



Board Meeting Agenda Abstract

Monday, March 9, 2026

Location:

Agenda Item

South Park Community Center - Conceptual Design Selection - (Cox) - Item 10.A

Item Explanation

The purpose of this agenda item is to consider a selection of a preferred conceptual design for South Park Community Center.

Staff Comments

The South Park Community Center Design and Renovation initiative is outlined in the 2024 Comprehensive Systemwide Parks, Recreation & Cultural Resources Master Plan, with design funding allocated in the FY 2026 Operating Budget and construction funding planned for FY 2027. In partnership with HH Architecture, Town staff developed two conceptual renderings for improvements to the facility located at 820 South Main Street. These concepts aim to enhance aesthetics, improve building circulation, upgrade acoustics, elevate the user experience, provide additional program space, expand the fitness area, and establish a clearly defined main entrance.

The concepts were presented to the Town Board of Commissioners on February 17, 2026, and subsequently shared on Let's Talk FV for public feedback. A total of 82 responses were received, with approximately 74% favoring Concept 2. The concepts were also reviewed by the Parks, Recreation & Cultural Resources Advisory Board on February 9 and the Fuquay-Varina Teen Council Executive Board on February 16; both boards unanimously selected Concept 2 as the preferred option.

Town management and staff recommend Concept 2 as the preferred design because it meets the renovation goals by expanding the fitness room, improves circulation and user experience throughout the building, clearly defines the main entrance, leverages additional program space, and enhances acoustics and customer service at the front desk by relocating the front desk, creating a dedicated lobby, and adding a gym lobby to help isolate sound.

Fiscal Note

Yes

The Town Board allocated a budget of \$200,000 in FY 2026 for the design of the South Park Community Center renovations. Of this amount, \$44,900 has been committed to the facility assessment and conceptual design phase. Additional design funding is expected to be

required based on the scope associated with Concept 2. Construction cost estimates will be refined during the design process, and funding will be identified in the FY 2027 budget.

Recommendation

MOTION TO: Approve concept 2, as the recommended final conceptual design for the South Park Community Center Project as presented and recommended.

ATTACHMENTS

[SPCC Survey Responses.pdf](#)