ✓

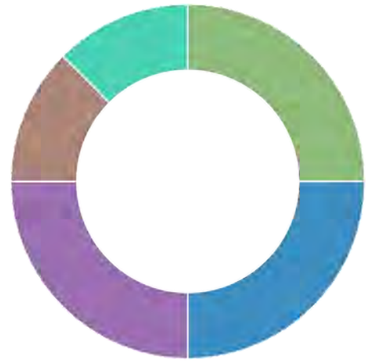
10 Respondents

undefined

Where do you live?



What is your age?

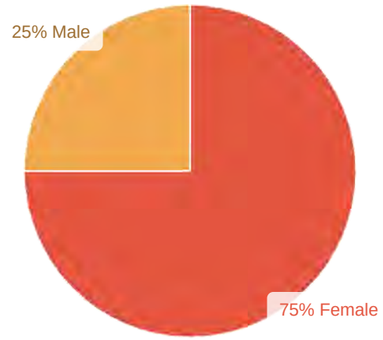


25%	35 - 44
25%	45 - 54
25%	55 - 64
13%	25 - 34
13%	Over 65
0%	Others

8 respondents

undefined

What is your gender identity?



8 respondents

What is your ethnic identification?



7 respondents

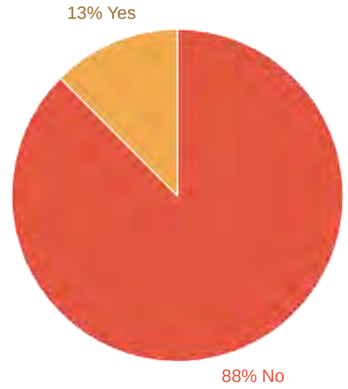
undefined

What is your racial identity? (Please select all that apply.)

57%	Black/African American	4 ✓
29%	White	2 ✓
14%	American Indian/Alaskan Native	1 ✓
0%	Asian	0 ✓
0%	Latino/a/e/x	0 ✓
0%	Native Hawaiian/Pacific Islander	0 ✓

7 Respondents

Do you identify as person with a disability?



8 respondents

undefined

What is your highest formal education level?



7 respondents

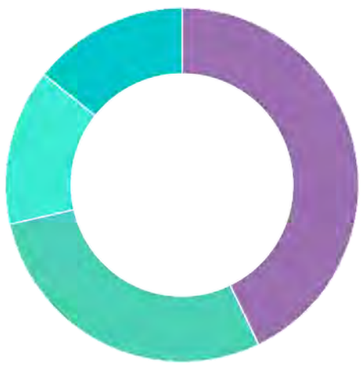
What is your current employment status? Please select all that apply.

86%	Employed full-time (40 or more hours per week)	6 ✓
14%	Self-employed	1 ✓
0%	Student	0 ✓
0%	Employed part-time (up to 39 hours per week)	0 ✓
0%	Unemployed and currently looking for work	0 ✓
0%	Unemployed and not currently looking for work	0 ✓
0%	Stay-at-home partner/caregiver	0 ✓
0%	Unable to work	0 ✓
0%	Retired	0 ✓

7 Respondents

undefined

What is your approximate household income?



- 43% $50,000 to $74,999
- 29% $75,000 to $99,999
- 14% $100,000 to $149,999
- 14% $200,000 or more
- 0% Others

7 respondents

Do you rent or own your home?

75%	Own	6 ✓
25%	Rent	2 ✓
0%	Neither	0 ✓

8 Respondents

undefined

I speak English as my first language.

100%	Yes	8 ✓
0%	No	0 ✓

8 Respondents

undefined

How did you hear about this survey?

63%	Email	5 ✓
25%	Word of mouth	2 ✓
13%	City of Raleigh website	1 ✓
0%	Social media	0 ✓
0%	By mail / postcard	0 ✓
0%	Yard sign	0 ✓
0%	Handout / doorhanger	0 ✓

8 Respondents



April 6, 2026

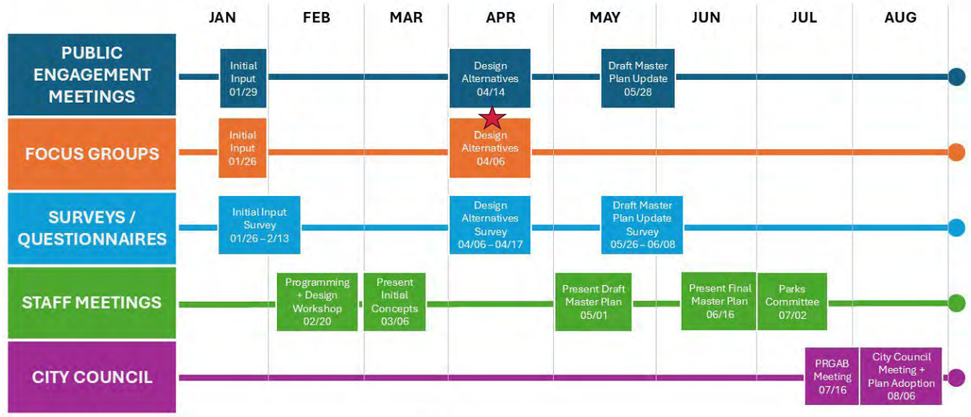
Biltmore Hills Cross Link Expansion

Focus Group – Design Alternates Meeting

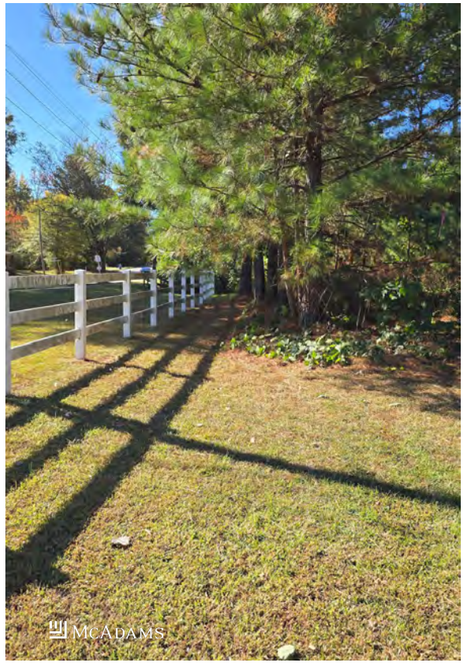
Raleigh Parks

ENGAGEMENT SCHEDULE

BILTMORE HILLS-CROSSLINK MASTER PLAN AMENDMENT



McAdams



Today's Program

01 What We Know

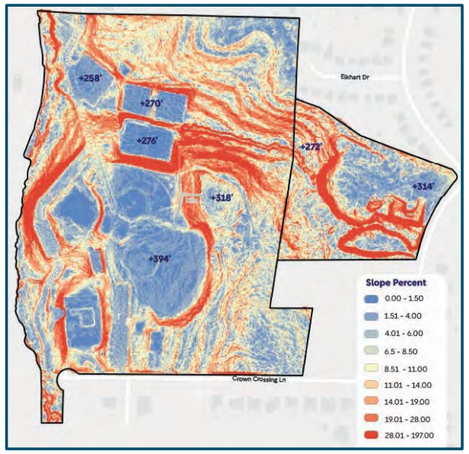
02 Our Process

03 Design Alternates

What We Know

Existing Conditions





What We Know

Open House

Responses

- 28 attendees

Desired Features

- Athletic Courts
- Nature Trails
- Walking Loop/Outdoor Fitness

Key Takeaways

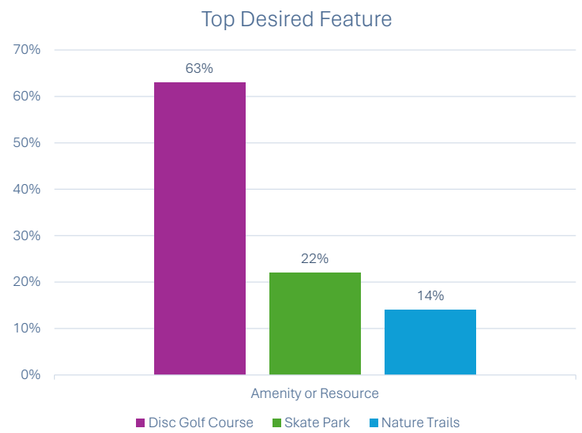
- Large tennis presence
- Focus on senior programming
- Focus on the bond project





What We Know

Survey Responses



Responses

- 202 participants

Trends in Responses

- Many use the walking trail
- Less than 16% use the tennis courts
- 75% of respondents under 55
- Desire to “keep it natural”
- More flowers and water features

Key Takeaways

- Responses skewed to specific interests

What We Know

From the Community

Responses

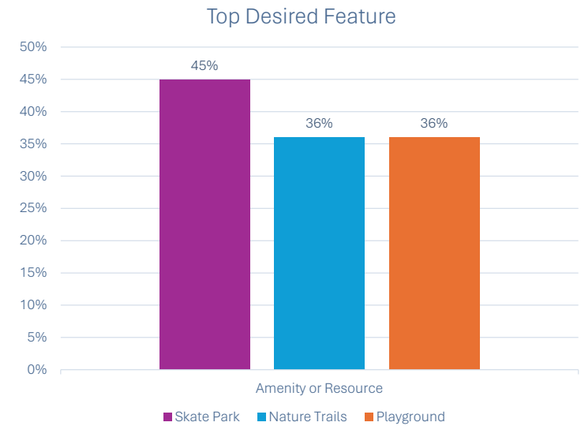
- 13 participants within a 5-minute drive

Trends in Responses

- Keep the park natural
- Better parking
- Mention of basketball
- Disagree with disc golf suggestion

Key Takeaways

- Facilities for fellowship
- Desire for walking trails and natural areas
- Opportunities for walking



What We Know

Site Analysis + Input Phase Engagement



Key Takeaways

- Gaps in representation + participation
- Robust engagement, opposing ideas
- Nature preservation, disc golf, mountain bikes, tennis
- Feasibility
- Navigating the unknowns
- No clear choice or option
  - Nature Trails

Our Process

What We Heard

- Nature trails were ranked highly amongst all groups
- There is a desire for environmental education
- Robust existing programming effort

What We Learned

- The decision regarding the fill determines the final design
- Some facilities are not feasible on the site (i.e., disc golf, mountain biking)
- There is not an identified #1 choice from the community

How We Designed

- Created options for low and high intensity
- Focused on feasibility
- Designing with nature in mind & preserving the forest where possible

What We Know

Staff Programming + Design Workshop

What We Heard

- Parking is a concern
- Environmental education is a priority
- Pods of use
- Phased approach
- Covered facilities
- Improve walkability
- Identify opportunities for art

What We Witnessed

- Joint efforts to address constraints
- Creative ways to enhance existing park





What We Know

Staff Programming + Design Workshop

Key Takeaways

- Feasibility of facilities
- Preference for trails and connectivity
- Walkability concerns
- Comfort station
- Design cognizant of summer camps
- Addressing parking and access
- Programming and staffing





What We Know

McAdams Design Process

Analyze Community Feedback

↓

Test Fit Program Elements

↓

Aspirational vs. Achievable

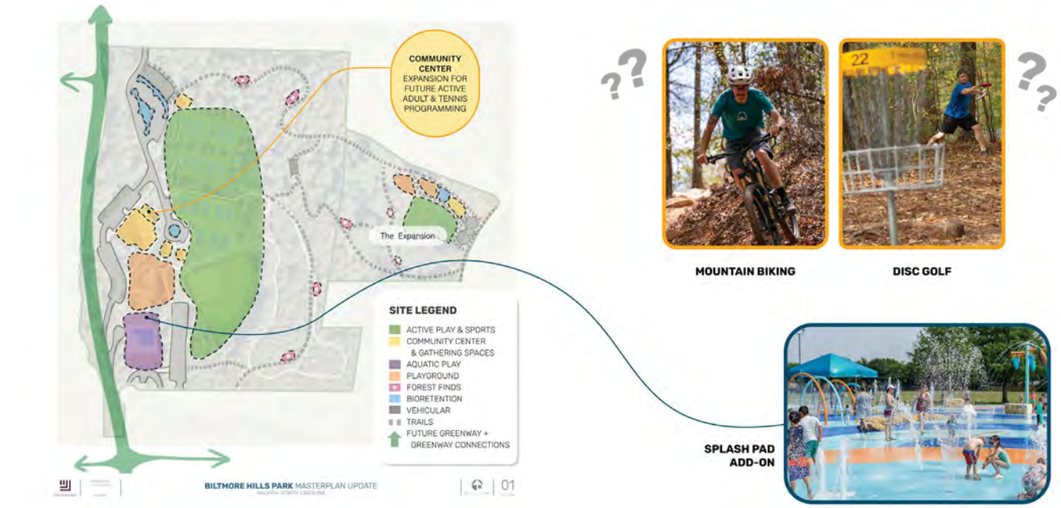
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Design for Programming





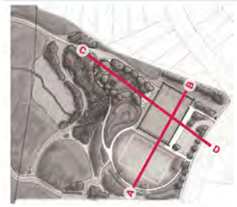
Potential Programing

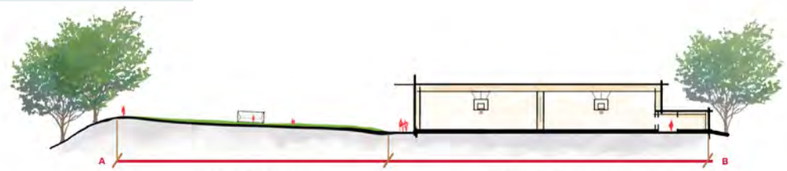


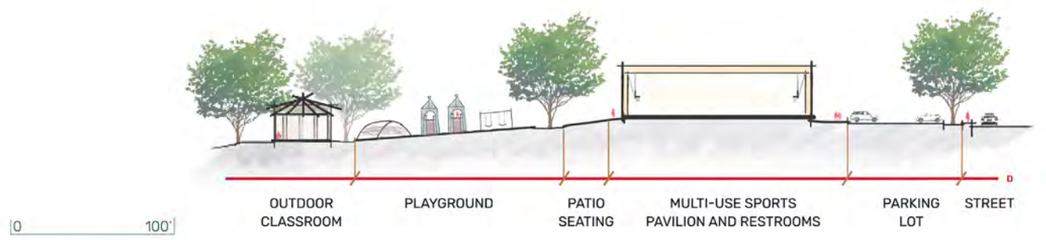
Concept 1 – Peak Athletics



Concept 1 – Peak Athletics





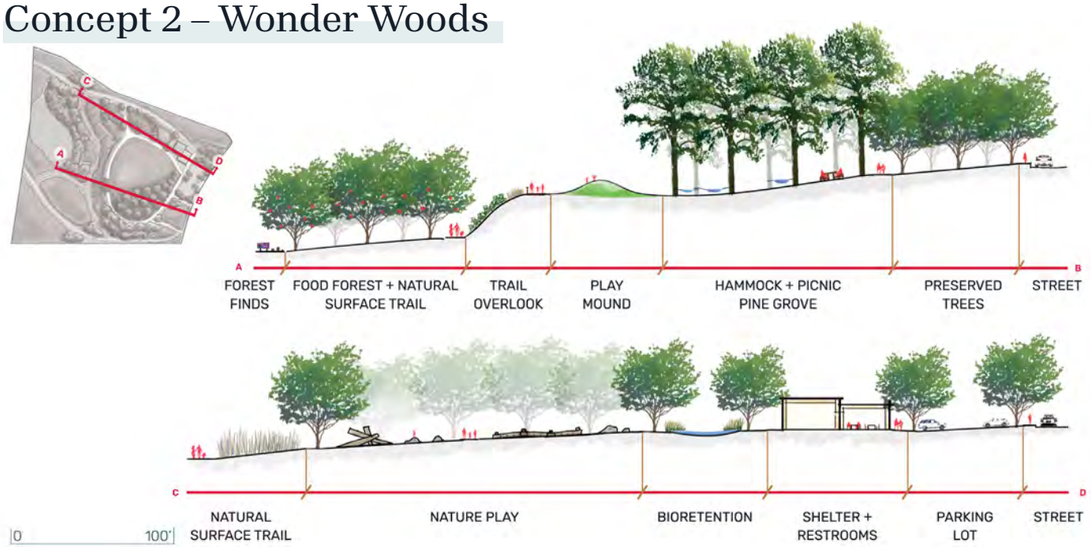


Concept 2 – Wonder Woods





Concept 2 – Wonder Woods



Discussion

How would you imagine yourself, your family, or your community using your favorite concept on a typical day? What feels missing, if anything?

Which feature or amenity within that concept is most important to you?

Is there a way to combine the best parts of both concepts? What would that look like?

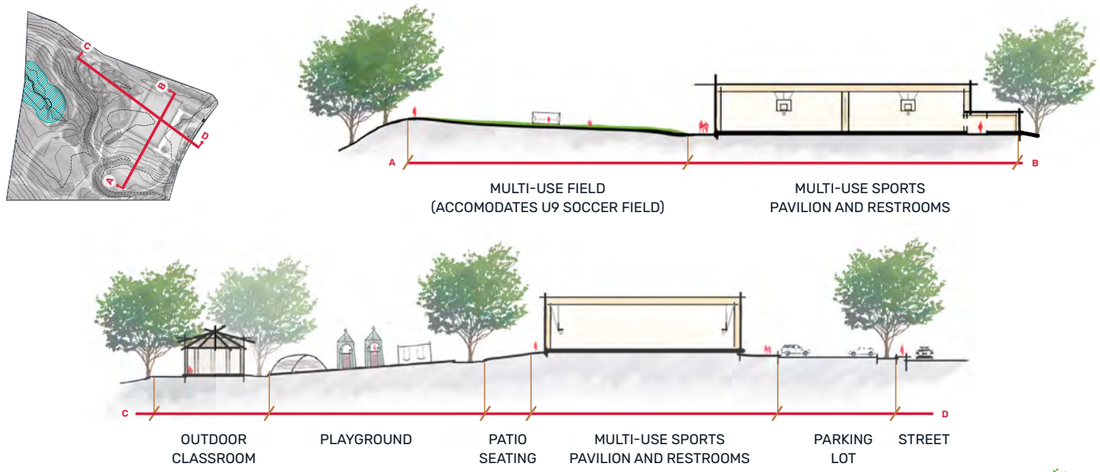
Are there any barriers that you see within the concepts that would deter visitation or access?

Thinking about the future, which concept do you think will age better and continue to serve the community over time? Why?

