



PARKS AND RECREATION

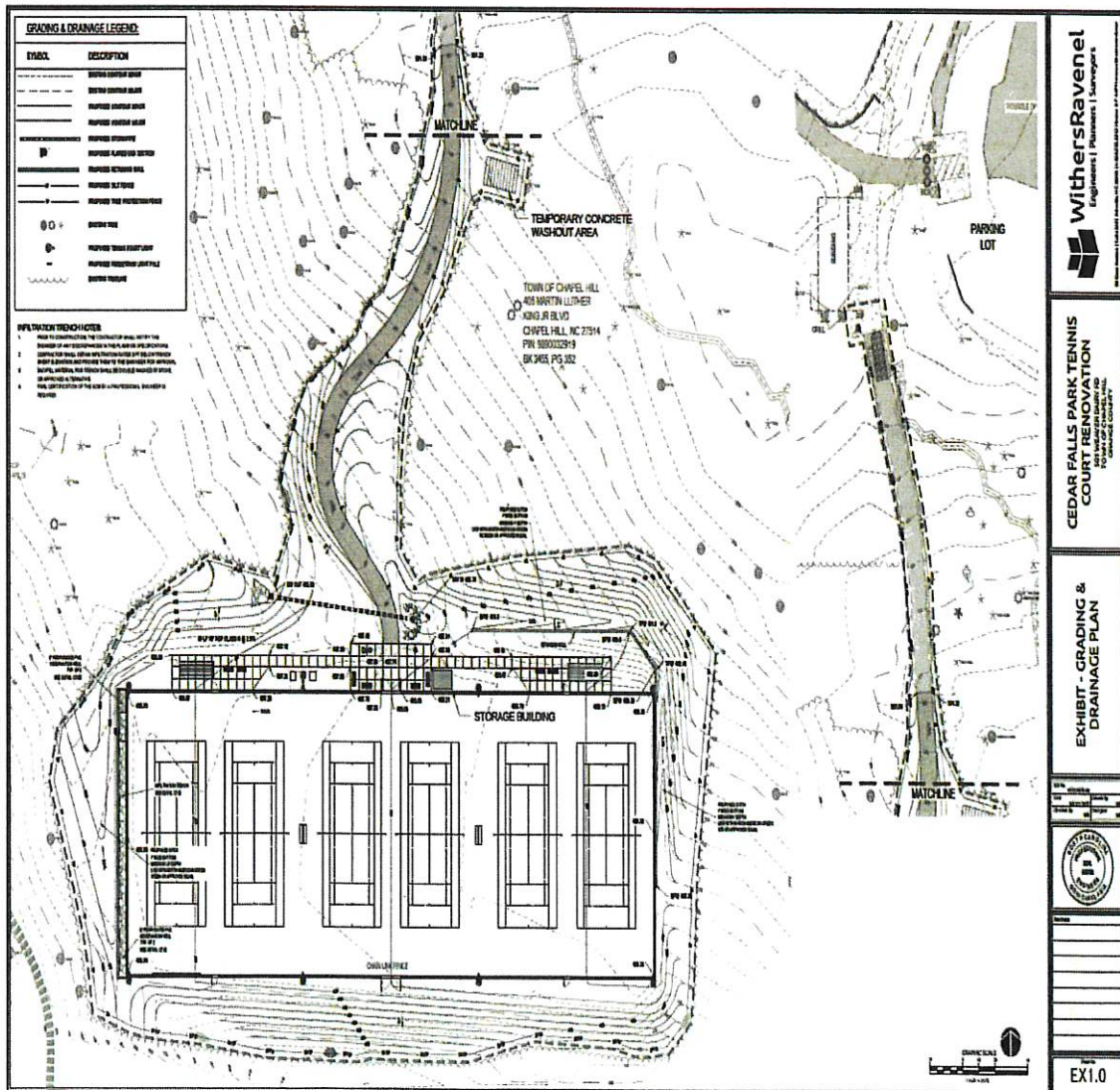
www.chapelhillparks.org

North Carolina Parks and Recreation Trust Fund 2022 Accessibility For Parks Technical Review

Grant Application

Cedar Falls Park

Tennis Court Renovation Project





TOWN OF CHAPEL HILL
Parks & Recreation Department

200 Plant Road
Chapel Hill, NC 27514-3339
phone (919) 968-2819
www.townofchapelhill.org

Cedar Falls Park Tennis Court Renovation Project

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Comprehensive Systemwide Plan	Separate Document
Capital Improvement Plan	Separate Document
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Checklist - Cedar Falls Park Tennis Court Renovation Project

Requirements	Page Ref.	Number of Copies	Included
1. Application Checklist		1	Yes
2. Basic Facts and Assurances		1	Yes
3. Project Description and Justification		15	Yes
4. Site Plan		15	Yes
5. Project Costs		1	Yes
6. Attorney's Certification of Site Control		1	Yes
7. Site Vicinity Map		1	Yes
8. Source of Matching Funds		1	Yes
9. Environmental Review		1	Yes
10. Scoring System		1	Yes
11. Local Government Agreement <i>if applicable</i>		1	Yes
Documents for the Scoring System			
12. Park Master Plan <i>if available</i>		1	No
13. Comprehensive Systemwide Plan for Parks and Recreation <i>if available</i>		1	Yes
14. Capital Improvement Plan for Parks and Recreation (CIP) <i>if available</i>		1	Yes

Accessibility for Parks (AFP) Grant Program: 2022 Basic Facts and Assurances

Local Government Name: <u>Town of Chapel Hill</u>	
Federal Employee I.D. Number: 56-_____	County: <u>Orange</u>
Local Government Contact Person for Grant* Name: <input type="checkbox"/> Mr. <input checked="" type="checkbox"/> Ms. <u>Marcia Purvis</u> Title: <u>Principal Planner</u> Organization: <u>Parks and Recreation Department</u> Mailing Address: <u>200 Plant Road</u> City: <u>Chapel Hill</u> State: <u>NC</u> Zip: <u>27514</u> Telephone: <u>919.968.2750</u> E-mail: <u>mpurvis@townofchapelhill.org</u> <small>*must be an employee of the sponsoring local government.</small>	Local Government Manager Name: <input checked="" type="checkbox"/> Mr. <input type="checkbox"/> Ms. <u>Maurice Jones</u> Title: <u>Town Manager</u> Organization: <u>Town of Chapel Hill</u> Mailing Address: <u>405 Martin Luther King Jr Blvd.</u> City: <u>Chapel Hill</u> State: <u>NC</u> Zip: <u>27514</u> Telephone: <u>919.968.2743</u> E-mail: <u>mjones@townofchapelhill.org</u>
Chief Elected Official Name: <input type="checkbox"/> Mr. <input checked="" type="checkbox"/> Ms. <u>Pam Hemminger</u> Title: <u>Mayor</u> Mailing Address: <u>405 Martin Luther King Jr Blvd.</u> City: <u>Chapel Hill</u> State: <u>NC</u> Zip: <u>27514</u>	Type of Project: <input type="checkbox"/> Primarily children with disabilities <input type="checkbox"/> Primarily Veterans with disabilities <input checked="" type="checkbox"/> Children with disabilities and veterans with disabilities <i>Please use the "Description and Justification for this Project" to explain how the project will serve the intended groups.</i>
Site Control (check all that apply): <input checked="" type="checkbox"/> Owned by local government. <input type="checkbox"/> Leased by the local government for 25 years or more <input type="checkbox"/> Easement <input type="checkbox"/> Owned by school board	Costs rounded to nearest dollar: AFP funds requested: \$ <u>500,000</u> .00 Local government's matching funds: \$ <u>791,229</u> .00 Total cost of project: \$ <u>1,300,000</u> .00
Recreation Resources Service (RRS) regional consultant: <u>Rashawn King</u>	
Project Name: <u>Cedar Falls Park Tennis Courts Project</u>	
Is this an LWCF-funded park on these lists of NC projects ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
If yes, list the grant number(s): <u>501</u>	
Certification and Approval by Local Governing Board I hereby certify the information contained in the attached application is true and correct and the required one dollar of matching funds for five dollars of grant funds will be available within three years of submitting this application. This application has been approved by the local governing board.	
Chief Elected Official:	
<u>Pam Hemminger</u>	<u>Mayor</u>
<small>Print or Type Name</small>	<small>Title</small>
<small>Signature</small>	
<i>If two local governments are applying together, this form must be completed and signed by each local government. One applicant must be identified by adding "primary sponsor" in the "Local Government Name" section.</i>	
THIS FORM MUST BE COMPLETE IN ITS ENTIRETY FOR YOUR APPLICATION TO BE CONSIDERED	



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Description and Justification - Cedar Falls Park Tennis Court Renovation Project

Description: The sixty-six-acre Cedar Falls Park is the Town of Chapel Hill's largest, oldest, and most popular community park operated and maintained by Parks and Recreation Department. Cedar Falls Park is located in East Chapel Hill and is within walking distance from several Chapel Hill neighborhoods and East Chapel Hill High School. The park has three access points- the main vehicular entrance at 501 Weaver Dairy Road and two others by way of a natural surface trails from adjoining neighborhoods. There is a Chapel Hill Transit bus stop at the East Chapel Hill High School and another bus stop approximately 1.7 miles from the park. The Town's public bus system is free of charge.

People from all portions of Chapel Hill, Orange County and surrounding communities use this park for its athletic fields, open play areas, playground, tennis courts, trails, and picnic sites. The park was built in the 1970s with few design concessions for people with disabilities. In 2014, the Town built a fully accessible synthetic turf soccer field and restroom facility and added designated accessible parking spaces. Other park amenities, including the six tennis courts, have fallen into disrepair. With minimal environmental impact to the site and by using the following steps in the Town's multi-year planning process this project will fulfill its commitment to updating facilities via Universal Design Principles by (1) rebuilding the six existing tennis courts to be 36' x 78' and entirely usable and accessible; (2) modifying the current path from the restroom and parking lot to the tennis courts to bring it into compliance with accessibility requirements. Through this grant, we are asking for assistance with two components of the overall project:

- Rebuild the existing 1970's tennis courts (including lights and add a small building for storing the equipment needed for adaptive programming) which are in poor condition with cracks and drainage issues.
- Upgrade the current path from the restroom and parking lot to the tennis courts to bring it into compliance with accessibility requirements.

Justification: Since 2019, nearly 5 million people have started playing or returned to tennis, an increase of 27.9 percent (source: USTA). Much of this growth has been among youth and communities of color. "Delivering tennis through parks and recreation is one of the most important factors in the growth of tennis in this country," says Craig Morris, the United States Tennis Association (USTA) chief executive of community tennis. For those not yet old enough to hold a racquet or paddle, having a playground will encourage exploration and, by extension, an early propensity for an active life. The USTA is providing technical assistance on the design of the Cedar Falls Park Tennis Court Project in order to ensure that the complex is rebuilt to appropriate tennis standards allowing for instructional, league, and tournament play by those of all ages and abilities.

The Town of Chapel Hill Parks and Recreation Department primarily serves residents of the town of Chapel Hill (population:61,912) and Orange County (population: 146,354) . The department is committed to providing all individuals equal access to programs and activities. Our year around, Adapted Recreation and Inclusion program Unit provides both specialized activities (those exclusively for people with special needs/disabilities) and a continuum of support and accommodations for those who may need some assistance to be included in any Parks and Recreation activity. Adaptive tennis is offered through our community-based programs;

Cedar Falls Park Tennis Court Renovation Project

Description and Justification – Continued

Page 2 of 2

however, those programs are being held at the Chapel Hill Tennis Club. The Chapel Hill Tennis Club is a member-owned organization with a fee-based membership. It has been the best place for the Department to offer these programs since the Parks and Recreation Department's largest tennis court complex at Cedar Falls Park is not fully accessible and in disrepair. The Department also utilizes the same Tennis Club for its work with Special Olympics. Special Olympics of Orange County provides year-round sports training and athletic competition in a variety of Olympic-type sports, such as tennis, for youth, adults, and veterans with disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy, and participate in a sharing of gifts, skills, and friendship with their families, other Special Olympics athletes, and the community. Currently, over 100 athletes participate in local Special Olympics programs. A new and improved six-court tennis complex at Cedar Falls Park would allow the Department to expand on our Adaptive and Special Olympics programs.

Tennis Courts: The original tennis courts were built in the 1970s on poor soils. The result is cracking and drainage problems. For this project, we have worked with a geotechnical engineering firm to investigate the existing soil conditions and recommend the best method for addressing existing subsurface conditions.

