



*Greenways are one of the Town's most popular amenities*

# Section One

## Inventory & Assessment of Existing Parks

### INTRODUCTION

The first step in deciding where you plan to go is to determine where you are. The initial step in the planning process included an inventory and assessment of the Town's existing facilities. The Town of Chapel Hill's Parks and Recreation Department offers the citizens of Chapel Hill a system of parks that includes fourteen parks on over 247 acres of developed property and 832 acres of public open space. Many of these parks and open spaces are connected with the public through the Town's greenway system. This system includes 13.4 miles of greenway and natural surface trails. In addition to its parks and open space, the Town provides a wide variety of indoor recreational facilities including gymnasiums, recreation centers, indoor aquatic facilities, and an arts center.

This section provides a detailed inventory of the Department's park land and recreational facilities. As part of this planning study, each of the Town's fourteen existing parks were assessed to identify needed facility renovations. The proposed improvements were based on visual inspection of existing facilities and a walk through with department staff. Order of Magnitude Cost Estimates are provided for each park renovation. See Appendix 1: Facility Assessment Detailed Cost for more detailed cost breakdown for each park.

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## CEDAR FALLS PARK

### Overview:

Cedar Falls Park is one of Chapel Hill’s oldest and largest parks. It provides both active recreational facilities and public open space. At ±66 acres, Cedar Falls Park is an ideal size for a community park, although much of the park is undeveloped. These undeveloped areas of the park provide opportunities for some facility expansion; although, open space preservation should remain a top priority. Many of the park’s existing facilities are old and need to be renovated and/or updated. Likewise, access to most of the existing facilities does not meet current Americans with Disabilities Act (ADA) requirements. A community recycling center is located at the park entrance. This facility provides a valuable function to the community’s waste management program, but creates visual and functional clutter.

A master plan should be developed for Cedar Falls Park to determine what renovations and improvements are needed and identify any opportunities and demand for new facilities.

As this report was finalized, work was underway to convert the multi-purpose field into two synthetic turf soccer fields, replace existing restrooms, and improve park trails. The project will also include lighting the two soccer fields. Orange County has committed to provide funds toward the synthetic turf project.

### Facility Inventory:

Facility Type	Quantity
Adult Baseball Field	1
Youth Baseball Fields	2
Multi-purpose Field	1
Tennis Courts	6
Playground	1
Trails	2 miles
Picnic Area	1
Restroom	1



*Restrooms at Cedar Falls Park*



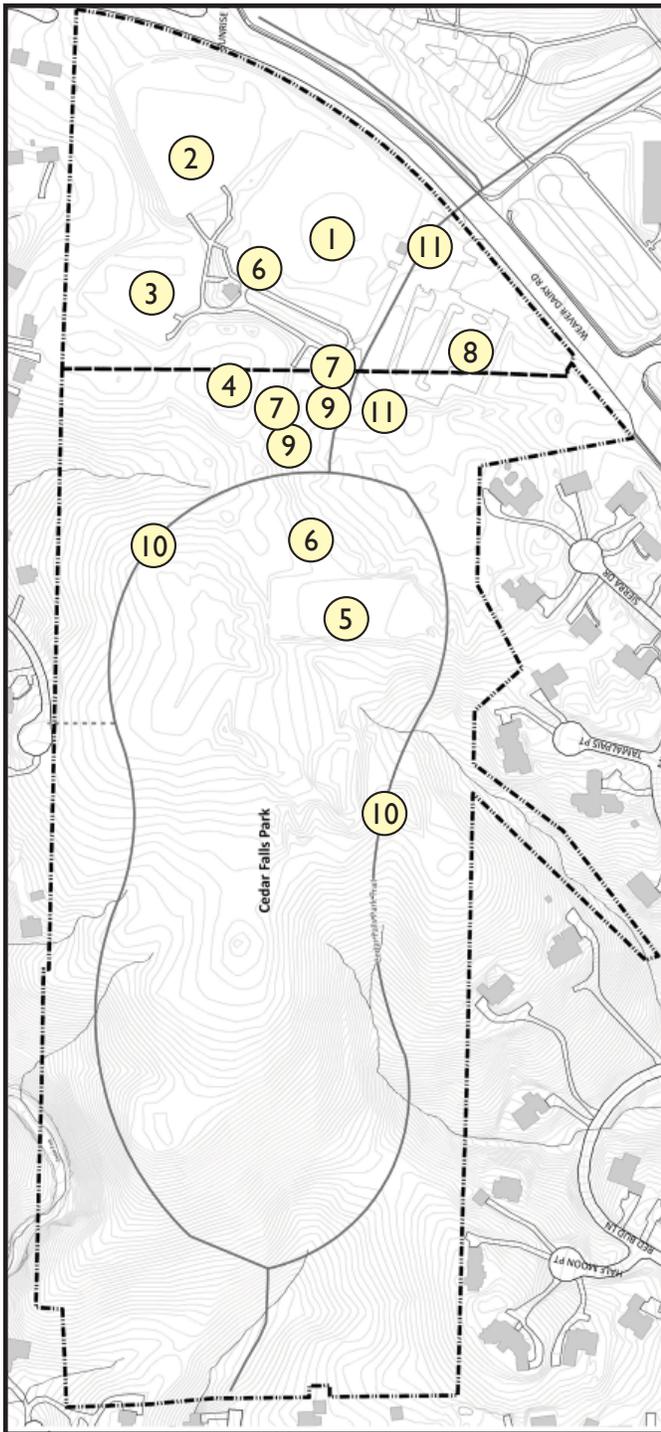
*Playground at Cedar Falls Park*



*Tennis Courts at Cedar Falls Park*

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## CEDAR FALLS PARK Improvement Recommendations

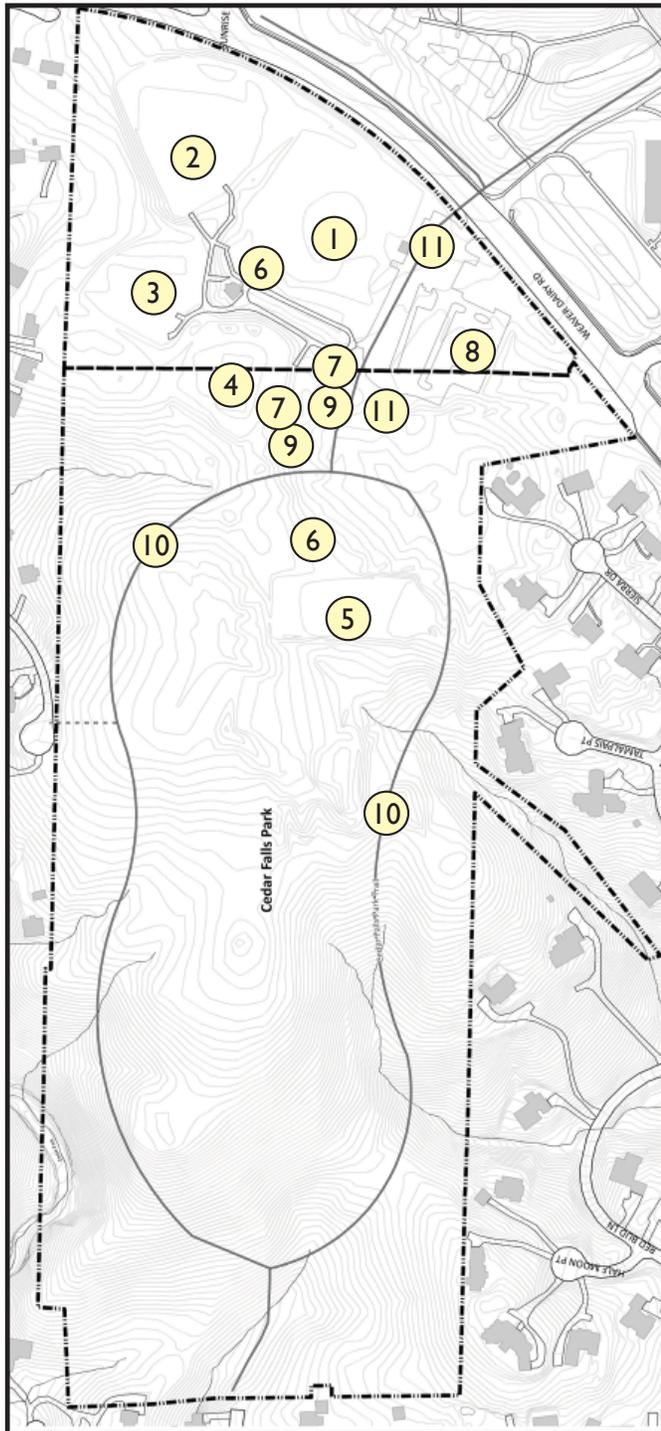


1. Field #1, Multi-purpose
  - Replace natural field turf with synthetic turf
  - Improve storm drainage and water quality
  - Add new sports lighting system
  - Replace perimeter fencing
  - Replace bleacher system
  - Improve accessible walks and ramps
2. Field #2, Adult Baseball Field
  - Add new scoreboard
  - Add minor storm drainage and drainage swales
  - Replace perimeter fencing/backstop
  - Replace bleacher system
  - Improve accessible walks and ramps
3. Field #3, Youth Baseball Field
  - Add new irrigation system
  - Add minor storm drainage and drainage swales
  - Replace perimeter fencing and backstop
  - Replace bleacher system
  - Improve accessible walks and ramps
4. Field #4, Youth Baseball Field
  - Add new irrigation system
  - Add minor storm drainage and drainage swales
  - Replace perimeter fencing/backstop
  - Replace bleacher system
  - Improve accessible walks and ramps
5. Tennis Courts
  - Replace existing tennis courts
  - Undercut, remove and replace court sub grade
  - Replace perimeter fencing
  - Replace existing sports lighting
  - Improve storm drainage and water quality

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## CEDAR FALLS PARK

### Improvement Recommendations



6. Restroom Buildings
  - Replace existing restroom building at ballfields with ADA compliant facility
  - Construct a new restroom building in close proximity to tennis courts
7. Park Shelters
  - Install two new picnic shelters near playground areas
8. Parking Lot Improvements
  - Replace existing parking lot with new appropriate pavement section for the required use
  - Improve storm drainage and water quality as required for new construction
  - Re-align existing parking lot with additional sidewalks to access the park facility
9. Playground Area
  - Add new playground border
  - Replace playground surfacing with a poured in place surfacing
  - Improve accessible routes to the playground area, picnic areas, parking lot and other park facilities
10. Nature Trail
  - Improvements to grading and drainage to reduce maintenance
11. Park Amenities
  - Install standard identification/information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## CEDAR FALLS PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Field #1 Multi-purpose .....	\$1,452,996
Field #2 Adult Baseball.....	\$140,963
Field #3 Youth Baseball .....	\$152,748
Field #4 Youth Baseball .....	\$173,513
Tennis Courts .....	\$555,051
Restroom Buildings .....	\$569,820
Park Shelters .....	\$110,534
Parking Lot Improvements .....	\$551,779
Playground Area.....	\$77,247
Nature Trail .....	\$21,282
Park Amenities .....	<u>\$53,240</u>
Total Construction Budget with Contingency & GC .....	\$3,859,173

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## COMMUNITY CENTER PARK

### Overview:

Community Center Park is Chapel Hill’s smallest community park (12.8 acres). It is also one of Chapel Hill’s most popular parks. This park functions both as a neighborhood and community park. Playgrounds and court games are typical neighborhood park activities. However, the park’s community center, rose garden and learning garden offer facilities that serve the entire town.