A PEAK ATHLETICS

Skates, Sports, + Courts





A PEAK ATHLETICS

Skates, Sports, + Courts

Multi-Use Sport Pavilion



Outdoor Classroom



Skate Park



Multi-Use Field



Picnic Shelter



Playground



Trail Bridge



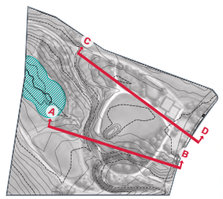
Patio Seating

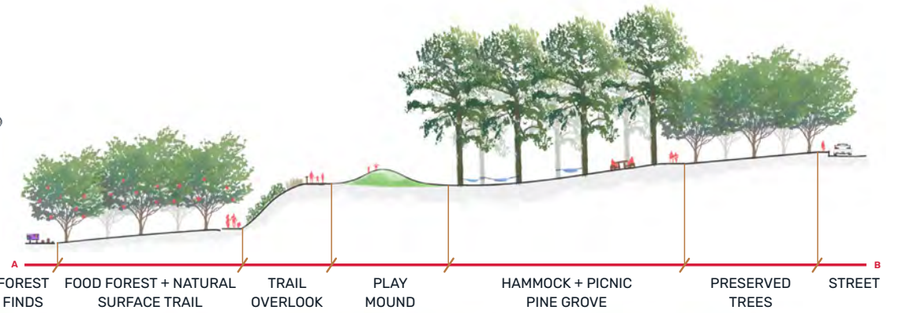


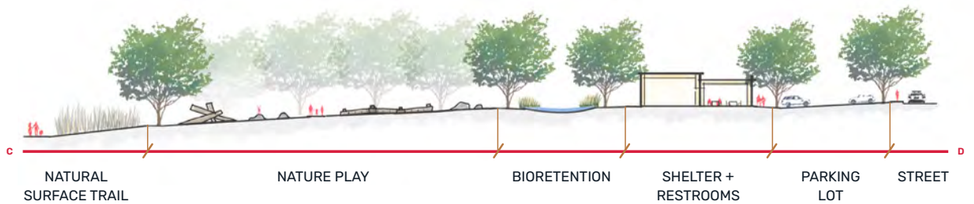
B WONDER WOODS

Nature Play + Environmental Restoration









B WONDER WOODS

Nature Play + Environmental Restoration

Comfort Station + Shelter



Hammock Grove



Trail Overlook



Play Mound



Nature Play



Forest Finds!



Interpretive Signage



Public Art



Nature Play Pockets



Fitness Stations



June 11, 2026

Biltmore Hills Cross Link Expansion

Focus Group – Design Vision

Raleigh Parks



Today's Agenda

01 Schedule: Where We Are

02 Recap: What We've Heard

03 Values: Where Should We Go

04 Vision: Testing the Plan

Where We Are

Input & Engagement Opportunities

What We've Done

- Online Survey
- Kickoff Open House
- Staff Design Session
- Focus Group 1
- Design Alternatives Workshop

What's Next

- TODAY: Focus Group 2
- JULY 18, Saturday: Concept Cook-Out





How a Park Gets Built

1st STEP

Site Expansion & Land Acquisition

This step involves identifying and obtaining the land needed for the park and working with partners to secure space and purchase property.

2nd STEP

Master Planning & Cost Estimation

In this step, designers and planners create a vision for the park and outline design elements and their associated costs to help forecast budgets.

3rd STEP

Secure Funding

This step focuses on acquiring the funds needed to build the park. Funding can come from grants, donations, public funds, or partnerships.

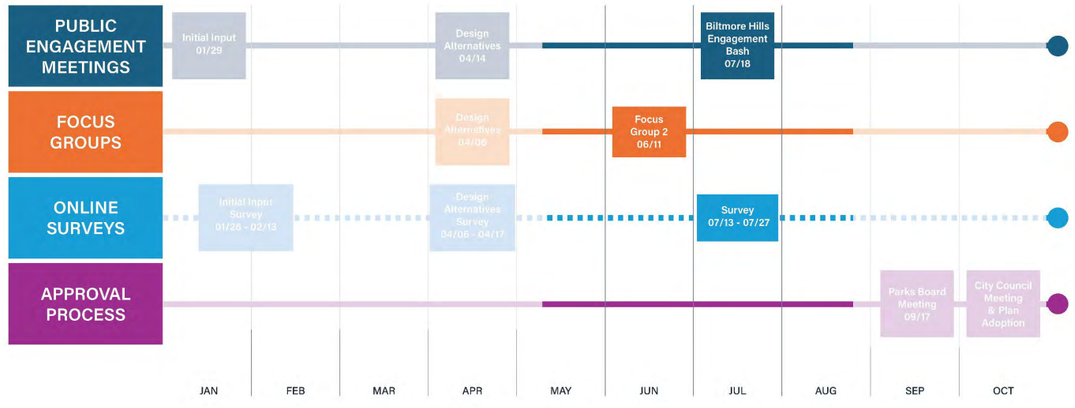
4th STEP

Detail Design & Construction

Focus groups and design advisory committees are formed to finalize specific park elements, including public art and historic interpretation, that will be shown in construction documents.

Where we are

Project Engagement Schedule



What We Heard

Engagement Period #1

Desired Features

- Athletic Courts
- Nature Trails
- Walking Loop/Outdoor Fitness

Key Takeaways

- Safety
- Focus on multi-gen programming
- Identity and Storytelling
- Ecology and stormwater





What We Heard

Staff Programming + Design Workshop

Key Takeaways

- Feasibility of facilities
- Preference for trails and connectivity
- Covered Facilities
- Walkability concerns
- Comfort station
- Design cognizant of summer camps
- Addressing parking and access
- Programming and staffing





What We Heard

Focus Group Meeting 1

Key Takeaways

Safety
- Visibility
- Security Technology
- Sleep appeal

Stormwater
- Treat new impervious - “make it better”
- Fix long-time flooding problem

Storytelling
- Unique identity is critical
- History must be told **by the community**
- The built elements must tell the story





What We Shared

Concept 1 – Peak Athletics



Concept 2 – Wonder Woods



What We Heard

South CAC

Roots & Resonance

Celebration
- Black creative excellence & civic pride

Community
- By and For South Raleigh

Connection
- Bridging generation, disciplines, & experiences

Living Archive
- Rotating exhibits, youth programming, and oral history

Access
- Free, ADA-accessible, and open daily





Common Vision

Bringing it all together

Core Values

Celebration:
- Black creative excellence & civic pride

Community:
- Designed with and celebrating the residents of South Raleigh

Connection:
- Bridging generation, disciplines, & experiences

Living Archive:
- Rotating exhibits, youth programming, and oral history

Access & Safety:
- Comfortable & Welcoming to all

Resilience:
- Environmental stewardship, resource protection, and responsible care



Roots & Resilience

A living cultural park















Value: *Celebration*

Centering Black Creative Excellence as a source of civic pride











Value: *Community*

Designed with and celebrating the residents of South Raleigh











Value: *Connection*

Bridging generations, disciplines, recreation, and experiences through shared space





Value: *Living Archive*

Rotating exhibits, multi-generational programming, and oral history collection





Value: *Access & Safety*

Comfortable, secure, and welcoming to all





Value: *Resilience*

Environmental stewardship, resource protection, and responsible care & maintenance





Discussion

QUESTIONS

- When you look at this concept, which parts feel most representative of South Raleigh's identity, history, and culture, and what feels like its missing?
- Imagine visiting this park with people of different ages, backgrounds, and abilities. How easy would it be to feel welcome, comfortable, connected, and engaged here?
- Looking ahead 20 years, what aspects of this design do you think will age well and continue serving the community, and what concerns do you have about its environmental stewardship, durability, or maintenance?







Roots & Resilience

A living cultural park















Biltmore Hills Park Masterplan Update

Community Values and Goals

These community values were created by synthesizing all previous community and city staff feedback, including from focus group conversations, the concept park design proposal titled “Roots & Resonance” submitted to the CAC by Davon Murray (District C), public open houses, community surveys, and insight from park staff and maintenance personnel. At the next focus group, we’ll work to clarify these values and define what success looks like, so we can move forward with a plan the community fully supports.

Value: **Safety**

Planning Description: Public Safety and User Comfort

Design Statement: A park that feels open, visible, and secure, where thoughtful lighting, clear sightlines, and essential amenities support comfort and safety.

Measurable Goal: The inclusion of design strategies that support visibility, lighting, security infrastructure, and essential amenities. This will include the provision of abundant lighting, remotely monitored security cameras, and restroom facilities.

Value: **Access + Walkability**

Planning Description: Universal Accessibility and Connectivity

Design Statement: A park that is easy to reach, move through, and enjoy by offering accessible pathways, welcoming entrances, and a variety of places to sit and gather.

Measurable Goal: An integrated network of ADA-compliant pathways, seating, and entrances that ensure equitable access. This includes diverse, abundant, and frequent seating opportunities; access to bike parking, bus stop, vehicle parking, and walkable neighborhood access points.

Value: **Community Connection and Experiences**

Planning Description: Flexible, Multi-Generational Programming Spaces

Design Statement: A park that brings people together through flexible spaces that support everyday use, community events, and shared experiences across ages and backgrounds.

Measurable Goal: Adaptable areas designed to accommodate diverse uses, ages, and community activities.

Value: **Celebration and Storytelling**

Planning Description: Cultural Interpretation and Community Memory

Design Statement: A park that reflects and celebrates community identity by creating spaces for storytelling, art, history, and education that can evolve over time.

Measurable Goal: Dedicated opportunities for public art, storytelling, education, and rotating cultural programming.

Value: **Ecological Resilience**

Planning Description: Green Infrastructure and Watershed Resilience

Design Statement: A park that applies nature-based solutions to manage stormwater, strengthen native habitats, and improve ecological performance at both site and watershed scales.

Measurable Goal: Nature-based solutions that manage stormwater on-site, support native ecosystems, reduce downstream flooding impacts, and restore existing degraded ecosystems by removing construction debris and invasive kudzu vegetation and replacing with consolidated fill and replacing with native trees and vegetation.

Where do these values show up?

The following list details how each value shows up in the Biltmore Hills Park Masterplan Update.

Value: **Safety**

- Lighting
- Security Cameras
- Comfort Station

Value: **Access + Walkability**

- Bus Stop on Site
- 10' Concrete Walking Path – 1/8th mile loop around multi-use lawn
- 12' Asphalt Greenway Path - > 1/3rd mile loop from street to constructed wetland and back
- 10' Boardwalk Over Constructed Wetland
- Various seating opportunities: Porch Swings, Mounted Benches, Picnic Tables, + Patio Seating
- Asphalt Parking lot with ADA van parking

Value: **Community Connection and Experiences**

- Multi-Use Pavilion – Creates opportunities for community events and recreation.
- Outdoor Classroom spaces anchored to environmental and storytelling program areas
- Multi-Use Field with rolling play hill and perimeter seating opportunities
- Playground accommodating two age ranges and transitional zones, with perimeter seating and gathering opportunities
- 1000 sq. ft. picnic pavilion for rent, located adjacent to the multi-use field and parking lot for access and visibility
- Trail Overlook adjacent to the multi-use field and overlooking the constructed wetland
- Shaded Deck anchored to the boardwalk over the constructed wetland, providing opportunities for natural observations, environmental education, rest, and gathering
- Forest Finds – Provides a diversity of exercise stations, nature play opportunities, public art, and historical and environmental interpretive signage as park users transition between the existing park extents and the park expansion along the greenway path

Value: **Celebration and Storytelling**

- History Patio – welcomes park visitors into the site and serves as the park entry plaza, providing a strong center to introduce park visitors to the broader community history and context
- Rolling Play Hill – the play hill recreates the existing site conditions created from the construction debris in the future park design as a play element
- Food Forest – serves as an interpretive history zone and provides a multi-generational outdoor education and engagement opportunity within the park. Some fruit and nut trees that might be included are apples, mulberries, pawpaws, persimmons, figs, pecans, black walnut, and hickories.

Value: **Ecological Resilience**

- Bioretention Cells – supports on-site treatment of new impervious surfaces
- Constructed Wetland – processes stormwater runoff speeding downslope before entering the existing stream buffer and help manage off-site stormwater to mitigate legacy flooding concerns downstream in Rochester Heights and around the Walnut Creek Wetland
- Native plantings – provide crucial ecosystem services, food and habitat for pollinators and local wildlife, and slows down the flow of water onsite, helping to prevent erosion

WELCOME!

The City of Raleigh is developing a Master Plan Update for Biltmore Hills Park in order to integrate the recent tennis court updates and land acquisition, creating opportunities for the Park Expansion.

¿ What is a Park Master Plan ?

A park master plan is a conceptual document that generally describes and guides the future management, design, and development of a park.

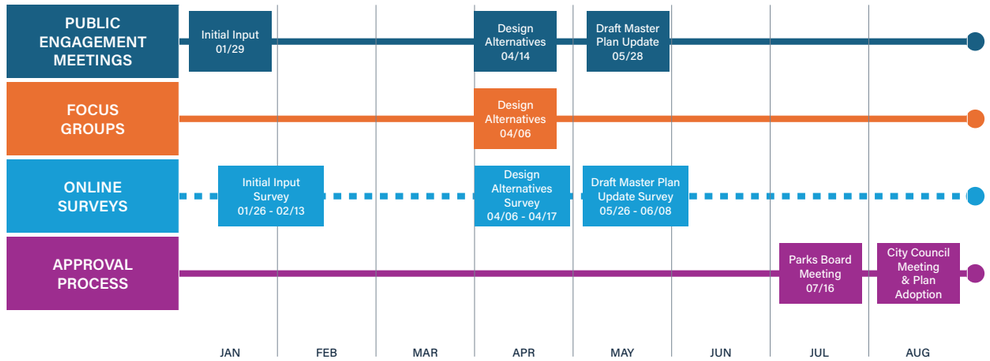
¿ What is a Master Plan Update ?

A master plan update revises an existing master plan so that it includes changes to the park boundary and program elements and accounts for evolving community needs.

¡ YOU can Help !

By participating with post-it notes and stickers on the various boards here today and filling out the park survey linked on the QR Code!

Project Engagement Schedule



SURVEY URL: https://publicinput.com/Project/AccessCode?id=AQIIiw8oOP%2bcCq57moXbMw%3d%3d#tab-73466

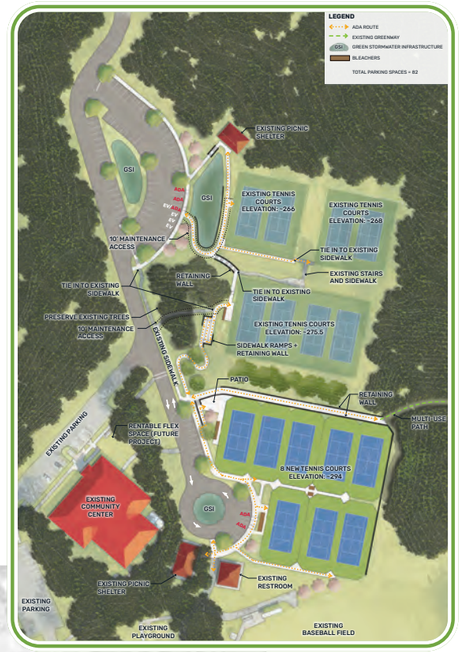
Raleigh McADAMS

BILTMORE HILLS PARK

PAST | ORIGINAL 1967 MASTER PLAN



PRESENT | 2022 BOND PROJECT



FUTURE | INTEGRATING THE EXPANSION



Raleigh McADAMS

SHARE YOUR STORY!

Grab a Post-It Note & Share a Memory at Biltmore Hills



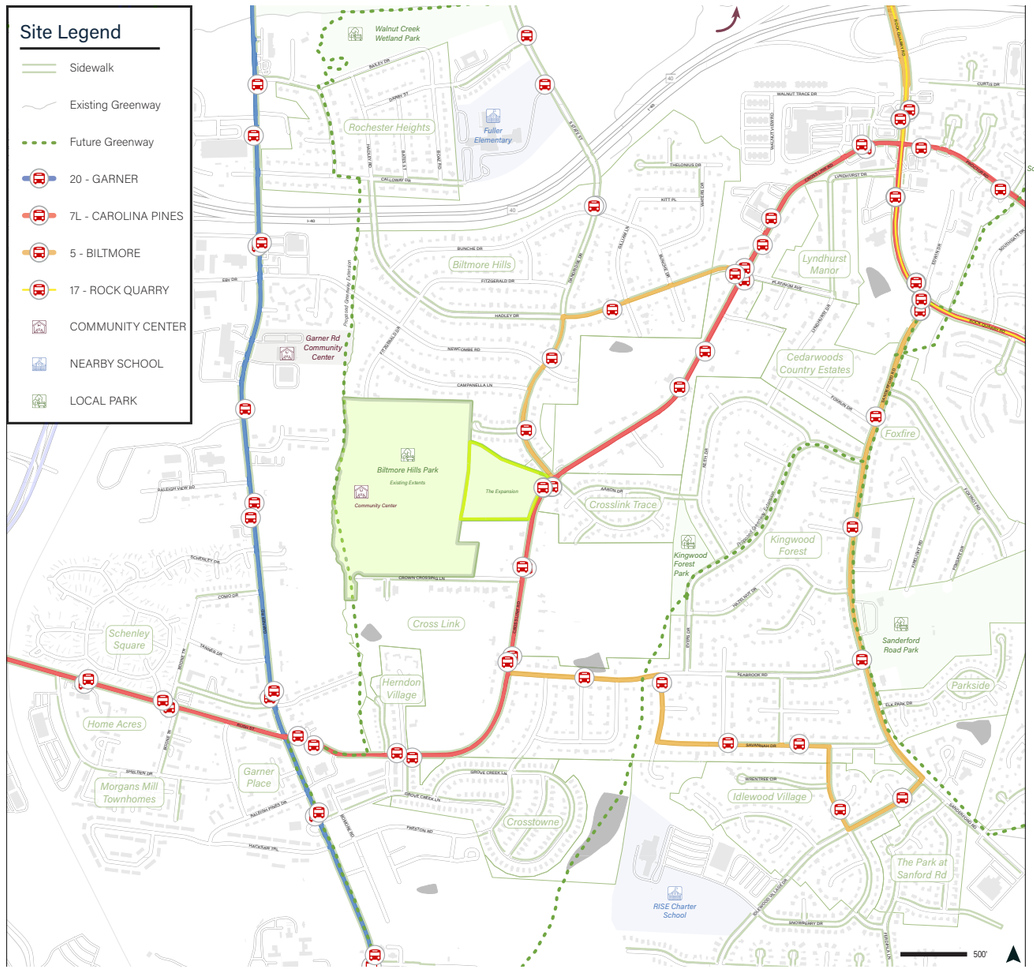







ACCESS & CONNECTIVITY

Where are you Coming From? Place your dot below.



How do you get here? Place your dot below.

WALKING	CYCLING	ELECTRIC BIKE OR SCOOTER	PUBLIC TRANSIT	PERSONAL VEHICLE

THE EXPANSION

Learn All About the On-Site Conditons!



The Expansion Features Multiple Vegetative Communities, an Ephemeral Stream, and a Bus Stop.