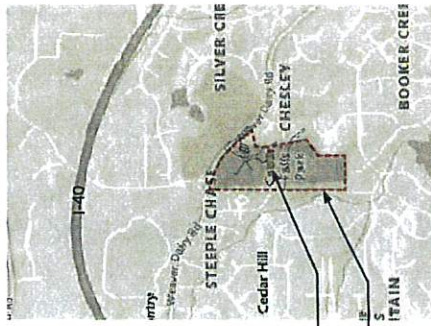
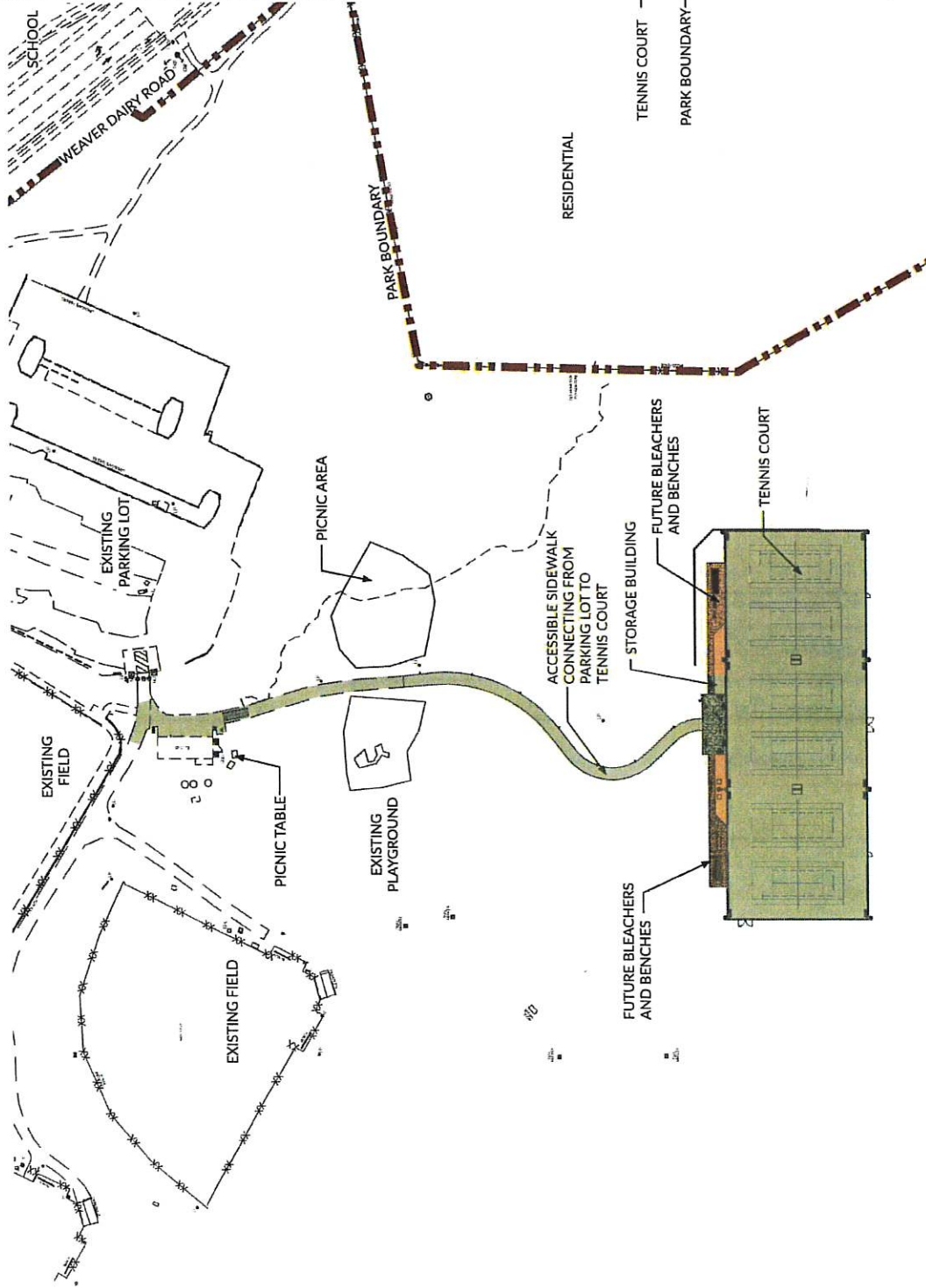
The Town has eight additional courts distributed through several other parks; however, this is the only location where there are enough courts at one site to offer tournaments. We have also submitted the project to the United States Tennis Association (USTA) to get their review and technical assistance on the design and to ensure the reconstruction of the six courts at Cedar Falls Park will be reconstructed to meet all USTA requirements.

Trail: This project would bring the current path from the restroom and parking lot to the tennis courts into compliance with Americans with Disabilities Act (ADA) requirements. The path is approximately 260' in length and is currently non-compliant since its grade is over 2%.

LEGEND

- (PART F REQUEST)
- SIDEWALK FROM PARKING LOT TO TENNIS COURT
- 6 NEW TENNIS COURT
- FUTURE FACILITIES
- BLEACHERS
- PARK BOUNDARY

MAP PRODUCED (SEPT 07, 2022)



KEY MAP

SCALE: 1" = 80'



SITE PLAN

CEDAR FALLS PARK TENNIS COURT RENOVATION PROJECT 2022 ACCESSIBILITY FOR PARKS GRANT

TOWN OF CHAPEL HILL, NC





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Parks & Recreation Department

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Costs - Cedar Falls Park Tennis Court Renovation Project

Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Unit	Unit Cost	Total Item Cost
Building and/or Renovating Costs			
Site Preparation And Mobilization (clearing, grading, and erosion control)	LS, LF, SY & CY	Varies	\$136,401
Existing Tennis Courts Demolition and Replacement	Lump Sum	N/A	\$398,175
Tennis Courts Lights Demolition and Replacement	Lump Sum	N/A	\$375,000
Walking Trail/Accessible Route (includes drainage features and removal of existing path) - 10 feet wide, paved trail	520 SY	N/A	\$92,325
Amenities (Nets, Posts, Fence, Backboard, Water Bottle Filler, Trash Receptacles and Storage)	Lump Sum	N/A	\$137,388
Cost to Build or Renovate			\$1,139,289
Contingency for the Cost of Building / Renovating			
Contingency (not to exceed 5% of the cost to build or renovate or \$30,000 of the cost to build, whichever is less)		N/A	\$30,000
Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (not to exceed 20% of the cost of the project or \$120,000 of the cost of the project, whichever is less)		N/A	\$120,000
Total Project Cost			\$1,289,289
Total PARTF Grant Request			\$500,000
Total Local Match			\$791,229

Attorney's Certification of Site Control

Local Government: Town of Chapel Hill

Project Name: Cedar Falls Park Tennis Court Project

Instructions: Review the Site Plan for the project (as described on pages 8-10). An attorney must certify that the local government has control of the entire site of a proposed development project for providing public recreation by November 1, 2022. Please contact your regional consultant about linear parks and greenways.

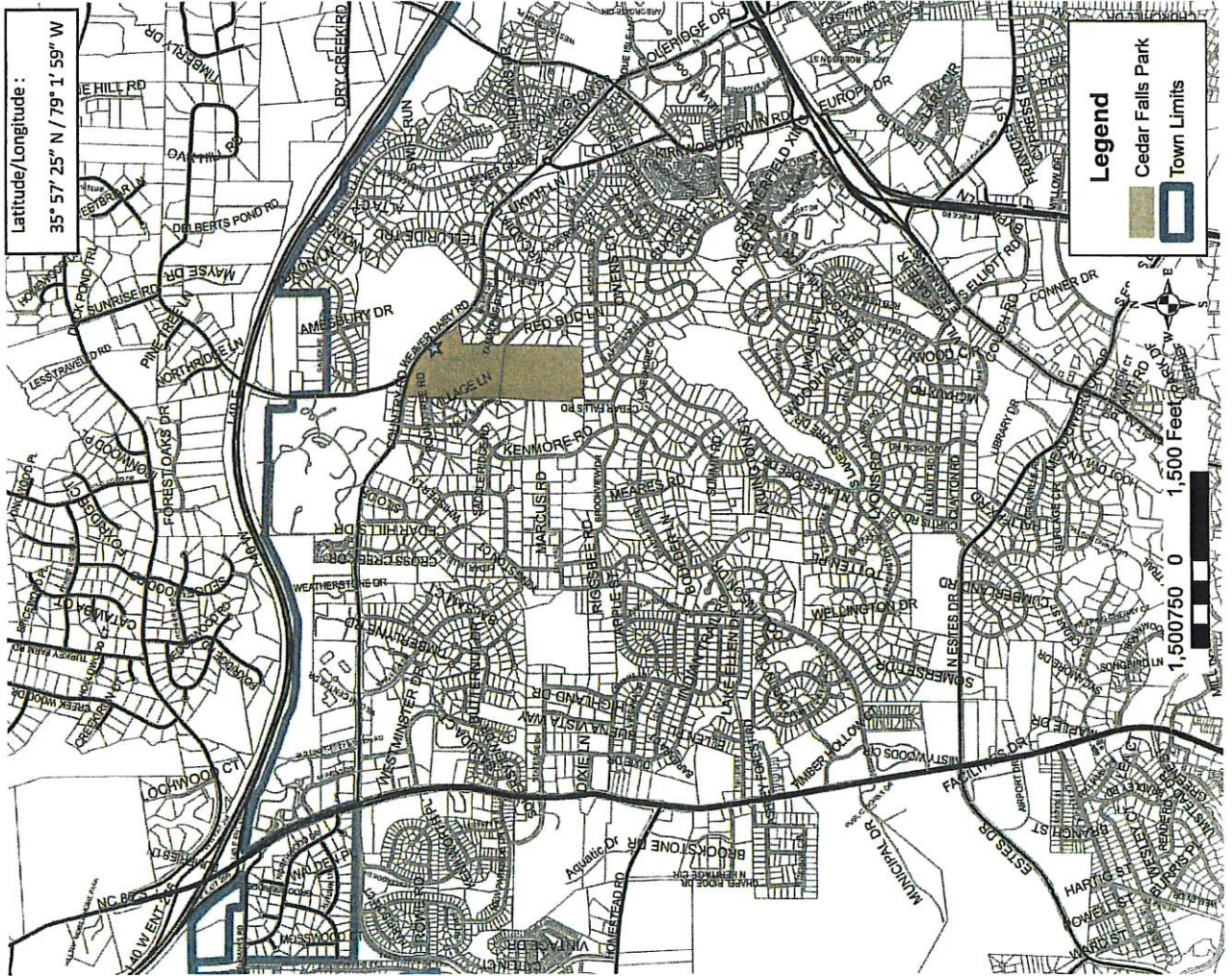
Important: The application can be declared ineligible without this certification.

1. Type of Site Control: Indicate the type(s) of control the applicant has for the project site.	
Type of Control – <i>Check all that apply</i>	
<input checked="" type="checkbox"/> Fee Simple Title	<input checked="" type="checkbox"/> Entire site <input type="checkbox"/> Portion of site
<input type="checkbox"/> Lease (25 years or longer)	<input type="checkbox"/> Entire site <input type="checkbox"/> Portion of site
<input type="checkbox"/> Easement	<input type="checkbox"/> Entire site <input type="checkbox"/> Portion of site
2. Limitations, Conditions or Encumbrances:	
<input checked="" type="checkbox"/> No limitations, conditions, or encumbrances <input type="checkbox"/> Limitations, conditions, or encumbrances <i>Attach additional pages describing any conditions or limitations in current or proposed leases, easements or use agreements. Include restrictions on the local government's use of the site or the rights to be reserved by the landowner that may impact the local government's ability to complete the project in a timely manner and/or provide for public recreational use for at least 25 years. Attach additional pages if needed.</i>	
3. Attorney's Certification	
I have reviewed the site of the proposed project identified on this page and certify that the information provided above is accurate to the best of my knowledge.	
Name: <i>(Printed/typed)</i> : <u>Ann Anderson</u>	
Title: <u>Town Attorney</u>	
Signature: _____	Date: _____

SITE CONTROL MAP
CEDAR FALL PARK TENNIS COURT RENOVATION PROJECT 2022
ACCESSIBILITY FOR PARKS GRANT
501 WEAVER DAIRY ROAD CHAPEL HILL, NC



SITE VICINITY MAP
CEDAR FALL PARK TENNIS COURT RENOVATION PROJECT 2022
ACCESSIBILITY FOR PARKS GRANT
501 WEAVER DAIRY ROAD CHAPEL HILL, NC



**Cedar Falls Park Tennis Court Renovation Project
Checklist-Continued**

15. Documentation of Surveys or Public Involvement (Public meeting), (Survey), (Civic Groups), (Advisory board) <i>if available</i>		1	Yes



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Source of Local Matching Funds - Cedar Falls Park Tennis Court Renovation Project

Sources of the Applicants Matching Funds			
Type of Matching Funds	Amount of Funds	Funding Source	Availability
Cash	\$313,605	2021 2/3 Bond Funds	In Hand
Cash	\$477,624	2015 Bond Funds	In Hand
Total Matching Funds:	\$791,229		



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Environmental Review - Cedar Falls Park Tennis Court Renovation Project

1. **Site Description:** Describe in detail the existing or proposed park property including the park acreage (for land and water), topography, streams, lakes and any significant natural resources that are on or adjacent to the site. Attach a separate page if needed.

Cedar Falls Park is approximately 66 acres. It is predominately a dry ridge top property with rolling topography. There are steep slopes at both the east and west margins of the park that slope into adjacent private properties. The southern 40 acres is managed as open space with natural surface trails. The northern 26 acres contains a mix of an active park site, parking, and open space. There are no perennial streams or ponds except for one small point of connection to Cedar Fork, a perennial stream which is about 1,700 feet from the site, in the portion of the park managed as open space. This project will not impact the stream. There is also an ephemeral stream about 260 feet from the project site. This project will not impact the ephemeral stream.

2. **Past/Current Property Use:** What are the past/current uses of the property? Examples: Urban/developed, forest, agricultural, industrial site, landfill, water, or wetland. Attach a separate page if needed.