Existing facilities are well maintained and provide the Town with both active recreation and a civic park. Connectivity to the Bolin Creek and Battle Branch greenway trails provides non-vehicular connections to neighborhoods and other activity nodes.

### Facility Inventory:

Facility Type	Quantity
Basketball Courts	2
Bocce Ball Courts	2
Playground	1
Trails	2 (3.0 miles)
Gene Strowd Rose Garden	1
Learning Garden	1
Compost Demonstration Site	1
Chapel Hill Community Center	1
Community Center Pool	1
Community Clay Studio	1
Administrative Offices	1
Picnic Area	1



*Outdoor Courts at Community Center Park*



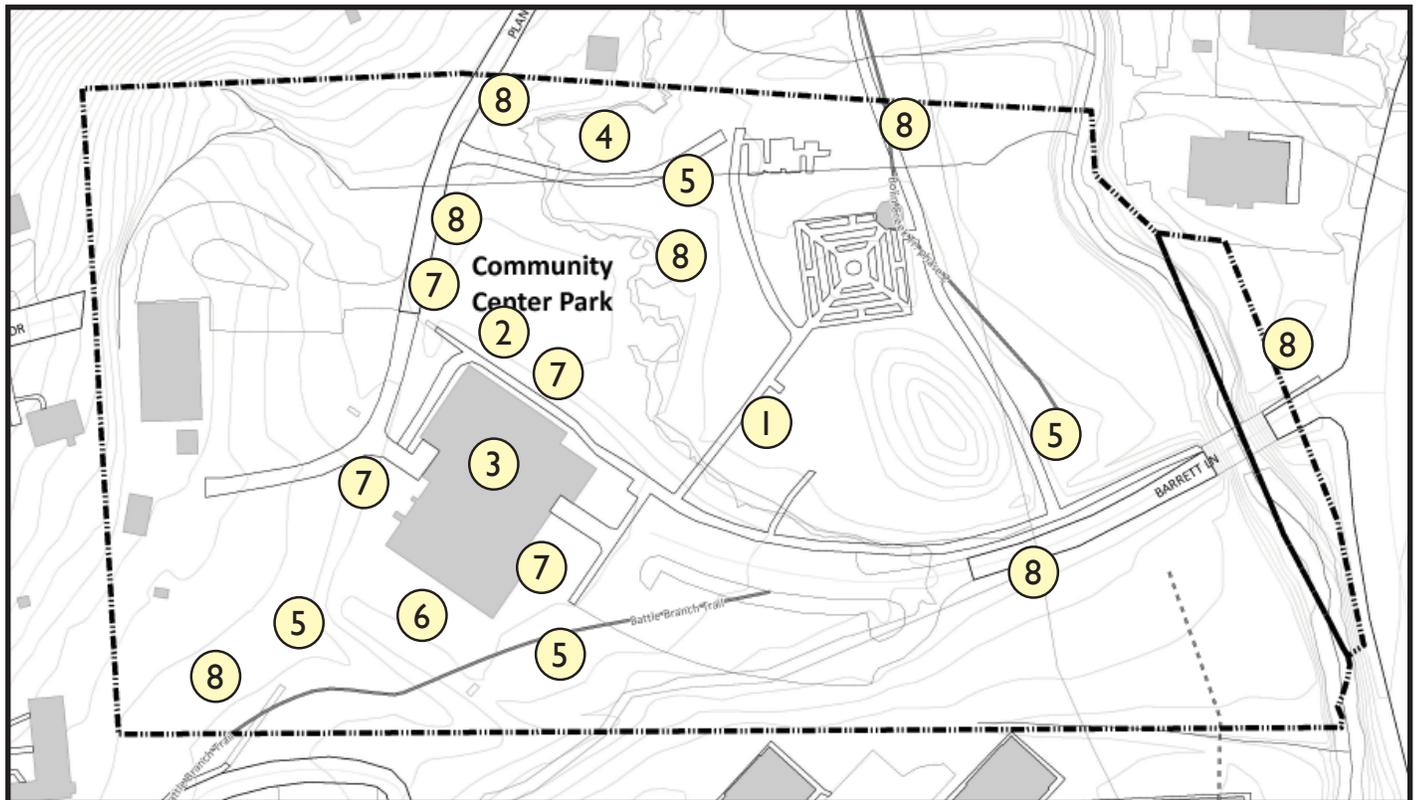
*Bocce Ball Courts at Community Center Park*



*Gene Strowd Rose Garden*

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## COMMUNITY CENTER PARK Improvement Recommendations



1. Playground and Picnic Area
    - Improve accessible routes
    - Provide amenities (benches, water fountain, etc.)
  2. Basketball Courts
    - Minor patching of the existing pavement
    - Re-surface court area
    - Replace basketball goals
    - Improve storm drainage
    - Improve access to the courts
    - Improve adjacent turf
  3. Gymnasium
    - Add sound baffles
  4. Bocce Courts
    - Renovate court surface
    - Improve storm drainage
    - Improve court access
  5. Accessible Walks
    - Improve accessible routes to all park facilities
  6. Splash Pad
    - Provide splash pad on existing concrete pad behind pool building
  7. Infrastructure
    - Water line and water fountain
    - Safety lighting along building
    - Increase parking\*
  8. Park Amenities
    - Install standard identification and information signage system
    - Install new park benches, tables, trash receptacles, bike racks, etc.
- \* These improvements may be subject to zoning regulations.

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## COMMUNITY CENTER PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Playground and Picnic Area.....	\$28,968
Basketball Courts.....	\$70,864
Gymnasium.....	\$30,250
Bocce Courts.....	\$14,645
Accessible Walks and Trails.....	\$36,656
Splash Pad.....	\$616,193
Infrastructure.....	\$72,292
Park Amenities.....	<u>\$54,450</u>
 Total Construction Budget with Contingency & GC.....	 \$924,318

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## HOMESTEAD PARK

### Overview:

This ±41 acre community park serves the northern section of Chapel Hill. Completed in 1999, Homestead Park has adequate acreage to serve as a community park, and has a good balance of active recreation space and passive open space. In addition to more traditional recreation facilities (softball, baseball, etc.), Homestead Park provides several unique outdoor recreation activities (batting cage, skateboard park, and dog park). Homestead Park also contains one of the Town's nicest recreation facilities, the Homestead Aquatic Center.

Park facilities are in good condition; although there are some ADA issues related to parking and restroom access.

### Facility Inventory:

Facility Type	Quantity
Adult Baseball Fields	2
Batting Cage	1
Soccer Fields	2
Basketball Court	1
Playground	1
Picnic Shelter and Area	1
Dog Park	1
(large and small dog enclosures)	
Skate Park	1
Restroom	1
Homestead Aquatic Center	1



*Skate Park at Homestead Park*

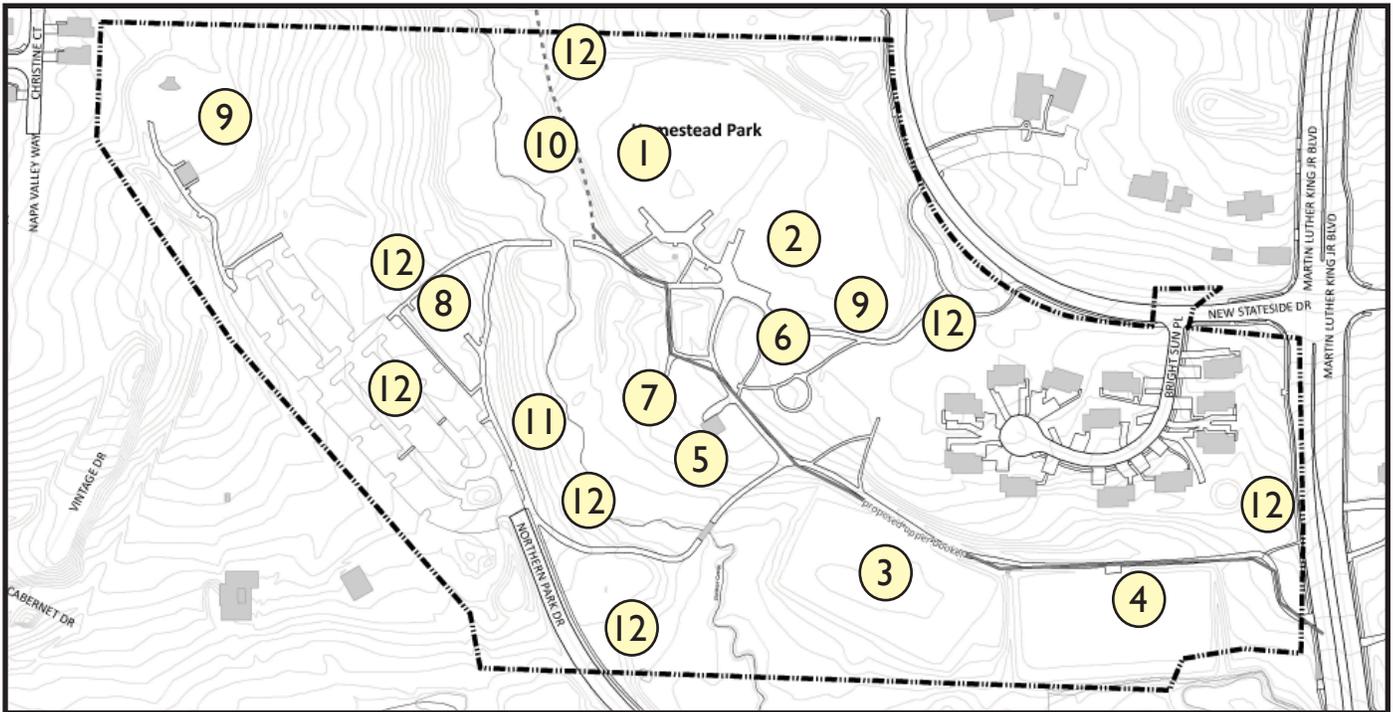


*Basketball Court at Homestead Park*

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## HOMESTEAD PARK

### Improvement Recommendations



1. Field #1, Adult Baseball
  - Add new scoreboard
  - Replace the bleacher system
2. Field #2, Adult Baseball
  - Add new scoreboard
  - Replace the bleacher system
3. Field #3, Soccer Field
  - Replace natural turf with synthetic turf grass for the playing area
  - Add storm drainage and water quality as required for new construction
  - Improve storm drainage to existing drainage swales
  - Replace perimeter fencing
  - Replace bleachers and team benches
  - Replace failing access walks
4. Field #4, Soccer Field
  - Replace natural turf with synthetic turf grass for the playing area
  - Add storm drainage and water quality as required for new construction
5. Restroom/Picnic Shelter
  - Improve storm drainage to existing drainage swale
  - Replace perimeter fencing
  - Replace bleachers and team benches
  - Replace failing access walks
  - Add new high/low drinking fountain
  - Add paving around building perimeter to prevent erosion of the adjacent finish grade
6. Playground Area
  - Improve storm drainage
  - Add new playground border
  - Replace playground surfacing with a poured in place surfacing
  - Improve accessible route to picnic areas and restroom building
7. Picnic Area
  - Improve ADA access and use
  - Improve accessible route to playground area and restroom building