Established Forest Edge



Open Understory



Bus Stop along Cross Link Rd

Considerations

- Ephemeral Stream
- Bus Stop
- Vegetation / Kudzu
- Connectivity

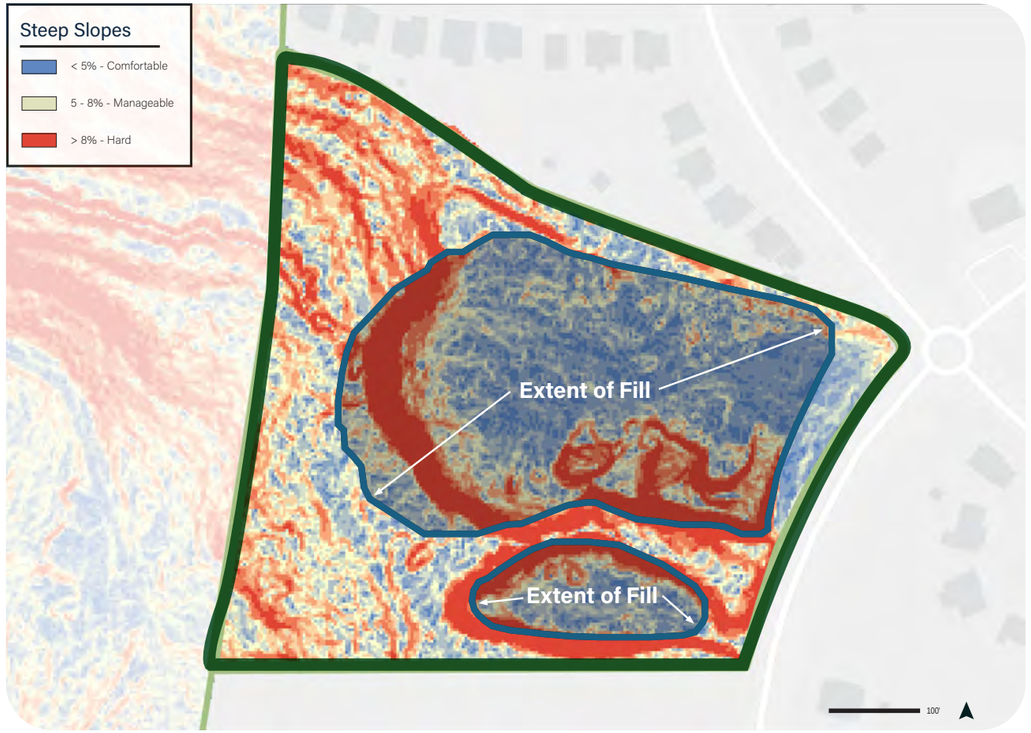
Opportunities

- Park Access
- Access to Nature
- Green Stormwater Infrastructure (GSI)
- Recreation

Raleigh McAdams

THE EXPANSION

Topography and Landfill Past.



The Expansion's former use as a Landfill has led to extensive Grade Change and Unstable Soils.



Cross-Section of Biltmore Hills Park



Steep Slopes Covered in Kudzu Vines



Views Across Site with Grade Change

Considerations

- Steep Slopes
- Uncompacted Fill

Opportunities

- Elevation Changes
- Views

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MAP YOUR DAY

Place a Dot on Your Hang-Out Spots!



Current Site Map of Biltmore Hills Park

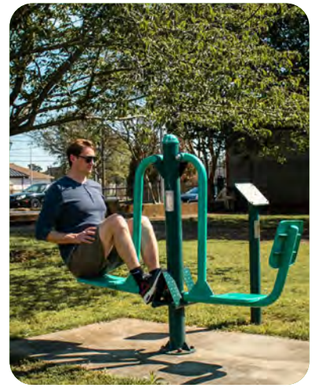
What New Programs would Enhance your Experiences?

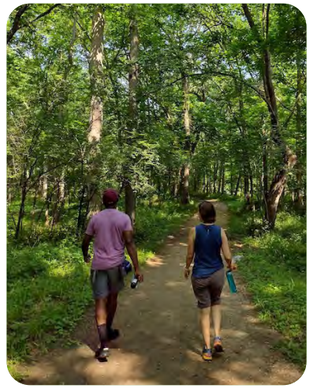
Examples: Fitness Classes, Guided Nature Walks, Community Events, etc...

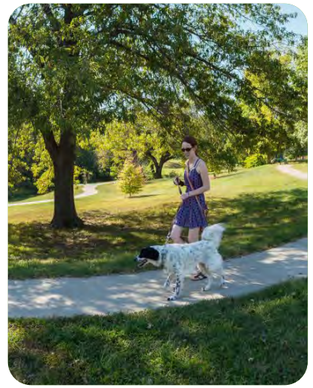
PARK PREFERENCES

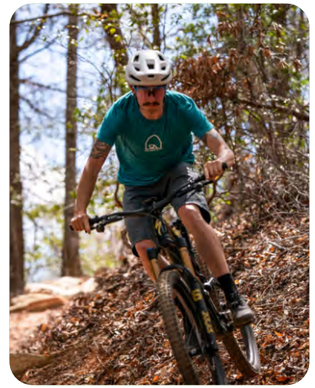

Athletic Fields


Athletic Courts

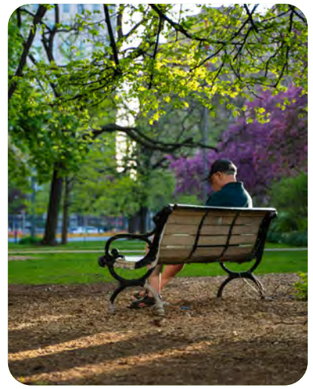

Outdoor Fitness


Nature Trails


Walking Loop


Mountain Biking


Social Gathering


Quiet Rest & Reflection


Wildlife Viewing

CHOOSE YOUR TOP 3!



Splash Pad



Playground



Nature Play



Pollinator Gardens



Community Garden or Food Forest



Dog Park



Skate Park



Disc Golf Course

Other - Write in on Post-it Note

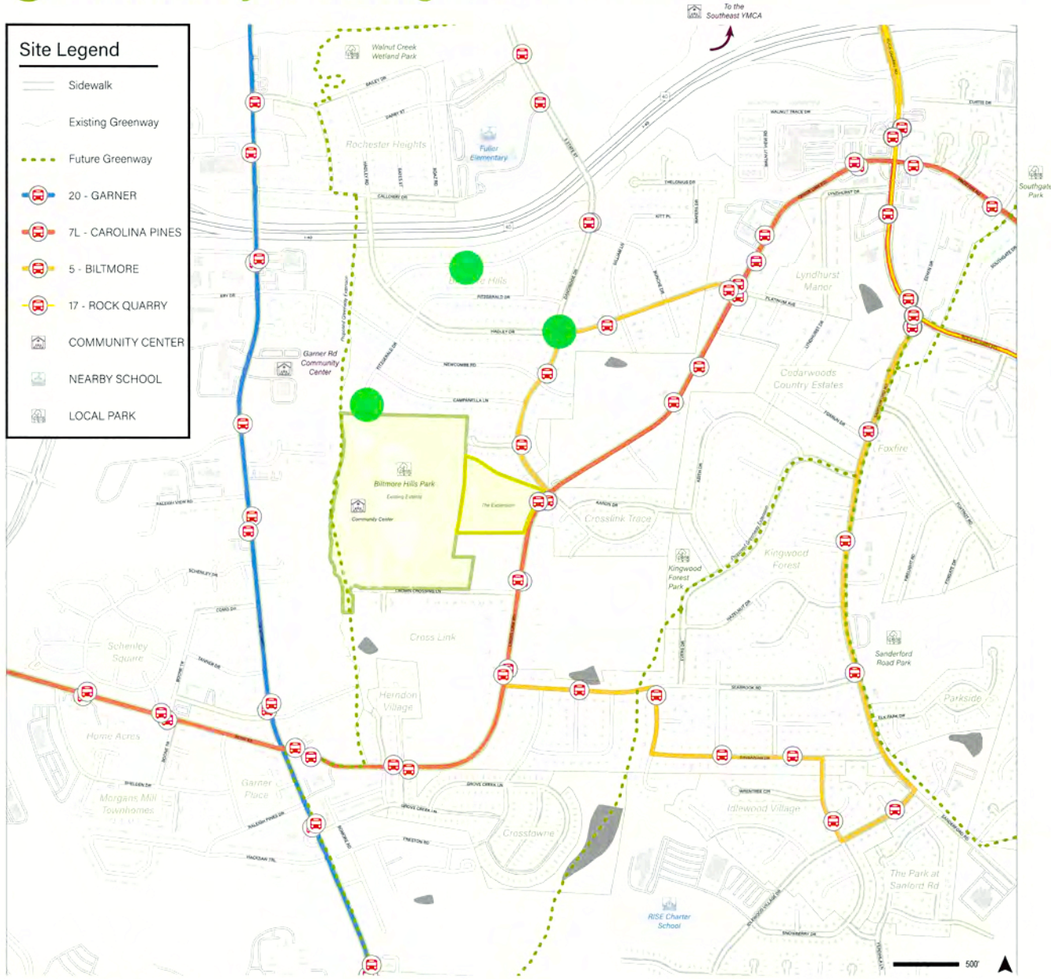
SHARE YOUR VISION!

What are your BIG IDEAS for Biltmore Hills?

Please share any specific questions or concerns.

ACCESS & CONNECTIVITY

Where are you Coming From? Place your dot below.



How do you get here? Place your dot below.

WALKING	CYCLING	ELECTRIC BIKE OR SCOOTER	PUBLIC TRANSIT	PERSONAL VEHICLE
●				★ ● ● ● ● ● ●

Raleigh | McAdams

SHARE YOUR STORY!

Grab a Post-It Note & Share a Memory at Biltmore Hills

I was born in Biltmore Hills in 1966. My 1974 I was actively playing tennis, basketball and baseball/softball. I was 4-H 4STH tennis center. Very excited for the opening.

Last week PET conducted a GSI management volunteer event, it was my 2nd time at the center.

I went to summer camp here back in the 90's. Brandi M.

Played Tennis from 1976 up w/ Ebony










Raleigh | McAdams

SHARE YOUR VISION!

What are your BIG IDEAS for Biltmore Hills?

Bigger playground for kids

a place for outdoor edu.

Senior center

Sidewalk & Speed Bumps on Crown Crossing (park access road)

HOW ABOUT SOMETHING SOLELY DEDICATED TO THE HISTORY OF BILTMORE HILLS

A MONUMENT? A MICRO MUSEUM?

A 'Master plan' for Nature-based stormwater mgmt for the entire Park (Green Stormwater Infrastructure)

MORE PARTNERSHIPS STRATEGIC ALLIANCES?

more Specialty camps/Playground. Walking track. History info on display

Please share any specific questions or concerns.

What activities are already present? A list would help

Lack of Communication with those living in neighborhood

Upgrade Better landscaping and lighting in the entire park

Options for the fill - Share w/ the community

How Can This Expansion celebrate/ acknowledge the history and culture of BILTMORE HILLS?

STOP THE RACING

Good to see GSI for tennis courts. Please continue for park expansion!

Raleigh McADAMS

MAP YOUR DAY

Place a Dot on Your Hang-Out Spots!



Current Site Map of Biltmore Hills Park

100'

What New Programs would Enhance your Experiences?

Examples: Fitness Classes, Guided Nature Walks, Community Events, etc...

Program designed around Senior Citizen with exercises

Safe Natural Walking trails

Grandfather math-like suspension bridge access to park

Senior Day Care. Center

A football/baseball field surrounded by a track for track/field events

more Youth sports. Swimming pool

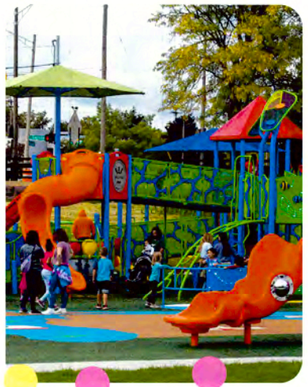
SHELTER

Raleigh McADAMS

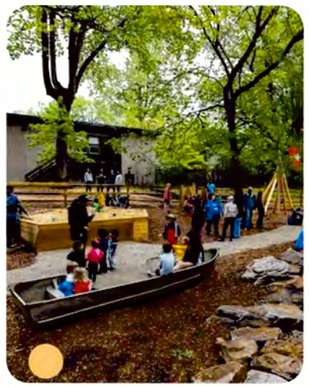
CHOOSE YOUR TOP 3!



Splash Pad



Playground



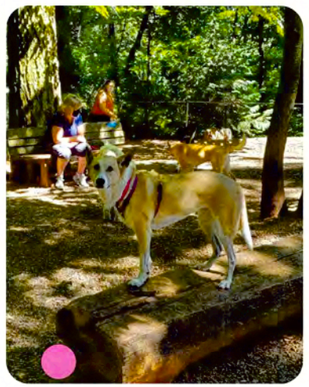
Nature Play



Pollinator Gardens



Community Garden or Food Forest



Dog Park



Skate Park



Disc Golf Course

Other - Write in on Post-it Note

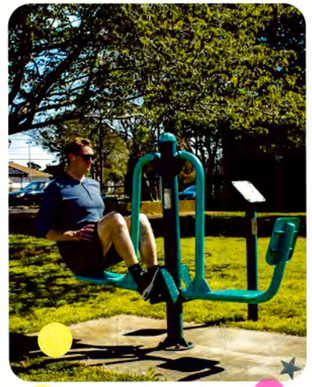
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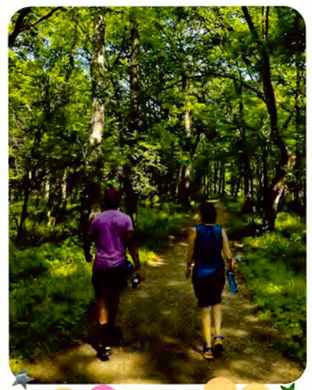
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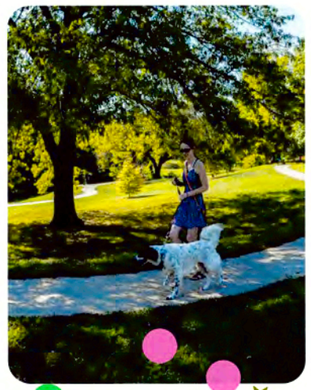
Athletic Courts



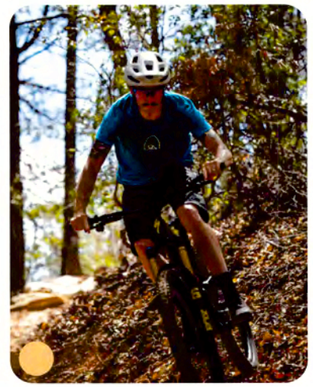
Outdoor Fitness



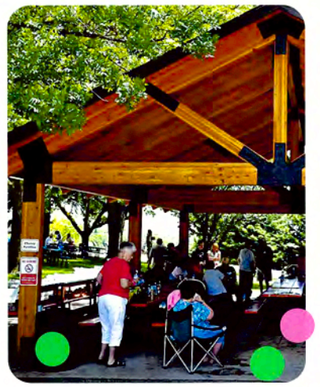
Nature Trails



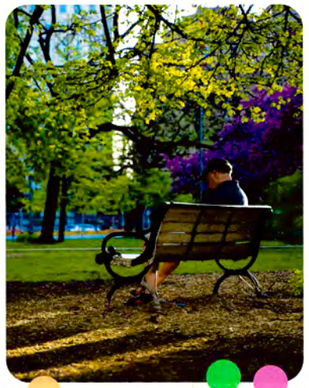
Walking Loop



Mountain Biking



Social Gathering



Quiet Rest & Reflection



Wildlife Viewing

EXISTING CONDITIONS

Existing Amenities

1. Picnic Tables
2. Tennis Courts
3. Baseball Field
4. Basketball Courts
5. Community Center
6. Restrooms
7. Playground
8. Pool
9. Aquatic Center
10. Loop Trail



HOW A PARK GETS BUILT

1st STEP

Site Expansion and Land Acquisition

This step involves identifying and obtaining the land needed for the park. Including working with parners to secure space and purchasing property.

2nd STEP

Master Planning and Cost Estimation

In this phase, designers and planners create a vision for the park and outline its design elements along with associated costs to help forecast budgets.

3rd STEP

Secure Funding

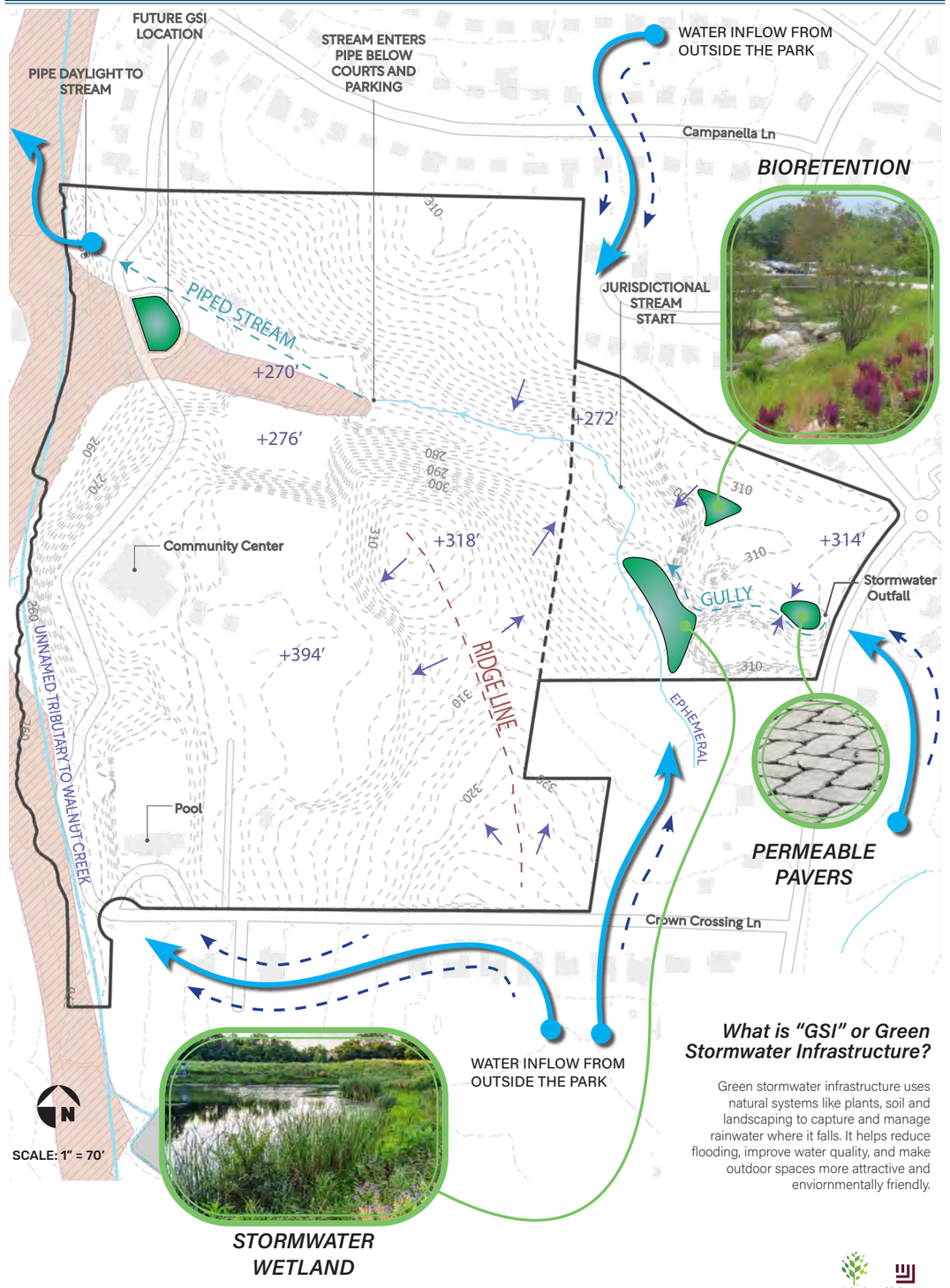
This step focusses on finding the money needed to build the park. Funding can come from grants, donations, public funds or partnerships.

4th STEP

Detail Design and Construction

Focus groups and design advisory committies are formed to finalize specific park elements like art and historic interpretation to include in construction documents.

