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The Residences at Chapel Hill North

Recreation Facilities Program

The residential portion of Chapel Hill North is designed to provide a variety of recreational opportunities and choices for the enjoyment of the residents. To that end both indoor and outdoor recreation elements for users of all ages have been incorporated into the plan. These elements are described below by general category.

General Exercise and Recreation

- A **Clubhouse** including fitness equipment rooms will be provided in the primary building for the use of all residents. It will contain fitness and exercise equipment including treadmills, elliptical cross-trainers, stationary bicycles, etc. In addition the clubhouse will have space for group activities such as aerobics and pilates workout.
- An outdoor **Swimming Pool** with a full size pool deck will be available for residents seeking both active swimming opportunities the enjoyment of good weather.
- A half-court **Basketball Court** is located near in the northwest area of the site next to the **Tot Lot – Playground**.

Walking for Pleasure and Fitness

- The developer proposes to construct a .12 mile portion of the **I-40 Greenway Trail** that will run along the northern boundary of the property. The trail will meander through the 100 foot buffer along Interstate 40 and weave through existing hardwoods and evergreens. The trail will be field located to minimize impacts on the buffer plant materials and preserve the character of the existing wooded area. The greenway trail will be located within a 30-foot wide "public pedestrian and non-motorized vehicle easement" that will be dedicated to the Town of Chapel Hill.
- Paved connections will link the residential development's internal walkway system of the Greenway Trail to expand walking activities.
- The quadrangle arrangement of buildings provides a spacious interior courtyard as well as an extensive sidewalk system serving all dwellings on the site. In total there is a .3 mile walkway loop that will be identified and labeled with distance markers for those seeking a measured regimen of outdoor exercise.

Playground

- A **Tot Lot** is located near the basketball court in northwest area of the site. The playground will include a slide, bridges, swings, and other features linked to a larger structure. It will also feature a sandbox for toddlers and benches for parents. The play area is nestled within several large existing trees that the developer intends to preserve, thus taking advantage of the canopy to provide relief from afternoon sun. The playground surfaces will consist of a natural materials base in order to reduce the impact upon the trees and limit impervious surface area.



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Informal Activity Areas

- The courtyard interior to the site – in which the swimming pool is located – is designed to provide residents with a spacious common area that can be used for passive aesthetic enjoyment. It also has spaces large enough for Frisbee catch, croquet, bocce and other activities that are compatible with nearby residential condominium buildings.

Total Recreation Area

The LUMO requires that the site contain improved recreation area of 25,981 square feet. (564,786 SF of gross lot area by the .046 recreation area ratio) The table below shows that the applicants proposed recreation is just of 2 times the required amount of area.

Recreation Area Tabulation

Recreation Element	Square Feet of Area
Clubhouse	5,400
Swimming Pool – Deck	3,718
Basketball Court	2,350
Tot Lot	2,025
1-40 Greenway Trail	19,050
Internal Walking Loop	8,215
1-40 Trail Path Connections	785
Northern Courtyard Play Areas	16,206
Proposed Recreation Area	57,748
Required Recreation Area	25,981