Also, if the property has been contaminated (examples: brownfield sites), all clean up actions must be completed before a PARTF project can begin. Use this space to describe any clean up actions that are needed.

The park was developed in the 1970s. There is some evidence of agricultural uses prior to park development. Since the late 1970s the southern 40 acres of the park has been managed as open space. The northern 26 acres has been managed as an active park.

3. **Wetlands:** Describe any wetland areas on the site including the acreage (see "Resources" on page 4 for help in identifying wetlands). Describe any disturbance of wetlands needed to develop the proposed project. Please state if no wetlands exist on the site. Attach a separate page if additional space is needed as well as a wetlands delineation map.

There are no wetlands on the property.

4. **Floodplains:** Describe any floodplain areas within or adjacent to the site and delineate floodways. See the "Resources" section on page 4 for help in identifying floodplains. Please state if none exist. Attach a separate page if needed, especially for delineating 100 year floodways and floodplains.

A small floodplain exists along Cedar Fork, about 1,700 feet from the project area and well outside the project limits.

**Cedar Falls Park Tennis Court Renovation Project
Environmental Review – Continued**

Page 2 of 3

5. **Tree and wildlife species:** Describe the predominant tree and wildlife species on or adjacent to the site. Attach a separate page if needed.

The site contains a typical oak/hickory mix of tree species found on well drained, ridge top Piedmont sites. Animal species observed are typical Piedmont species. No known observations of rare or endangered plant or animal species are known on this site.

6. **Archaeological or historical sites:** List any known archaeological or historical sites within the project site or in the vicinity of the site. Has the area been surveyed by an archaeologist? If so, when and by whom? (See "Resources" on page 4 for help in identifying cultural resources). Attach a separate page if needed.

No know sites are located on the property. The services of an archaeologist have not been used.

7. **Existing Structures:** List all existing recreational facilities and other structures on the site, regardless of their age. Indicate if any structure is more than 50 years old. Provide a photograph and pertinent historical information about the structure(s) which are 50 years or greater. Indicate whether any existing structure(s), regardless of age, will either be demolished or renovated for recreational use by the proposed project? Attach a separate page if needed.

The park contains 3 multi-use synthetic turf ballfields, 2 youth baseball fields, 1 adult baseball field, parking lot, 6 tennis courts, restroom with a small, covered picnic area, scattered picnic tables, 1.5 miles of natural surface trails, paved walking paths between amenities, and a playground. Only the tennis courts and the accessible path to the existing restroom and parking lot are located within the area addressed by this grant application.

8. **Utilities:** Describe any existing utility easements within the site; including the width and length. Also, describe the existing water, sewer, and road systems at the site. Describe any water, sewer, or road systems included in the proposed project. Attach a separate page if needed.

There are no public utility easements located within the park. The main access point to the park is Weaver Dairy Road which is located along the northern property line. This project would only extend water to the tennis courts.

9. **Ground Disturbance / Site Clearing:** How many acres are to be disturbed and/or cleared for the proposed development?

Approximately 0.0476 acres

**Cedar Falls Park Tennis Court Renovation Project
Environmental Review – Continued**

Page 3 of 3

10. **New Facilities:** If a new indoor facility is proposed, how large is the facility's footprint or square feet of ground covered?

The accessible path would require a modification of about 260' long and 10 feet wide to bring it into current standards. The surface will be asphalt. The remainder of the project takes place within the footprint of existing facilities.

11. **Permits:** List all permits that have been or will be applied for or received, such as erosion control, CAMA or U.S. Army Corps of Engineers permits. Attach a separate page if needed. Include a brief discussion and documentation of your interactions with permitting agencies.

We will require an erosion control permit.

Scoring System

Applicant: Town of Chapel Hill Project Name: Cedar Falls Park Tennis Court

A. Planning: (20 possible points)

1. Master plan for a park and/or greenway system (10 points)

■ Please refer to pages 24-25 for the required components of the plan

- a. The applicant has a master plan created or revised within the past five years for the project site and the project conforms to the plan.

Date the plan was produced: n/a (9 points)

OR

- b. The applicant has a master plan created or revised within the past six years to ten years for the project site and the project conforms to the plan.

Date the plan was produced: n/a (4 points)

- c. The local governing board has adopted the master plan.

Date the plan was adopted: n/a (1 point)

Documentation Required:

1. A park master plan or greenway system plan.
2. A local governing board's meeting minutes or resolution as documentation of the adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

2. Comprehensive systemwide parks and recreation plan for the local government's jurisdiction (7 points)

Please refer to page 25 for the required components of the plan

- a. The applicant has a Comprehensive Systemwide Parks and Recreation Plan and the project conforms to the plan.

Date the plan was produced: 2013 (6 points)

- b. The local governing board has adopted the systemwide plan.

Date the plan was adopted: May 29, 2013 (1 point)

Documentation Required:

1. A comprehensive systemwide parks and recreation plan produced or revised in the past 10 years.
2. A local governing board's meeting minutes or resolution as documentation of the official adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

3. Capital improvement plan for parks and recreation (3 points)

Please refer to page 25 for the required components of the plan

- The applicant has a capital improvement plan for parks and recreation and the project is identified in the plan.

Date the plan was adopted (required): June 8, 2022 (3 points)

Documentation Required:

1. A capital improvement plan.
2. A local governing board's meeting minutes or resolution as documentation of their adoption as a part of the local government's budget process.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

Note: If the paper copy of the plan is too large, submit a paper copy of the relevant pages for the project and the entire plan in digital format.

B. Level of public involvement in developing and supporting the project: (15 possible points)

1. Public meetings (5 points):

- The applicant conducted a public meeting(s) *exclusively* for discussing the AFP grant project and obtaining comments within the past 24 months. The public supported the project.

Date of the meeting(s): Dec. 2, 2021

Documentation Required:

1. Provide a title page that gives the name of applicant, the name of the project and identifies the document as "Public Meetings."
2. A document describing the means used to widely advertise the meeting, such as newspaper advertisements, Facebook, websites, and community announcements.
3. The minutes, including the discussion of the project, who was present and public comments.

2. Recreational needs survey (5 points):

- The results of a survey to determine the recreational needs in the applicant's jurisdiction show that the citizens support the project.
- The survey must be conducted during the past ten years
 - Please refer to page 26 for the required components of the survey

Documentation Required:

1. The following information about the survey
 - Copy of the questionnaire
 - Results of the survey
 - Describe how the survey was distributed.
 - Give the date(s) of distribution and the number of surveys distributed.
 - Provide the number of respondents and demographic information that they are representative of the local government's jurisdiction.
 - Describe how the results of the survey show that the citizens support the project.
2. Include a title page that gives the name of applicant, the name of the project and identifies the document as "Survey of Recreational Needs."

3. Support from civic groups (3 points):

- The applicant presented the AFP grant project to two or more local groups and received support for the project within the last 24 months. (Examples: civic groups, neighborhood associations, youth organizations, non-governmental advisory boards, etc.)

Documentation Required:

1. Include a title page that gives the applicant's name, the project's name and identifies the document as "Presentations to Local Groups."
2. The agenda and/or correspondence or other documentation from the groups that confirm the meeting dates and the presentations given by the applicant.

Note: Letters expressing support for the project do not count as presentations.

Name of the Organization	Date of the Presentation	Meeting agenda or letter from the organization included in the application?
Chapel Hill Tennis	September 27, 2021	Agenda
Friends of Chapel Public Meeting	July 25, 2022	Meeting Summary
Parks, Greenways and Recreation Commission	September 20, 2022	Agenda and Resolution

4. Support from a parks and recreation board (2 points):

- The applicant presented the AFP Grant project to the parks and recreation advisory board or a similarly appointed, non-elected group, and received a motion of support for the project within the last 24 months.

Date of the meeting(s): Sept. 20, 2022

Documentation Required:

1. Include a title page that gives the name of the applicant, the project name and identifies the document as "Presentation to Advisory Board."
2. The minutes from the meeting that include support for the project.

C. Public recreational facilities provided by the project: (45 possible points)

1. Facilities to be provided that will meet the needs of children with physical and developmental disabilities and / or veterans with physical and developmental disabilities and enable them to participate in recreational and sporting activities, regardless of their abilities: (30 points)

- The project will provide (check one):
- 3 or more types of recreational facilities (30 points)
 - 2 types of recreational facilities (20 points)
 - 1 type of recreational facility (10 points)

List the new types of recreational facilities:

Six tennis courts with storage for programming and an accessible trail from the parking lot and restroom, to the tennis court complex.

Explain how each facility will meet the needs described above:

This new and improved six-court tennis complex at Cedar Falls Park will allow the Department to expand on our Adaptive and Special Olympics programs. The trail will be accessible to all visitors from the parking lot and provide access to other park amenities.

2. Identify features of the facilities listed above that will offer accessible features that go beyond the minimum requirements and incorporate Universal Design (page 4).

- a. The project provide will facilities that go beyond the minimum requirements (check one):
- 3 or more types of new recreational facilities (15 points)
 - 2 types of new recreational facilities (10 points)
 - 1 type of new recreational facility (5 points)

Explain how each facility will incorporate Universal Design:

This project will fulfill its commitment to updating facilities via Universal Design Principles by (1) rebuilding the six existing tennis courts to be 36' x 78' and entirely usable and accessible; (2) modifying the current path from the restroom and parking lot to the tennis courts to bring it into compliance with accessibility requirements.

D. The Suitability of the Site for the Proposed Project. (5 possible points) Explanations are needed below to be considered for each point.

1. The site is suited for the proposed development with minimal adverse impact to the environment. (1 point)

Please explain:

Reconstructing the six tennis courts and rebuilding the trail will have minimal impact on the site since most of the work will occur within the footprint of the existing facilities.

2. The location of the site enhances the park and the public's access to the park. (1 point)

Please explain:

The sixty-six-acre park is the Town's largest, oldest, and most popular community park operated and maintained by Parks and Recreation Department. Cedar Falls Park is located in East Chapel Hill and is within walking distance from several Chapel Hill neighborhoods and a school. The park has three access points. The main entrance and the other two are by way of nature trails. There are Chapel Hill Transit bus stops nearby.

3. The site is enhanced by the adjacent property uses. (1 point)

Please explain:

Cedar Falls Park is located in East Chapel Hill and is within walking distance from several Chapel Hill neighborhoods and East Chapel Hill High School.

4. The proposed site is large enough to adequately accommodate the proposed development. The proposed project will require minimal site preparation considering the geographic region where it is located. (1 point)

Please explain:

The original tennis courts were built in the 1970s on poor soils. The result is cracking and drainage problems. For this project, we have worked with a geotechnical engineering firm to investigate the existing soil conditions and recommend the best method for addressing subsurface conditions. The site disturbance is approximately 0.0476 acres.

5. The site is free of restrictive easements, overhead powerlines, or other intrusions (1 point):

- Yes No*

*Please explain:

LB
22

E. The applicant's commitment to operating and maintaining the project. (15 possible points)

1. **The applicant has a full-time parks and recreation department that will manage the project site to provide programming and to ensure adequate operation and maintenance. (15 points)**
2. **The applicant has a full-time staff, such as a public works, who will manage the project site to ensure adequate operation and maintenance. (8 points)**
3. **The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance. (4 points)**
4. **An organized volunteer group, such as a civic group or youth sports association will operate and maintain the site. (2 points)**

Provide the name of the organization that will operate and maintain the site:

If the applicant is not going to operate the site with full-time staff, (see Items #3 & #4), describe how and when the site will be open to the public.

MEMORANDUM

TO: Mayor and Town Council

FROM: Jeanette Bench, Vice Chair
Parks, Greenways, and Recreation Commission

SUBJECT: Five Year Budget Priorities

DATE: January 21, 2020

On January 21, 2020, the Commission voted unanimously (5-0) to forward to the Council the following strategic budget priorities for the upcoming 5 year period.

The Commission decided to forward to the Council two sets of recommendations. The first is a larger and more strategic approach to address our needs for the next 5 years. The second is a more focused list of three specific projects. With these two sets of recommendations we hope that we can assist the Council as you think about the Town's needs during the coming years.

STRATEGIC AND COMPREHENSIVE RECOMMENDATIONS

1. INCREASE BUDGET FOR MAINTENANCE

Over the years the Department has been tasked with maintaining more parks, trails, rights-of-way, and other public facilities with a declining maintenance work force and an inadequate maintenance budget. The Commission believes that it is vital to provide more funds for both routine maintenance and capital level maintenance. Both are needed to ensure that our parks, trails, and other public spaces can be kept in conditions acceptable to the community.

We recommend that the Council provide additional resources to better manage day-to-day maintenance operations. We specifically recommend an increase in maintenance staff to address basic needs, especially maintenance of parks and right-of-way areas. We estimate the initial, immediate need for 3 full-time maintenance staff to be approximately \$160,000 per year. Over the last ten years, the Department's Park Maintenance division has lost 6 full-time positions. A 2007 study indicated that this division needed 7 additional maintenance staff at that time in order to effectively meet the basic routine maintenance and upkeep needs of the Town's facilities and right-of-way areas. Since that time the workload has increased with the addition of new facilities and right-of-ways which require landscape maintenance.