GSI OPPORTUNITIES

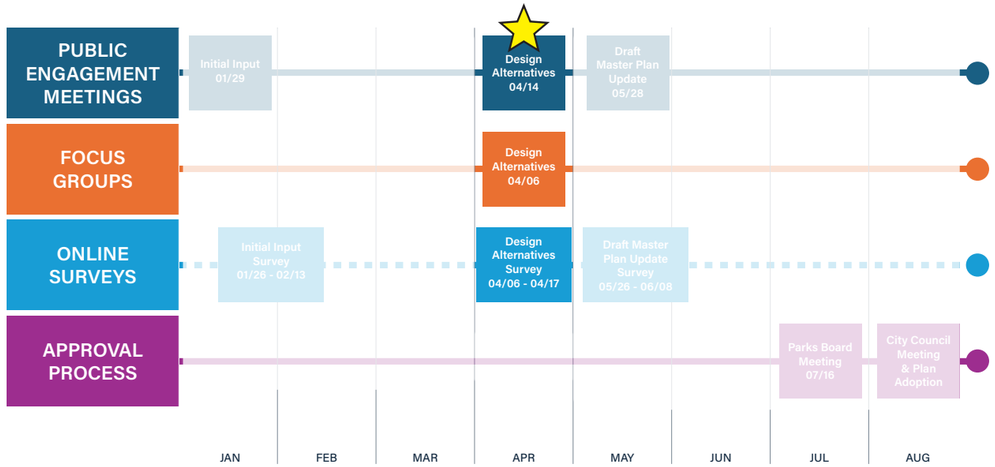


What is "GSI" or Green Stormwater Infrastructure?

Green stormwater infrastructure uses natural systems like plants, soil and landscaping to capture and manage rainwater where it falls. It helps reduce flooding, improve water quality, and make outdoor spaces more attractive and enviornmentally friendly.

DESIGN PROCESS

Project Engagement Schedule

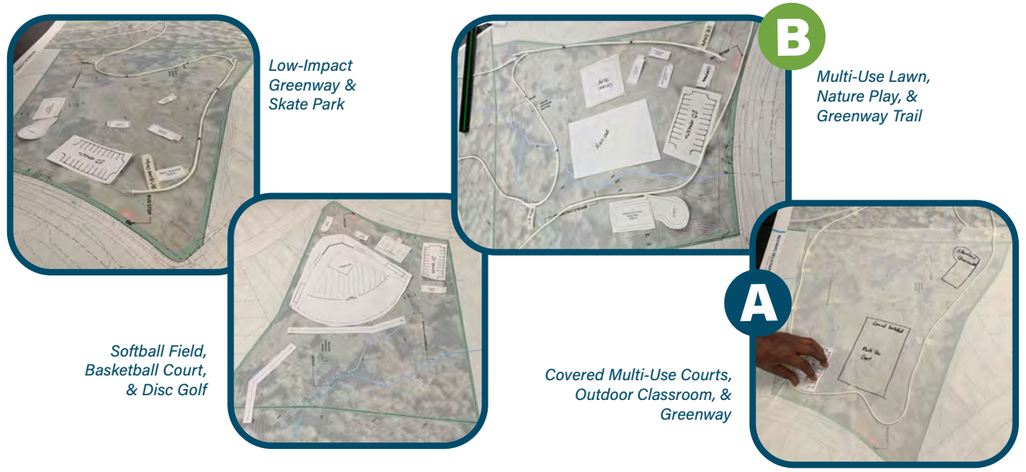


Community Input Analysis (Open House + Surveys)

What We Heard	What We Learned	How We Designed
Nature trails were ranked highly amongst all groups	The decision regarding the fill impacts the final design	Created options for low and high intensity
There is a desire for environmental education	Some facilities are not feasible on the site (i.e. disc golf, mountain biking)	Focused on feasibility
Robust existing programming effort	There is not an identified #1 choice from the community	Designing with nature in mind & preserving the forest where possible

DESIGN PROCESS

Test Fitting Program Elements



Low-Impact Greenway & Skate Park

Multi-Use Lawn, Nature Play, & Greenway Trail

Softball Field, Basketball Court, & Disc Golf

Covered Multi-Use Courts, Outdoor Classroom, & Greenway

Concept Development Conclusions



- The park cannot accommodate an 18-Hole Disc Golf Course.
- Community interest in walkable nature trails limits compatibility with mountain biking and disc golf.

Best-Fit Location for Program Elements

Park Expansion Site

Nature Play
Outdoor Classroom
Multi-Use Field
Multi-Use Courts
Comfort Station
Picnic Shelters
Hammock Grove
Overlook
Forest Finds
Food Forest
Bioretention
Pollinator Plantings
Greenway Trails

Existing Park Extents

Splash Pad
Community Center Expansion

OVERALL PARK ZONES

A park-wide zone map of existing and proposed use areas within the current extent of Biltmore Hills Park and its expansion area.

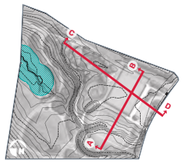


A PEAK ATHLETICS

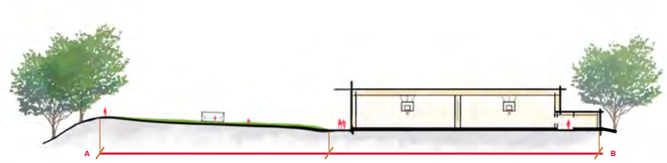
Skates, Sports, + Courts

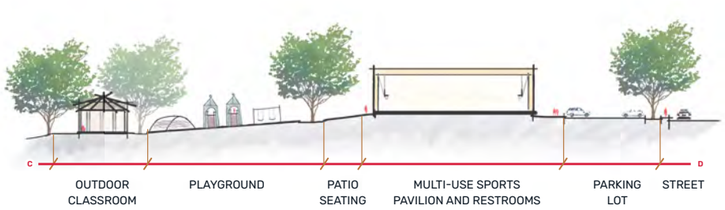
Place a Dot on Elements you LIKE.





SCALE: 1" = 200'





A PEAK ATHLETICS

Skates, Sports, + Courts

Place a Dot on Elements you LIKE.

Multi-Use Sport Pavilion



Outdoor Classroom



Skate Park



Multi-Use Field



Picnic Shelter



Playground



Trail Bridge



Patio Seating



B WONDER WOODS

Nature Play + Environmental Restoration

Place a Dot on Elements you LIKE.

Comfort Station + Shelter



Hammock Grove



Trail Overlook



Play Mound



Nature Play



Pick Your Favorite Forest Find!



Interpretive Signage



Public Art



Nature Play Pockets



Fitness Stations

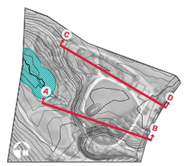
Raleigh McAdams

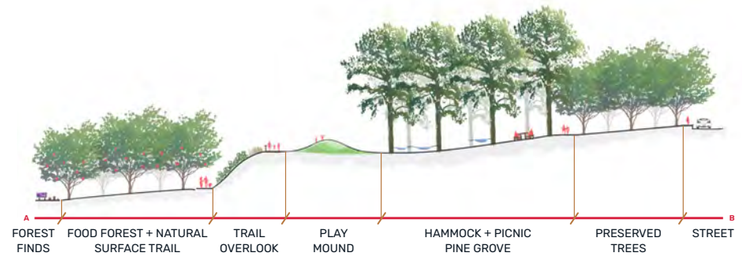
B WONDER WOODS

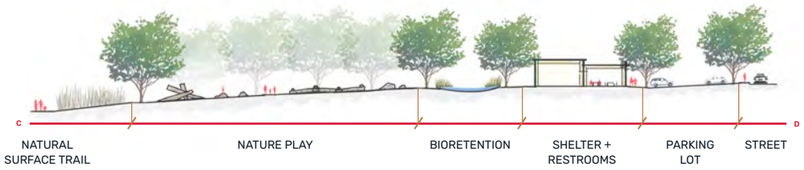
Nature Play + Environmental Restoration

Place a Dot on Elements you LIKE.









Raleigh McAdams

PICK YOUR PARK!

Place a Dot to Indicate your Concept Preference!

PEAK ATHLETICS

I LIKE BOTH!

WONDER WOODS

A — B





Use a Sticky Note to Share your Thoughts on Both Concepts!

Raleigh McADAMS

A PEAK ATHLETICS

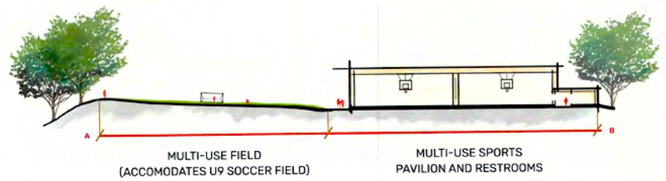
Skates, Sports, + Courts

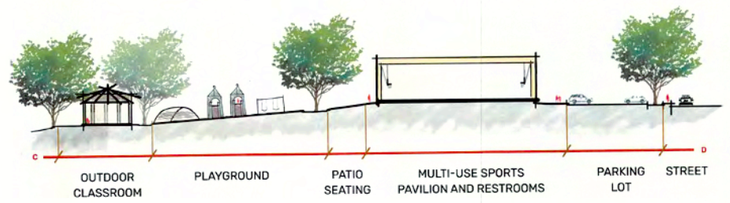
Place a Dot on Elements you LIKE.





SCALE: 1" = 200'





Raleigh McADAMS

A PEAK ATHLETICS

Skates, Sports, + Courts

! Place a Dot on Elements you LIKE.

Multi-Use Sport Pavilion



Outdoor Classroom



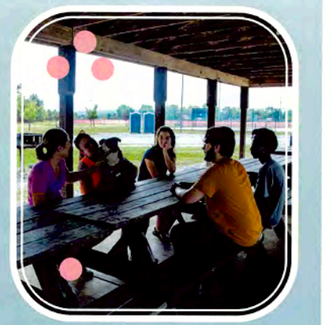
Skate Park



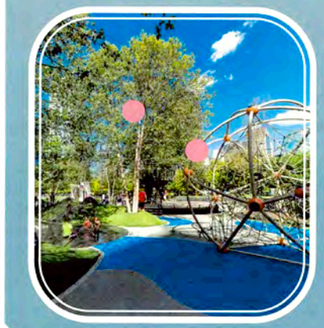
Multi-Use Field



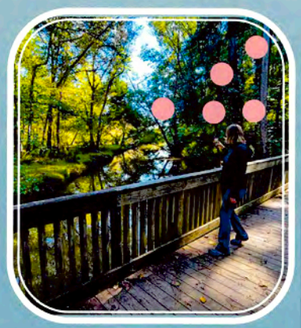
Picnic Shelter



Playground



Trail Bridge



Patio Seating



Raleigh McADAMS

B WONDER WOODS

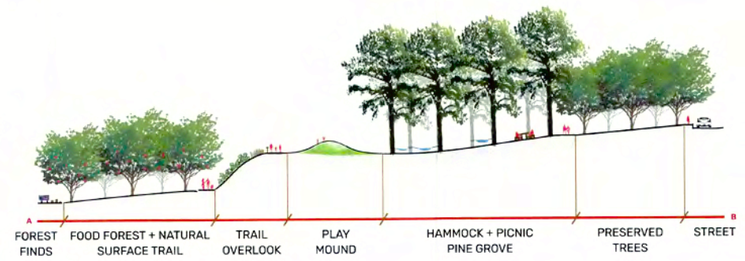
Nature Play + Environmental Restoration

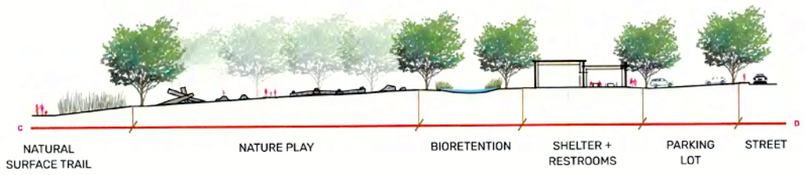
! Place a Dot on Elements you LIKE.





SCALE: 1" = 200'





Raleigh McADAMS

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Comfort Station + Shelter



Hammock Grove



Trail Overlook

Play Mound



Nature Play



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Public Art



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Fitness Stations

Raleigh McAdams

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! Place a Dot to Indicate your Concept Preference!

PEAK ATHLETICS — I LIKE BOTH! — WONDER WOODS



! Use a Sticky Note to Share your Thoughts on Both Concepts!



Raleigh McAdams

Cost-Activity $100

BILTMORE HILLS PARK MASTERPLAN UPDATE

Play Lawn $10



Trail Bridge $15



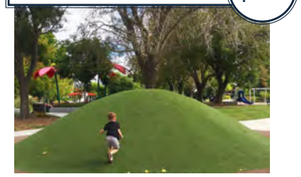
Comfort Station $40



Multi-Use Field $15



Play Mound $ 5



Traditional Playground $50



Patio Seating $15



Multi-Use Sports Court $60



Skate Park $70



Trail Overlook $ 5



Interpretive Signage $ 5



Picnic Shelter $25



Outdoor Classroom $70



Exercise Stations $10



Hammock Grove $ 5



Nature Play $30

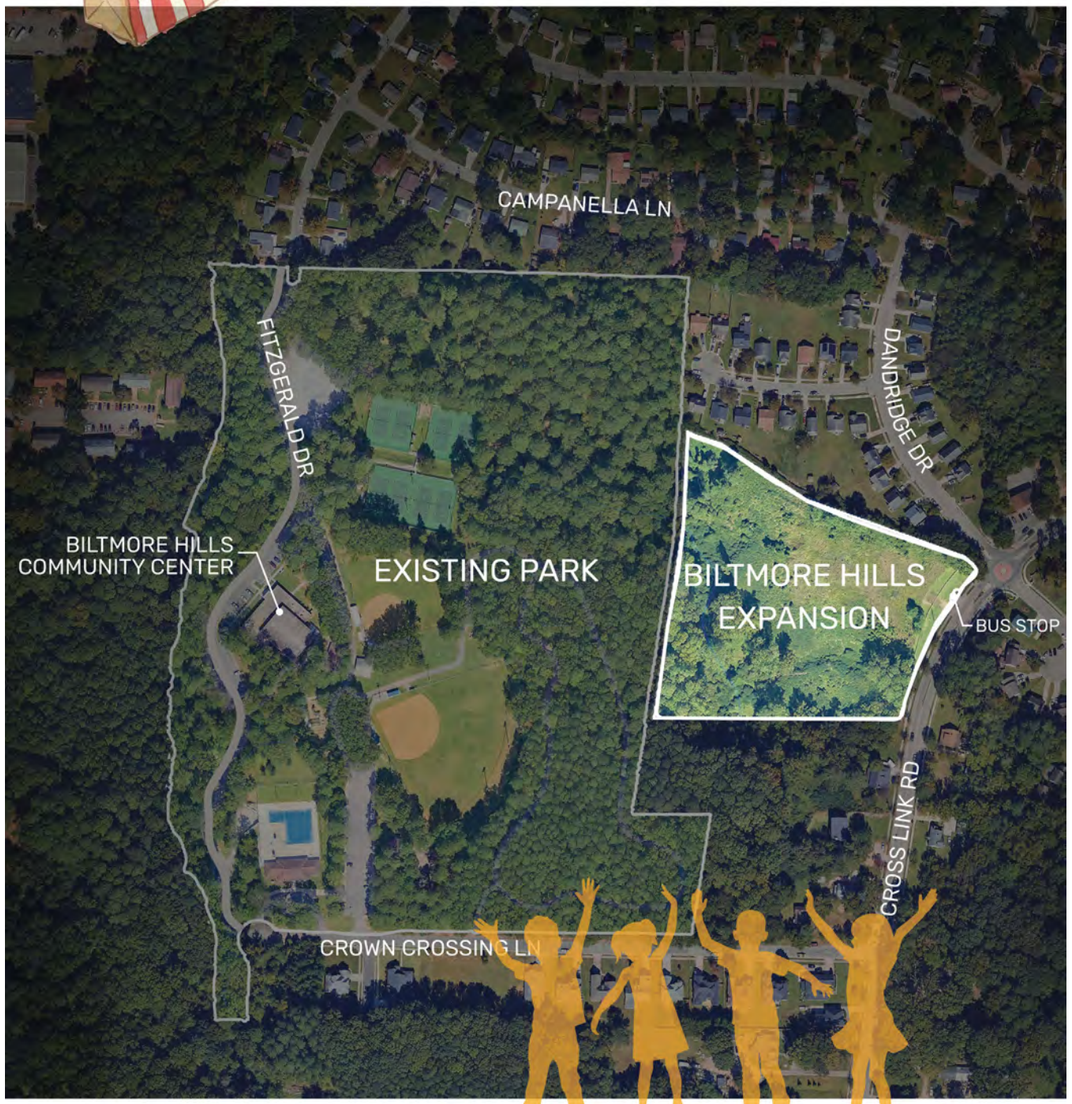


BILTMORE HILLS PARK EXPANSION

TAKE THE PARK SURVEY HERE!



Come inside to learn more and have some popcorn!



McAdams

Raleigh

Overall Impressions

PLACE ONE DOT ON THE SCALE TO SHOW US HOW YOU FEEL ABOUT THE PARK CONCEPT.

Not Good | Needs Improvement | Good | Very Good | Excellent!

Add a sticky note here to share additional comments

WHAT PROPOSED PARK FEATURE ARE YOU MOST EXCITED ABOUT? PLACE A DOT BY YOUR 3 FAVORITES.

LEGACY PAVILION



CELEBRATION LAWN



LIVING ARCHIVE



ANCESTORS LOOP



ROOTS & RHYTHM PLAYGROUND



SOUND & SUSTENANCE GROVE



LIVING LAB



RESONANCE TRAIL



McAdams

Raleigh

The Process

How a park gets built...

1st STEP

Site Expansion and Land Acquisition

This step involves identifying and obtaining the land needed for the park. Including working with partners to secure space and purchasing property.

We are here!

2nd STEP

Master Planning and Cost Estimation

In this phase, designers and planners create a vision for the park and outline its design elements along with associated costs to help forecast

3rd STEP

Secure Funding

This step focusses on finding the money needed to build the park. Funding a come from grants, donations, public funds or

4th STEP

Detail Design and Construction

Focus groups and design advisory committees are formed to finalize specific park elements like art and historic

McAdams

Raleigh

Our Vision

Roots & Resilience; A living cultural park


LIVING ARCHIVE


CELEBRATION LAWN


LEGACY PAVILION


ANCESTORS LOOP




ROOTS & RHYTHM PLAYGROUND


SOUND & SUSTENANCE GROVE


LIVING LAB


RESONANCE TRAIL

McAdams

Raleigh

Our Values

Our voice, memory, and vision reflected in every park feature

CELEBRATION

Centering Black Creative Excellence as a source of civic pride

COMMUNITY

Designed with and celebrating the residents of South Raleigh

CONNECTION

Bridging generations, disciplines, recreation, and experience through shared space

LIVING ARCHIVE

Rotating exhibits, multi-generation programming, and oral history collection

ACCESS & SAFETY

Comfortable, secure, and welcoming to all

RESILIENCE

Environmental stewardship, resource protection, and responsible care and maintenance

McAdams

Raleigh

LEGACY PAVILION

A flexible covered venue for performances, celebrations, recreation, and large community events.



How likely would you be to use the Legacy Pavilion? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

CELEBRATION LAWN

A spacious lawn for festivals, performances, family gatherings, and casual play.



How likely would you be to use the Celebration Lawn? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

McAdams

Raleigh

LIVING ARCHIVE

An interactive gathering space where art, story, and interpretation preserve and share the community's history.



How likely would you be to use the Living Archive? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

ANCESTORS LOOP

A comfortable walking loop that honors the people, stories, and achievements that shaped South Raleigh.



How likely would you be to use the Ancestors Loop? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

MCADAMS

Raleigh

ROOTS & RHYTHM PLAYGROUND

A colorful, inclusive play space inspired by music, movement, nature, and cultural expression.