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## HOMESTEAD PARK

### Improvement Recommendations

8. Basketball Court
  - Re-surface court
  - Replace basketball goals
  
9. Skate Park/Batting Cage Area
  - Add a new high/low drinking fountain
  - Improvements to pitching machine
  - Construct new concrete skate bowl in the area designated for future expansion
  
10. Trails/Pedestrian Circuit
  - Construct a new greenway trail adjacent to the existing creek from the adult baseball field to the adjacent neighborhood to the north
  
11. Dog Park
  - Provide pet friendly water fountain
  
12. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.
  - Install traffic control/calming devices in parking lot

## HOMESTEAD PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Field #1 Adult Baseball.....	\$25,919
Field #2 Adult Baseball.....	\$24,776
Field #3 Soccer Field .....	\$988,195
Field #4 Soccer Field .....	\$983,528
Restroom/Picnic Shelter .....	\$10,419
Playground .....	\$60,617
Picnic Area .....	\$5,878
Basketball Court.....	\$14,612
Skate Park/Batting Cage .....	\$218,908
Greenway Trail .....	\$68,481
Dog Park .....	\$8,591
Park Amenities .....	<u>\$87,120</u>
 Total Construction Budget with Contingency & GC .....	 \$2,497,044

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## SOUTHERN COMMUNITY PARK

### Overview:

Southern Community Park, Chapel Hill's newest park, was opened in 2010. This park was built in conjunction with funding from Orange County Parks and Open Space bonds. This park is an optimum size (73.5 acres) for a community park, and provides a valuable recreation resource to citizens in the southern section of the town. The park's active recreation facilities include traditional activities (soccer, basketball, etc.) and some less traditional activities including in-line hockey, disc golf, and a dog park. Existing facilities are in excellent condition and meet most ADA requirements.

### Facility Inventory:

Facility Type	Quantity
Soccer Fields	3
Basketball Courts	2
Playground	1
Picnic Shelters	2
Trails	2.67 miles
Dog Park (large and small dog enclosures)	1
Restroom	1
Disc Golf	1
In-Line Hockey Court	1



*Picnic Shelter at Southern Community Park*



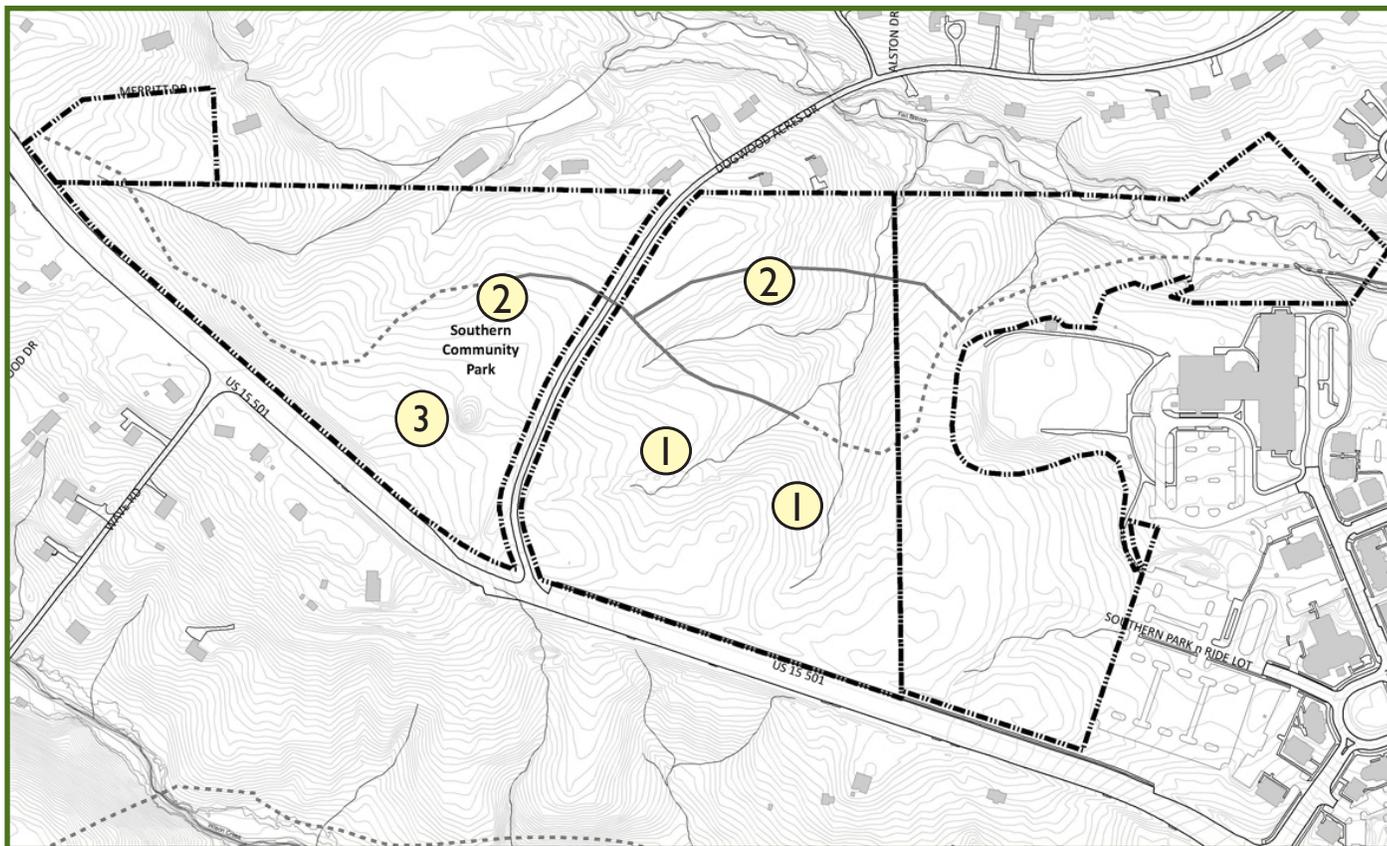
*Basketball Court at Southern Community Park*



*Soccer Fields at Southern Community Park*

# INVENTORY & ASSESSMENT: COMMUNITY PARKS

## SOUTHERN COMMUNITY PARK Improvement Recommendations



1. Common Areas
  - Improve turf
2. Nature Trails
  - Expand trails south of Dogwood Acres Drive\*
  - Add footbridges over wet areas\*
  - Improve trail surface
  - Improvements to grading and drainage to reduce maintenance
3. Repair drainage at Dog Park

\*These improvements may be made by community volunteers, as Eagle Scout projects, or some other form of community service.

## SOUTHERN COMMUNITY PARK Opinion of Probable Construction Cost For Improvement Recommendations

Common Area, Turf Grass Improvements .....	\$121,194
Nature Trails.....	\$85,817
Repair Drainage at Dog Park .....	<u>\$30,250</u>
Total Construction Budget with Contingency & GC .....	\$237,261

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## EPHESUS PARK

### Overview:

Ephesus Park is located next to Ephesus Elementary School. This neighborhood park has limited visibility and facilities. Access to the park is through the school's entrance drive and parking lot. Existing facilities include six tennis courts with lights, benches, and a small seasonal restroom building. The tennis courts are failing. In 2012, half of the courts were taken out of service due to safety concerns. Most of the 10 acres of parkland is undeveloped. Development of a portion of this unused property could provide opportunities for other recreation activities. In addition to the Town-owned property, the Parks and Recreation Department maintains and programs the adjacent ball fields at the school. The facilities at Ephesus Park were constructed in the 1970's and need to be renovated to provide ADA access, and improve the function and appearance of the park.

A master plan should be developed for this park. The master plan process should investigate expansion opportunities.

As this report was being finalized plans were underway to renovate the tennis courts.

### Facility Inventory:

Facility Type	Quantity
Tennis Courts	6
Youth Baseball Field (on school property)	1
Restroom	1
Picnic Area	1



