

## The Residences at Chapel Hill North

### Revised

### Recreation Facilities Program

(October 9, 2006)

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.
- 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.

#### Greenway Trails - Walking for Pleasure and Fitness – Connection to Nearby Property

- A **Greenway Trail** is proposed for the Duke Energy Easement. (580 Linear Feet of a 10 feet wide path within a 20 feet wide easement.) It will run between Old University Station Road and Perkins Drive in a location approved by Duke Energy and the Town of Chapel Hill. This location is recommended by the Town Park & Recreation Department rather than providing a full trail along the I-40 corridor at this time. A short segment of the I-40 Corridor Trail is located in the northeast corner of the site and will allow a connection to the adjoining property to the east in the future. (110 Linear Feet of a 10 feet wide path in a 30 feet wide easement.) The exact location of the easements will be determined during Final Plan Approval, after specific trail locations have been approved by the Town.
- Paved connections will link the residential development's internal walkway system to the Greenway Trails to expand walking activities. (100 feet of 10 feet wide path.)

#### 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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## The Residences at Chapel Hill North

### 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 applicant's proposed recreation exceeds the minimum recreation requirement.

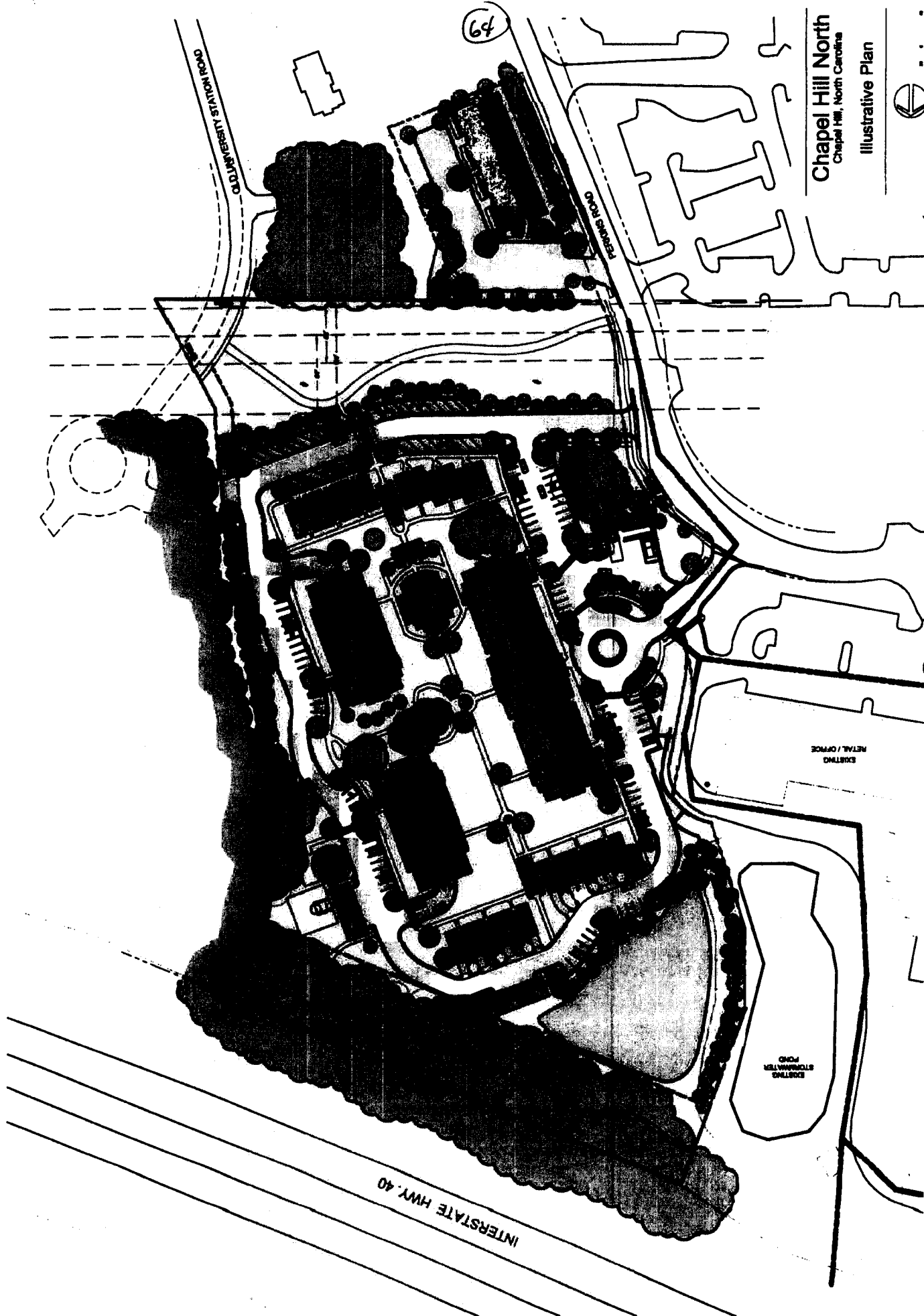
### Recreation Area Tabulation

Recreation Element	Square Feet of Area
Clubhouse	5,400
Swimming Pool – Deck	5,350
Basketball Court	2,350
Tot Lot	2,100
Duke Easement Greenway Trail & Connection	11,600
I-40 Greenway Trail	3,300
On-site connections to Greenway Trails	1,000
Informal Activity Areas in Central Courtyard	Not Counted Toward Recreation
<b>Proposed Recreation Area</b>	<b>31,100</b>
<b>Required Recreation Area</b>	<b>25,981</b>