How likely would you be to use the Roots & Rhythm Playground? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

SOUND & SUSTENANCE GROVE

A forest garden where sculptural musical elements and fruit-bearing trees connect culture, creativity, and nourishment.



How likely would you be to use the Sound & Sustenance Grove? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

LIVING LAB

An outdoor learning landscape where visitors can explore water, wildlife, plants, and the park's ecological systems.



How likely would you be to use the Living Lab? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

RESONANCE TRAIL

A forested path that connects park spaces through a series of art installations, nature-play features, and fitness elements.



How likely would you be to use the Resonance Trail? Place a single dot on the scale below.

Skip it | Probably Not | Maybe | Probably | Definitely!

McAdams

Raleigh

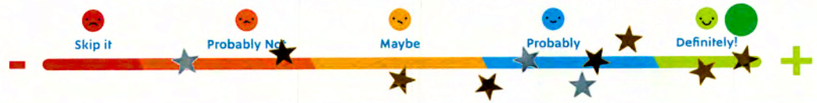


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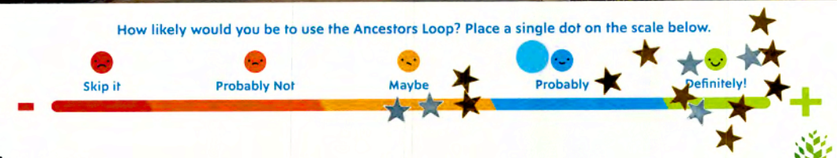


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McAdams

Raleigh

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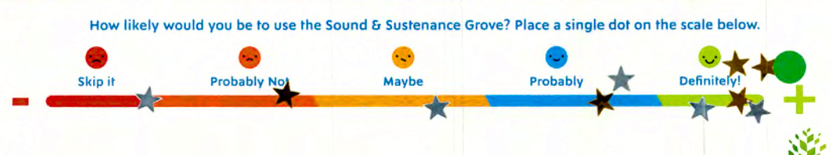


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Raleigh

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McAdams

Raleigh

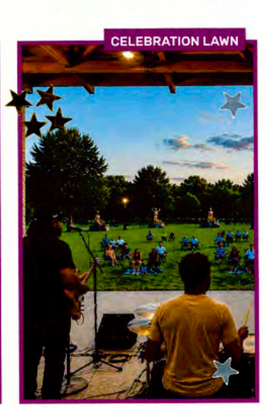
Overall Impressions

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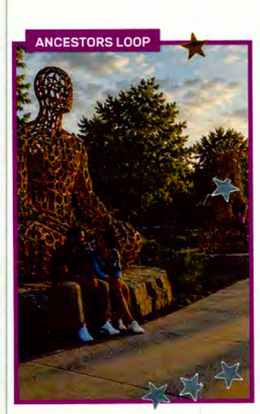
Not Good | Needs Improvement | Good | Very Good | Excellent!

WHAT PROPOSED PARK FEATURE ARE YOU MO… …BOUT? PLACE A … BY YOUR 3 FAVORITES.



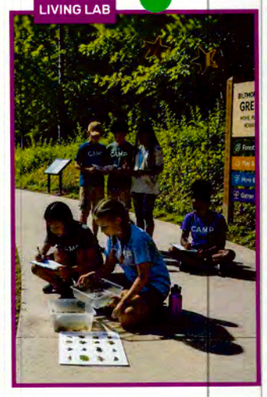














McAdams

Raleigh



Natural Resource Consultants

October 21, 2025

Mr. Shweta Nanekar
McAdams
621 Hillsborough Street, Suite 500
Raleigh, North Carolina 27603

RE: Jurisdictional & Non-Jurisdictional Waters & Riparian Buffers Report
Biltmore Hills Master Plan Update
Raleigh, Wake County, NC
NRC Project #: 25029

Dear Ms. Nanekar:

Natural Resource Consultants (NRC) conducted a determination and delineation of federally jurisdictional and potentially non-jurisdictional wetlands, streams, open water features (i.e., ponds), and riparian buffers on the subject property on September 25, 2025. The site consists of an approximately 8-acre parcel owned by the City of Raleigh (NC PIN 1712165735). The project area is located on the northwest side of Cross Link Road, south of the intersection of Dandridge Road and Cross Link Road, south of Raleigh, North Carolina. **Figure 1** depicts the location of the property on the US Geological Survey (USGS) Garner, NC and Lake Wheeler, NC 7.5-minute quadrangle topographic maps. **Figure 2** shows the location of the site on the Wake County Soil Survey (1970) map. The project area is comprised mostly of successional vegetation overgrown by kudzu with some mature forest areas. **Figure 3** depicts the subject property and surface waters on an aerial photograph (2021) of the area.

Waters of the US, commonly referred to as jurisdictional waters, include intermittent and perennial streams, ponds, lakes, rivers, and wetlands that are adjacent to or eventually connect to navigable waters. They are under the jurisdiction of the US Army Corps of Engineers (USACE), which regulates the discharge of fill material and mechanized land clearing within the jurisdictional boundaries. If these features are not connected downstream, then they are considered non-jurisdictional. The State of North Carolina no longer regulates non-jurisdictional wetlands.

DWR, in certain river basins and watersheds, and some local governments also regulate activities within riparian buffers established around surface waters to protect water quality. Vegetative buffers also apply to wetlands in some local government jurisdictions. Proposed development and road and utility construction require jurisdictional and non-jurisdictional waters and their associated riparian buffers to be identified and delineated to avoid impacts where practicable and obtain the proper permits when impacts cannot be avoided.

SCOPE OF WORK

Previously mentioned maps, along with US Fish and Wildlife Service National Wetland Inventory (NWI) Maps, NC Flood Insurance Rate Maps, and DWR maps of Surface Water Classifications and Hydrologic Unit Codes, were reviewed prior to visiting the site. The project area lies within the Neuse River Basin in the Walnut Creek-Neuse River subwatershed (12-digit HUC 030202011101). The nearest named waterbody to the project area is Wildcat Branch (DWR Stream Index Number 27-34-7) with a stream classification of Class C; Nutrient Sensitive Waters (C; NSW). Floodplains are not present within the project area (FIRM Map Number 3720171200K, effective 7/19/2022).

The delineation of jurisdictional and non-jurisdictional waters consisted of a field reconnaissance of the property to identify surface waters and areas that meet the criteria for wetlands described below. Surface waters (intermittent and perennial streams, ponds, lakes and rivers) are identified by an ordinary high water mark which is usually indicated by a clear line impressed in the bank, shelving along the water's edge, changes in the character of the soil, destruction of terrestrial vegetation or presence of litter or debris. DWR stream evaluation techniques are used to classify the flow regime of streams identified.

Areas that exhibit hydrophytic vegetation, hydric soils and wetland hydrology are wetlands according to the *1987 Corps of Engineers Wetland Delineation Manual* and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)*. Hydrophytic vegetation is present when more than 50 percent of the dominant species are obligate wetland, facultative wetland or facultative plants listed on the *National Wetland Plant List*. Hydric soils are identified based on field indicators of hydric soils contained within the appropriate regional supplement to the *Corps of Engineers Wetland Delineation Manual*. Field indicators for hydric soils rely on the presence of gray or black colored surface and subsurface soils. Areas exhibiting wetland hydrology are permanently inundated to irregularly inundated or saturated with water. Since inundation and saturation may not be present during an individual field visit to conduct a wetland delineation, field indicators of wetland hydrology were established to confirm the presence of this parameter. These field indicators include, but are not limited to, direct observation of saturation or inundation, watermarks on woody vegetation, drift lines, sediment deposits, drainage patterns within wetlands and the presence of oxidized root channels in the soil. Areas that meet all three criteria for wetlands may be either jurisdictional or non-jurisdictional depending on whether they are adjacent or connect to navigable waters.

Surface waters in the Neuse River Basin require maintenance of 50-foot wide riparian buffers directly adjacent to these features. Only those surface waters shown on the most recent version of the soil survey map provided by the Natural Resource Conservation Service or 7.5-minute quadrangle topographic maps supplied by the USGS are subject to the Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Riparian Areas with Existing Forest Vegetation

(15A NCAC 2B .0714). The DWR may exempt surface waters depicted on these maps from the riparian buffer rules if an on-site determination shows that the features are one of the following:

1) Ditches and manmade conveyances other than modified natural streams,
2) Manmade ponds and lakes that are located outside natural drainage ways or
3) Ephemeral (stormwater) streams, or
4) Not present on the ground.

We evaluated the downstream connection and adjacency for each surface water or wetland identified to distinguish non-jurisdictional waters from jurisdictional waters. Each surface water feature shown on the most recent version of the applicable topographic map or soil survey was also examined for possible exemption from the riparian buffer rules using DWR stream evaluation techniques.

RESULTS

NRC observed a jurisdictional stream on the site, as shown on the Jurisdictional and Non-Jurisdictional Waters Delineation Map provided as **Figure 3**. No potentially non-jurisdictional waters, including wetlands, were observed within the project area. The absence of wetlands within the project area is based on our best professional judgment and requires verification from the USACE.

Feature A, as shown in **Figure 2**, is subject to the Neuse River Basin Riparian Buffer Rules. However, NRC believes that the portion of Feature A above flag #100 may be exempt from the Buffer Rules pending an on-site determination from DWR.

The USACE can issue a delineation concurrence as an advisory determination that presumes all waters, if present, on a property or within a project area to be subject to the Clean Water Act and cannot be appealed. A delineation concurrence requires less documentation, may include an indication of the approximate location(s) of WoUS or a survey of waters and wetlands, and is sufficient to proceed with project permitting.

An Approved Jurisdictional Determination (AJD) is an official USACE determination that jurisdictional WoUS are either present or absent on a property or within a project area. An AJD is required if there are any non-jurisdictional streams or wetlands the applicant may need to impact. AJDs are valid for five years and may be appealed. Property owners may also submit a jurisdictional and non-jurisdictional waters survey to the USACE for their signature. A USACE-signed survey is not required for permitting but is offered to provide property owners with the assurance that the boundaries of jurisdictional and non-jurisdictional waters on the property would not change for five years.

JURISDICTIONAL WATERS AND RIPARIAN BUFFER PERMITTING

There are several layers of regulations that apply independently to jurisdictional waters and riparian buffers. However, the USACE and DWR have developed a joint application with concurrent review for permits to impact jurisdictional and non-jurisdictional waters including wetlands, which is referred to as a Pre-Construction Notification (PCN) Application.

Jurisdictional Waters

The USACE has issued activity specific Nationwide Permits to streamline the permitting process for unavoidable impacts to less than 0.05 acre of jurisdictional stream channel and/or 0.5 acre of jurisdictional wetlands and other surface waters. A PCN application and approval from the USACE is required for any amount of stream or wetland impacts for residential, commercial and institutional projects. Nationwide Permits have a maximum 45-day processing period upon the USACE's receipt of a complete application. Cumulative impacts for residential and commercial projects over the NWP thresholds will require an Individual Permit (IP). Individual Permits require an analysis to determine that the proposed impact to WoUS is the least environmentally damaging practical alternative, typically require compensatory mitigation, notification to adjacent property owners, a public notice and may require a public hearing.

Impacts permitted by the USACE also require a Section 401 Water Quality Certification from DWR. In general, DWR has issued General Water Quality Certifications (General Certification) for impacts to streams less than 150 feet and wetlands less than 0.10 acre. To qualify for a General Certification, the project must be in an area where a stormwater management plan would be reviewed under a state stormwater program or state-approved local government stormwater program and only involve impacts to state regulated riparian buffers that are classified as Deemed Allowable. A PCN application, mitigation and written approval are not required for projects that qualify for General Certifications.

Projects that do not qualify for a General Certification require an Individual Certification. A PCN application, 30-day public notice period, mitigation and written approval from the DWR are required for Individual Certifications. Both types of certification have a maximum 60-day processing period upon the DWR's receipt of a complete application unless DWR determines a public hearing is required due to significant public interest.

Riparian Buffers

Riparian buffers established by 15 NCAC 02B .0714 Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers have two zones. Zone 1 consists of an undisturbed vegetated area beginning at the most landward limit of the top of bank or rooted herbaceous vegetation and extends a landward distance of 30 feet on all sides of the surface water. Zone 2 extends landward another 20 feet from the outer edge of Zone 1 and should consist of a stable, vegetated area. Only activities that are listed as Deemed Allowable (DA), Allowable upon

Authorization (AA) or Allowable with Mitigation upon Authorization (AMA) in the Table of Uses contained in the Riparian Buffer Rules are permitted within riparian buffers. Activities that are AA or AMA require written approval from DWR that there are no practical alternatives to the proposed activity. Road and utility line crossings of riparian buffers are the most common activities that are classified as DA, AA or AMA within the Riparian Buffer Rules depending on the amount of impact proposed.

Stream, Wetland and Buffer Mitigation

The USACE can require mitigation for any stream or wetland impacts. In most cases, stream mitigation is not triggered until stream impacts exceed 0.02 acre. Wetland mitigation is usually triggered when impacts exceed 0.1 acre. Compensatory mitigation may be required by DWR for impacts to 300 linear feet or more of perennial stream channel and/or 0.10 acre of wetlands. Stream and wetland mitigation are required at a 2:1 ratio unless the quality of resource is below its reference condition. Activities within protected riparian buffers and classified as Allowable with Mitigation require buffer mitigation. Mitigation is required at a 3:1 ratio for impacts to Zone 1 and a 1.5:1 ratio for impacts to Zone 2. The following is the current fee schedule from the NC Division of Mitigation Services (DMS) allowing for payment to offset wetland and stream impacts as of July 1, 2025. Buffer rates may adjust quarterly depending on the previous quarter's mitigation project costs.

Fee Category (Units)	Fee
Stream (per linear foot)	$792
Freshwater wetlands – riparian and non-riparian (per acre) – premium rate area	$136,035
Riparian buffer (per square foot)	$1.28

In addition to mitigation, demonstration of avoidance and minimization of impacts to WoUS will be required as justification for requested impacts. Riparian buffer rules require demonstration that there no practical alternative to the proposed impact. These will be required during the permitting process.

Stormwater Control Requirements

Should an Individual 401 Water Quality Certification be required for a corresponding Clean Water Act Section 404 permit, high-density projects that disturb one acre or more of land require either a stormwater management plan in accordance with the Division of Energy, Mineral and Land Resources stormwater rules (15A NCAC 02H .1003) or calculations to document that the project will not cause degradation of downstream surface waters.

CONCLUSIONS/RECOMMENDATIONS

NRC conducted a detailed delineation of jurisdictional waters within the project area and identified the presence of a jurisdictional stream. The Jurisdictional and Non-Jurisdictional Waters Delineation Map (**Figure 3**) depicts the approximate location of the feature.

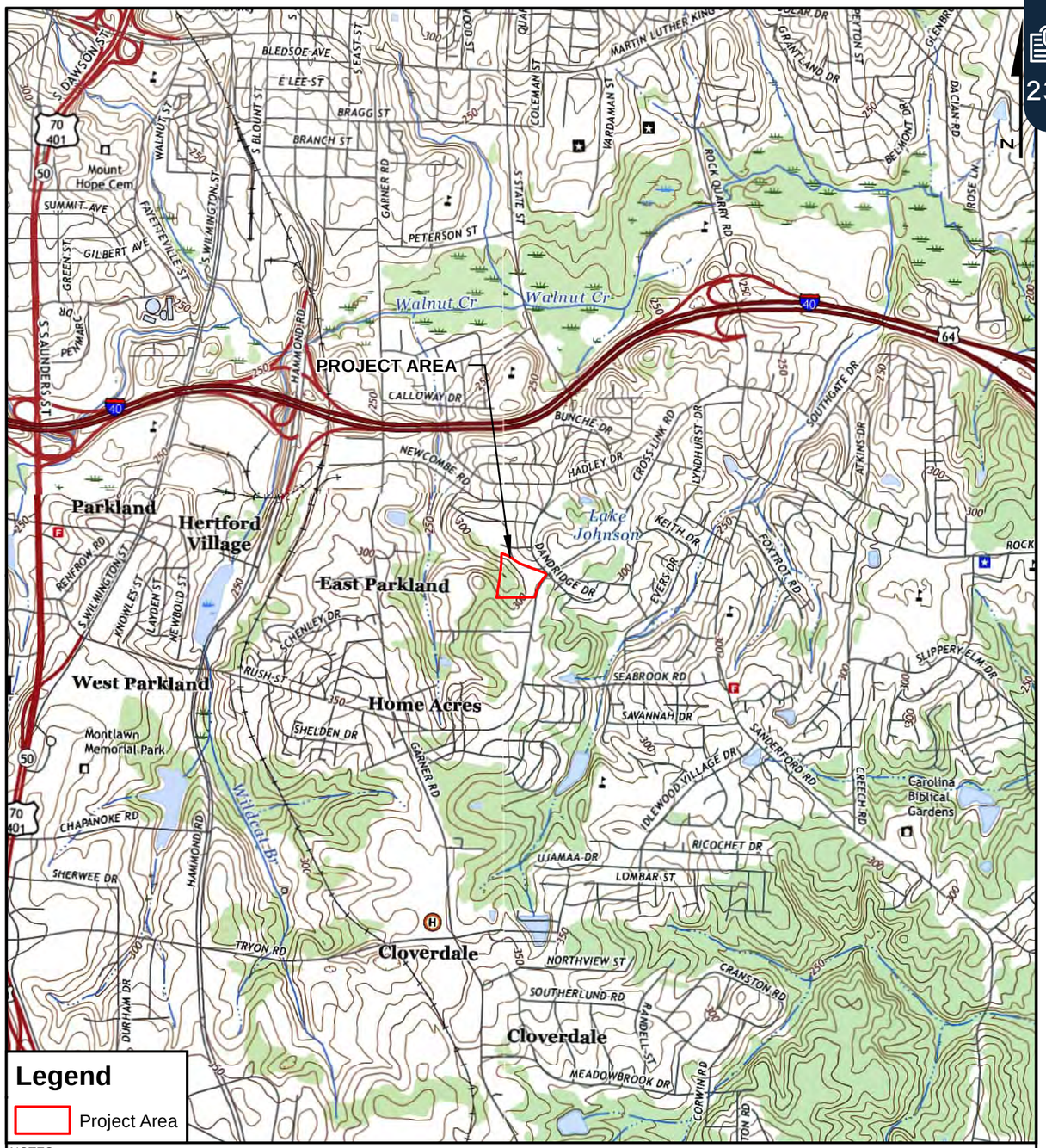
It is recommended that NRC proceed with a delineation concurrence of the delineation from the USACE and a buffer determination from DWR. We thank you for the opportunity to provide our services in support of this project and look forward to assisting you with obtaining the proper permits for development.