*Restrooms at Ephesus Park*

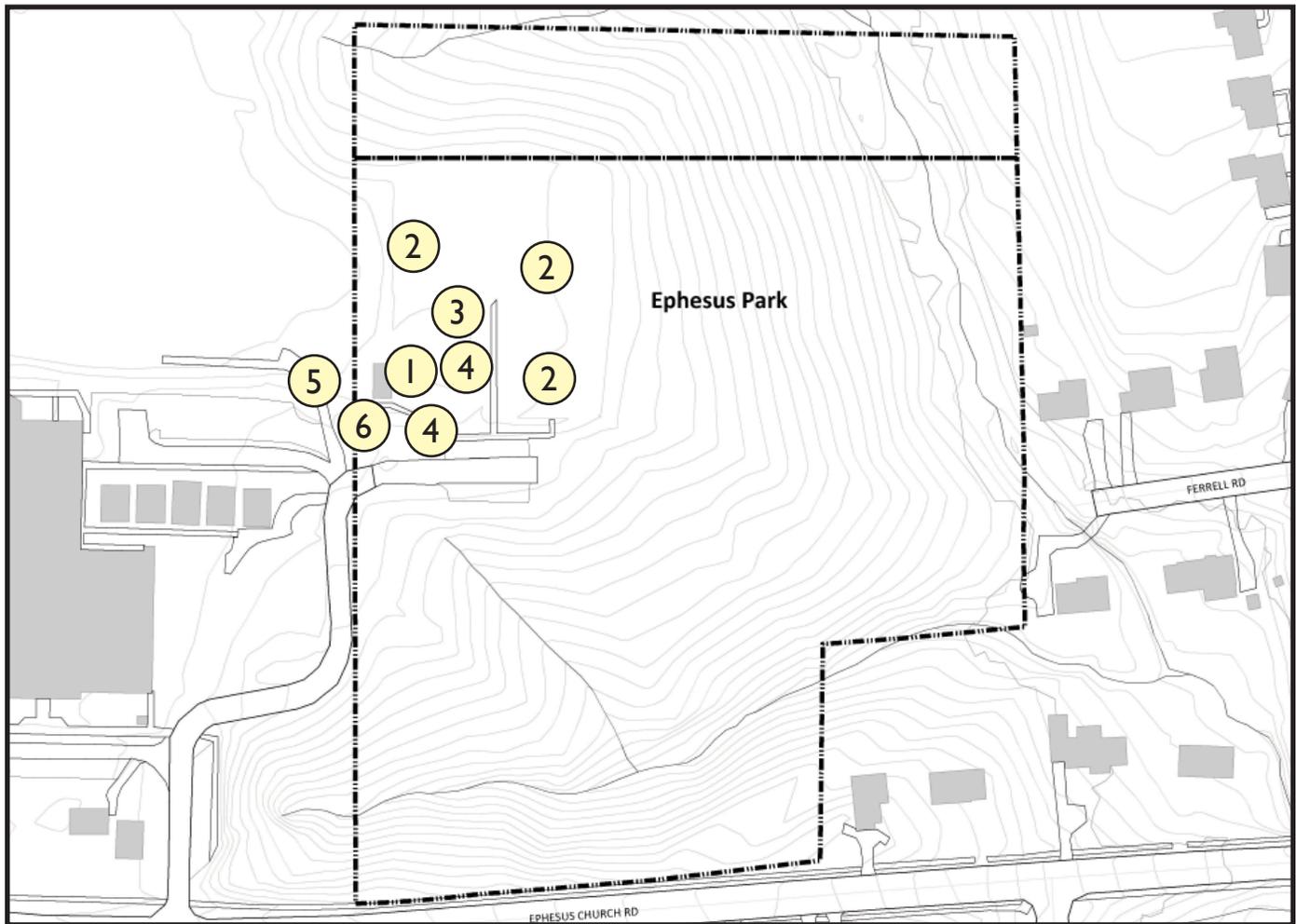


*Playground at Ephesus Park*

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## EPHESUS PARK

### Improvement Recommendations



1. Restroom Building
  - Replace existing building
2. Tennis Courts
  - Replace existing courts
  - Undercut, remove, and replace court sub grade
  - Replace perimeter fencing
  - Install storm drainage and water quality as required for new construction
  - Improve court accessibility
3. Park Shelter
  - Install new picnic shelter
4. Accessible Walks
  - Improve accessible routes to park facilities
5. Baseball Field
  - Improve accessible routes
6. Park Amenities
  - Install standard identification/information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## EPHESUS PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Restroom Building.....	\$279,510
Tennis Courts .....	\$453,506
Park Shelter.....	\$30,188
Accessible Walks .....	\$80,457
Baseball Field.....	\$40,181
Park Amenities .....	<u>\$29,040</u>
 Total Construction Budget with Contingency & GC.....	 \$912,882

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## HARGRAVES PARK

### Overview:

Hargraves Park is a 6.8 acre neighborhood park located in the western section of town. The primary focus of this park is its indoor facilities (Northside Gymnasium, Hargraves Auditorium); however, Hargraves Park also provides a variety of outdoor recreation activities (softball, tennis, basketball). These activities attract participants from the entire community. Hargraves Park is one of Chapel Hill's oldest and most used recreation facilities. The park layout has evolved incrementally through the years and presents some functional and operational problems.



*Swimming Pool at Hargraves Park*

### Facility Inventory:

Facility Type	Quantity
Youth Baseball Field	1
Basketball Court	1
Tennis Courts	3
Playground	1
Picnic Shelter	1
Swimming Pool	1
Gymnasium	1
Community Center	1



*Basketball Court at Hargraves Park*

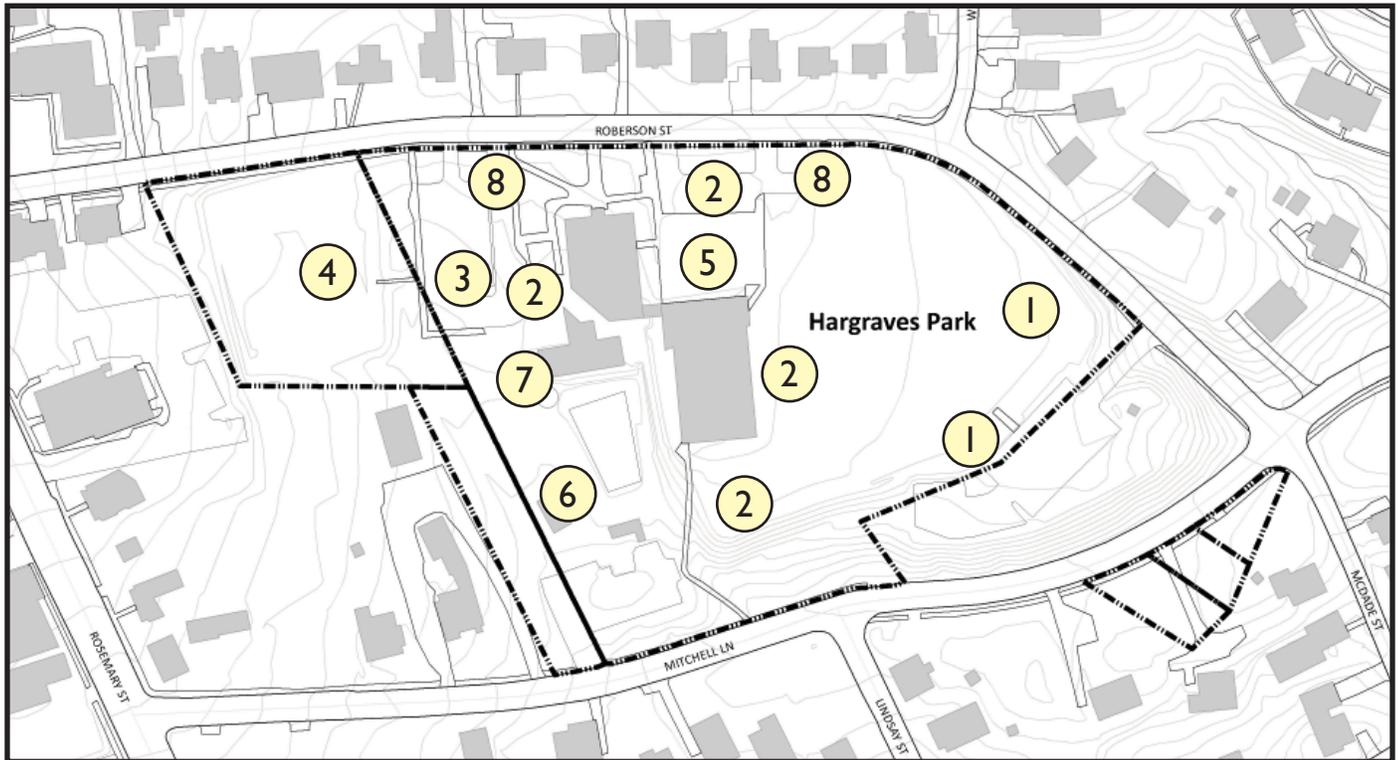


*Playground at Hargraves Park*

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## HARGRAVES PARK

### Improvement Recommendations



1. Youth Baseball Field
  - Minor storm drainage improvements
  - Replace perimeter fencing and backstop
  - Replace bleacher system
  - Improve ball field accessibility
2. Gymnasium/Recreation Center
  - Provide pedestrian access route from recreation center to the neighborhood to the east
  - Improve storm drainage
  - Renovate lawn area
  - Improve Roberson Street parking lot
3. Parking Lot (Roberson St., southern lot)
  - Resurface existing lot
  - Improve accessible routes
4. Tennis Courts
  - Repair pavement
  - Re-surface court area
  - Improve court accessibility
5. Basketball Court
  - Repair failing pavement
  - Re-surface court area
6. Playground and Picnic Area
  - Improve access route to the playground and picnic areas
7. Pool
  - Remove existing baby swimming pool
  - Install small splash pad
8. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## HARGRAVES PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Youth Baseball Field.....	\$91,160
Gymnasium/Recreation Center Area .....	\$43,325
Parking Lot (Roberson St. Southern Lot) .....	\$109,798
Tennis Courts .....	\$47,949
Basketball Courts .....	\$11,435
Playground and Picnic Area.....	\$17,025
Pool .....	\$42,563
Park Amenities .....	<u>\$47,190</u>
Total Construction Budget with Contingency & GC.....	\$410,445

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## MEADOWMONT PARK

### Overview:

Meadowmont Park, which is adjacent to Rashkis Elementary School, offers both active (multi-purpose fields, basketball) and passive (picnic facilities, nature trail/pond) recreation opportunities. While the total site covers approximately 66 acres, most of the property (60 acres) cannot be developed due to floodplains and/or wetlands. The fields, gymnasium, parking, and restrooms are owned by the school district. Public recreational use is provided through a joint use agreement.



Lake and Picnic Shelter at Meadowmont Park

### Facility Inventory:

Facility Type	Quantity
Soccer Fields (on school property)	2
Picnic Shelter	1
Natural Surface Trails	2
Gymnasium (school)	1

### Improvement Recommendations:



# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## MEADOWMONT PARK

### Improvement Recommendations

1. Park Shelter and Picnic Area
  - Improve storm drainage
  - Improve accessible route to the picnic shelter
  - Add restroom
2. Soccer Fields
  - Add team benches
3. Nature Trails and Fishing Dock
  - Improve accessible route from school and picnic facilities to trails
  - Add fishing dock
4. Park Amenities
  - Install standard identification/information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

## MEADOWMONT PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Park Shelter and Picnic Area.....	\$103,201
Soccer Fields.....	\$2,541
Nature Trails.....	\$34,873
Park Amenities.....	<u>\$28,587</u>
Total Construction Budget with Contingency & GC.....	\$169,202

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## NORTH FOREST HILLS PARK

### Overview:

North Forest Hills Park is a 6 acre park located in a residential area of northern Chapel Hill. Pedestrian access to the surrounding neighborhood is very good. Improvements to existing facilities and development of new facilities could greatly expand the use of this park. The park provides facilities typically found in a neighborhood park. Overall quality of the existing facilities is adequate, but renovations are needed to improve ADA access and function.



*Picnic Shelter at North Forest Hills Park*

### Facility Inventory:

Facility Type	Quantity
Basketball Court	1
Playground	1
Restroom/Picnic Shelter	1

### Improvement Recommendations:



# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## NORTH FOREST HILLS PARK

### Improvement Recommendations

1. Restroom/Picnic Shelter
  - Install a new high/low drinking fountain
  - Winterize existing structure
  - Add paving around building perimeter to prevent erosion of the adjacent finish grade
2. Basketball Court
  - Patch existing pavement
  - Re-stripe court area
  - Replace basketball goals
  - Improve accessibility route to the court
3. Playground and Picnic Area
  - Install new playground border
  - Replace playground surfacing with a poured in place surfacing
  - Improve accessibility routes to the playground and picnic areas
4. Accessible Walks
  - Improve accessible routes to park facilities
  - Replace and/or repair paved trails
  - Improve grading and drainage to reduce maintenance
5. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

## NORTH FOREST HILLS PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Restroom/Picnic Shelter.....	\$68,735
Basketball Court.....	\$11,563
Playground and Picnic Area.....	\$33,288
Accessible Walks .....	\$68,879
Park Amenities .....	<u>\$29,040</u>
 Total Construction Budget with Contingency & GC .....	 \$211,505

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## PRITCHARD PARK

### Overview:

This ±34 acre open space is directly associated with the Town's library. Facilities are limited to a walking trail. Restrooms inside the library serve park users.