In addition, we support returning to prior levels of capital maintenance funds for Playgrounds, Small Parks, Greenways, and Cemeteries. We note that for many decades funding in these important areas were sporadic at best and generally inadequate. Then for several years all of these categories were funded at some level, which helped tremendously in our efforts to maintain our aging infrastructure. We were able to make important repairs that have extended the life of our parks and trails. However, in the past two years only the Playground CIP category was funded. We believe that it is imperative to return these maintenance funds to at least previous levels of \$370,000 per year if we are to avoid the previous pattern of declining service levels to our basic infrastructure. This priority is consistent with our Commission's petition to the Council that was provided at its January 8, 2020 meeting.

2. NEW STRATEGIC COMPREHENSIVE PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

The current Parks master plan was updated in 2013. Such plans typically have a shelf life of up to 10 years, at which time they require revision. We recommend that the Town begin a process to establish a new Comprehensive Parks, Recreation, and Open Space Master Plan. Revisions to the Parks Master Plan should include an update to the facilities section, addition of an open space plan, addition of a programming component, and a staffing and funding analysis. Previous master plans did not adequately address open space issues and did not look at programming at all. This effort could also be used to inform planning for the American Legion property and to address activities such as pickleball, both of which were not issues in 2013. Any master planning effort would require funding for a consultant.

A comprehensive master plan would link the previous parks plan, greenways plan, and mobility and connectivity plans as they relate to parks and recreation and would also allow the Town to further promote connectivity to schools, parks, shopping areas, and adjacent areas such as Carrboro and unincorporated Orange County. Additionally, having a current comprehensive plan is a requirement for national accreditation and many grant applications. The master plan would further advance Council priorities related to Environmental Stewardship, Vibrant and Inclusive Community, and Connected Community.

This project is roughly estimated to cost \$200,000.

3. CAPITAL NEEDS

The Parks and Recreation Department has a lengthy backlog of capital needs. Most of these are for rehabilitation or replacement of existing facilities. Some are for new facilities. The Commission has agreed to highlight what we believe are the most important of these needs and provide short explanations for each. We have offered what we believe are good priority levels for the Council to consider when developing a capital improvement plan. Cost estimates are provided if available. Note that this list is not all-inclusive of all Parks and Recreation projects and needs; it only represents those that the Commission has identified as priorities at this time.

High Priority Projects:

Cedar Falls Park Improvements

The Commission recommends that several major capital projects at Cedar Falls Park be considered as a package. This was the Town's first community park. It was built in the 1970s and for decades received no significant capital maintenance. Recent efforts to upgrade the park include the new synthetic turf field and restrooms. Much of the remaining portions of the park are in poor condition. The following 5 items are all within Cedar Falls Park.

Cedar Falls Park Synthetic Turf Field Replacement (\$1,000,000): The Cedar Falls Park synthetic turf field was installed in 2013. We put the fields into use in early 2014. We had hoped for 10 years of service before replacement of the turf becomes necessary. However, use has been so high that the turf is wearing out sooner than expected. We currently anticipate the need to replace the field in FY 2022. The cost estimate includes conversion from a crumb rubber infill to a cork infill such as is found at the new Homestead Park synthetic turf fields.

Cedar Falls Park Tennis Courts Reconstruction (\$775,000): This project would result in the reconstruction of the Cedar Falls tennis courts. The courts would be totally rebuilt with

all new LED lighting and an ADA accessible access path. We have already spent \$20,000 on design and soils testing. We currently have \$362,000 in 2015 Parks bonds for this project and anticipate the need for an additional \$413,000.

Cedar Falls Park Parking Lot Paving: The paving at Cedar Falls Park failed in the early 1980s and has been gravel ever since. The parking lot is an eye sore, traps water, and stands out as a tremendous need as we spend funds to improve other portions of the park. The Commission regularly hears from citizens about the condition of the parking lot. We consider this a high priority in part because of the decades that it has existing in its current condition.

Cedar Falls Park Sewer Line Project: Cedar Falls Park is the only Town recreation facility still on a septic system. The Town should make it a priority to extend sewer lines from OWASA's public sewer system to serve the park.

Inclusive playground at Cedar Falls Park (\$1,500,000): This is the only new park project that the Commission believes should be a high priority. We have heard a great deal of interest in this project from various citizen groups, and especially from caretakers of people with emotional and mental disabilities. The Town has already spent about \$64,000 developing plans for the playground. This project will be developed in several phases. The Town has \$116,345 in funding from the 2015 Parks bond, but that is likely inadequate for a significant first phase of development.

Other High Priority Parks and Recreation Projects

The Commission recommends that the Council consider funding the following park projects in addition to the Cedar Falls Park projects listed above.

Aquatics Improvements at all Pools: Needed improvements include the re-plastering of the pools at Homestead and AD Clark, repair or replacement of the leaking baby pool at Hargraves, a safety cover for the AD Clark pool, re-plumbing, and other pool related needs.

LED Lighting Conversion for all Fields and Courts: We recommend this category as a high priority, but only for those lighting systems that require replacement due to age and poor condition. Due to other needs we do not recommend conversion to LED for light systems that are adequately functioning at this time. The full cost of conversion to LED lights for all of our lights would be about \$1,361,000.

Renovation of the Existing American Legion Building: The American Legion building could provide immediate relief for the Department's lack of program and meeting space. We make this recommendation contingent upon reasonable results from ongoing studies of the building for lead paint, mold, and asbestos.

Tennis Courts Capital Repairs and Reconstruction: This project would result in the reconstruction of the Ephesus Park and Oakwood Park tennis courts, both of which are in poor condition.

Greenway Projects

Expansion of the greenway system is one of the items most desired by the citizens in Chapel Hill. This is clear from reading the results of the bi-annual satisfaction survey. As such, the completion of the below referenced projects are all **high priorities**. We believe the Council should look to complete the following greenway related projects in what we believe is a reasonable priority order:

Complete the Westward Expansion of the Morgan Creek Trail: It appears that the remaining 2015 Greenway bonds will allow us to complete design of the entire project and build a first phase of the western extension toward Carrboro. We expect that remaining funding should allow us to build crucial retaining walls, a short paved section to Kingswood Apartments, and two key bridges. Current funding is inadequate to pave most of the trail, expand the parking lot, and extend the trail through UNC's Frank Porter Graham property to Smith Level Road and Carrboro. Funding should be found as soon as possible to complete the western extension.

Bolin Creek Trail Phase 4 Design: The Town typically funds all greenway design and construction at one time with large time gaps in between. It would be more efficient to fund planning and permitting separately in order to realize significant time saving when construction funding becomes available. Design and permitting can take many years due to the need to engage the public and to meet the often challenging regulatory issues we face with greenway development. We think the highest planning priority should be the extension of the Bolin Creek Trail to Estes Drive where it would tie into the planned Estes Drive side path system. This would also link with Carrboro's Wilson Park Trail.

Build the Eastern Expansion of the Morgan Creek Trail: It appears that the remaining 2015 Greenway bonds will allow us to complete design of the project. Funding should be found to build the eastern extension to Otey's Drive.

Medium Priority Projects

Replace Meadowmont Dam (\$650,000): The Town assumed ownership of this dam and pond when the Meadowmont development was approved. The pond is an attractive and sought after feature at Meadowmont Park. The dam will likely fail at some time, but it is impossible to predict when. The Town has spent \$116,000 on the design and awaits construction funding. The dam is a relatively low hazard structure. The greatest risks are to the OWASA pump station below the dam and several natural surface trails. In the event of a breach the neighboring property owners would likely be faced with an unpleasant muddy expanse.

Lower Priority Projects

Design and Construction of New Facilities at the American Legion Property: We note that as of this time the Council has not made a decision as to the future use(s) of the property.

Design and Construction of the Joint County/Town Millhouse Road Park (\$7,000,000): Orange County has purchased about 80 acres of land near the Town's Operation Center on Millhouse Road. The intent is to jointly design and build this park which will serve both

Chapel Hill and greater Orange County residents. We agree that this a highly desirable project, but due to large capital needs for maintenance we believe it should be regarded as a lower priority project at this time.

Greene Tract Park: Work on this project is dependent on decisions of Orange County governments and the Town Council regarding the status and future use of the property. We agree that this a highly desirable project, but due to large capital needs for maintenance we believe it should be regarded as a lower priority project at this time.

FOCUSED PROJECT ORIENTED RECOMMENDATIONS

These 3 recommendations are intended to be more focused in the event that the Council is looking for smaller individual projects or recommendations. More information on each project can be found in the narrative above.

Staffing and Annual CIP Funding for Maintenance – We believe it is essential to provide an increase in maintenance staff levels, beginning at about \$160,000 per year. The Department has shed maintenance staff for years while work load has increased. In addition, return the Department to its previous annual CIP funding levels of \$370,000.

Morgan Creek Trail – Provide funding to complete the Morgan Creek Trail system including the westward extension to Carrboro and the eastern extension to Otey’s Road. The remaining funds in the 2015 Greenways bond are not adequate for completion of these projects.

Cedar Falls Park - Fund a package of capital improvements at Cedar Falls Park, including:

- Replace the synthetic turf field in FY 2022
- Pave the parking lot
- Replace the tennis courts
- Extend sewer lines
- Build a new inclusive playground.



TOWN OF CHAPEL HILL
Parks & Recreation Department

200 Plant Road
Chapel Hill, NC 27514-3339
phone (919) 968-2819
www.townofchapelhill.org

Survey Results - Cedar Falls Park Tennis Court Renovation Project

Date – December 2021 – January 2022

Online Survey was advertised through:

- Town of Chapel Hill project webpage
- Town of Chapel Hill E-news
- Newspaper
- Letters to all landowners adjacent to the Cedar Falls Park property
- Signs at all Town of Chapel Hill Parks and Recreation Department Tennis Court properties

INTRODUCTION

The Town of Chapel Hill is developing plans to improve the Tennis Courts at Cedar Falls Park (501 Weaver Dairy Rd.) and Hargraves Park (216 N. Roberson St.). To assist with this effort, the Town invited residents to use an online survey to share their ideas and express their needs.

QUESTIONS & RESPONSES

Q. Do you have any suggestions that have not previously been provided about the design of the Cedar Falls Park Tennis Court project?

A. There were 29 respondents who had no comments to this question or responded in the positive. The 63 remaining responses can be summarized in this fashion:

- 44 respondents expressed a desire for pickleball courts or striping

The Town plans to apply for funding from United States Tennis Association (USTA); however, tennis courts marked for pickleball are not eligible for these dollars.

- 2 respondents expressed interest in striping the courts for junior tennis

The courts will be striped for junior tennis.

- 5 respondents expressed a desire for improved furnishings and lighting

The project will include new benches, bleachers and new LED lighting.

- 2 respondents expressed a desire for backboards

The project will include a backboard.

Cedar Falls Park Tennis Court Renovation Project Survey Results -Continued

Page 2 of 6

- 2 respondents expressed a need for improvements to parking, restrooms and reservations

The parking lot and restroom building are outside of the project area. The Parks and Recreation Department is reviewing the current reservation system for modifications.

- 1 respondent desires more public art opportunities

The project will include public art.

- 2 respondents are concerned about large trees close to the courts

The Town arborist will be monitoring the project during construction and the need for vegetation disturbance and any tree removal.

- 2 respondents desire upgrades to the playground

Not applicable to the project. The department will be making improvements to current playground later this year.

- 2 respondents are concerned about the project's cost

The construction budget is based on historical data from similar projects. The project professionals also review, update and transmit their opinion of probable construction costs as the design progresses.

Q. Do you have any suggestions that have not previously been provided about the design of the Hargraves Park Tennis Court project?

A. There were 40 respondents who had no comments to this question or responded in the positive. The 52 remaining responses can be summarized in this fashion:

- 42 respondents expressed a desire for pickleball courts or striping

The Town plans to apply for funding from United States Tennis Association (USTA); however, tennis courts marked for pickleball are not eligible for these dollars.

- 1 respondents expressed interest in striping the courts for junior tennis

The courts will be striped for junior tennis.

- 2 respondents expressed a desire for improved furnishings and lighting

The project will include new benches and improved lighting.

- 2 respondents expressed a need for improvements to parking, restrooms and reservations

Cedar Falls Park Tennis Court Renovation Project Survey Results -Continued

Page 3 of 6

The parking lot and restroom facilities are outside of the project area. The Parks and Recreation Department is reviewing the current reservation system for modifications.

- 1 respondent desires more public art opportunities

The project will include public art.

- 1 respondent wishes for a wider access path.

The project will include renovating and widening the existing path.

- 1 respondent expressed interest in a spray ground / splash pad

Not applicable to the project. The department is considering improvements to the AD Clark Pool area and will be promoting a survey to get public input on improvements which may include a splash pad.

- 1 respondents desire upgrades to the playground

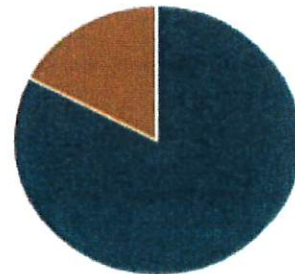
Not applicable to the project. The department will be making improvements to current playground later this year.

- 1 respondents are concerned about the project's cost

The construction budget is based on historical data from similar projects. The project professionals also review, update and transmit their opinion of probable construction costs as the design progresses.

Q. As part of the Cedar Falls project, the parks and Recreation Department would like to incorporate a fund-raising component to enhance the amenities offered at this location. Would you support this initiative?

● Yes	76
● No	16



The responses can be summarized in this fashion:

- 83% Support the initiative.

