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# CHAPEL HILL TOWNSHIP PARK & EDUCATIONAL CAMPUS

## Master Plan Process

*Adopted by Board of Commissioners, May 14, 2002*

In order to begin the process of planning for the new park and educational campus on the County's 193-acre site near Old 86 and Eubanks Road, the following is offered as a draft proposal for the Board of Commissioners' consideration. This draft is based on previous drafts, comments provided by the Board at October 22, 2001 and November 13, 2001 worksessions, and subsequent meetings and/or discussions. It also includes additional thoughts from at least two Commissioners in the last few days. New additional language is shown in bold italic.

This draft process for the Master Plan Work Group is designed to comprehensively integrate the planning of the educational campus and park site to ensure maximum efficiency and flexibility of use.

NOTE: Recent correspondence from the CHCCS Superintendent to the School Board - augmented by discussion at the March 25 BOCC/School Boards meeting - have noted the plans for a second school at this site (a middle school), as well as potential location for a high school as part of a three-school campus.

### Tentative Schedule of Activities\*

Action	Date
Master Plan Work Group charged, begins work	June, 2002
Interim report to Board of Commissioners	November, 2002
Work Group completes Master Plan	February, 2003**
Board of Commissioners reviews and approves Master Plan	March-May, 2003
Town of Carrboro review and approval of site plan	March-May 2003 to January 2004
Develop bids and bid project	January-February 2004
Construction of Phase I - Schools component	Winter 2004 - Fall 2005??
Construction of Phase I - Parks Component	Winter 2004 - Fall 2005

\* - best-case scenario, assumes no unforeseen delays

\*\* - some aspects of the educational campus design may not be completed by this time

## I. Proposed Master Plan Work Group

### Charge:

1. DEVELOP A MASTER PLAN FOR THE CHAPEL HILL TOWNSHIP PARK AND EDUCATIONAL CAMPUS, WITHIN THE FRAMEWORK OF THE PRE-CONCEPT PLAN, GUIDING PRINCIPLES (PLEASE SEE ATTACHMENT 1) AND OTHER DIRECTION PROVIDED FROM THE BOARD OF COMMISSIONERS ON OCTOBER 22, 2001, NOVEMBER 13, 2001, FEBRUARY 18, 2002 AND AT SUBSEQUENT MEETINGS.

2. THE MASTER PLAN SHOULD INCLUDE THE FOLLOWING COMPONENTS:

- A concept plan for both the park and educational campus\*. The concept plans should include all proposed buildings, playing fields, roads, parking, other facilities, amenities, infrastructure locations, vegetative cover, hydrology and other components that are commonly included in park or school facility concept plans.

To accomplish this task, the Work Group may divide into two subcommittees – a Park Subcommittee and an Educational Campus Subcommittee. Following basic initial planning for the entire site, the two subcommittees could convene to develop plans for individual components of the property. It is recognized that the Educational Campus Subcommittee will be limited to initial site planning considerations, as it awaits the completion of other school-related committees that have implications for design of the campus. The subcommittees would need to communicate regularly and openly to ensure that an integrated design for the whole site is maintained. The Work Group as a whole would then reconvene to approve the overall Master Plan to be submitted to the Board of Commissioners for approval.

- A written report outlining the proposed uses, the design rationale, description of work group process, natural and cultural features, means of soliciting community input, the potential future phases, and construction cost estimates. The report should also include a phasing plan for both concept plan components, showing how the park and school facilities could be developed over time in a cost-efficient fashion.

3. THE MASTER PLAN WILL ADDRESS CO-LOCATION OF THE EDUCATIONAL CAMPUS AND PARK, AND SERVE TO PROVIDE FOR A "SEAMLESS TRANSITION" BETWEEN SCHOOL FACILITIES AND PARK FUNCTIONS WHEREVER POSSIBLE

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**4. THE BOARD OF COMMISSIONERS WILL, VIA A SEPARATE PROCESS, ADDRESS THE OPERATION AND MAINTENANCE RESPONSIBILITIES OF THE PARK**

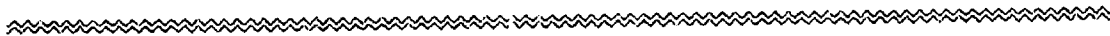
**Product:** A Master Plan report and map, as described above, by March 1, 2003

**Timeframe:** *May 2002- March 2003\*\**

**Final Steps:** Once completed, the Master Plan will be submitted to the Board of County Commissioners for approval. The Board may either approve the Plan, remand it back for further work, or decide not to pursue the Plan.