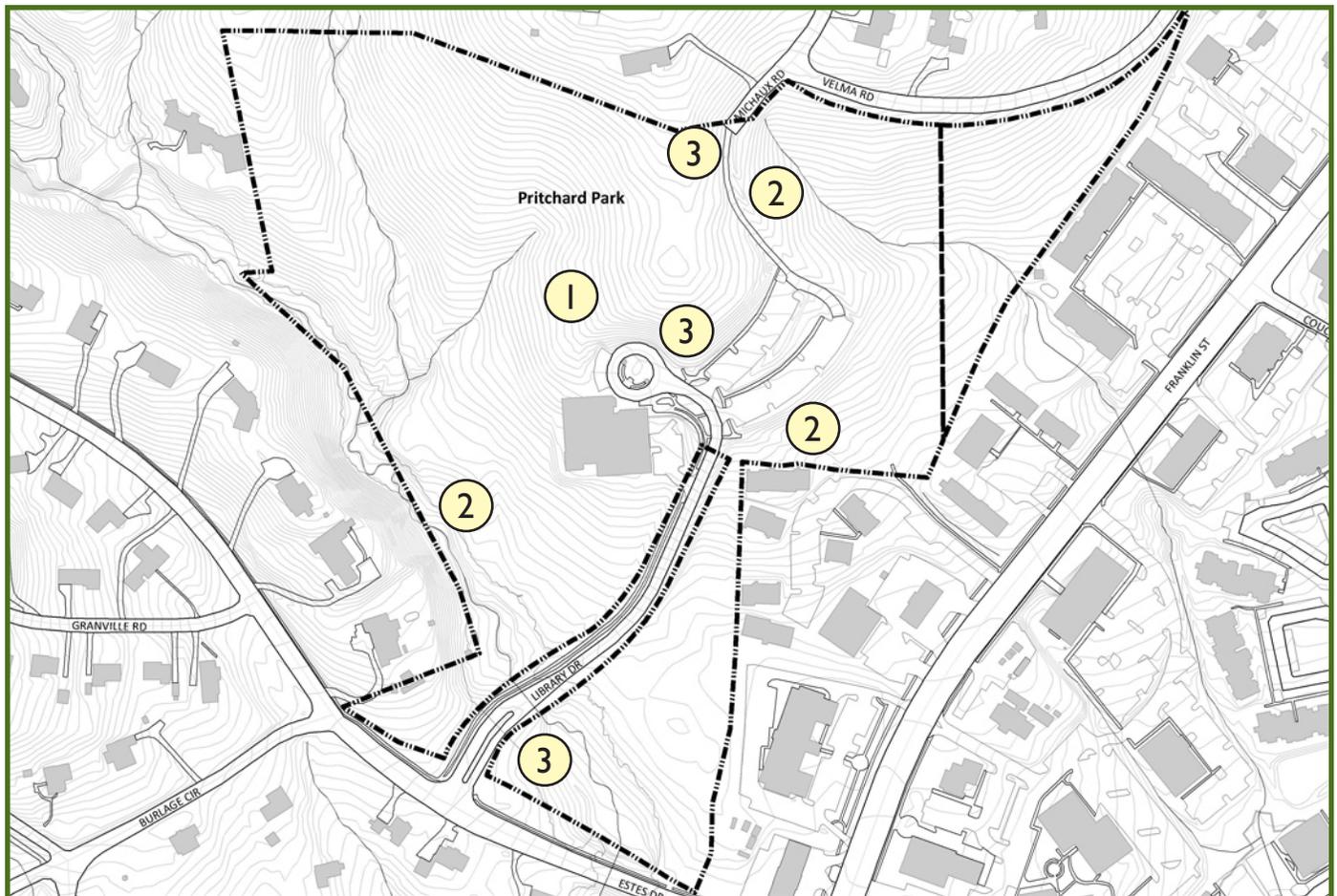
### Facility Inventory:

Facility Type	Quantity
Trail (natural surface loop)	1 mile



Trail at Pritchard Park

### Improvement Recommendations:



1. Playground Area
  - Install new playground/equipment (2-5 years old age group)
2. Nature Trails
  - Supplement trail areas with art and interpretive stations
  - Convert trail signs to new standard
3. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

# INVENTORY & ASSESSMENT: NEIGHBORHOOD PARKS

## PRITCHARD PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Playground Area.....	\$52,981
Nature Trails.....	\$53,845
Park Amenities .....	<u>\$24,805</u>
Total Construction Budget with Contingency & GC.....	\$131,631

# PARK INVENTORY: NEIGHBORHOOD PARKS

## UMSTEAD PARK

### Overview:

Umstead Park is one of Chapel Hill's older and most heavily used parks. It serves as a combination of a neighborhood park and community park. Much of the park's 19.5 acres has limited development potential because of steep slopes and floodplains.

The park offers a variety of active (basketball, tennis, youth baseball, playground) recreation and passive (walking trails, picnic facilities, open space) recreation opportunities. Umstead Park provides a valuable open space and recreation facility in the western section of town. Impacts from flooding (Bolin Creek) and vehicular traffic (Umstead Drive) affect the function of the park. Flooding has created significant maintenance and operational cost for the playground and picnic facilities adjacent to the creek. Use of the youth baseball field and tennis court is extremely limited. Removing the field and tennis court and utilizing this space for other park uses is recommended.

Modifications should be made to the park to alleviate flood damage to park facilities. These changes warrant a master plan study to determine the best use of this unique park.

As this report was being finalized plans were underway to replace the play area, basketball court, and paths.



*Playground at Umstead Park*



*Picnic Shelter at Umstead Park*

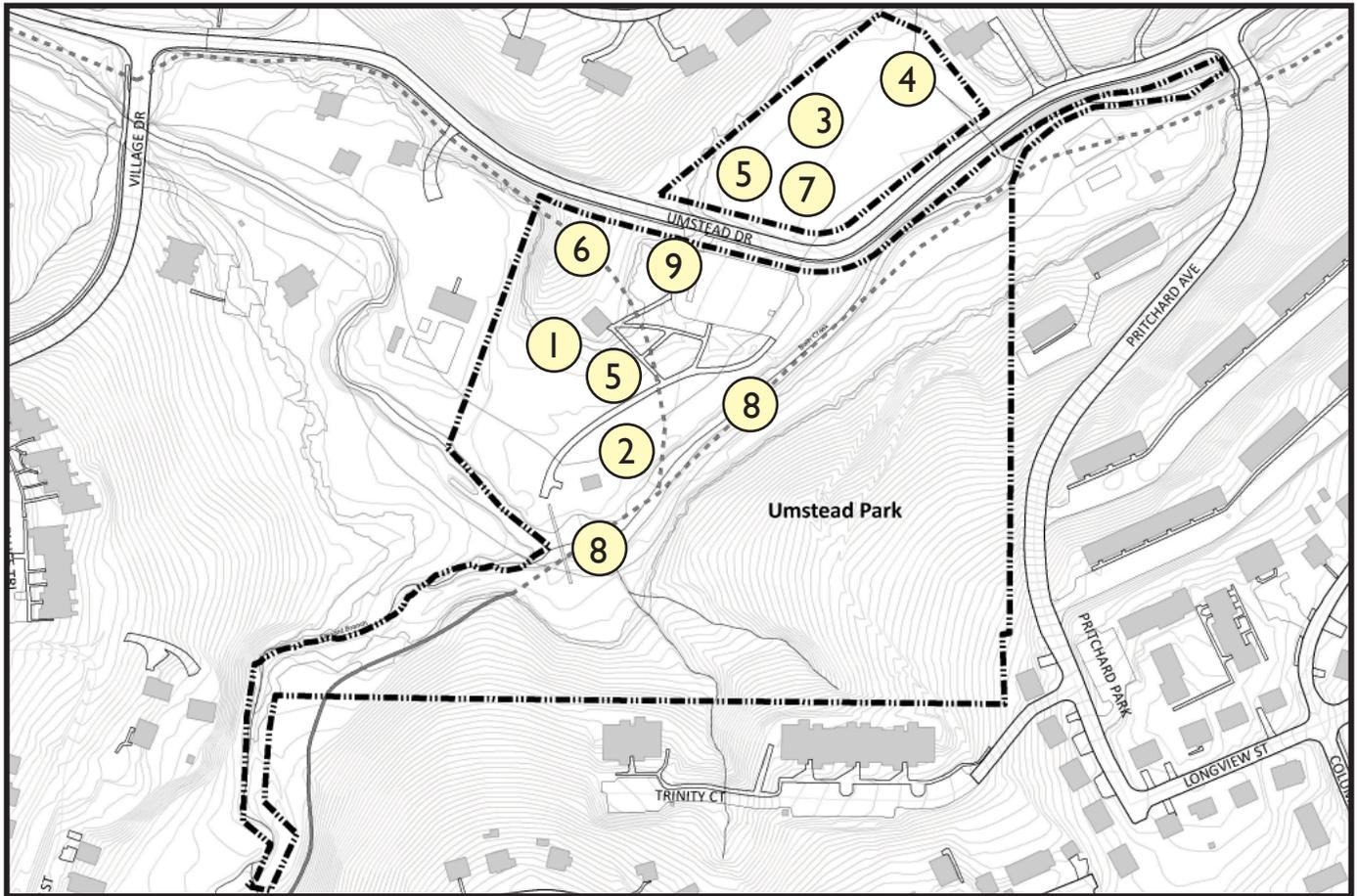
### Facility Inventory:

Facility Type	Quantity
Youth Baseball Field	1
Basketball Court	1
Tennis Court	1
Playground	1
Picnic Shelters	2

# PARK INVENTORY: NEIGHBORHOOD PARKS

## UMSTEAD PARK

### Improvement Recommendations



1. Restroom/Picnic Shelter
  - Add a new high/low drinking fountain
  - Install additional paving around building perimeter to prevent erosion
2. Playground Area
  - Remove current facilities from the flood plain
  - Provide poured in place surfacing at new playground
  - Improve accessible route to the playground area from other park facilities
3. Youth Baseball Field Removal
  - Remove outfield fence and backstop
  - Replace with playground and picnic facility
4. Tennis Court
  - Remove existing tennis court and convert to open lawn space or other court use such as bocce or volleyball
5. Accessible Walks
  - Expand accessible routes to all park facilities
6. Basketball Court
  - Patch existing pavement
  - Re-surface court area
  - Replace basketball goals
7. Park Shelter
  - Install new picnic shelter north of Umstead Road

# PARK INVENTORY: NEIGHBORHOOD PARKS

## UMSTEAD PARK

### Improvement Recommendations

8. Pedestrian Bridges
  - Remove upstream bridge over Bolin Creek
  - Replace downstream bridge over Bolin Creek
  
9. Park Amenities
  - Install a standard identification/information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

## UMSTEAD PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Restroom/Picnic Shelter.....	\$10,419
Playground .....	\$182,636
Youth Baseball Field.....	\$4,162
Tennis Court.....	\$5,718
Access Walks and Trails .....	\$95,765
Basketball Court.....	\$19,694
Park Shelter.....	\$27,951
Pedestrian Bridges .....	\$301,109
Park Amenities .....	<u>\$43,560</u>
Total Construction Budget with Contingency & GC.....	\$691,014

# PARK INVENTORY: NEIGHBORHOOD PARKS

## OAKWOOD PARK

### Overview:

Oakwood Park is a highly used park that serves both the direct neighborhood and other parts of town. The property configuration of Oakwood Park is very unusual, and creates problems from a park function standpoint. The +1 acre park is divided into three small parcels by neighborhood streets. A four-way stop intersection is the center of the park. These streets, while not heavily traveled, create a visual and functional barrier between the different park components. Two of the corners contain recreation facilities (tennis court and playground).