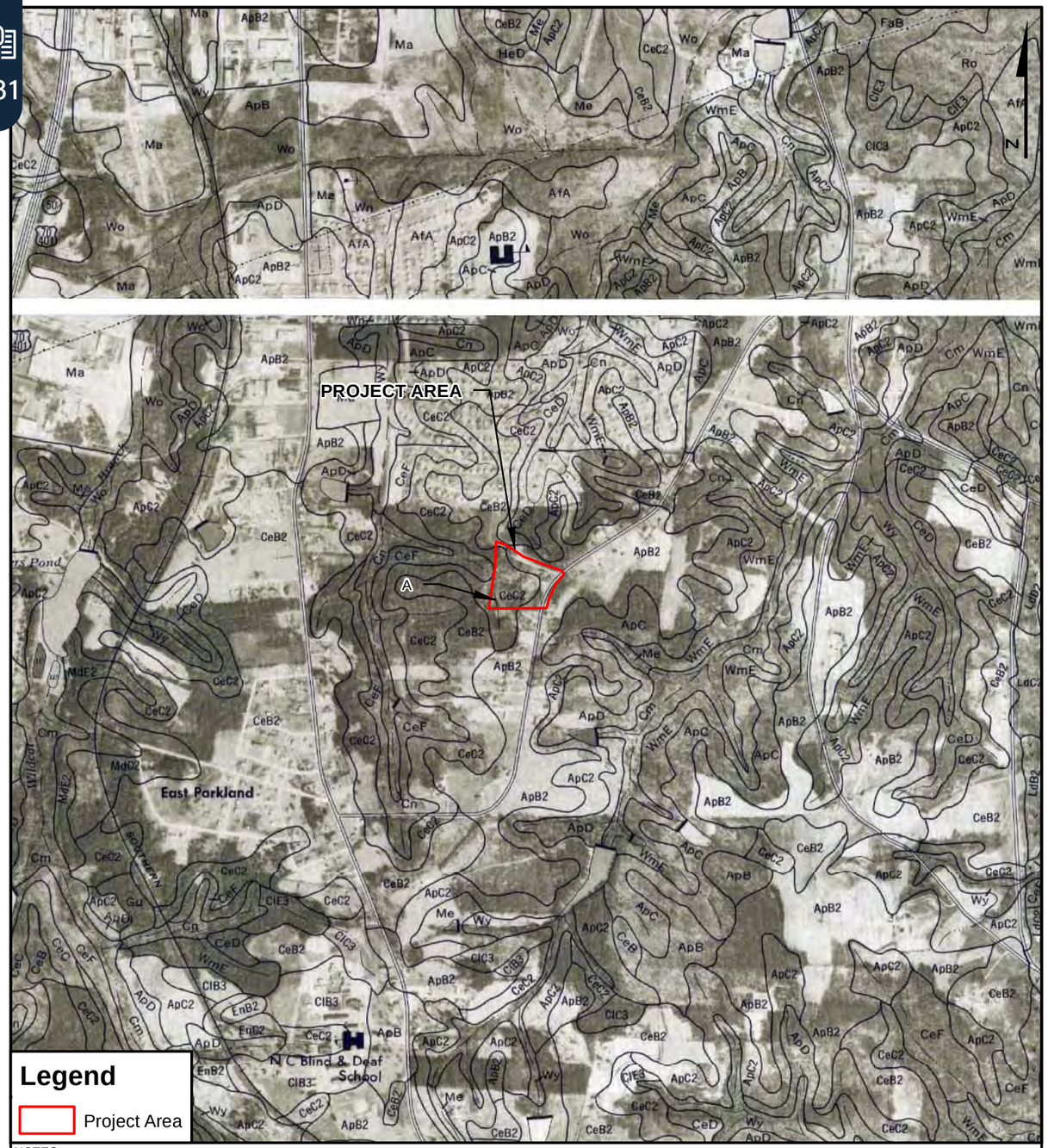
Sincerely,
Natural Resource Consultants

Jennifer Burdette

Jennifer Burdette, PWS
Sr. Environmental Consultant

Attachments





NOTES:
1. NRCS; SOIL SURVEY SHEET 69, WAKE COUNTY, NC (1970)

Natural Resource Consultants

FIGURE 2. BUFFER SUBJECTIVITY SOIL SURVEY
BILTMORE HILLS MASTER PLAN UPDATE
RALEIGH, WAKE COUNTY, NC

0 660 1,320 Feet
1 inch = 1,320 feet
VERSION: 1
DATE: 9/25/2025
JOB NO: 25029
DRAWN BY: Alec

C:\Users\NRC\NRC Server\Projects\25029 Biltmore Hills MP Update\GIS\Biltmore-Fig 2B Buffer SS.mxd, 9/25/2025 9:33:22 AM, Alec



Natural Resource Consultants

FIGURE 3. JURISDICTIONAL AND NON-JURISDICTIONAL WATERS DELINEATION MAP
BILTMORE HILLS MASTER PLAN UPDATE
RALEIGH, WAKE COUNTY, NC

0 50 100 Feet
1 inch = 100 feet
VERSION: 1
DATE: 9/25/2025
JOB NO: 25029
DRAWN BY: Alec

C:\Users\NRC\NRC Server\Projects\25029 Biltmore Hills MP Update\GIS\Biltmore-Fig 3 Delineation.mxd, 9/25/2025 1:34:12 PM, Alec

Natural Resource Consultants

Appendix A - Supporting Photographs



Photo 1. Stream A start looking down at streambed



Photo 2. Middle section of Stream A facing upstream

Natural Resource Consultants



Photo 3. Middle section of Stream A facing downstream



Photo 4. Bottom section of Stream A facing upstream from western property boundary

January 23, 2026

McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

Attention: Mr. Dave Toms, RLA, LEED AP
Practice Lead, Landscape Architecture

Reference: Subsurface Evaluation Report
Cross Link Site
Raleigh, NC
S&ME Project 25050450

Dear Mr. Toms:

This report presents the results of a subsurface evaluation made of a portion of the Cross Link site located off Cross Link Road. Work was performed in general accordance with our proposal dated June 24, 2025. The purpose of the work was to evaluate general subsurface conditions within the western portion of the site with respect to future development. This report presents a brief discussion of the site and project information, results of our field testing and our preliminary geotechnical conclusions and recommendations.

Project Information

The site is located west of Cross Link Road at its intersection with Dandridge Drive. The approximate eastern two-thirds of the site has been filled in the past. This area was previously explored by S&ME with results presented in our report dated May 10, 2010 (attached). That exploration found that up to about 25 feet of uncontrolled fill had been placed. The fill contained debris and organics. The fill in this area is not suitable for building foundation support. Also, because of the erratic composition and compaction of this material, any development of this area, such as parking or landscaped areas, must consider the risk of long term settlement.

We understand that the City of Raleigh is exploring potential uses of the site, with no definitive plans established at this time.

Site Description

The eastern portion of the site that has been previously filled is relatively flat with steep fill slopes. Outside of the previously filled area, the site slopes downward from south to north. A stream is indicated west of the fill area on Wake GIS mapping.

The site is heavily covered in kudzu, making it difficult to observe ground surfaces. Isolated small to large trees exist on the site.

Representative photographs are attached.

Evaluation Procedures

Our evaluation included a visual site reconnaissance and performance of seven hand auger borings with dynamic cone penetrometer testing. Hand auger borings were extended to depths of approximately 4 to 10 feet beneath existing ground surface. Soils encountered were visually classified. At approximate two-foot intervals, soil consistency was evaluated by dynamic cone penetrometer testing. The dynamic cone penetrometer is a device which uses a 15 pound weight falling 20 inches to drive a conical-shaped point into the soil. The number of blows required to drive the point 1 ¾ inches is measured and recorded.

A site plan showing approximate hand auger boring locations and descriptions of conditions encountered are attached.

Results

Beneath a surficial layer of vegetation and topsoil, hand auger borings generally encountered sandy clays. With depth, soils transitioned to clayey sands. Soils were generally softer in areas near the existing stream (hand auger borings HA-3, HA-5 and HA-7). Dynamic cone penetrometer (DCP) results of near surface soils in these areas varied from 3 to 6 blows per increment. Soils were generally higher consistency away from the stream, with DCP results of generally 10 blows per increment or greater.

As would be expected, groundwater levels are very shallow near the stream and increase in depth with higher ground surface elevation. Groundwater levels will fluctuate based on seasonal variations in rainfall and other factors.

Preliminary Conclusions and Recommendations

The eastern previously filled portion of the site is underlain by uncontrolled fill. This material contains organics and debris and is poorly compacted. This material is not suitable for support of buildings or other structures. Even development without structural elements, such as parking lots or play field areas, must consider the risk of long term settlement.

The western portion of the site evaluated during this scope of services includes residual soils consisting of sandy clays and clayey sands. Near the existing stream, soils are relatively soft and groundwater levels were near the ground surface at the time of our evaluation. Development of areas near the existing stream will require undercutting of soft soils and groundwater control. Stabilization using geotextiles and crushed stone would also likely be needed prior to fill placement. Regulatory constraints to development caused by the stream were not considered in this scope of work.

Outside of the stream and its floodplain area, soils are generally higher in consistency and would be suitable for support of light structures. After stripping of organics and topsoil, we would expect that soils would be stable for fill placement unless grading activities occur during a wet period of the year or after prolonged rainfall.

Hand auger borings did not encounter rock. Rock is known to exist at erratic depths and locations in this portion of Wake County. Boulders observed near the previously placed fill appear to have been brought to the site during the filling operation.

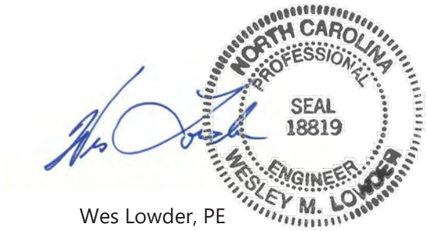
Once plans are further developed, a subsurface exploration should be performed for the specific development planned. The additional exploration should include soil test borings and appropriate lab testing and analysis.

We appreciate the opportunity to be of service on this project. Please contact us if there are questions or if you need additional information.

Sincerely,

S&ME, Inc.

Ben Snow
Staff Professional



Wes Lowder, PE
Senior Vice President
Registration No. 18819



Date: 12/16/2025

Photographer: Ben Snow

1	**Location / Orientation**	Edge of previously filled area
	Remarks	Boulders are likely part of previously placed fill



Date: 12/16/2025

Photographer: Ben Snow

2	**Location / Orientation**	Central portion of site
	Remarks	Existing stream



Date: 12/16/2025

Photographer: Ben Snow

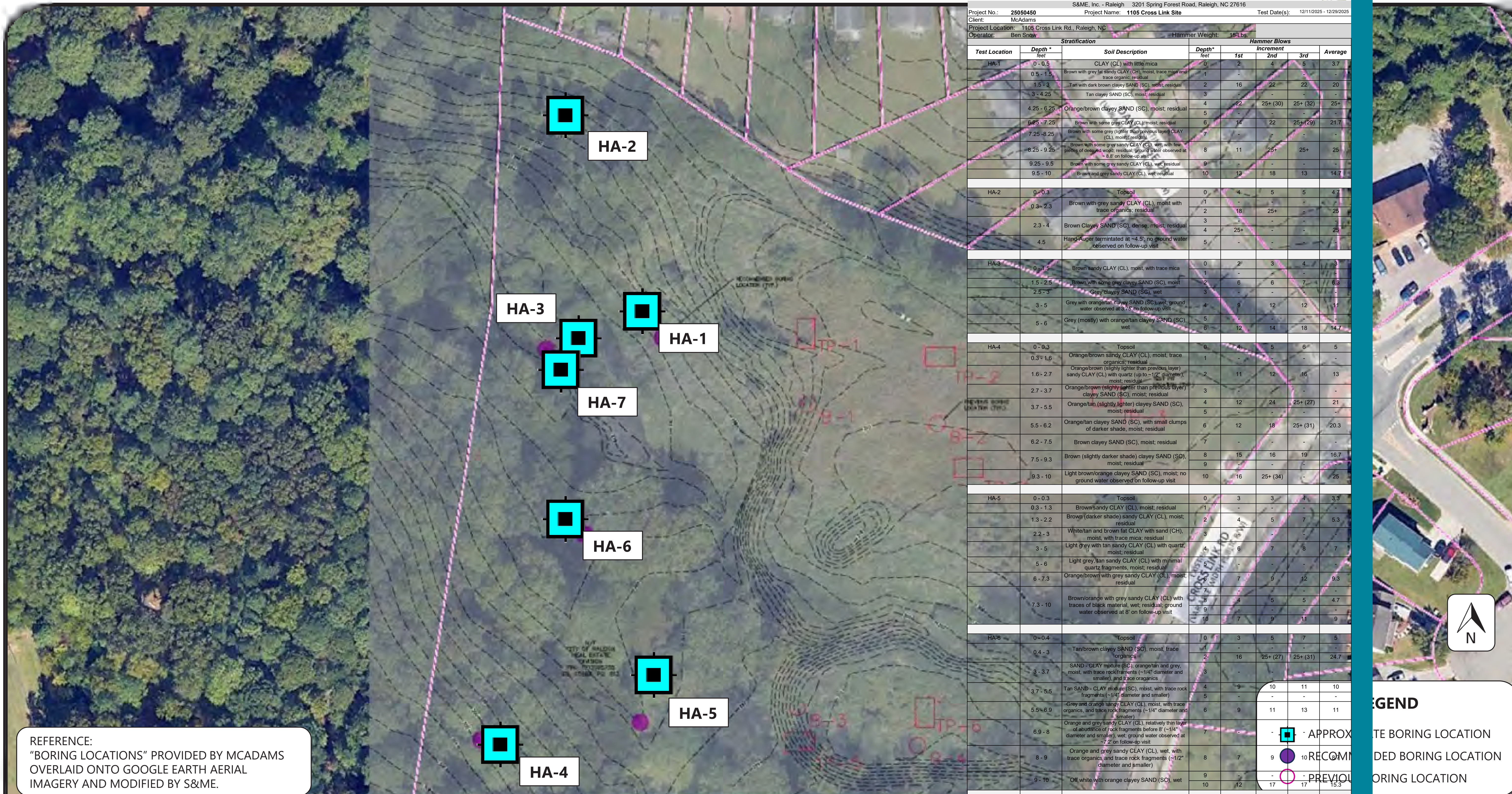
3	**Location / Orientation**	Central portion of site
	Remarks	Small to large trees, dense groundcover



Date: 12/16/2025

Photographer: Ben Snow

4	**Location / Orientation**	Top of previously filled area
	Remarks	Fill slopes of filled area



REFERENCE:
"BORING LOCATIONS" PROVIDED BY MCADAMS OVERLAID ONTO GOOGLE EARTH AERIAL IMAGERY AND MODIFIED BY S&ME.

Form No. TR-HAPT-01
Revision No. : 0
Revision Date: 6/11/10

HAND AUGER & PENETROMETER TESTING

S&ME, Inc. - Raleigh 3201 Spring Forest Road, Raleigh, NC 27616

Project No.: **25050450** Project Name: **1105 Cross Link Site** Test Date(s): 12/11/2025 - 12/29/2025
Client: McAdams
Project Location: 1105 Cross Link Rd., Raleigh, NC
Operator: Ben Snow Hammer Weight: 15-Lbs.

Stratification			Hammer Blows				
Test Location	Depth * feet	Soil Description	Depth* feet	Increment 1st	2nd	3rd	Average
HA-1	0 - 0.5	CLAY (CL) with little mica	0	2	4	5	3.7
	0.5 - 1.5	Brown with grey fat sandy CLAY (CH), moist, trace mica and trace organic; residual	1	-	-	-	-
	1.5 - 3	Tan with dark brown clayey SAND (SC), moist; residual	2	16	22	22	20
	3 - 4.25	Tan clayey SAND (SC), moist; residual	3	-	-	-	-
	4.25 - 6.25	Orange/brown clayey SAND (SC), moist; residual	4	22	25+ (30)	25+ (32)	25+
			5	-	-	-	-
	6.25 - 7.25	Brown with some grey CLAY (CL), moist; residual	6	14	22	25+ (29)	21.7
	7.25 -8.25	Brown with some grey (lighter than previous layer) CLAY (CL), moist ; residual	7	-	-	-	-
	8.25 - 9.25	Brown with some grey sandy CLAY (CL), wet, with few pieces of decayed wood; residual; ground water observed at ~ 8.8' on follow-up visit	8	11	25+	25+	25
	9.25 - 9.5	Brown with some grey sandy CLAY (CL), wet; residual	9	-	-	-	-
	9.5 - 10	Brown and grey sandy CLAY (CL), wet; residual	10	13	18	13	14.7
HA-2	0 - 0.3	Topsoil	0	4	5	5	4.7
	0.3 - 2.3	Brown with grey sandy CLAY (CL), moist with trace organics; residual	1	-	-	-	-
			2	18	25+	-	25
	2.3 - 4	Brown Clayey SAND (SC), dense, moist; residual	3	-	-	-	-
			4	25+	-	-	25
	4.5	Hand-Auger termintated at ~4.5'; no ground water observed on follow-up visit	5	-	-	-	-
HA-3	0 - 1.5	Brown sandy CLAY (CL), moist, with trace mica	0	2	3	4	3
			1	-	-	-	-
	1.5 - 2.5	Brown with some grey clayey SAND (SC), moist	2	6	6	7	6.3
	2.5 - 3	Grey clayey SAND (SC), wet	3	-	-	-	-
	3 - 5	Grey with orange/tan clayey SAND (SC), wet; ground water observed at 3.75' on follow-up visit	4	9	12	12	11
	5 - 6	Grey (mostly) with orange/tan clayey SAND (SC), wet	5	-	-	-	-
			6	12	14	18	14.7
HA-4	0 - 0.3	Topsoil	0	4	5	6	5
	0.3 - 1.6	Orange/brown sandy CLAY (CL), moist, trace organics; residual	1	-	-	-	-
	1.6 - 2.7	Orange/brown (slighly lighter than previous layer) sandy CLAY (CL) with quartz (up to ~1/2" diameter), moist; residual	2	11	12	16	13
	2.7 - 3.7	Orange/brown (slighly lighter than previous layer) clayey SAND (SC), moist; residual	3	-	-	-	-
	3.7 - 5.5	Orange/tan (slightly lighter) clayey SAND (SC), moist; residual	4	12	24	25+ (27)	21
			5	-	-	-	-
	5.5 - 6.2	Orange/tan clayey SAND (SC), with small clumps of darker shade, moist; residual	6	12	18	25+ (31)	20.3
	6.2 - 7.5	Brown clayey SAND (SC), moist; residual	7	-	-	-	-
	7.5 - 9.3	Brown (slightly darker shade) clayey SAND (SC), moist; residual	8	15	16	19	16.7
			9	-	-	-	-
	9.3 - 10	Light brown/orange clayey SAND (SC), moist; no ground water observed on follow-up visit	10	16	25+ (34)	-	25
HA-5	0 - 0.3	Topsoil	0	3	3	4	3.3
	0.3 - 1.3	Brown sandy CLAY (CL), moist; residual	1	-	-	-	-
	1.3 - 2.2	Brown (darker shade) sandy CLAY (CL), moist; residual	2	4	5	7	5.3
	2.2 - 3	White/tan and brown fat CLAY with sand (CH), moist, with trace mica; residual	3	-	-	-	-
	3 - 5	Light grey with tan sandy CLAY (CL) with quartz, moist; residual	4	6	7	8	7
	5 - 6	Light grey, tan sandy CLAY (CL) with minimal quartz fragments, moist; residual	5	-	-	-	-
	6 - 7.3	Orange/brown with grey sandy CLAY (CL), moist; residual	6	7	9	12	9.3
	7.3 - 10	Brown/orange with grey sandy CLAY (CL) with traces of black material, wet; residual; ground water observed at 8' on follow-up visit	7	-	-	-	-
			8	4	5	5	4.7
			9	-	-	-	-
			10	7	9	11	9
HA-6	0 - 0.4	Topsoil	0	3	5	7	5
	0.4 - 3	Tan/brown clayey SAND (SC), moist, trace organics	1	-	-	-	-
			2	16	25+ (27)	25+ (31)	24.7
	3 - 3.7	SAND - CLAY mixture (SC), orange/tan and grey, moist, with trace rock framents (~1/4" diameter and smaller), and trace oraganics	3	-	-	-	-
	3.7 - 5.5	Tan SAND - CLAY mixture (SC), moist, with trace rock fragments (~1/4" diameter and smaller)	4	9	10	11	10
			5	-	-	-	-
	5.5 - 6.9	Grey and orange sandy CLAY (CL), moist, with trace organics, and trace rock fragments (~1/4" diameter and smaller)	6	9	11	13	11
	6.9 - 8	Orange and grey sandy CLAY (CL), relatively thin layer of abudance of rock fragments before 8' (~1/4" diameter and smaller), wet; ground water observed at ~7.2' on follow-up visit	7	-	-	-	-
	8 - 9	Orange and grey sandy CLAY (CL), wet, with trace organics and trace rock fragments (~1/2" diameter and smaller)	8	7	9	10	8.7
	9 - 10	Off white with orange clayey SAND (SC), wet	9	-	-	-	-
			10	12	17	17	15.3
HA-7	0 - 2	Brown SAND (SC), moist, trace organics, max particle diameter ~1/4"; probed ~19" at surface	0	-	-	-	-
			1	-	-	-	-
	2 - 2.5	Grey and orange (with some brown) clayey SAND (SC), moist	2	-	-	-	-
	2.5 - 4	Orange and grey sandy CLAY (CL), moist, with some trace organics	3	-	-	-	-
	4 - 4.5	Grey and orange (more orange than previous layer) SAND - CLAY mixture (SC), moist	4	-	-	-	-
	4.5 - 5	Grey and orange SAND - CLAY mixture (SC), wet, with trace organics; ground water observed at ~4.7' on follow up visit	5	-	-	-	-
	5 - 5.5	Grey with orange clayey SAND (SC), wet with trace organics; terminated hand auger at 5.5' (water reached)					

References / Comments / Deviations:
* Depth below ground surface. Soil descriptions based on visual classification only.