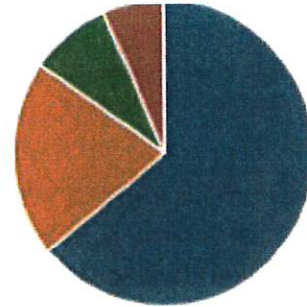
Cedar Falls Park Tennis Court Renovation Project Survey Results -Continued

Page 4 of 6

- 17% Do not support the initiative.

Q. I support the improvement of existing tennis courts.

● Strongly Agree	59
● Somewhat Agree	19
● Somewhat Disagree	8
● Strongly Disagree	6

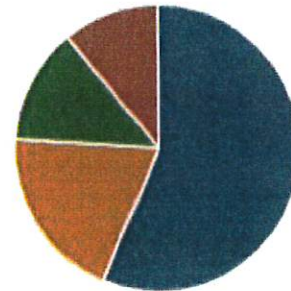


The responses can be summarized in this fashion:

- 85% Agree
- 15% Disagree

Q. I feel that additional resources should be dedicated to improving tennis courts.

● Strongly Agree	52
● Somewhat Agree	18
● Somewhat Disagree	12
● Strongly Disagree	10

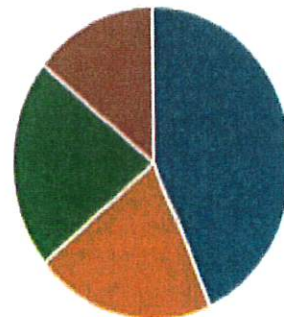


The responses can be summarized in this fashion:

- 76% Agree
- 24% Disagree

Q. I feel that resources should be dedicated to expanding the tennis court inventory.

● Strongly Agree	40
● Somewhat Agree	19
● Somewhat Disagree	20
● Strongly Disagree	13



Cedar Falls Park Tennis Court Renovation Project Survey Results -Continued

Page 5 of 6

The responses can be summarized in this fashion:

- 64% Agree
- 36% Disagree

Q. I am willing to pay more to use the court facilities.

● Strongly Agree	23
● Somewhat Agree	29
● Somewhat Disagree	24
● Strongly Disagree	16

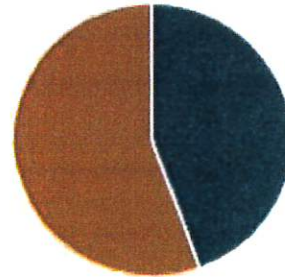


The responses can be summarized in this fashion:

- 57% Agree
- 43% Disagree

Q. Do you currently play tennis?

● Yes	41
● No	51



The responses can be summarized in this fashion:

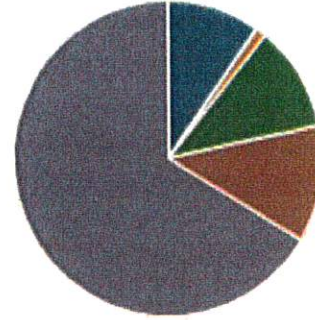
- 45% Yes
- 55% No

Q. If you do not currently participate in tennis what would encourage you to play this sport?

Cedar Falls Park Tennis Court Renovation Project Survey Results -Continued

Page 6 of 6

● Lessons	9
● Camp	1
● Meet-up group	10
● All of the above	11
● Other	61



The responses indicating “other” (61 total) can be summarized in this fashion:

- 24 respondents (39%) currently play tennis or don't feel any change is applicable.
- 30 respondents (49%) expressed a desire for pickleball courts.
- 4 respondents (7%) expressed facilities or equipment upgrades
- 3 respondents (5%) expressed improved personal health for increased participation.



TOWN OF CHAPEL HILL
Parks & Recreation Department

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Public (Virtual) Meeting Public Comment - Cedar Falls Park Tennis Court Renovation Project

Date - December 2, 2021, from 7:30 – 8:30 PM

Meeting was advertised through:

- Town of Chapel Hill project webpage
- Town of Chapel Hill E-news
- Newspaper
- Letters to all landowners adjacent to the Cedar Falls Park property
- Signs at all Town of Chapel Hill Parks and Recreation Department Tennis Court properties

Attending the meeting and representing the Town of Chapel Hill (TOCH) were:

- Marcia Purvis / TOCH Project Manager
- Monica Rainey / TOCH
- Renuka Soll / Parks, Greenways and Recreation Commission Member
- Brian Starkey / Withers Ravenel, Project Manager

Project Presentation - Marcia Purvis and Brian Starkey

Public Comment:

Jeanette Bench

Asked if project team was aware of and had consideration been given to a spring that is suspected beneath the court. She also asked that we only use native vegetation for landscaping.

Response: Project team will review geotechnical report and investigate the presence and potential influence of spring on existing courts. Also, native vegetation will be used.

Nicky Walker

Stated that 6 backboards are too many and that backboards can be problematic during play. Felt as if one backboard would suffice. He also asked if any decisions had been made about surfacing and offered to provide his perspective.

Response: Backboard comment understood, and Mr. Walker was thanked for his offer to advise on tennis court surfacing

Diane Willis

Cedar Falls Park Tennis Court Renovation Project Public (Virtual) Meeting Comments - Continued

Page 2 of 3

Asked about construction time frame including duration and suggested relocation of bleachers.
Response: Cedar Falls Construction will take approximately nine months and Hargraves Park another three months. The anticipated time frame is summer and fall of 2022. Bleacher location was subject of additional discussion. and it was noted by participants that the preferred location would be along the north edge of the courts centered between courts 1 and 2 and courts 5 and 6

Anna Mercer McLean

Asked about vehicle access to the courts for tournaments and about the surface of the accessible path proposed.

Response: Vehicle access to courts for maintenance will need to be accommodated and vehicles could be permitted for dropping off items required during tournaments but regular access to courts by vehicles will not be permitted. The surface of the path will have to be hard paved surface to be accessible and to respond to grades

Debbie Baker

Asked about improvements to courts at Ephesus Park

Response: Improvements at Ephesus Park are being looked into but are not part of this project.

Jerry Edwards

Asked about lighting and like the idea of relocating benches to north side of courts. He also asked if the existing courts at Cedar Falls be removed and noted that surfacing solution at Hargraves Park courts might be applicable to courts at Ephesus Park given the similarity of court condition.

Response: Lighting will be upgraded to LED system with cut off fixtures and it was noted that lighting will be positioned to distribute light evenly downward and not be in the eyes of players. The Cedar Falls courts will be removed and the surface material for both locations will be decided when the project team gets further into the design.

Warrick Taylor (Impact Tennis)

Asked about dates for construction, events such as groundbreaking and ribbon cutting and also asked about artist engagement for public art / donor aspect of the project

Response: Final dates for events surrounding the project had not been defined to date and will be provided through town website and other communications once identified. Artist engagement for the project will be directed through the towns' public art program separately but coordinated with the project team.

Nineteen community members were in attendance

**Cedar Falls Park Tennis Court Renovation Project
Public (Virtual) Meeting Comments - Continued**
Page 3 of 3

Meeting concluded at 8:20 pm



Public (Virtual) Meeting Minutes - Cedar Falls Park Tennis Court Renovation Project

Date - December 2, 2021, from 7:30 – 8:30 PM

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- Brian Starkey / Withers Ravenel, Project Manager

Project Presentation - Marcia Purvis and Brian Starkey

Meeting Minutes:

Unknown Speaker 1:00

Marsha,

Monica 1:01

Hey, can you hear me? Yes, I can.

Unknown Speaker 1:05

Good.

Monica 1:07

**Cedar Falls Park Tennis Court Renovation Project
Public (Virtual) Meeting Minutes - Continued**

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Do you want me to stop the recording right now when we pause it?

Unknown Speaker 1:09

Yeah

Unknown Speaker 1:38

I'm not seeing any other person participants is that typical when you're in panelist you're muted Monica.

Monica 1:48

We have 19. Okay.

Unknown Speaker 1:53

So I'll go ahead and get started. Yes, you

Monica 1:55

Go, you have 19.

Unknown Speaker 1:57

Okay. Hello, everybody. And welcome this evening. And we're going to be talking about Cedar Falls, the reconstruction of the tennis courts there. And let's see the false Park and the resurfacing and some improvements that we're going to be doing it Hargraves, I'm glad that everyone's here this evening, um, with the presentation takes about 20 minutes. And if you have questions during

Cedar Falls Park Tennis Court Renovation Project Public (Virtual) Meeting Minutes - Continued

Page 3 of 21

the presentation, please put them in the chat. And then at the end of the presentation, we'll after we get through next steps, we'll open it up for discussion. And Monica, who's helping us this evening will read out the questions, share the questions, and myself and my other colleagues will do our best to answer questions. And if we're not able to answer your question, we'll follow up later on with a response. I'm going to introduce you to everybody here. We'll start with we're Nuka and then Brian and Monica.

Unknown Speaker 3:05

Hi, everyone. My name is for Nuka Sol, and I'm here on behalf of the Parks and Recs commission. I just want to tell you that we have we're very aware of the situation and what the tennis courts look like and has been our priority to do something about it and get funding. We are behind this project 100% and very excited about what you're about to hear about so. So thank you.

Unknown Speaker 3:33

Good evening, everyone. My name is Brian Starkey, and I'm a landscape architect with Withers Ravenel. I am a project manager for this project for weathers we have landscape architects and civil engineers primarily that are working on this project. And I'm pleased to be working in Chapel Hill again. I have a little bit of history working in Chapel Hill in the parks with the Parks and Recreation Department. And glad to be back and look forward to telling you about this project and hearing your perspective as well. So, Monica,

Monica 4:09

Thank you, Brian. Good evening. I'm Monica Rainey. I am the Administrative Services Manager for Parks and Recreation. I'm fairly new to the town of Chapel Hill. So I'm excited about the new changes in this project with the tennis court. So I'm excited to be here. Thank you,

Unknown Speaker 4:25

Marcia. So Brian, let's go ahead and start the presentation I'm hoping everybody can see that. Okay, so as we said, this is our meeting for the tennis court renovation projects next. There we go. Our agenda this evening, as I mentioned earlier, is, you know, after, after this little bit of welcoming introductions, we'll have some background on the project and then talk about the project design and narrative and then go on to open discussion and next steps for the project's.

Cedar Falls Park Tennis Court Renovation Project Public (Virtual) Meeting Minutes - Continued

Page 4 of 21

Unknown Speaker 5:22

Okay, as Marsha said, probably about a 15 or 20 minute presentation, and we want to be expeditious give folks time to have a conversation after we present some of the ideas and the background part of the project and so on. So just wanted to begin with a little bit of orientation here. As Marsha said, we're talking about improvements to tennis court facilities at both Cedar Falls Park and at heart rates Park, and this just locates those park for you all that might not be aware of where these parks are Cedar Falls Park, off Weaver dairy Road in northern part of town, and Hargraves Park and community center, about halfway between downtown Chapel Hill and Carver right behind mama dips. Another one of my favorite places in Chapel Hill. So we're going to start with Hargraves Park. As Marsha mentioned, the project purpose here is really to make improvements to the tennis court facilities at both of these parks. We're going to start with Hargraves, which is a, essentially a resurfacing project with a couple other things added to it. You see the tennis courts here, in this aerial photograph, where my cursor is, of course the park community centers here, other facilities, the pool and playgrounds and so on, was actually involved in some of the playground improvements years ago, anyway, really an urban setting, as opposed to Cedar Falls, but has similar issues between the two tennis court facilities, aging cork surface, some aging infrastructure, and accessibility concerns that we'll be addressing as well. On the ground, just some images of the facilities at Hargraves in the upper left hand corner, you can see the entry walk from the parking lot to the tennis court. This walkway is currently not does not meet ADA standards. So we will be improving access making the courts accessible for everyone. You see a couple other photographs here, just the fencing, some benches concrete, aging infrastructure, the electrical box and transformer and so on the route side of the fence here. And then taking a look at course the surface of the tennis courts, which have not been addressed for a while and certainly showing their age. So the core services is worn in some places it's buckling cracking, where you have the net posts and the perimeter posts for the fence a little bit more pronounced cracking and so on Ageing, hardware, cabling with the nets and all that so in addition to dressing the court surface of hard race, we will be looking for replacement of some of this infrastructure. And as I said, the accessible walk. Couple more images there. Hargraves, I said that the court facilities are really just right behind mama depths, and there is a concrete trough in the picture in the lower right hand corner of the screen that picks up the drainage pipe that's coming from the back. And from that development up around llama depths. Fortunately, I think it does a pretty good job here. In contrast to Cedar Falls, we'll talk about in a minute, there's an outlet pipe in this concrete flow, but the tennis the tennis courts have not experienced any real water coming on to them from the land surrounding, although in the you know, in the lower left hand corner, you can see the pipe is right in there, you really can't see the pipe but it's in the midst of those bushes and you can see sort of the ground moves up in topography in height. And so there is water coming down that slope but it has not reached the tennis courts is not really contributing to the issues of the tennis courts at Harvard's so the proposed improvements here at Hargraves as I said are resurfacing primarily and feature replacements as well as the accessible path. This is the accessible path or the path current path that we need to make accessible going from the parking lot to the tennis courts. So we're going to switch over Were to Cedar Falls, as I

Cedar Falls Park Tennis Court Renovation Project Public (Virtual) Meeting Minutes - Continued

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said, much different context here much more suburban, surrounded by Woods, you can see where the tennis courts are located here in this aerial picture. But again, you know, some of the same issues, aging court surface, aging infrastructure, and so on.