The Department completed a major renovation to the playground area in 2011. New facilities create a safe play environment with accessible routes. These improvements have greatly increased park usage. The existing tennis court needs to be renovated.

### Facility Inventory:

Facility Type	Quantity
Tennis Court	1
Playground	1
Open Field	1
Picnic Area	1



*Tennis Court at Oakwood Park*



*Playground at Oakwood Park*

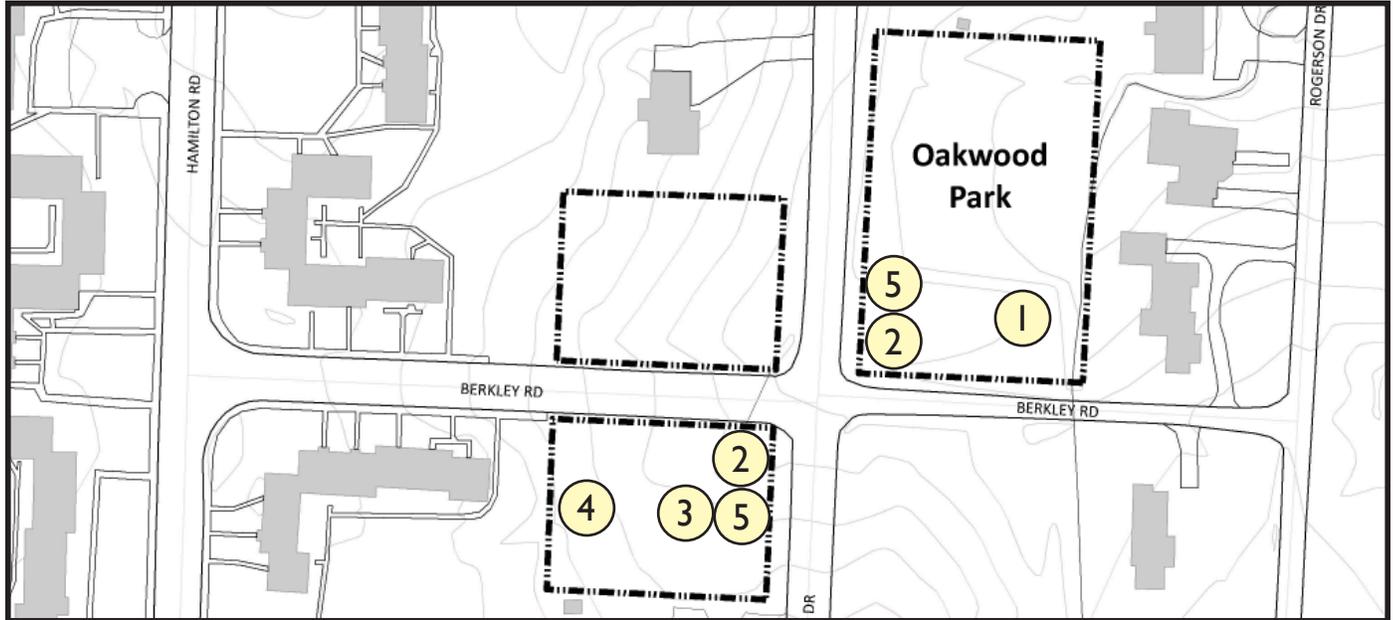


*Playground at Oakwood Park*

# PARK INVENTORY: NEIGHBORHOOD PARKS

## OAKWOOD PARK

### Improvement Recommendations



1. Tennis Court
  - Replace existing tennis court
  - Undercut, remove, and replace court sub grade
  - Replace perimeter fencing
  - Install storm drainage/water quality as required for new construction
  - Replace lights
2. Accessible Walks
  - Expand accessible access to park facilities
3. Restroom Building
  - Construct new restroom facility
4. Park Shelter
  - Install a new park shelter
5. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.
  - Improve accessible routes to provide pedestrian connectivity to all park facilities on site
  - Plant native trees in open field adjacent to tennis court

# PARK INVENTORY: NEIGHBORHOOD PARKS

## OAKWOOD PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Tennis Court.....	\$102,874
Accessible Walks .....	\$21,536
Restroom Building .....	\$107,993
Park Shelter.....	\$27,951
Park Amenities.....	<u>\$24,442</u>
 Total Construction Budget with Contingency & GC.....	 \$284,796

# INVENTORY & ASSESSMENT: MINI PARKS

## BURLINGTON PARK

### Overview:

This three acre mini park serves the eastern section of Chapel Hill. Burlington Park provides activities typical of a mini park (playground, open play field, picnic facilities). Stormwater, trail and playground improvements were made to the park in 2010. Additional renovations are needed for ADA access, and to improve aesthetics and park function.

### Facility Inventory:

Facility Type	Quantity
Playground	1
Swing Areas	2
Open Play Field	1
Picnic Area	1

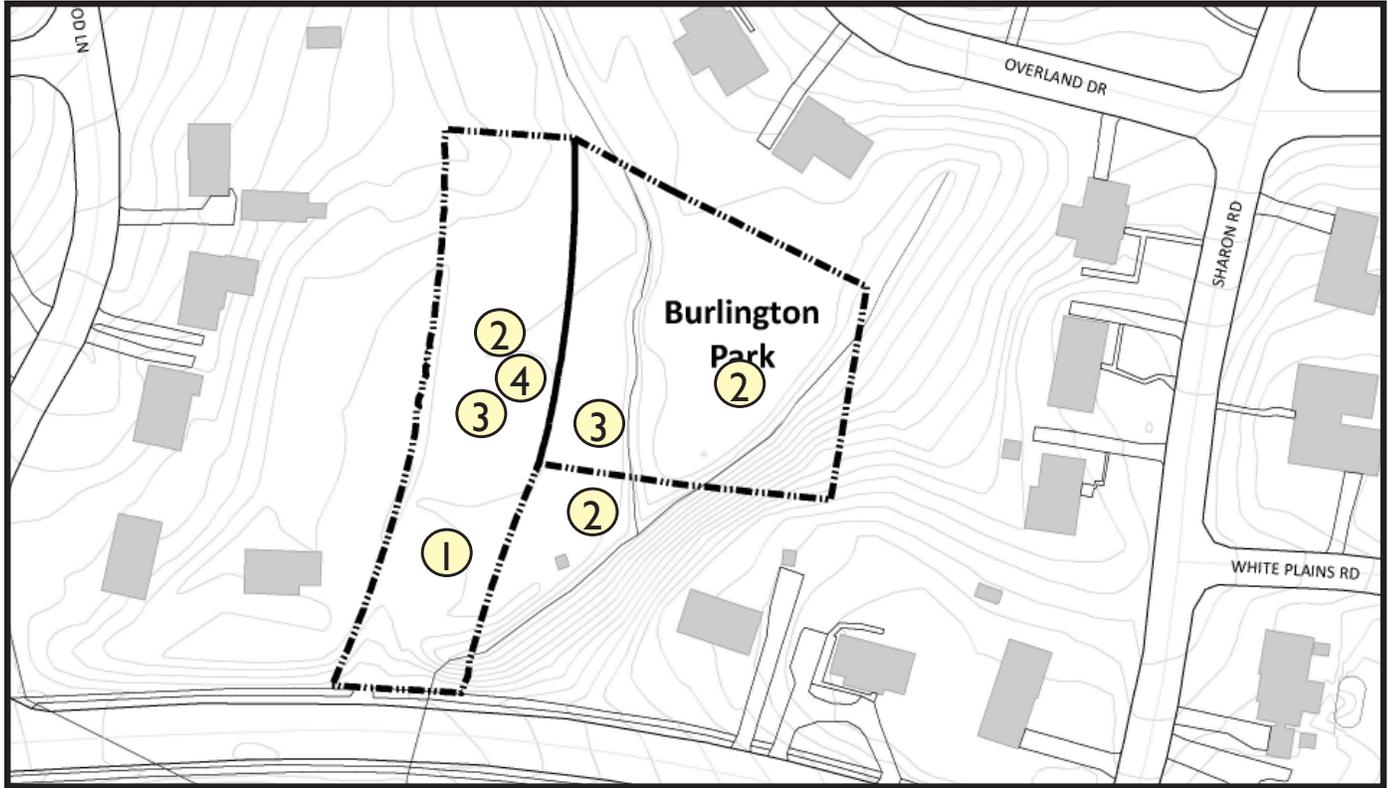


*Burlington Park*

# INVENTORY & ASSESSMENT: MINI PARKS

## BURLINGTON PARK

### Improvement Recommendations



1. Parking Lot
  - Construct a paved driveway and parking lot for approximately 14 spaces
  - Install required storm drainage and water quality as required for new construction
2. Playground and Picnic Area
  - Expand facilities
  - Add new playground border
  - Replace playground surfacing with a poured in place surfacing
  - Provide small picnic shelter
3. Accessible Walks
  - Improve accessible routes to park facilities
  - Replace creek crossing and culvert crossing to the playground
  - Install required storm drainage and water quality as required for new construction
4. Park Shelter
  - Install new picnic shelter
5. Park Amenities
  - Install standard identification/information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.

# INVENTORY & ASSESSMENT: MINI PARKS

## BURLINGTON PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Parking Lot.....	\$99,577
Playground and Picnic Area.....	\$156,540
Accessible Walks .....	\$78,645
Park Shelter .....	\$27,951
Park Amenities .....	<u>\$31,460</u>
Total Construction Budget with Contingency & GC .....	\$394,173

# PARK INVENTORY: MINI PARKS

## WESTWOOD PARK

### Overview:

Westwood Park is a mini park serving the southern section of town. As with most mini parks, facilities are limited (playground, benches, picnic table), but serves the neighborhood with a “walk to” play facility. A neighborhood community meeting should be held to discuss facility needs for this park. Access to the playground should be improved.