BORING LOCATION PLAN

1105 CROSS LINK SITE
1105 CROSS LINK ROAD
RALEIGH, NORTH CAROLINA

SCALE:
NOT TO SCALE

DATE:
12-22-2025

PROJECT NUMBER:
25050450

FIGURE NO.
1

PRELIMINARY GEOTECHNICAL EXPLORATION REPORT
1105 CROSS LINK ROAD
RALEIGH, NORTH CAROLINA

S&ME Project No. 1051-10-135

Prepared For:
Atlantic Shores Environmental Services
154 Backhoe Road
Leland, North Carolina 28451

Prepared By:
S&ME, Inc.
3201 Spring Forest Road
Raleigh, North Carolina 27616

May 10, 2010

S&ME

May 10, 2010

Atlantic Shores Environmental Services
154 Backhoe Road
Leland, North Carolina 28451

Attention: Ms. Cheryl Moody

Reference: **Preliminary Geotechnical Exploration Report**
1105 Cross Link Road
Raleigh, North Carolina
S&ME Project No. 1051-10-135

Dear Ms. Moody:

S&ME, Inc. has completed the authorized preliminary geotechnical exploration for the referenced project. The exploration was performed to provide general information regarding subsurface conditions at the site as they relate to site development. Our services were completed in general accordance with our Revised Proposal No. P092-10E dated April 26, 2010. This report presents a brief discussion of our understanding of the project, results of field testing, and our geotechnical conclusions and recommendations regarding site suitability for the proposed construction. A Boring and Test Pit Location Plan, profile of Generalized Subsurface Conditions, Test Boring Records, test pit logs, and site photographs are provided in the Appendix.

S&ME appreciates the opportunity to provide our services on this project. If you have any questions concerning information presented in this report, please contact us.

Sincerely,

S&ME, Inc.

J. Nathan Reeves, P.E.
Geotechnical Engineer
N.C. Registration No. 29383

NORTH CAROLINA PROFESSIONAL SEAL 029383 5/10/10 ENGINEER J. NATHAN REEVES

John R. Browning, P.E.
Senior Engineer

S&ME, Inc. NC PE Firm License No. F-0176

S:\PROJECTS\2010\10-135 1105 Cross Link Road\GEOTECH\Report\135 rpt 1105 Cross Link Road.doc

S&ME, INC. / 3201 Spring Forest Road / Raleigh, NC 27616 / p 919.872.2660 / f 919.876.3958 / www.smeinc.com

1. SITE AND PROJECT INFORMATION

Information for this project is based partially on the following:

- Email from Ms. Cheryl Moody of Atlantic Shores Environmental Services to Mr. Tom Schipporeit, P.E. of S&ME on April 15, 2010.
- Telephone conversation between Ms. Moody and Mr. Nathan Reeves, P.E. of S&ME on April 19, 2010.
- Site visit by Mr. Reeves on April 19, 2010.
- Email from Ms. Moody to Mr. Reeves on April 26, 2010.

The site consists of approximately 5 acres and is located at 1105 Cross Link Road in Raleigh, North Carolina. We understand the site is being considered for construction of residential structures. The proposed development is preliminary at this time. No information has been provided regarding the potential locations of proposed structures or proposed site grading.

Based on review of information on the Wake County GIS website and our site visits, the eastern and central portions of the site have been filled. Maximum fill depths appear to be on the order of 20 to 25 feet near the center of the site. Surficial fill materials consist of soils mixed with debris, ranging from rock pieces, bricks, boulders, and organic materials. We understand there are no fill placement documentation records available. Several photographs of the site are provided in the Appendix.

2. SUBSURFACE CONDITIONS

2.1 Field Exploration Procedures

The field exploration program for this project included a visual site reconnaissance by an S&ME professional, performance of four soil test borings to depths of about 25 to 40 feet, and performance of six test pits excavated to depths ranging from about 5 to 14 feet below existing grades. Boring and test pit locations were selected and established in the field by an S&ME professional by referencing right angles off existing site features. Approximate boring and test pit locations are shown on Figure 1 in the Appendix.

Six test pits were excavated by S&ME, using a track-mounted backhoe, to depths ranging from about 6 to 14 feet below the existing ground surface. An S&ME professional observed test pit excavations and visually classified encountered materials. Test pit excavations were loosely backfilled up to the original ground surface with materials excavated from the test pits. Photographs of materials removed from the test pit excavations are provided in the Appendix.

Borings were advanced using hollow stem auger drilling procedures with a Diedrich D-50 drill rig mounted on a truck carrier. Within borings, samples of subsurface soils were taken at 2.5-foot or 5-foot intervals using a split-spoon sampler. Standard penetration testing (SPT) was performed in conjunction with split-spoon sampling in general accordance with ASTM D 1586. Water levels were measured within open boreholes at the time of drilling and within several boreholes after a waiting period ranging from about 15 to 26 hours. Boreholes were then backfilled up to the original ground surface with auger cuttings. Representative portions of split-spoon samples were returned to our laboratory for visual classification. Soils were visually classified in general accordance with Unified Soil Classification System (USCS) guidelines.

Test Boring and Test Pit Records, showing specific subsurface information from each boring and test pit, along with a Generalized Subsurface Profile drawing (Figure 2) are included in the Appendix. Stratification lines shown on Test Boring Records, Test Pit Records, and profile are intended to represent approximate depths of changes in soil types. Naturally, transitional changes in soil types are often gradual and cannot be defined at particular depths. Ground surface elevations are not shown on these documents since topographic information was not provided.

2.2 Soil Stratification

The following is a summary of subsurface conditions encountered in test pit excavations and soil test borings.

2.2.1 Test Pit Excavations

Approximately 2 to 14 feet of fill was encountered in test pit excavations TP-1 through TP-6. Fill consists of sandy silts, silty clays, and silty sands. Much of the fill contained debris consisting of gravel, rock pieces, bricks, concrete and asphalt pieces, organics, wood and plastic. The amount of debris appeared to be random versus depth. In some cases, the fill appeared very wet and relatively loose based on the rate of backhoe excavation.

Existing fill is thinner in the northeast portion of the site where test pits TP-2 and TP-3 were performed. Test pits TP-2 and TP-3 encountered about 7 feet and 2 feet of fill, respectively. The fill was underlain by residual clays and silty sands. Test pits TP-1, TP-4, TP-5, and TP-6, which were located in central and southern portions of the site, were terminated in fill at depths ranging from about 10 to 14 feet below the existing ground surface.

2.2.2 Soil Test Borings

The borings encountered fill to depths ranging from about 12 to 25 feet below the existing ground surface. Fill consists of silty clays, sandy or clayey silts, and silty sands

which often contained various amounts of gravel, rock pieces, brick pieces, concrete pieces, and organics. These materials are generally consistent with those encountered in the test pit excavations. Standard penetration test N values in the fill generally ranged from 3 to 23 blows per foot. However a zone of rock and concrete pieces was found in B-1 from 3 to 8 feet which had N values of 50 blows with no penetration. The N value is generally a good indicator of the strength and density of fill soils that are free of debris and that have been placed in a controlled manner. At this site, where existing fill is highly variable and contains considerable construction debris, the N values are highly elevated where hard debris is penetrated. Such N values are not a good indicator of the strength and density of the fill. Where fill consists of predominantly soils, the N values are generally much less (3 to 7 blows per foot), which is indicative of fill being placed in an uncontrolled manner (thick lifts, minimal compaction, etc.).

Residual soils were encountered below fill and extended to boring termination depths ranging from 25 to 40 feet. Residual soils consist of stiff to hard clays (CH), stiff to very stiff sandy silts (ML), and medium dense to dense sands (SC, SM). SPT N values in residual soils ranged from 15 to 57 blows per foot.

2.3 Water Levels

Water was not encountered in the borings at the time of drilling or within the test pit excavations. Water was encountered in boring B-3 at about 24 feet below the existing ground surface after an approximate 21-hour waiting period. Water was not encountered in borings B-2 and B-4 after a similar waiting period.

It is important to note that groundwater elevations will fluctuate with changes in rainfall and evaporation rates. Additionally, perched groundwater conditions may exist within pockets of the fill mass during typically wetter winter months. Perched water conditions will be significantly influenced by prevailing weather conditions.

3. CONCLUSIONS AND RECOMMENDATIONS

As presented above, the site contains as much as 25 feet of uncontrolled fill material consisting of sandy silts, silty clays and silty sands. The fill also contained varying amounts of rock fragments, bricks, concrete and asphalt pieces, wood, organics, and plastic debris. These fill conditions are not suitable for support of any settlement sensitive structure which utilizes a conventional shallow foundation system bearing in the fill mass.

The primary geotechnical risk associated with using a shallow foundation system supported in the fill mass is the significant amount of potential total and differential settlement which could occur due to structural loading but more importantly short and long term consolidation of the uncontrolled fill mass. Because of the presence of wood and organics and the tendency for these materials to decay over a long period of time, and the presence of zones of low-consistency soils, settlements could occur at varying rates

and magnitudes for years or decades. In addition, subsurface erosion could occur into voids associated with existing subsurface debris, potentially leading to localized collapse of the ground surface where the debris exists.

Because of the variability of the fill mass, it is not possible to accurately predict the magnitude and duration of the settlement. These settlements could cause damage to the building frames, cracks in walls and floors, racking of doors and windows, creation of voids beneath structural slabs and pavements, and damage to underground utilities. This could cause significant maintenance issues as well as possibly make buildings uninhabitable.

In addition, the decay of wood debris is known to generate methane gas, which could reach levels that are hazardous. Thus a methane collection system should be considered beneath structures where the floor slabs or other impervious surfaces are placed above the ground level.

The following sections present two possible options for supporting settlement-sensitive structures on the site. The options consist of supporting structures on a deep foundation system or complete removal and replacement of the existing fill.

3.1 Deep Foundations

Support of buildings and their concrete slabs-on-grade by use of a deep foundation system consisting of micropiles passing through the fill mass to bear directly in residual materials or partially weathered rock may be a possibility. Micropiles are small diameter drilled (with the use of steel casing) and grouted non displacement piles that are typically reinforced. At this site, we would expect the micropiles to be drilled into the residual materials or partially weathered rock beneath the fill and the drill casing left in place. The micropiles would need to be sized to account for significant downdrag forces from the long-term consolidation of the fill mass in addition to structural loads from the structure. If this is a consideration, we recommend that a specialty design/build foundation contractor be contacted to explore this option further. We can recommend a design/build foundation contractor for this project. We expect that additional soil test borings will likely be needed if this foundation support option is considered. Additional borings would be performed to further explore the residual materials and partially weathered rock at this site for design of a deep foundation system.

Even if proposed structures are supported on a deep foundation system, the potential still exists for long-term settlement or localized ground surface collapse beneath pavements constructed on the fill mass. Long-term settlement beneath pavements could lead to excessive differential settlement of the pavement surface, formation of depressions which pond water and potentially lead to freeze/thaw damage and premature pavement failure, and cracking of concrete curbs.

3.2 Removal and Replacement of Existing Fill

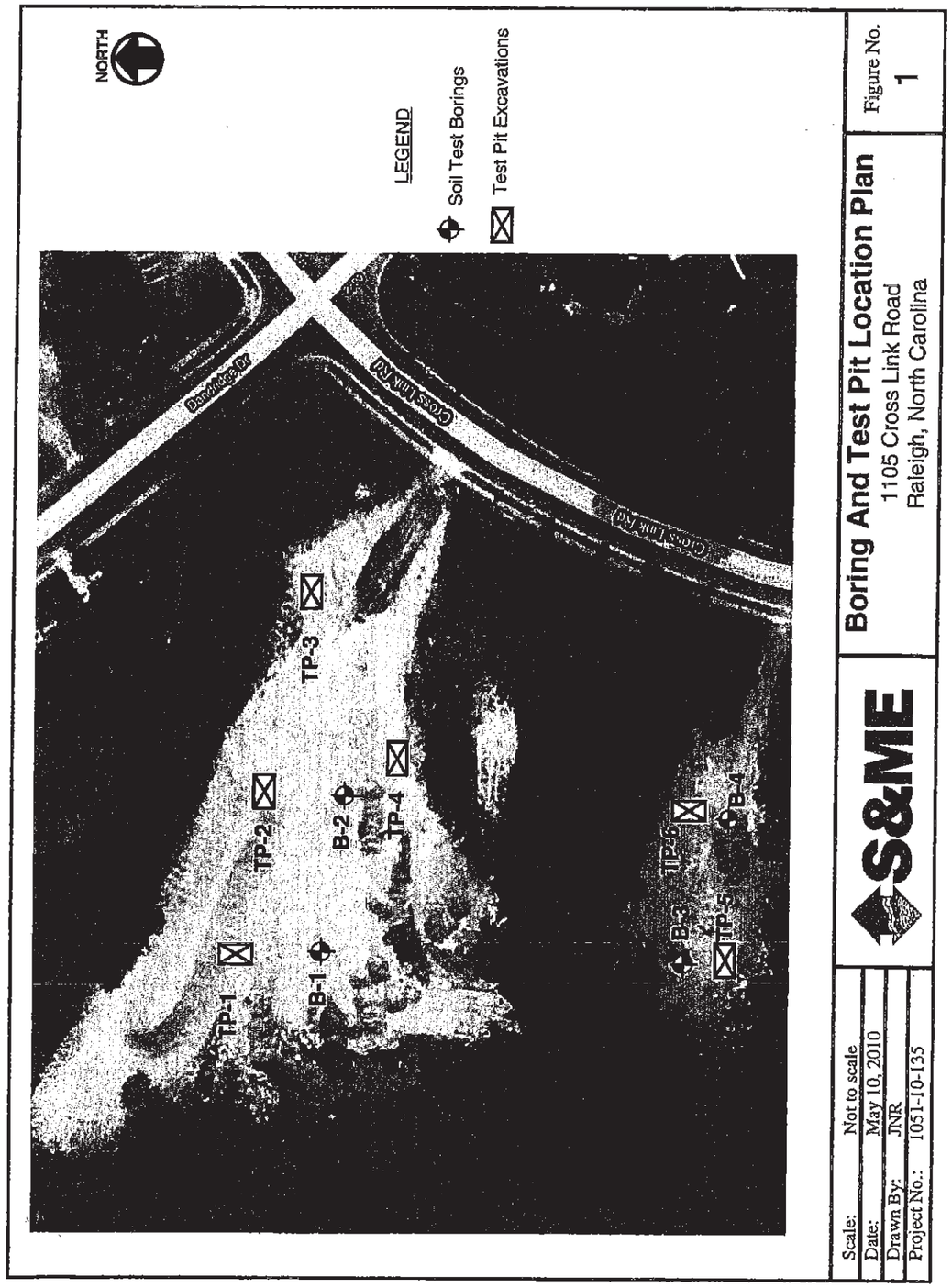
Assuming that lightly loaded structures would be constructed on the site, another site development option would be the complete removal of existing fill and replacing it with suitable materials which are compacted in a controlled manner (i.e., placed in thin lifts and compacted to a specified degree). Due to the extent of debris in the existing fill, the reuse of this material would likely not be possible. As such, off-site borrow materials would be required to replace the existing fill. If this option is selected, we can assist with the development of fill placement specifications for the project. We recommend that fill placement be observed full time by an experienced soils technician of our firm and that density testing of the fill be conducted by the technician to confirm that it is placed in accordance with project specifications. Because of the depth of fill being placed, a short waiting period (probably 1 to 2 months) would be required to allow the newly placed fill to consolidate before building construction begins.

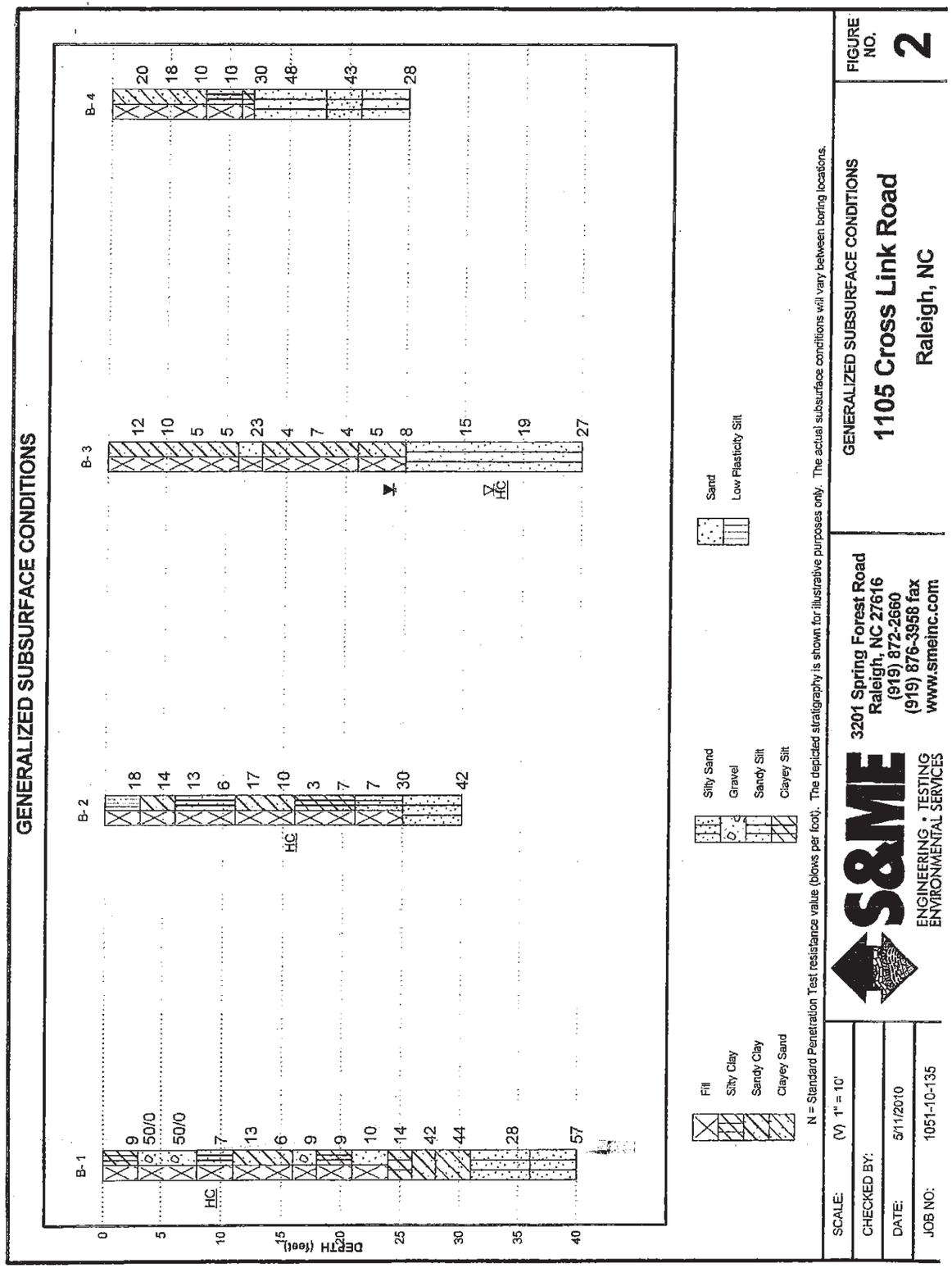
A new, well-compacted fill mass constructed of suitable materials should be capable of supporting light building loads on a shallow foundation system.