Unknown Speaker 10:24

Some ground shots. In the lower left, you see the path, the current pathway, and the upper photo on the left to the current pathway going from the parking lot to the tennis courts, in this parking lot, or this walkway is not accessible, as well. And you see, you know, some other photographs of the transformer and lighting and just utilities. And again, it's just, you know, aging infrastructure. It's, it's showing, it's showing its age at this point, a couple other grounds shots. And you can see in the one in the lower left, you can see that the department is sort of rising at that corner of the courts. And this topographic change is contributing to some water getting on the courts and contributing to some of the damage that's there now. See light poles inside the fence support area, wouldn't practice boards along the fence are very warped and loose. And again, just you know, the infrastructure, the net posts are rusting hardware and software. It's just it's time for some improvements. The court service you can see here is wearing in these photographs, you can actually particularly in the lower right, you can see where the leaves are cumulating little water accumulates and ponds and this is infected some runoff onto the course from the surrounding Topo surrounding land. So wanted to show this graphic, the intent of this graphic is really a suit of I'll show you that the area of the tennis courts really isn't changing, we are rebuilding on the same spot. And the pavement basically takes up the same area as the current courts, we are adjusting it slightly while we have the opportunity so the courts orient to a true north south axis. And what's proposed here and you'll see the next drawing are six full size courts 36 by 78. With striping for junior play per the USTA guidelines. And this plan shows our preliminary site plan. This is an initial site plan, we're still working with it, and I would describe it as schematic in nature. But I want to point out several aspects of the plan. The first being the accessible path or the existing path, which is this line right here coming down to the court. The pathway that's shown in this configuration addresses that accessibility issue. We just got to come down the slope and a little bit different way to get that pathway under 5%. So that needs ABA standards, there may be some areas where it's a little steeper and we might need a handrail we will figure that out as we get more detailed into the design. As the pathway comes down, it terminates at the center of the courts. And the idea here is to develop an entrance area places to sit have some benches their trash receptacles Of course, water fountain with a bottle filler just in some amenities air so folks can relax during games or wait for their turn to play. This is a nice place to do that nice place to set beyond the pathway and the entry Plaza here you see sidewalks that go around the courts and they lead to bleachers on either end of the court these bleachers would be covered and concrete provided around them so that maintenance is made easy and so on. So we have covered bleachers at both ends access from this perimeter sidewalk there are of course gates periodically to enter the courts on this side as well as are some you know emergency

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gates on the backside in case somebody has gone to court for whatever reason also will be probably pretty handy for maintenance purposes as well. So along that walk at either at what a one side of the courts one end of the courts along the walkway. There are also some benches outside the fence in addition to the benches in the court, which allow folks to sit and watch in addition to the bleachers. And then blackboards replacing the backwards, of course, and they are at the opposite end of the tennis court. So there's one at each of the six tennis courts.

Unknown Speaker 15:12

You see the indication of proposed grading and proposed contours, particularly in this area, this is the corner where water was getting down onto the courts and contributing to some of the damage. So we're doing some grading in here to move that water around the courts, of course, will come back in and revegetate reforest this area to replace the trees that will be removed. And then in addition to drainage improvements, we'll have new lighting at these courts. No plans to have new lighting and Hargraves, but the lighting is part of the package here. And then the other thing that's really not shown here, because we just didn't want to obscure any of the detail here is the landscaping. You know, in addition to stabilizing and replenishing the wooded area where we're grading, we also want to do some landscape treatments at the entry Plaza just to make it a little bit more aesthetically pleasing. Bringing some color, perhaps with some understory or flowering trees to contribute to that space. Just a short idea, a quick idea of what that entry Plaza might look like in plain view down in the lower right hand corner, a little bit of a perspective in the upper left hand corner. Very preliminary as you can see at this point. And then just you know, some visuals about the amenities that I was mentioning, benches outside the tennis courts, in the upper left hand corner, in concert with standard time at Chapel Hill benches, same can be said for the trash receptacle recycling receptacles. And then you see an image there, the bleachers, you know, four or five rows with a covered canopy. And then the water fountain bottle, bottle filler, and the backboard that would be mounted along the fence. And then last thing that I'm going to just mention here is the idea of donor recognition. We are exploring the idea of recognizing potential donors to this facility. And you know, right now we're thinking that this really can be part of the Percent for Art program, it's kind of Chapel Hill has a portion of the funds spent on this project need to be dedicated to public art. And we think it'd be a great marriage to use that money to create an art piece of the will that also may recognize donors, you see a variety of images here and how that can be done. Everything from the simple, you know, everyone has seen it in the lower right hand corner, I'm doing some papers that are inscribed with donor's names, but the other ones get a little bit more artistic in raising color, as well as recognizing donors, freestanding sculptural signage, you know, pavers, fencing, so on. So there's just a number of ideas that, you know, we're thinking about and also looking forward to your input on. And with that, I'm going to turn it back over to Marsha.

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Unknown Speaker 18:29

One thing I should mention, could you go back to the previous slide?

Unknown Speaker 18:32

Sure. Yep.

Unknown Speaker 18:34

That the colored squares that you see, and that photograph or image with the eye, those can have, you know, a donors name on them, and date. Those are, that's what those are meant for. And then the other one, that sort of sculptural fence, all of those colored items on the fence, they're the same sort of thing where that those are, are inscribed with the donors information. Okay. Next slide. But

Unknown Speaker 19:11

Thank you, Marcia.

Unknown Speaker 19:14

Um, so, after this evening, we will prepare a meeting service survey, I mean, excuse me, meaning summary. And we're also going to do an online survey. And all of that information will be shared through our through the town Cedar Falls, or our parks department, Cedar Falls tennis court Project webpage, and then it'll also be on the Chapel Hill tennis website, and we'll do a media release. And I have a list of emails, recipients, or stakeholders that are interested in a project that I'll also be sharing that information with next After that, after we get everybody's input, then we'll prepare final design plans based on the results that we get and do a presentation to our parks greenways and Recreation Commission asking for their support of the project. That is it as indicated on the slide, that'll be around. They meet on February 15. That's all the town's calendar in case anybody wants to do have a pencil or something and wants to keep track of that date. Next those plans will also be released through the through our Project webpage at Chapel Hill tennis.org. And then February to March, we'll finish permitting final permitting and get into construction documents next and begin procurement in the summer of 2022 procurement mean that we will go out for bid to find contractors for Hargraves and for Cedar Falls, I also plan on

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having some groundbreaking festivities and then construction, late summer, early fall, and then a ribbon cutting ceremony. So I also want to make, I wanted to know that the construction even though both of these projects are being have been bundled under one landscape architecture engineering firm, the actual construction will be staggered, will bid them out at the same time. But will part of that bidding process will say that the contractor needs to schedule it in such a way that they're not. They're not both to both sets of tennis courts being taught up at the same time. And once again, all communication on the project will be shared through the town of Chapel Hill website, Chapel Hill tennis.org, and media release and emails. So now we'd like to open it up for discussion. And I thought first I would check in with Monica and see if there's any questions in the chat.

Monica 22:21

I'm currently Marsh I don't see any questions. So I don't have any questions to grow. Okay.

Unknown Speaker 22:27

Is there anybody wants to raise their hand and ask questions? Okay,

Monica 22:36

Hold on, I think net total.

Monica 22:47

Okay, I just I just made, I thought we were going to ask questions, but if you I thought we're going to chat. I'm allowing them to tell you want them to Yeah, that's fine. Okay. All right. Well, I just allow Jeanette to head her hand raise Diane. And that Anna. Okay.

Unknown Speaker 23:03

Can you hear me? Yeah. Um, it's so great to see this come forward. I'm really happy to see the tennis courts resurfaced. A couple of questions. If I remember correctly, there was also a spring

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underneath the Cedar Falls court course just very concerned that whatever we do there, you know, will last so is there a spring? Or is it just around it? Or the whole water issue there?

Unknown Speaker 23:37

Is Brian. You know, I'll be honest, Jeanette, that's the first I've heard about the spring. So I'm glad you're bringing that to our attention, something we'll investigate and look into.

Unknown Speaker 23:50

Yeah, we have a geotechnical report. It was done before Brian. And I guess Brian wasn't on the project back then. And I wasn't on the project. But make sure you know, he was his firm receives copy a copy of that. And we'll let you know if, if it's a spring there in our response to this meeting.

Unknown Speaker 24:15

Jeanette, do you have any more information on that?

Unknown Speaker 24:18

You know, I don't I've been kind of involved with parks for a long time. And it sticks in my mind that that was said that that was part of the problem. That was located on a spring and in certainly before it went out to bed, I guess. You'd want to make sure that if you're new that

Unknown Speaker 24:35

You can hear me I can help.

Unknown Speaker 24:38

Yeah, go ahead.

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Unknown Speaker 24:40

This is Nick Walker. Can you hear me? Yes, yes. All right. I'm the tennis coach at East Chapel Hill. And we use those courts private for our jayvees and there is sort of a spring on that far court where the where the bad backboard is it just kind of when there's a lot of rain, it does pop up. We have one owner other courts at the regular school too. So it's just something that needs to be looked at. Yeah, thank you very much, Nick. And, and I like the design, because when you get down to tennis courts, if you have six in a row, you can do so many things, clinics, tournaments, and you don't have the obstructions that people could run into as they're chasing a ball, you know, so it's always important to have the right amount of spacing in between the courts. So just looking at what's been proposed looks very, looks very good, actually.

Unknown Speaker 25:43

Thank you.

Unknown Speaker 25:44

Can I Can I say one more thing, being a person who has done a lot of work removing invasive in our parks, I would just ask that you please only consider native vegetation when you landscape? Sure. Well,

Unknown Speaker 26:00

I'll say you're in terms of being a landscape architect, and my philosophy, you're preaching to the choir. Thank you.

Monica 26:08

Next, we have Diane, and then we have Anna.

Unknown Speaker 26:12

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And Diane, Yes, I heard about this spring. Also, I don't live in that area, but have played on those courts. And we kind of always just kind of knew that there was something there. But my question is, how long will the construction take?

Unknown Speaker 26:33

Diane, I would say now, generally speaking, this should be no more than a nine month project. From the time we turn, the first shovel full of dirt should be able to get it done.

Unknown Speaker 26:46

Is that both of them? Both sets of chords.

Unknown Speaker 26:51

I'm thinking more about Cedar Falls when I gave you that estimate, I think maybe we will probably need to give ourselves some cushion to get both. And I'd say maybe both can be done in inside a year.

Unknown Speaker 27:05

Okay, thank you. Again.

Monica 27:07

Now we have Anna, she has her head.

Unknown Speaker 27:11

Good evening, everyone. I'm Anna with the Durham orange community Tennis Association. And I'm also the USDA area board rep for Orange County. And I am so happy to see that this project is getting underway and will be completed in the next year. So it's a wonderful thing for the community. One of my questions is regarding the accessibility path, is that a paved area of paved

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path or Seaman Path? In terms of that, and secondly, have you all considered any driving capabilities coming through to the park?

Unknown Speaker 27:49

To answer your question about the pathway? Yes, it needs to be hard surface to be an accessible route. There are other you know sort of stone surfaces that you can use. But because of the topography, we're going to be traversing I think it's going to need to be a paved surface, whether that's concrete or asphalt or pavers, we don't know that at the moment. But it definitely has to be a hard paved surface. And your other question was about driving and driving, actually, to the courts? Yes.

Unknown Speaker 28:23

Sometimes we've used the courts for tennis tournaments and other events. So having to carry all the items makes it very difficult. So I'm just wondering if there's been any consideration around that.

Unknown Speaker 28:35

There really hasn't been any conversation around that. I think there's something we need to talk about. I mean, the main pathway going to the tennis courts needs to accommodate a maintenance vehicle. We're very much aware of that we got to get a truck down there to maintain, do maintenance and keep the courts in good shape. I think it's something we can talk about. But right now, there are no plans to allow vehicles down there.

Unknown Speaker 29:02

Thinking that perhaps for tournaments, you know, we could normally we would have bollards in front of that path, you know, that might be locked so that the only people that can access that areas is maintenance vehicles, but perhaps for tournaments, we could figure out another arrangement so that you could get a vehicle down there to unload your equipment. And thank you.

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Monica 29:33

All right, we have we have a question from Debbie Baker. And then we also have Jerry it was um Debbie Baker's question was what about improvements to Ephesus?

Unknown Speaker 29:46

Ephesus is another project that is being worked on by another person in my office. So I don't really have any update on Ephesus Okay.

Monica 30:05

All right. And next we have Jerry elbows. Hi there.

Unknown Speaker 30:11

First of all, I want to thank the town staff and the board, because we've been in discussions for most of the years, that most of this past year, and I can tell that some of our recommendations, gone into this plant. So certainly very appreciative of that. Couple of things, and these may be minor. One of them is, I assume that there's some kind of good lighting for tennis courts that does not provide glare. A lot of the lights that we currently have, the shields are up too high. And they're when you're serving the lights and your eyes and stuff. So I'm hoping that you'll do research on lighting. The other part, I really liked the bleachers. And I think the coach at East may have opinions on this, it almost seems to me to make more sense that the bleachers would be on the front side, as you're walking up, and you would be able to see more of the matches than them being on the end. So I don't know if you've considered that. In my opinion, six backwards is too many and backward does bounce the ball back that one or two backwards would probably be enough. But again, you may other people may have different ideas about that. So again, and one of the comments we had made in the past were the tennis courts, the current condition of the courts made them sort of unwelcome welcoming. And it's really nice to see what what's being planned for these courts. So for that, I just want to say thank you.