### Facility Inventory:

Facility Type	Quantity
Playground	1
Picnic Area	1

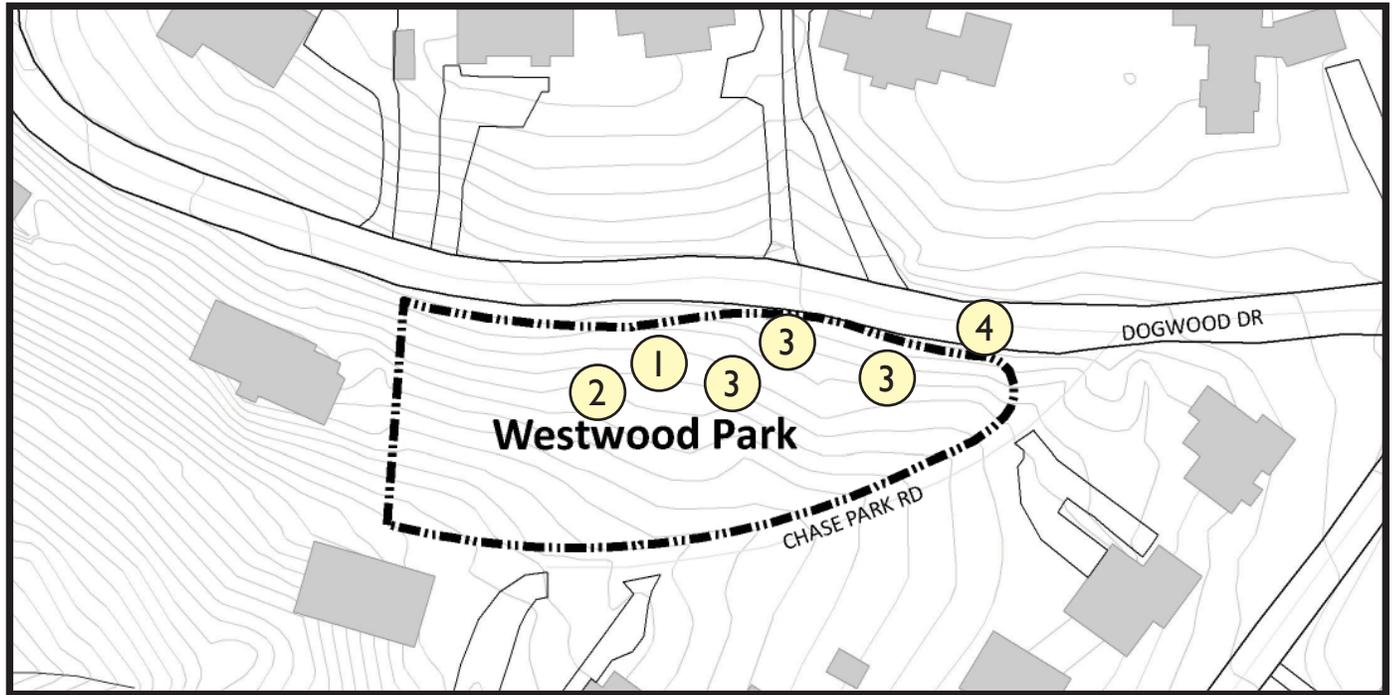


*Westwood Park*

# PARK INVENTORY: MINI PARKS

## WESTWOOD PARK

### Improvement Recommendations



1. Playground Area
  - Install new playground border
  - Replace playground surfacing with a poured in place surfacing
2. Park Shelter
  - Install new picnic shelter
3. Walks
  - Add new accessible route to park facilities from Chase Park Road
  - Repair existing stairs and path from Dogwood Drive
4. Parking Area
  - Provide accessible parking spaces on Chase Park Road
5. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.
  - New entry/access to the park

## WESTWOOD PARK

### Opinion of Probable Construction Cost For Improvement Recommendations

Playground .....	\$23,251
Park Shelter .....	\$27,951
Accessible Walks .....	\$18,329
Parking Area.....	\$28,333
Park Amenities .....	\$16,335
 Total Construction Budget with Contingency & GC .....	 \$114,199

# PARK INVENTORY: CIVIC PARKS

## WALLACE PLAZA

### Overview:

Wallace Plaza is a small urban civic park located atop the James C. Wallace parking deck. This public plaza provides a nicely landscaped civic space for lunch breaks and quiet contemplation. In addition, multi-level seating and a small plaza area provide an excellent venue for small concerts and other performance arts.



Wallace Plaza

### Facility Inventory:

Facility Type	Quantity
Restrooms	1
Open Space	1
Stage	1

### Improvement Recommendations

1. Accessible Walks and Plaza
  - Improve accessible route to plaza entrance
  - Repair necessary utilities
  - Provide a large shade structure
2. Park Amenities
  - Install standard identification and information signage system
  - Install new park benches, tables, trash receptacles, bike racks, etc.
  - Add ornamental landscaping
  - Provide public art

## WALLACE PLAZA

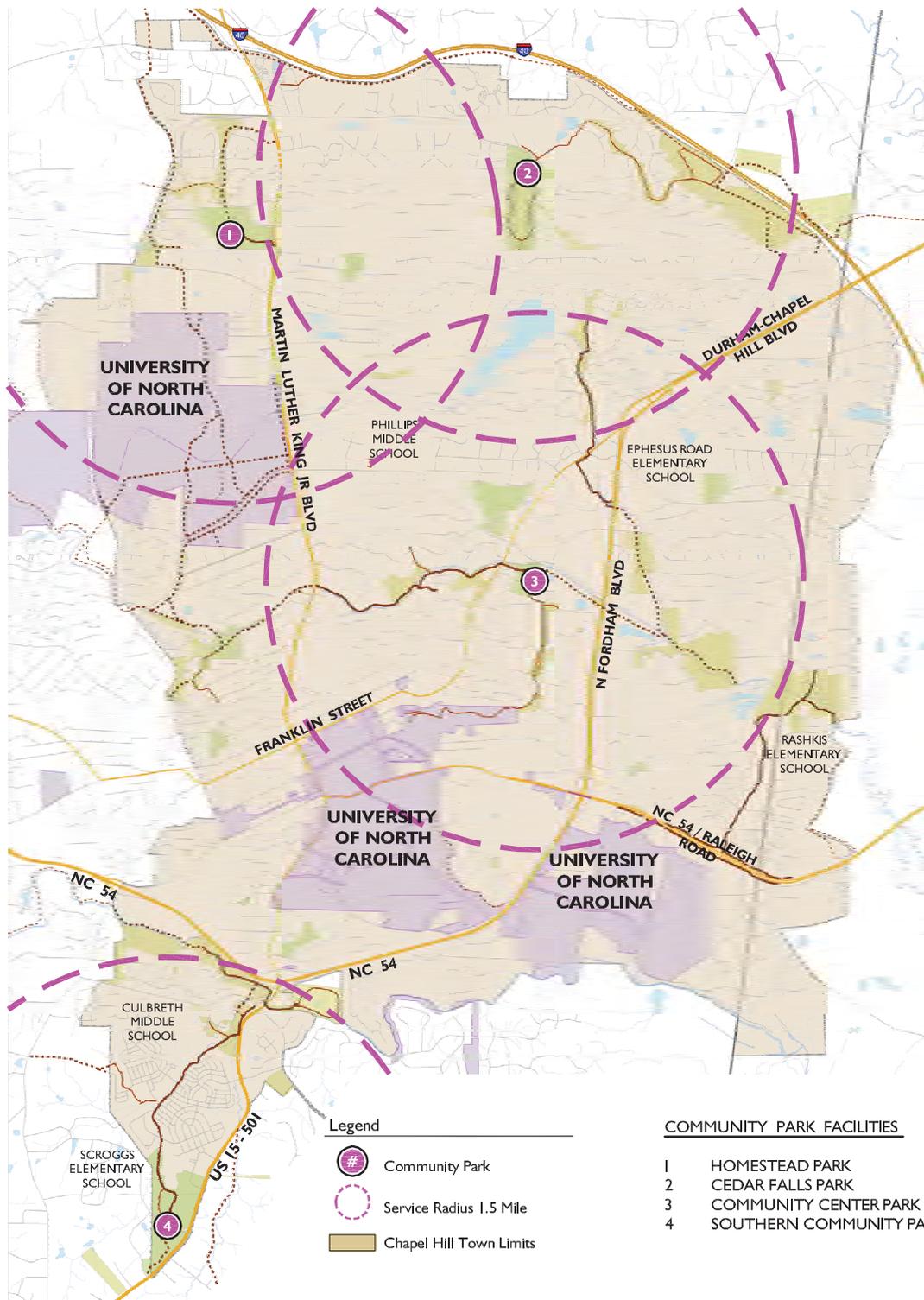
### Opinion of Probable Construction Cost For Improvement Recommendations

Accessible Walks and Plaza .....	\$93,320
Park Amenities .....	<u>\$152,460</u>
Total Construction Budget with Contingency & GC .....	\$245,780





Town of Chapel Hill  
Parks and Recreation Department  
**Parks and Recreation Master Plan**