4. LIMITATIONS OF REPORT

This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. The conclusions and recommendations contained in this report were based on the applicable standards of our profession at the time this report was prepared. No other warranty, express or implied, is made.

The preliminary conclusions and recommendations submitted in this report are based, in part, upon the data obtained from the preliminary geotechnical exploration. The nature and extent of variations between and outside of the borings made may not become evident until further exploration. If variations occur, then it will be necessary to re-evaluate the recommendations of this report.





N = Standard Penetration Test resistance value (blows per foot). The depicted stratigraphy is shown for illustrative purposes only. The actual subsurface conditions will vary between boring locations.

GENERALIZED SUBSURFACE CONDITIONS

1105 Cross Link Road
Raleigh, NC

FIGURE NO. **2**

3201 Spring Forest Road
Raleigh, NC 27616
(919) 872-2660
(919) 876-3958 fax
www.smeinc.com

S&ME
ENGINEERING • TESTING
ENVIRONMENTAL SERVICES

SCALE:	(V) 1" = 10'
CHECKED BY:	
DATE:	5/11/2010
JOB NO:	1051-10-135

PROJECT:	1105 Cross Link Road Raleigh, NC 1051-10-135	TEST BORING RECORD	B-1
DATE DRILLED:	5/6/10	ELEVATION: Ground Surface	NOTES: Boring location is approximate.
DRILLING METHOD:	2-1/4" HSA	BORING DEPTH: 40.0 ft	
LOGGED BY:	N. Reeves	WATER LEVEL: Caved Dry 9.5 ft @ TOB	
DRILLER:	K. Richardson	DRILL RIG: Diedrich D-50 Truck	

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	N-Value
		Fill: Stiff Brown and Gray Silty CLAY (CL), Moist				9
5		FILL: Sampled as Rock and Concrete Pieces. Offset Boring 5 Feet Due to Debris.				50/0
						50/0
10		Fill: Firm Brown Fine Sandy SILT with Rock and Asphalt Pieces, Wet	HC			7
		FILL: Stiff to Firm Brown Fine Sandy CLAY with Rock Pieces, Wet				13
15						6
		FILL: Sampled as Clay with Rock and Concrete Pieces, Wet				9
		FILL: Stiff Brown Micaceous Clayey SILT with Gravel, Wet				9
20		FILL: Sampled as SAND with Fine Organics and Rock Pieces, Moist				10
		RESIDUAL: Stiff Brown and Gray Silty CLAY (CH), Wet				14
25		Hard Gray Fine Sandy CLAY (CH), Moist				42
		Dense Gray Clayey Fine SAND (SC), Moist				44
30		Medium Dense Tan-Brown Silty Fine SAND (SM), Wet				28

STANDARD PENETRATION TEST DATA (blows/ft)
10 20 30 60 80

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

NOTES:

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2. *BORING, SAMPLING AND PENETRATION TEST DATA IS IN GENERAL ACCORDANCE WITH ASTM D-1586.*
3. *PENETRATION (N-VALUE) IS THE NUMBER OF BLOWS OF 140 LB. HAMMER FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.*
4. *STRATIFICATION AND GROUNDWATER DEPTHS ARE NOT EXACT.*
5. *WATER LEVEL IS AT TIME OF EXPLORATION AND WILL VARY.*

S&ME
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Raleigh, NC 27616

PROJECT: 1105 Cross Link Road Raleigh, NC 1051-10-135	TEST BORING RECORD B-1
DATE DRILLED: 5/6/10	ELEVATION: Ground Surface
DRILLING METHOD: 2-1/4" HSA	BORING DEPTH: 40.0 ft
LOGGED BY: N. Reeves	WATER LEVEL: Caved Dry 9.5 ft @ TOB
DRILLER: K. Richardson	DRILL RIG: Diedrich D-50 Truck

NOTES: Boring location is approximate.

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	STANDARD PENETRATION TEST DATA (blows/ft) 10 20 30 60 80	N-Value
40		Very Dense Orange, Brown and Tan Silty Fine SAND (SM), Wet					57
		Boring terminated at 40 feet below existing ground surface. Borehole caved dry at 9.5 feet below existing ground surface at termination of boring and after 24 hours.					
45							
50							
55							
60							
65							

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

NOTES:

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3. PENETRATION (N-VALUE) IS THE NUMBER OF BLOWS OF 140 LB. HAMMER FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.
4. STRATIFICATION AND GROUNDWATER DEPTHS ARE NOT EXACT.
5. WATER LEVEL IS AT TIME OF EXPLORATION AND WILL VARY.

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PROJECT: 1105 Cross Link Road Raleigh, NC 1051-10-135	TEST BORING RECORD B-2
DATE DRILLED: 5/5/10	ELEVATION: Ground Surface
DRILLING METHOD: 2-1/4" HSA	BORING DEPTH: 30.0 ft
LOGGED BY: N. Reeves	WATER LEVEL: Caved Dry 16 ft @ 26 Hrs
DRILLER: K. Richardson	DRILL RIG: Diedrich D-50 Truck

NOTES: Boring location is approximate.

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	STANDARD PENETRATION TEST DATA (blows/ft) 10 20 30 60 80	N-Value
		FILL: Very Stiff Brown Sandy SILT (ML) with Gravel, Moist					18
5		FILL: Stiff Brown, Gray and Red Fine Sandy CLAY (CL) with Occasional Fine Roots, Moist					14
		FILL: Stiff to Firm Brown Micaceous Fine Sandy SILT with Gravel, Moist					13
10							6
		FILL: Very Stiff to Stiff dark Brown and Gray Fine Sandy CLAY (CL) with Rock Pieces and Brick Pieces					17
15			HC				10
		FILL: Soft to Firm Dark Gray Clayey SILT (ML), with Trace Fine Organics, Wet					3
20							7
		FILL: Loose Dark Gray Silty Fine SAND (SM), Wet					7
25		RESIDUAL: Medium Dense to Dense Brown and White Silty Fine SAND (SM), Moist					30
30		Boring terminated at 30 feet below existing ground surface. Borehole caved dry at 16 feet below existing ground surface at 26 hours.					42

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

NOTES:

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3. PENETRATION (N-VALUE) IS THE NUMBER OF BLOWS OF 140 LB. HAMMER FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.
4. STRATIFICATION AND GROUNDWATER DEPTHS ARE NOT EXACT.
5. WATER LEVEL IS AT TIME OF EXPLORATION AND WILL VARY.

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PROJECT: **1105 Cross Link Road**
Raleigh, NC
1051-10-135

TEST BORING RECORD B-3

DATE DRILLED: 5/5/10 | ELEVATION: Ground Surface

DRILLING METHOD: 2-1/4" HSA | BORING DEPTH: 40.0 ft

LOGGED BY: N. Reeves | WATER LEVEL: 24 ft @ 21 Hrs

DRILLER: K. Richardson | DRILL RIG: Diedrich D-50 Truck

NOTES: Boring location is approximate.

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	STANDARD PENETRATION TEST DATA (blows/ft) 10 20 30 60 80	N-Value
0		**FILL:** Stiff to Firm Orange-Brown and Gray Fine Sandy **CLAY** (CL) with Occasional Fine Organics and Gravel, Moist to Wet				12	12
5						10	10
						5	5
10		**FILL:** Sampled as Rock, Brick and Asphalt Pieces with **SAND**				5	5
		FILL: Soft to Firm Orange-Brown and Gray Micaceous Fine Sandy **CLAY** (CL) with Occasional Fine Organics and Gravel, Wet				23	23
15						4	4
						7	7
20		**FILL:** Loose Tan and Gray Clayey Fine **SAND** (SC) with Trace Fine Roots, Wet				4	4
			▽			5	5
25		**RESIDUAL:** Stiff to Very Stiff Brown, White and Tan Fine to Medium Sandy **SILT** (ML), Moist to Wet				8	8
						15	15
30			▽ HC			19	19

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

NOTES:

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4. *STRATIFICATION AND GROUNDWATER DEPTHS ARE NOT EXACT.*
5. *WATER LEVEL IS AT TIME OF EXPLORATION AND WILL VARY.*

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PROJECT: **1105 Cross Link Road**
Raleigh, NC
1051-10-135

TEST BORING RECORD B-3

DATE DRILLED: 5/5/10 | ELEVATION: Ground Surface

DRILLING METHOD: 2-1/4" HSA | BORING DEPTH: 40.0 ft

LOGGED BY: N. Reeves | WATER LEVEL: 24 ft @ 21 Hrs

DRILLER: K. Richardson | DRILL RIG: Diedrich D-50 Truck

NOTES: Boring location is approximate.

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	STANDARD PENETRATION TEST DATA (blows/ft) 10 20 30 60 80	N-Value
40		Boring terminated at 40 feet below existing ground surface. Borehole caved at 33.5 feet below existing ground surface. Water was observed in borehole at a depth of 24 feet after 21 hours.				27	27
45							
50							
55							
60							
65							

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

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Raleigh, NC 27616

PROJECT:	1105 Cross Link Road Raleigh, NC 1051-10-135	TEST BORING RECORD	B-4
DATE DRILLED:	5/5/10	ELEVATION:	Ground Surface
DRILLING METHOD:	2-1/4" HSA	BORING DEPTH:	25.0 ft
LOGGED BY:	N. Reeves	WATER LEVEL:	Caved Dry 15 ft @ 16 Hrs
DRILLER:	K. Richardson	DRILL RIG:	Diedrich D-50 Truck

NOTES: Boring location is approximate.

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	WATER LEVEL	SAMPLE NO/TYPE	ELEVATION (feet)	STANDARD PENETRATION TEST DATA (blows/ft) 10 20 30 60 80	N-Value
5		FILL: Very Stiff to Stiff Orange-Brown Micaceous Clayey SILT (ML-MH) with Gravel, Moist					20
							18
							10
10		FILL: Stiff Brown Micaceous Fine Sandy SILT (ML), Moist					10
		FILL: Stiff Dark Gray Silty CLAY (CH), Moist					30
		RESIDUAL: Very Stiff to Hard Brown and Tan Fine to Medium Sandy SILT (ML), Moist					48
15							
		Dense Brown and Tan Silty Fine SAND (SM), Moist					43
20		Very Stiff Tan, Brown, and Black Fine Sandy SILT (ML), Moist					28
25		Boring terminated at 25 feet below existing ground surface. Borehole caved dry at 15 feet below existing ground surface at 16 hours.					
30							

S&ME COMPANY STANDARD 51-132.GPJ S&ME.GDT 5/11/10

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Raleigh, NC 27616

S&ME

SUMMARY OF TEST PIT DATA

Project Name: 1105 Cross Link Road
Project Location: Raleigh, NC
Project No. 1051-10-135
Logged By: Nathan Reeves - S&ME, Inc.

DATE	TEST PIT NO.	DEPTH (FEET)	SOIL DESCRIPTION
5/5/2010	TP-1	0-2	Fill: Brown sandy silt. Occasional bricks at 1 foot. Contains occasional rock pieces.
		2-4	Fill: Brown silty clay with occasional rock pieces.
		5-9	Fill: Brown sandy silt with asphalt pieces, bricks, concrete pieces, organics, and plastic debris.
		9-14	Fill: Gray micaceous clayey silts . Appeared very wet and easy to excavate. Contains occasional organics and rebar piece.
			Test Pit Terminated in Fill at Approximately 14 Feet
5/5/2010	TP-2	0-1	Fill: B rown sandy clay with gravel
		1-3	Fill: Brown silty sand with gravel. Contains occasional concrete pieces.
		3-7	Fill: Brown sandy silt with gravel. Contains occasional 1 to 2 inch diameter sticks.
		7-7.5	Residual: Gray and brown sandy clay
		7.5-8	Residual: Brown and orange silty sand
			Test Pit Terminated in Residual Soils at Approximately 8 Feet

SUMMARY OF TEST PIT DATA

Project Name: 1105 Cross Link Road
Project Location: Raleigh, NC
Project No. 1051-10-135
Logged By: Nathan Reeves - S&ME, Inc.

DATE	TEST PIT NO.	DEPTH (FEET)	SOIL DESCRIPTION
5/5/2010	TP-3	0-2	Fill: Brown siilty sand with gravel and occasional rock and concrete pieces
		2-3	Residual: Brown silty clay. Appeared highly plastic.
		3-5	Residual: Brown and tan silty sand.
			Test Pit Terminated in Residual Soils at Approximately 5 Feet
5/5/2010	TP-4	0-2	Fill: Brown silty sand with gravel. Contains occasional concrete pieces.
		2-4	Fill: Red-brown micaceous sandy silt
		4-5	Fill: Brown and red silty clay with occasional gravel
		5-8	Fill: Gray silty sand with some asphalt pieces and fine organics
		8-11	Fill: Gray sandy silt with various organics including a 4-inch diameter log, occasional bricks, and plastic debris.
			Test Pit Terminated in Fill at Approximately 11 Feet

SUMMARY OF TEST PIT DATA

Project Name: 1105 Cross Link Road
Project Location: Raleigh, NC
Project No. 1051-10-135
Logged By: Nathan Reeves - S&ME, Inc.

DATE	TEST PIT NO.	DEPTH (FEET)	SOIL DESCRIPTION
5/5/2010	TP-5	0-4	Fill: Brown sand silt with concrete curb pieces at 1 foot depth. Contains occasional bricks, occasional sticks, and plastic debris. Appears loose and wet.
		4-13	Fill: Gray clay with organics. Contains asphalt pieces, metal debris, concrete pieces, lumber, and metal debris below 9 feet. Relatively soft excavation.
			Test Pit Terminated in Fill at Approximately 13 Feet
5/5/2010	TP-6	0-8	Fill: Red-brown micaceous sandy silt. Contains occassional brick/concrete pieces with a large concrete curb piece at 3 feet. Softer and wetter with increasing depth.
		8-12	Fill: Gray miceaous sandy silt with organics (roots, sticks), piece of plastic pipe, occasional bricks, and rock pieces. Large asphalt piece. Very wet.
			Test Pit Terminated in Residual Soils at Approximately 12 Feet

S:\PROJECTS\2010\10-135 1105 Cross Link Road\GEOTECH\TEST PITS

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Photo 1



Date: 4-19-10

Photographer: Nathan Reeves

Location / Orientation	Standing at northeast portion of the site. View is from east to west.
Remarks	Surficial soil and debris mounds are visible in the distance.

Photo 2



Date: 4-19-10

Photographer: Nathan Reeves

Location / Orientation	Standing in north-central portion of the site. View is from west to east.
Remarks	

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Raleigh, NC 27616

Photo 3



Date: 4-19-10

Photographer: Nathan Reeves

Location / Orientation	Standing in south-central portion of the site. View is from south to north.
Remarks	

Photo 4



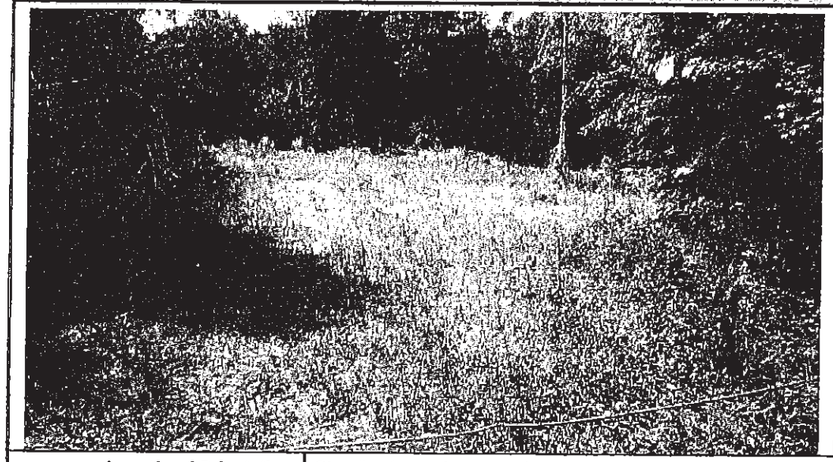
Date: 4-19-10

Photographer: Nathan Reeves

Location / Orientation	Existing slope in north-central portion of the site.
Remarks	Concrete debris and boulders are visible along the slope.

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Raleigh, NC 27616

Photo 5

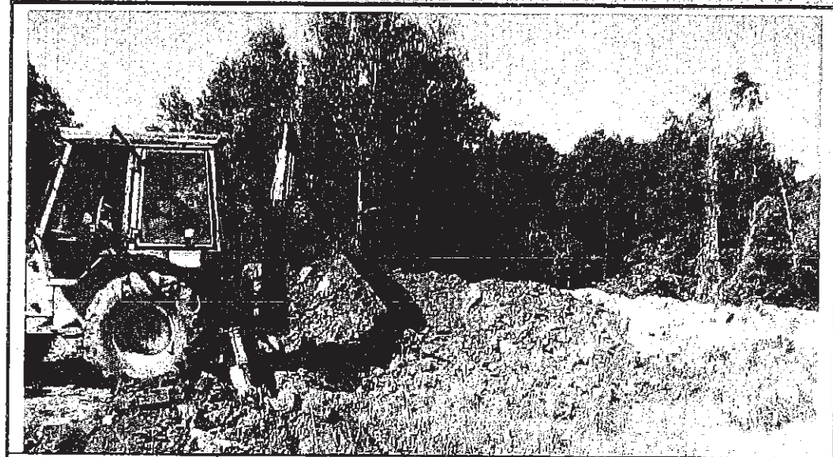


Date: 4-19-10

Photographer: Nathan Reeves

Location / Orientation	Standing in southeast portion of site. View is from east to west.
Remarks	

Photo 6



Date: 5-5-10

Photographer: Nathan Reeves

Location / Orientation	Test pit TP-1 in north-central portion of the site.
Remarks	Dark gray soils and debris excavated from the test pit.