Unknown Speaker 32:10

Micah, you're on mute.

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Monica 32:13

Sorry about that. We have a question from Nikki Walker.

Unknown Speaker 32:23

Vicki, if you're talking, I think you're muted.

Monica 32:25

Yes,

Unknown Speaker 32:26

She is. Now can you hear me? Sure can go ahead. Okay. Yeah, you're talking about a backboard behind each court. That can be problematic, because as you play a ball hits, hits the backboard and bounces back into play. And I could see having one on the end. But even one sometimes if you have in some serious play going on, if somebody is pounding the ball, it becomes a noise issue. And as we all know, in tennis, it's sort of a sedate noise environment. Because if you play in series matches, it could be a problem. Of course, one on the end, I couldn't see a problem, but putting them behind each court is Jerry mentioned that can be that can be a bit much in my opinion. And I've seen every tennis court setup that there is because I've been coaching high school tennis for about 40 years, probably too long. So anyway, I just think, yeah, bleachers on that other bleachers. On the far side, I think there's a pretty mean slope over there. It might make difficult but if you put bleachers on the side and going down, it probably be maybe a little better.

Unknown Speaker 33:51

I'm going to go back to the site plan just so everybody can see it. Well, we're talking about it. But yeah, and either enter the Blight bleachers are obviously we've flattened that ground out to accommodate the bleachers, but also start to help the drainage issues.

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Unknown Speaker 34:06

Sure, yeah. I think it'd be great because both either areas of the wealth shading that would be making trees in shade make for a good tennis environment or any sporting environment as far as I'm concerned.

Unknown Speaker 34:20

Nikki, I'm curious. I'll kind of have a question for you. In response to Mr. Edwards. His suggestion about bleachers being located at the ends of the courts, how what's your perspective on that?

Unknown Speaker 34:38

That wouldn't be a problem. I mean, I think it'd be okay. But generally what happens is, when people got to get centered, they can look peripherally down the courts, instead of just looking at one end. You actually if you had them, like I say, in the middle Then you'd have a little bit better look than the sun being in your eyes. So it could work. They could work both ways. But it's, you know, probably in the middle is what I would.

Unknown Speaker 35:14

And when you say and when you when you say in the middle you're talking about here. From my cursor, yes,

Unknown Speaker 35:20

Yes, I'm talking not interfering with the pathway, but just to the leg to the right. Because you actually have on one side, you have a nice little feel that may still be there. Right. So it looked like it might be a comfortable place also. But that's just my opinion. It could work either way. But the way its Cedar Falls is set up. That might be a good look, you know, sort of in the middle, I mean, just to the left and to the right of the pathway,

Unknown Speaker 35:50

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Right. So in between quarter one and quarter two, and between five and six.

Unknown Speaker 35:56

Yes. That's just my follow

Unknown Speaker 35:58

it. Okay. Yeah. Thank you.

Monica 36:02

All right. We also have a question. Diane has her Diane Willis has her hand up?

Unknown Speaker 36:12

Oh, have I unmuted myself? Yes, yeah. Okay, good. Yeah. So I wanted to agree that having the bleachers where you were where Nikki just talked about, and what Jerry talked about to the left, and the right of the accessible path would probably be preferable to having them at the ends. There used to be bleachers to the right. And then there were benches to the left. There were quite a few trees there. There. There still might be. This is quite a few years ago, but there, there were actually not. Not bleachers, per se, but there were logs set up as bleachers into the slope. I've been around a long time, too. So I remember sitting on those, and they were those were to the right, where you're going to regrade in this diagram. And then we had some benches that were to the left.

Unknown Speaker 37:21

Remnants of those timber risers? That's right. Yeah, they're still they're still out there.

Unknown Speaker 37:27

Yeah, they're kind of rotted I think,

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Unknown Speaker 37:30

More than baby more than kind of, but yeah. Thank you. Thank you.

Monica 37:38

I did see Jerry, I think he takes him back now. I'm not sure if he still want to speak. Unless his hand raised again. I think he's actually no, no Jared.

Unknown Speaker 37:52

Decks. Some so my idea, I think is what was just said is, if you were going to build two sets of bleachers, to build them to the, to the right of the path and the length of the path, as you said, somewhere around court two and court five. Because people walk up from the path, and I think they'll, they'll tend to stand there. And by having the bleachers there, you basically will have three courts who will be able to visualize I think pretty clearly. So that was the idea there.

Unknown Speaker 38:29

That's great. Thank you. Anybody else, Monica?

Monica 38:38

No, I don't have any, I don't see anyone else with their hand raised at this time.

Unknown Speaker 38:44

Give them a few more minutes.

Monica 38:55

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Nikki has her hand. You see it. Sorry about that, Nikki.

Unknown Speaker 39:00

This is a wonderful idea project because I've been around the area for years. And there's a lot of people perhaps don't even belong to tennis clubs that go to see reach and play. And it's, you know, I've been around for a few years. And that's a very good tennis environment. That neighborhood just gets used a lot. That's what I'm saying. You will not go to waste. So I'm excited that this project is underway and like to say I've had to deal with people who do the paving and resurface and if y'all have any questions about that. I have a little bit of history with some of the countries that me good stuff, you know, if some point you need, you know, my input on that I'd be glad to help you. We appreciate that. Thank you,

Monica 39:54

Nikki. Sure. All right, we have we have a war Taylor, and then Jerry I also had another question after that.

Unknown Speaker 40:06

Hello, everyone, can you all hear me? Yes, I'd like to say hello to everyone. And thank everyone for who they have taken the time to, especially Jerry. And I want to say hello to Nick, Nick Walker, good to talk to you guys and have everyone here. I've represented impact tennis, which is a kind of a local, homegrown, grassroots tennis program. I grew up here in Chapel Hill. And I've had the opportunity and pleasure to work alongside a lot of these people who are here on this meeting tonight. So I did want to say that my questions specifically are what the plans are for and what is the town plan to do in terms of the event and the ribbon ceremony? Has there been some dates associated with that? And secondly, how are you guys going about partitioning artists? involved? Can you guys hear me? Yes, yes. And how is it? You know, in terms of like collaborating with local artists? I was, what is the selection involved with that?

Unknown Speaker 41:15

Um, so your first question is, we don't have a date yet, for the ribbon cutting, or excuse me, for the groundbreaking ribbon cutting, it'll just sort of, That'll come later on, you know, as, after we get through bidding, we'll figure out whether we can do that, you know, depending on COVID, if

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we can do that at the side, or if it's something that we need to do virtually, and this and then after, you know, as we get towards the into construction, we'll also set a date for the ribbon cutting. And as I indicated before, there'll be a lot of information posted and distributed on both of those events, particularly if they're a fit, if we're able to do them both in person. And then as far as the artist goes, what that is, is handled through our Community Arts and Culture Department, and they will put out a request for or they will put out a request for proposal, and I of course, will help with that. Out to get our ideas, well, we may give them, you know, smite some of our own kind of things we're considering and see what see if any of them are interested in that. And then there's an there's a committee that will be reviewing those proposals a town, the Arts Commission, will be reviewing those proposals and PR, and we may, you know, Parks Department will probably have, you know, an opinion and we may they may even want to do the community arts and culture people may even want to do a survey, that different ideas that the artists come up with to see what seems like the best solution.

Unknown Speaker 43:15

Okay, awesome. Thanks for sharing that. Sure.

Monica 43:21

All right. I think Jerry Hayes is saying,

Unknown Speaker 43:24

Thank you. I promise this will probably be my last comment. And, Brian, I'm a little unsure of your background here. But I want to focus on heart rates for a second. We've heard the word resurfacing, Hargraves. Have you identified the material, or what type of resurfacing this is? And there's a reason I'm asking this question, because Ephesus still has a lot of cracks. And there's a lot of interest on what options there may be. And of course, this all depends on funding. And I realize you guys are not involved in Ephesus, but I'm wondering if what you're doing. Hargraves could be something that could be carried over to FSS

Unknown Speaker 44:15

Is there if there's similar conditions? I think maybe, you know, what we ended up deciding is the best alternative for surfacing at harbors maybe could be carried over there. But to answer your

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question, we have not gotten that far into the detail of it yet to not ready to identify a certain surface. You had just mentioned that you might have some input on that. So I would be interested in maybe talking offline and getting your input, but we have not made decisions on the exact surfacing at this point.

Unknown Speaker 44:51

Yeah, Jerry off facilitate that. For us to talk to you as well as the coach and are the two coaches about what they think won't be? What are the different options are alternatives are for the tennis courts?

Unknown Speaker 45:13

Yeah, one of them. One of my concerns, Jerry is just, you know, the current condition of those courts, and some of the cracking is pretty severe. And we need to look at, you know, not just putting a surface that, you know, those cracks are going to reappear. We need to do something to make sure that doesn't happen, you know, that has a life beyond a couple of years. So yeah, I mean, I'm just a little concerned about some of the severity of those practices. We'll be looking closely at that. And we appreciate the opportunity to talk to you about it.

Unknown Speaker 45:46

So I believe that Cedar Falls, you're going to tear up the existing and then put down something new, correct? That's correct. So that should certainly be first rate, whereas Hargraves, you're probably looking at somehow patching the cracks and putting some kind of coating over it. I assume and that's why I thought that might have some potential solution at Ephesus and stuff. That's my point. And I realize this is dependent on funding etcetera. So I'm aware of that. So the surfacing will be determined during design.

Unknown Speaker 46:33

Okay, part of our next step.

Unknown Speaker 46:35

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Okay. Again, thank you very much. And it's very exciting.

Unknown Speaker 46:39

Thank you, Jer.

Unknown Speaker 46:44

Anyone else, Monica?

Monica 46:45

No, we don't have anyone else at this time.

Unknown Speaker 46:48

I don't have a well, then I think we can go on ahead and adjourn for the evening. And once again, I want to thank everybody for being here. And as I indicated previously, we've recorded this session. So we'll prepare a meeting summary that includes all the questions and how we've responded to those. And then we'll be proceeding with an online survey to get further input for people that perhaps haven't been able to attend this evening. Anybody else on the team? Raluca. You want to say anything? Or, Brian,

Unknown Speaker 47:30

I'm good. Just thank you for your attendance tonight. We really appreciate your time. We know it's valuable. We're excited about the project and other town staff is and I'm glad that members of the community art as well. So thank you for your time tonight.

Unknown Speaker 47:45

Thank you, everybody. Bye

Transcribed by <https://otter.ai>

**PARKS, GREENWAYS, AND RECREATION COMMISSION
AGENDA**

7:00 P.M., Tuesday, September 20, 2022

**Virtual Meeting
Chapel Hill, NC**

Roll Call: Tyler Steelman (Chair), Leah Boucher (Vice Chair), Alice Armstrong (Orange County Representative), Shane Brogan, Hallie Cherry, Lydia Kivihya-Ndugga, Renuka Soll, Marcella Twamley and Christopher Worrell

- 7:00 p.m. 1. Welcome and Roll Call – Chair
- 7:05 p.m. 2. Approval of Minutes (June 21, 2022)
- 7:10 p.m. 3. Communications and Petitions from Commission, Council Liaisons, and Staff
- 7:15 p.m. 4. Questions and Petitions from the Public in Attendance – Chair
- 7:25 p.m. 5. Pickleball and Tennis Courts Shared Use Discussion and Status - Phil Fleischmann, Parks and Recreation Director; Atuya Cornwell, Parks and Recreation Assistant Director, Nikiya Cherry, Recreation Manager; and Tyler Steelman, Chair
** Leaders from each sport will be permitted up to five minutes to speak on this item. Public input for an additional allotment of up to ten minutes per sport will then be allowed at the Chair's discretion.*
- 8:00 p.m. **6. Cedar Falls Park Tennis Court Renovation Project Accessibility For Parks Grant Program Application Overview and Support – Phil Fleischmann, Parks and Recreation Director, and Marcia Purvis, Principal Planner**
- 8:15 p.m. 7. Splash Pad and Inclusive Playground Feasibility Analysis and Report Update and Discussion – Marcia Purvis, Principal Planner and Wendi Ramsden, Landscape Architect, CJT PA.
- 8:30 p.m. 8. Downtown Pocket Parks Naming Process and West Rosemary Street Pocket Park Review – Phil Fleischmann, Parks and Recreation Director and Wendi Ramsden, Landscape Architect, CJT PA
- 8:45 p.m. 9. Appointment of Commission Officers - Chair
- 9:00 p.m. 10. Adjourn

AGENDA NOTES

3. Communications and Petitions:

American Rescue Plan Act (ARPA) – At the October 3 work session, the Town Council will receive an update on ARPA and discuss possible additions to the current list of projects. The Parks and Recreation projects that the Council previously approved ARPA funding includes:

- Cedar Falls Park – athletic field artificial turf replacement project.
- The design for the Morgan Creek Trail – East section.
- Replacement of the HVAC system at Homestead Aquatic Center.

More information about the ARPA can be found at [this link](#).