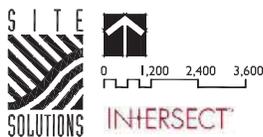


**Legend**

- Community Park
- Service Radius 1.5 Mile
- Chapel Hill Town Limits

**COMMUNITY PARK FACILITIES**

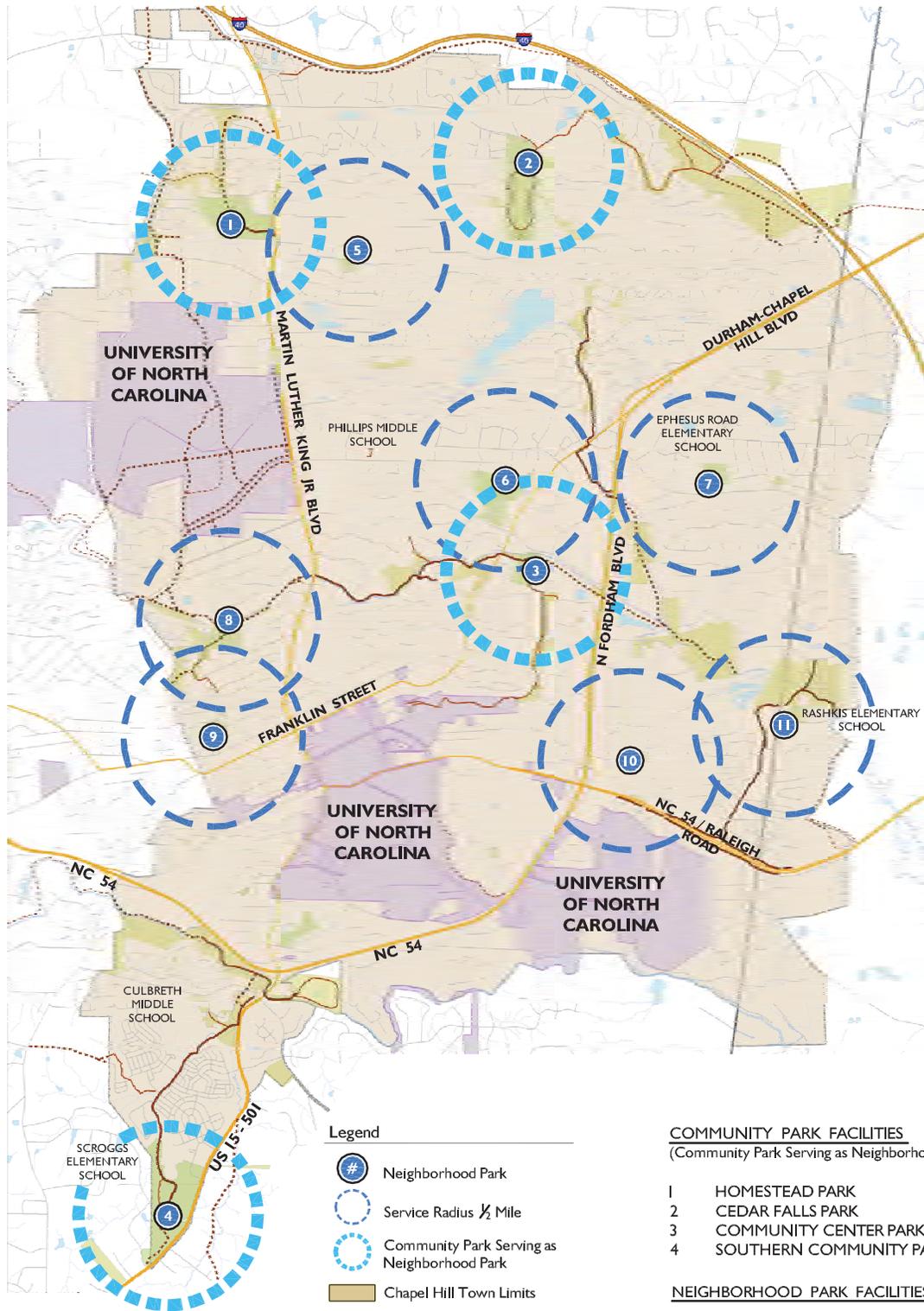
- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK



**Exhibit 1-ECP**  
**Existing**  
**Community Parks**



Town of Chapel Hill  
Parks and Recreation Department  
**Parks and Recreation Master Plan**



**Legend**

- Neighborhood Park
- Service Radius 1/2 Mile
- Community Park Serving as Neighborhood Park
- Chapel Hill Town Limits

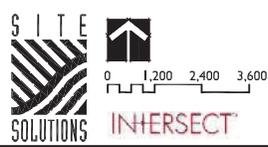
**COMMUNITY PARK FACILITIES**

(Community Park Serving as Neighborhood Park)

- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK

**NEIGHBORHOOD PARK FACILITIES**

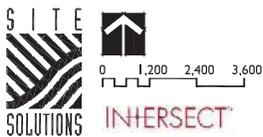
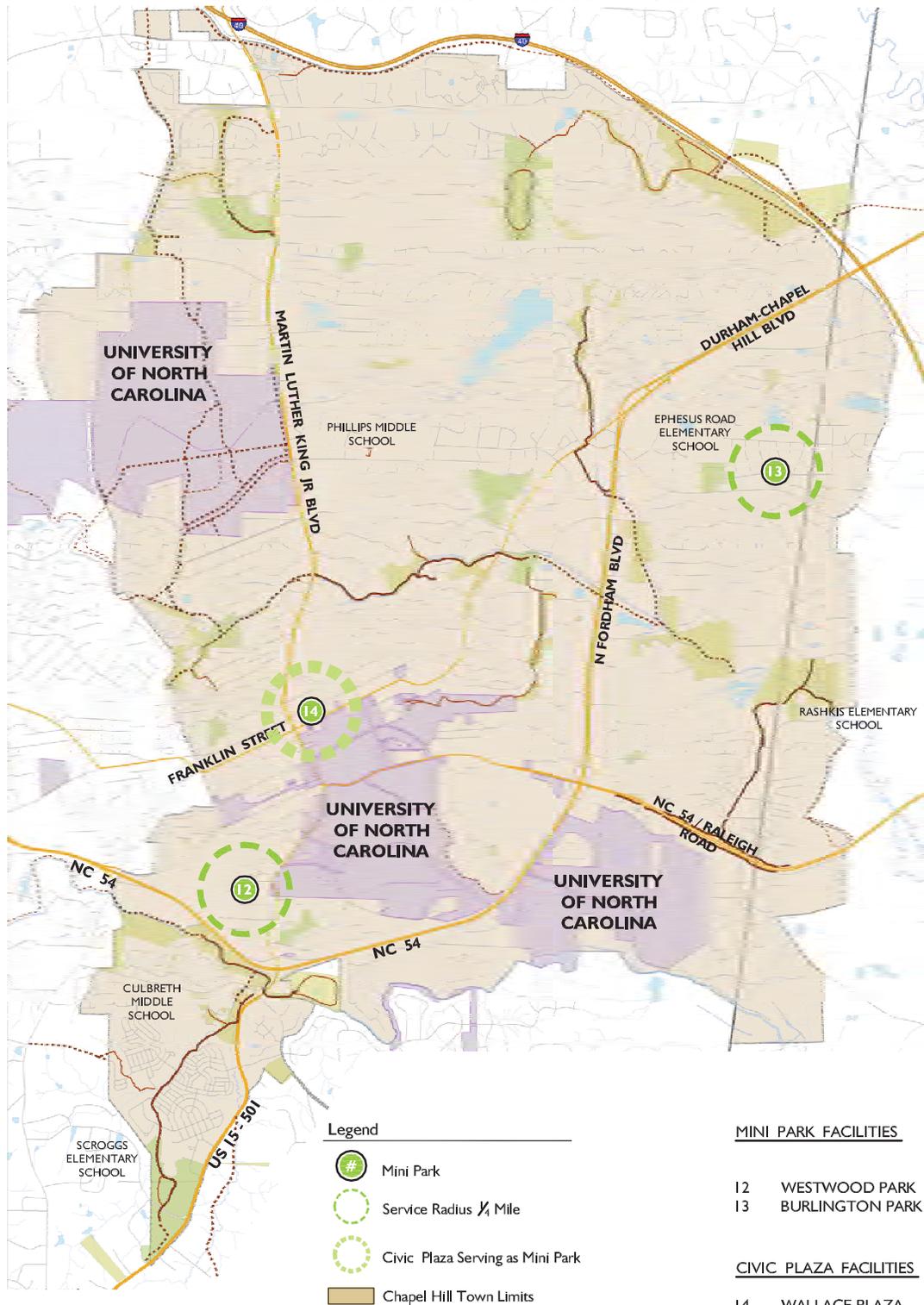
- 5 NORTH FOREST HILLS PARK
- 6 PRITCHARD PARK
- 7 EPHESUS PARK
- 8 UMSTEAD PARK
- 9 HARGRAVES PARK
- 10 OAKWOOD PARK
- 11 MEADOWMONT PARK



**Exhibit 1-ENP**  
**Existing**  
**Neighborhood Parks**



Town of Chapel Hill  
Parks and Recreation Department  
**Parks and Recreation Master Plan**



**Exhibit 1-EMP**  
**Existing**  
**Mini Parks/Civic Plaza**

**Town of Chapel Hill  
Existing Parks/Facilities**

Type	Name	Size	Adult Baseball Fields	Youth Baseball Fields	Softball Fields	Batting Cage	Soccer Fields	Multi-purpose Fields	Basketball Courts	Tennis Courts	Boce Ball Courts	Playgrounds	Picnic Shelters	Picnic Area	Trail/Greenway Access (Miles)	Water Access	Swimming Pool/Splash Pad	Dog Park	Skate Park	Grass Area/Open Space	Restroom Building	Gardens	Compost Demonstration Site	Disc Golf Course	In-line Hockey Court
<b>Community Parks</b>																									
	Cedar Falls Park	66.58	1	2				1		6	2	1		1	2					1					
	Community Center Park	12.81						2	2			1		1	3					1	2	1			
	Homestead Park	41.8			2	1	2	1	1			1	1	1	3			1	1		1				
	Southern Community Park	73.5					3		2			1	2	3				1			1			1	1
	<b>Community Parks Totals</b>	<b>194.69</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Neighborhood Parks</b>																									
	Ephesus Park	10								6				1							1				
	Hargraves Park	6.81		1					1	3		1	1				1								
	Meadowmont Park	<20**											1	2	1										
	North Forest Hills Park	6						1	1			1	1								1				
	Oakwood Park	1								1		1		1						1					
	Pritchard Park	34.85													1										
	Umstead Park	19.5							1	1		1	2	<1											
	<b>Neighborhood Parks Totals</b>	<b>98</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>11</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>3.4</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Mini Parks</b>																									
	Burlington Park	3										1		1						1					
	Westwood Park (350 Dogwood Dr)	<1										1		1											
	<b>Mini Parks Totals</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Civic Parks</b>																									
	James C. Wallace Plaza	<1																							
	<b>Civic Parks Totals</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>School/Parks Agreements</b>																									
	Culbreth Field		1																						
	Ephesus School			1																					
	Rashkis School						2																		
	Scroggs Elementary School						1																		
	Phillips Middle School									4															
	<b>Joint Use Sites Totals</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total Park &amp; School Facilities</b>	<b>295.69</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>8</b>	<b>21</b>	<b>2</b>	<b>10</b>	<b>8</b>	<b>7</b>	<b>11.4</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Public Open Space</b>																									
		786																							
		786																							

\*\* Meadowmont Park contains significantly more acreage (± 68 acres), but much of that acreage is undevelopable. ± 20 acres of the property is actually developable.

**Town of Chapel Hill  
Existing Parks/Facilities**

Type	Name	Park	Size (SF)	Gymnasium	Fitness Center	Climbing Wall	Meeting Room	Game Room	Computer Lab	Indoor Swimming Pool	Ceramics Studio	Auditorium	Lobby	Restrooms	Locker Room	Kitchen	Storage	Amphitheater	Public Art	Office Space
<b>Community Centers/Gymnasiums</b>																				
	Chapel Hill Teen Center						1						1	2	4	1	3			
	Community Center	Community Center Park		1		1	1			1			1	2	4	1	3			
	Community Center Aquatic Center									1										
	Hargraves Center & Northside Gymnasium	Hargraves Park	9,331	1			1	1	1			1	1	2		1	3			2
	Homestead Aquatic Center	Homestead	27,000				1			2			1	2	2		4			1
	Rashikis Gymnasium	Meadowmont/Rashikis	6,210	1									1	2			1			
<b>Misc</b>																				
	Administrative Offices	Community Center Park	3,500																	
	Batting Cages	Homestead Park																		
	Chapel Hill Skate Park	Homestead Park	10,000											2			1			
	Community Clay Studio (shares bldg w/Admin	Community Center Park	1,500								1									
<b>Totals</b>				<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>12</b>	<b>6</b>	<b>2</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>2</b>