\* - It is recognized that the level of detail for the educational campus may of necessity be less precise. However, it is expected that the educational campus component of the Master Plan should, to the degree possible, show the proposed uses, general building locations and functional layout of the school facilities

\*\* - Some components of the Educational Campus design may not be completed by this time, pending the work of other school-related committees



**II. Proposed Membership – Chapel Hill Township Park and Educational Campus Master Plan Work Group (23)**

***Appointed by Orange County:***

- 2 County Commissioners
- 3 citizens at-large
- 1 Commission for the Environment member
- 1 Recreation and Parks Advisory Council member
- 2 InterGovernmental Parks Work Group members *Dave Stank*
- Duke Forest Resource Manager
- 1 Carrboro Northern Transition Area Committee member
- 1 Orange County Planning Board member
- 2 Chapel Hill-Carrboro City Schools parents *Nancy adv*
- 1 Orange County Schools parent *Nancy-adv*

*Additionally, the Chair and/or Co-Chairs of the Work Group will be appointed by the Board of County Commissioners.*

***Appointed by the Chapel Hill-Carrboro City Schools Board:***

- 2 CHCCS School Board members

***Appointed by the Town of Carrboro:***

- 1 Carrboro Alderman
- 1 Carrboro Parks and Recreation Commission member

***Appointed by the Town of Chapel Hill:***

- 1 Chapel Hill Town Council member
- 1 Chapel Hill Parks and Recreation Commission member
- 1 Chapel Hill Greenways Commission member

***Appointed by the Orange County Board of Education:***

- 1 Orange County Board of Education member

**Staff (Orange County):**

- County Manager or designee
- Environment and Resource Conservation Director
- Land Conservation Manager
- Open Space Design Specialist
- Recreation and Parks Director

(Assistance also to be solicited from Planning Director, County Engineer, Purchasing Director, and Public Works Director).

**Other Staff**

- Chapel Hill-Carrboro City Schools Superintendent (or designee), Associate Superintendent
- Orange County Schools Superintendent (or designee), Associate Superintendent
- Parks and Planning staff from Town of Carrboro would be invited to attend and participate ex-officio.

### **III. Guiding Principles**

*In addition to the charge, the Work Group shall use the following Guiding Principles in developing a Master Plan for the site:*

- The park and school facility functions and uses should conform to the Pre-Concept Plan reviewed and agreed to by the Board of Commissioners on October 22, 2001 and November 13, 2001
- The site should promote a pedestrian-friendly environment and work to discourage automobile traffic between the different components of the site
- The protection of important stream corridors and natural areas should be a foremost consideration, and active recreation facilities should be designed in concert with the natural surroundings wherever possible. Grading and alteration of the natural landscape should be minimized, with the understanding that some portions of the active recreation area will require grading for playing fields
- Generally, all portions of the site not identified for school facilities, playing fields or ancillary uses should adhere to "Olmsteadian" park and open space design principles, promoting open spaces, meadows, and fields that may flexibly be used for a variety of public leisure purposes
- Efficiency opportunities in grouping of playing fields and related facilities (lighting, restrooms) should be explored
- The open spaces, including trails, should be developed as both an internal and external network, with leisure and pedestrian movement between school facilities and the park addressed internally, and linkage to future Carrboro greenways externally
- The plan should promote xeriscaping (native vegetation and minimal water use) within the entire site
- The plan should address incorporating the farmstead structures and log cabin into the overall park design
- Accordingly, the plan should reflect design that is sensitive to adjoining landowners (particularly the "in-holding" parcel)
- The Master Plan should ensure that educational facilities and park amenities are inter-twined based on access and commonality of use, with as seamless of a transition between uses as possible
- As information regarding potential co-location of other facilities becomes available, the Work Group may consider this information as directed by the Board of Commissioners
- Additional basic operating principles may be developed by the Intergovernmental Parks Work Group and approved by the Board of Commissioners