Scale 1" = 100'

**Chapel Hill North**  
Chapel Hill, North Carolina  
**Illustrative Plan**





**THE RESIDENCES AT CHAPEL HILL NORTH**  
**Proposed Changes to Stipulations**

**#4 Affordable Housing**

#--- Provision of Affordable Housing: that the developer provide an "*Affordable Housing Plan*" (*The Plan*) for **review and approval** by the Town Manager prior to issuance of a Zoning Compliance Permit. The Plan will provide for:

- a. Fifteen percent (rounded down) of the total units constructed shall be Affordable Housing Units with a proportional distribution of dwelling units by type according to the following relationships:
  - (1) 1 Bedroom Dwellings 65%
  - (2) 2 Bedroom Dwellings 35%
- b. The Affordable Housing Plan shall include provisions that cover:
  - (1) The determination of eligibility of renters or owners. This is assumed to be limited to potential renters making no more than 80% nor less than 65% of the Orange County median income by appropriate household size for the dwelling units. Qualifying Households shall be those that meet industry standard income and credit verification requirements.
  - (2) A marketing program for the Affordable Housing Units. Marketing and leasing shall be the responsibility of the owner/management of The Residences at Chapel Hill North. It is expected that the program will be in conjunction with standard market rate advertising initiatives such as websites, apartment guides, newspapers and non-profit housing providers.
  - (3) If rental, the determination of rental rate. (Currently assumed to be set annually using the NCHFA Income Limits and Maximum Housing Expense table.)
  - (4) Adequate assurances that the designated units will remain affordable as rental units for 30 years. (NCHFA requires affordability for 15 years.)
  - (5) Provisions for allowing the affordable units to go be rented for market rate rents (for up to a year at a time) if no qualified affordable households have applied. During initial leasing for affordable housing units, they shall be advertised for at least three (3) weeks for qualifying households. Should there be an insufficient number of qualifying households, units not leased after the period of public advertisement shall be released for rental at market rates and allowed to be leased for up to one (1) year. At the end of the initial lease for any designated affordable housing unit (and any subsequent lease), the unit shall be advertised for a period of at least two (2) weeks as an affordable housing unit. If not leased to a qualified household during that advertising period, the unit shall again be released for market rate rental occupancy in accordance with the conditions described above.
  - (6) Adequate assurances that the designated units, if converted to owner occupied properties during the time period in item (4) above, continue to be used for affordable housing purposes for the remainder of this period.

- (7) Provide an Affordable Housing Annual Report to the Town that includes:
- (a) The occupancy experience of the affordable units by qualified households, and
  - (b) The income range of qualified households occupying the affordable units.
  - c) Modifications to the Affordable Housing Plan when proposed by the developer and approved by the Town Manager, provided that the changes are consistent with the Town's adopted Affordable Housing goals and guidelines. Changes to the Affordable Housing Plan are not considered to be "Modifications of the approved SUP" that require a new application for development review and approval
6. Old University Station Road / Perkins Drive Public Road Connection: The applicant shall dedicate a 30-foot wide public right-of way, in the ~~southeastern~~ southern portion of the site, ~~connecting Perkins Drive to the property immediately east of the site. to Old University Station Road.~~ That this improvement shall be built to Town construction standards including 30-inch "valley" curb and gutter. Final Plan designs shall be reviewed and approved by Duke Energy and the Town Manager, prior to issuance of a Zoning Compliance Permit.
8. Traffic Calming Devices: That the applicant shall provide ~~several~~ one or more traffic calming devices, such as speed tables, particularly at cross-walks on the ~~drive-able thru~~ public roadway within the site, design subject to Town Manager approval, prior to issuance of a Zoning Compliance Permit.
- Stipulations 11 thru 23 shall be understood to mean that the designs for these required improvements shall be approved prior to issuance of a ZCP and that the improvements are required to be installed prior to Certificates of Occupancy.
21. Pedestrian Sidewalk Segment at the Corner of Perkins Drive and Weaver Dairy Road: That the applicant shall provide a short sidewalk segment, wrapping around the corner of the northeast quadrant of the intersection of the Perkins Drive/Weaver Dairy Road intersection, right-of-way permitting. That the sidewalk segment shall provide pedestrian refuge and ~~bridge~~ connect the adjacent pedestrian crossings on Perkins Drive and Weaver Dairy Road, design subject to NCDOT and Town Manager approval, prior to issuance of a Zoning Compliance Permit.
- 22 & 23. Northern and Southern Greenway Trails
29. Recreational Space Requirements: That the applicant shall provide a total of approximately 31,100 ~~57,748~~ square feet of recreation space, including a swimming pool, clubhouse, greenway trail, basketball court, tot lot, and courtyard play areas, design subject to Town Manager approval prior to issuance of a Zoning Compliance Permit.
33. Southern Boundary Landscape Buffer: That the applicant shall provide an alternative, ~~variable width, 18 to 30 feet~~ 20 feet wide type "C" internal landscape buffer along the southern ~~property line~~ side of the ~~proposed~~ public roadway, design subject to alternative landscape buffer approval by the Community Design Commission, prior to issuance of a Zoning Compliance Permit. That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide an approved landscape easement document from Duke Energy for the portion of the buffer located within the Duke Energy easement.