American Legion Property – Updated information regarding the history of the property and discussions can be found at [this link](#). Consistent with the Town Council petition and guidance provided in June the Town Manager’s Office is leading a process to express how this property could potentially host affordable housing, a Town park and commercial development. A consultant is anticipated to present preliminary design concepts showing all three possible uses to the Town Council at the October 3 work session.

Naming of Hargraves Community Center Facilities – On September 14, the Town Council authorized naming Northside Gym after Nate Davis and the indoor basketball court at that facility to honor the late Fred Battle. Both individuals made significant contributions to the center, Northside community, and to Chapel Hill over many decades. Staff is working to plan a ceremony to honor both men and formally dedicate the facilities. More information will follow.

Park and Facilities Tour –Parks and Recreation team members hosted a Parks facilities tour on Sunday, July 17, with the Parks, Greenways, Recreation Commission, and Chapel Hill community members.

Land Use Management Ordinance Audit Update - On August 30, Town Planning Staff and Orion Planning & Design representatives held a roundtable to review the Land Use Management Ordinance (LUMO) audit. They discussed possible revisions that could be proposed to the ordinance. Renuka Soll participated in this discussion on behalf of the Parks, Greenways, and Recreation Commission. The modifications could include the regulation that guides the development and allows us the Town to receive recreation area space in residential communities. For an update on this initiative, please [click here](#) to visit the project website.

North Carolina Botanical Garden Foundation Property Acquisitions – The Town has supported past property acquisitions for conservation purposes led by the North Carolina (NC) Botanical Garden and NC Botanical Garden Foundation. The permanent pedestrian easement previously acquired for the Cochrane property has been recorded, effectively fulfilling outstanding obligations regarding that property. In October, a budget amendment request for

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\$100,000 pledge supporting the Council's prior action to support the acquisition of the Raney property will go to the Council for consideration. The funding is required at this time in order to not delay the anticipated purchase of the property. The Town's support of the Raney property acquisition is responsive to the Commission's prior petition dated May 2017 and October 2021.

Greenways, Sidepaths, and Parks Projects Progress: Following are brief updates. Commission members should be free to contact the staff if they have questions or comments.

Cedar Falls and Hargraves Parks Tennis Court Projects – The Parks and Recreation Department staff has received comments from the United States Tennis Association Technical Assistance team on the Cedar Falls Park Tennis Court Renovation Project design documents. Staff is working with WithersRavenel, the project engineering and landscape architecture firm, to make changes to the plans to incorporate their input. The technical assistance phase occurs as part of their Play it Forward grant program since staff submitted the project for a \$50,000 grant. An overall update on the status of this project will be provided as part of agenda item #6.

The \$679,800 Opinion of Probable Construction Cost (OPCC) for the Hargraves Park tennis court project indicates a need for an additional \$464,800 to supplement the \$215,000 in Two: Thirds bond funding received for this project. Parks and Recreation Department staff has submitted a budget amendment to BMD requesting the transfer of bond funds remaining in other project accounts and Recreation Area Payment-in-Lieu monies to make the difference. This item is expected to go to the Council later this month or in October.

*Due to industry conditions and inflation, many other construction projects are now experiencing similar funding challenges.

Ephesus Park Tennis and Pickleball Court Projects - Planned work to resurface the tennis courts and repair the Mondoten surface on the pickleball courts is still on schedule beginning in mid-October.

Morgan Creek Trail - Parks and Recreation Department Staff recently received Stewart's fee proposal for the West Section and an Opinion of Probable Construction Costs (OPCC) for the three greenway sections. The OPCC for the West Section is \$2,941,694. Our current budget is \$2,270,000. Staff will be meeting with Stewart to negotiate the proposed fee.

Since the Orange Water and Sewer Authority (OWASA) is starting on the design of a new wastewater line that will be installed near the Bartram Bridge section of the Morgan Creek Greenway Department, Staff is working with Stewart, Inc. to develop a scope of work for a contract amendment to assist the Town with modeling work for the creek crossing and installation of a prefabricated bridge by OWASA's contractor. These professional services may allow the Town to save money on completing this section of the Morgan Creek Greenway.

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Department Staff has also requested a fee proposal from Stewart, Inc. for a contract amendment to complete the East Section's planning, design, permitting, and construction documents. Stewart has indicated that they will submit their proposal in September.

Teen Center – Parks staff is working with Public Works, Fire, and Building and Development Services to determine what improvements are possible at the Teen Center and ideas related to the scope of work and estimated costs.

Public Art Enhancements - Two new memorial art benches will be installed in parks later this month: On September 15 a carved marble bench created by artist Paris Alexander will be installed in Pritchard Park, near the Library's rear patio, in honor of Caitlin Kennedy Kelly. On September 21, a bronze, concrete, and steel bench created by artists Michael Waller and Leah Foushee Waller will be installed on the Tanyard Brach Trail in Umstead Park in honor of Eva Metzger, a Chapel Hill trails advocate. Both projects were funded through donations from the respective families and coordinated with Community Arts & Culture and the Parks and Recreation Department.

4. Questions and Petitions from the Public in Attendance:

5. Pickleball and Tennis Courts Shared Use Discussion and Status - Phil Fleischmann, Parks and Recreation Director, Atuya Cornwell, Assistant Parks and Recreation Director, Nikiya Cherry, Recreation Manager; and Chair.

Commission members and interested parties are encouraged to view the recording of the June 2022 Parks, Greenways, and Recreation Commission meeting in which public input was received on this item. The recording can be accessed at this link:

https://chapelhill.granicus.com/MediaPlayer.php?clip_id=5821

Reference the portion of the meeting occurring between 0:16.00 and 2:09.00.

Background

Ephesus Park currently features four tennis courts and six pickleball courts. There were originally six tennis courts at the park; pickleball courts took the place of 2 tennis courts at the complex several years ago and effectively provided the Town with its first and only dedicated pickleball complex. Since that time, demand for pickleball has continued to grow and the Department has taken various steps to try to serve those wanting to play the sport which has included incorporating time indoors and implementing shared use of the in-line hockey rink at Southern Community Park during scheduled times. At the same time, tennis has remained popular; the department has been unable to sufficiently maintain the Town's tennis court inventory due to a lack of maintenance funding.

In the spring, Chapel Hill Pickleball submitted a written proposal requesting shared use of 2 of the 4 remaining tennis courts at Ephesus Park. A tennis stakeholders' group, Friends of Chapel Hill Public Tennis Courts, submitted a written response. The proposal and response can be

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found at https://chapelhill.granicus.com/MediaPlayer.php?clip_id=5821. Authorizing shared use would effectively allow pickleball to occur on tennis courts which is currently not allowed per a posted departmental regulation which allows tennis only on tennis courts. This is not currently allowed per a posted departmental regulation which allows tennis only on tennis courts.

Shared Use Consideration

Shared use of facilities is an administrative scheduling decision routinely made by department staff. Current examples include our multi-purpose fields which are used by different sports at different times. Parks and Recreation has continued to listen to the various viewpoints around the shared use of tennis courts. Staff recognize there are concerns that insufficient access to suitable, well-maintained courts negatively affects those who want to play both sports.

At the Commission's June 21, 2022, meeting, the board and staff received public feedback on the shared use proposal. Because there was not a quorum at that meeting, the Commission deferred making a recommendation on the proposal. Deferral allowed time for several actions to occur: 1) initiating a survey to gain a broader perspective of use of Town court facilities and user experiences with shared use at other venues (survey results can be viewed at the departments tennis/pickleball webpage, access the webpage:

<https://www.townofchapelhill.org/government/departments-services/parks-and-recreation/recreation-facilities-schedules/tennis-pickleball-courts>).

2) talking with other jurisdictions that have implemented shared use to receive feedback; and
3) considering impacts and additional hard surfaces which could be used for pickleball.

Additional information can be found at this link

<https://www.townofchapelhill.org/Home/Components/Calendar/Event/18924/15?curm=6&cury=2022>.

Because this is a complex request and staff has not been able to find clear common ground among the user groups, the Commission is being asked to weigh in on options and to recommend(s). Following recommendations on shared use, staff will consider all information and render a decision. This is consistent with how the department makes decisions that impact many users.

Options that the Commission may wish to consider include, but are not limited to:

1. Supporting the long-term needs of both pickleball and tennis, including:

- a. Recommending the funding and development of a new, stand-alone pickleball complex with appropriate support amenities (e.g., 16+ courts, size and location to be determined)
- b. Funding the completion of needed tennis projects at Cedar Falls, Ephesus, Hargraves, and Oakwood and expediting the completion of these projects
- c. Funding a routine resurfacing program for tennis and pickleball courts in accordance with generally accepted maintenance standards

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- d. Developing additional pickleball and tennis courts at different locations, the specific number to be determined through a new or updated comprehensive systemwide plan
- e. Noting these within the Commission's annual priorities and recommendations

2. Permitting shared use of two of tennis courts at Ephesus on a time-limited basis through a process and schedule to be managed by Parks and Recreation. Specific parameters could include:

- a. Requests for formal tennis programming (e.g., Schools, Empact Tennis, etc.) on the tennis courts would take priority over all other uses including times scheduled for pickleball.
- b. Ensure tennis remains the primary sport using the site. To do so, permit pickleball use of the tennis courts only during scheduled times not to exceed set allocations (for example, a maximum of two weekday mornings and three weekday evenings per week). , Shared use on weekends would not be allowed except in cases of occasional tournament / program rentals.
- c. Initiate a court reservation system requiring reservations and the payment of established fees for court use.
- d. Schedules would be posted on-site and on-line. Shared use schedules would be evaluated at least twice a year and changes would be communicated to users.
- e. Temporary lines would initially be used as placement of permanent lines is considered further.

3. Continue current policy of "tennis only" on 4 tennis courts at Ephesus. To address demand for pickleball:

- a. Advise that shared use opportunities could potentially be reconsidered only after Cedar Falls tennis project is fully completed and demand for tennis on the courts at Ephesus is reassessed.
- b. Agree to support and collaborate on advocating for the development of a stand-alone pickleball complex.

6. Cedar Falls Park Tennis Court Renovation Project Accessibility for Additional Funding and Parks Grant Application Overview and Support – Phil Fleischmann, Parks and Recreation Director, and Marcia Purvis, Principal Planner – Information about this project can be found on the project webpage <https://www.townofchapelhill.org/government/departments-services/parks-and-recreation/planning-and-development/cedar-falls-park-tennis-courts-renovation-project>). The 90% design documents are complete and ready for bidding construction and based on the most recent Engineer's Opinion of Probable Construction Costs (OPCC), there is a funding gap of \$992,877.

Staff is actively pursuing external funding in an effort to fully fund and move the project forward into construction. In addition, to the United States Tennis Association (USTA) Grant for \$50,000, Department staff has submitted a draft application for a North Carolina Parks and Recreation Trust Fund Accessibility for Parks (AFP) Grant for Technical Review. This matching grant of up to \$500,000 can be used to build new facilities or adapt existing facilities

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that meet the unique needs of children and/or veterans with physical and developmental disabilities. Staff believe that this grant presents a unique opportunity to support the department's inclusion efforts in that the project will make Cedar Falls tennis facility fully accessible and enable it to host different tennis programs for individuals of all abilities including adaptive tennis and Special Olympics.

The final application deadline is November 1, 2022. Before applying, the Staff requests the Commission's support and advocacy for addressing the funding gap and for the final grant application and the forthcoming request to Town Council for their approval of the grant application at an October 2022 meeting.

7. Community Splash Pad and Inclusive Playground Project Feasibility Analysis and Report Review and Discussion – Marcia Purvis, Principal Planner, and Wendi Ramsden, Landscape Architect, CJT PA, will provide an update on the site visits that have been conducted to evaluate the six parks (Cedar Falls, Hargraves, Southern Community, Umstead, Chapel Hill Community) and 2 Public Housing neighborhoods (Eastwood and Oakwood) to determine suitability for locating a splash-pad and inclusive playground. After receiving feedback from Commissioners, this report is anticipated to advance to the Council for consideration during the October 3, work session.

8. Downtown Pocket Parks – Naming Process – Phil Fleischmann, Parks and Recreation Director, and Review of the pocket park on West Rosemary Street, Representative from the team working on the project.

The Town anticipates acquiring at least two new pocket parks along Rosemary Street as part of the developments occurring in downtown Chapel Hill. During this agenda item staff will review a proposed process for naming the parks and seek the Commission's feedback. In addition, an overview of an approximately 6,000 square feet pocket park to be located adjacent to a new hotel development and Old Town Hall will be provided by a representative from the team working on the project.

West Rosemary Street Pocket Park



The forthcoming pocket park on West Rosemary Street is 60' by 105' and is partially within a Town-owned lot, which is 50' wide. The park will cover that width but feel wider as the hotel is set back about 10' from the property line giving the 60' width between buildings.

North of the park is a sidewalk and vehicular drive to provide service access to the Historic Town Hall building, hotel drop-off, and under-building hotel parking. The park will have walkways providing pedestrian connection at both north and south ends, simple plantings, benches and seating areas for small groups, lighting which conforms with the downtown fixture design guideline, and the future installation of an e-bike station if the Town or a subcontractor would like to take advantage of that.

9. Appointment of New Officers - According to the [board membership policy](#), advisory board Chair and Vice-Chair officer elections will occur in September of every year to serve a one-year term. The Commission will work to determine its Chair and Vice-Chair for the 2022-2023 season.