

ATTACHMENT A

**A RESOLUTION SPECIFYING FOLLOW-UP ACTIONS TO A REPORT FROM THE
RECREATION AND PARKS COMMISSION AND THE PLANNING BOARD
IN RELATION TO A REVIEW OF THE
ACTIVE RECREATIONAL FACILITIES REQUIREMENTS
Resolution No. 149/2002-03**

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are responsive to community needs; and

NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN:

Section 1. The staff is directed to prepare a report that summarizes the issues surrounding the effectiveness of the land use ordinance in achieving town goals with respect to the provision of recreational facilities.

Section 2. These issues shall be brought back to the Board of Aldermen for discussion at a work session.

Section 3. This resolution shall become effective upon adoption.

ATTACHMENT B

The Recreation Points Subcommittee agreed on the following statements/recommendations

- **Payment in Lieu should be required in part**
- **Incentives should be given for dedicated trails providing connectivity**
- **Incentives should be given for public access provisions (even if a reasonable fee is attached)**

The list of active recreation facilities include:

Hiking/Biking Trails
Swimming Pool
Tennis Courts
Basketball Court
Volleyball court
Fitness Station
Play equipment
Slide
Swings
Climbers
Sandbox
Baseball Field
Football/Soccer Field
Multipurpose play fields
Community Garden

Amenities considered passive and therefore not eligible for incentives- Pool patio, Picnic Shelter, Gazebo and Clubhouses.

Split opinion 50/50 was made on the following statement:
There should be no credit given for private recreation facilities.



PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION BY THE PLANNING BOARD AND THE RECREATION AND PARKS COMMISSION

MARCH 20, 2003

RECREATION POINTS REQUIREMENTS

MOTION WAS MADE BY STAN BABISS AND SECONDED BY RANDEE HAVEN-O'DONNELL THAT THE PLANNING BOARD, IN CONJUNCTION WITH THE CARRBORO RECREATION AND PARKS COMMISSION, RECOMMENDS THE APPROVAL OF THE CHANGES TO THE RECREATION POINTS REQUIREMENTS AS FOLLOWS:

THAT ADEQUATE FUNDING FOR PARKS AND RECREATIONAL FACILITIES IS NEEDED AND THE TOWN OF CARRBORO MUST SEEK ALTERNATIVE FUNDING SOURCES AND PURSUE CREATIVE PARTNERSHIPS IN FUTURE DEVELOPMENT OF RECREATIONAL FACILITIES.

PAYMENT TO THE TOWN OF CARRBORO SHOULD BE REQUIRED UNLESS ONE OF THE FOLLOWING CONDITIONS ARE MET.

1. THAT TRAILS PROVIDING CONNECTIVITY BE DEDICATED TO THE TOWN OF CARRBORO, OR
2. THAT PUBLIC ACCESS TO RECREATIONAL FACILITIES PROVISIONS BE INCLUDED IN THE DEVELOPMENT PLAN, EVEN IF A REASONABLE FEE IS ATTACHED.

THE LIST OF ACTIVE RECREATIONAL FACILITIES IN SECTION 15-196 SHOULD BE MODIFIED TO EXCLUDE THE FOLLOWING:

SWIMMING POOL PATIO
PICNIC SHELTER

GAZEBO
CLUBHOUSE

TWO OTHER FACILITIES SHOULD BE ADDED. THEY ARE:

COMMUNITY GARDENS

MULTIPURPOSE PLAY FIELD

PLANNING BOARD MINUTES (con't)

May 3, 2001

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VOTE: AYES (7) (Carnahan, Hammill, Babiss, Marshall, Haven-O'Donnell, Poulton and West); NOES (5) (Ludwig, Murrell, Odom, Nicholson, Benedict); ABSTAIN (2) (Paulsen, Foster); ABSENT/EXCUSED (4) (Hogan, Blackburn, Cook, Condon).

John Marshall, Chair (date)

Section 15-196 Active Recreational Areas and Facilities Required
(AMENDED 5/10/83; 4/24/84; 12/10/85)

(a) Subject to subsection (d) and Sections 15-197 and 15-203, all residential developments shall provide active recreational areas and facilities to such an extent that the sum total of recreation points assigned to each recreational area and facility [under subsection (b)] equals or exceeds the number of recreation points required of that development in accordance with the remaining provisions of this section.

(b) For purposes of this section, a recreation point is a unit of measurement that allows various types of recreational areas and facilities to be compared to one another. As set forth more fully in Appendix G to this chapter, the principal criterion upon which recreation points are assigned to various facilities is the cost associated with the development of such facilities. The following table establishes the recreation points assignable to the facilities listed. Points for facilities not included in the table below shall be determined by the permit issuing authority by applying the methodology set forth in Appendix G.

TYPE FACILITY	POINTS/SQUARE FOOT	TYPICAL POINTS	SQUARE FEET
Swimming Pool	.463	356	(768)
Swimming Pool Patio	.020	6	(2820)
Tennis Court (1)	.034	245	(7200)
Tennis Court (2)	.028	403	(14400)
Tennis Court (4)	.025	720	(28800)
Basketball Court	.058	139	(2400)
Volleyball Court	.014	25	(1800)
Hiking/Biking Trail	.016	64	(4000)
Fitness Station	.022	9	(400)
Picnic Shelter	.148	37	(250)
Gazebo	.326	102	(314)
Clubhouse	.508	609	(1200)
Play Equipment	.107	136	(1275)
Slide	.514	8	(16)
Swing	.176	8	(48)
Climber	.160	8	(50)
Ladder	.108	5	(48)
Balance Beams	.075	3	(40)
Pullup Bars	.330	3	(8)
Seesaw	.076	6	(80)
Whirl	.333	9	(28)
Sandbox	.097	6	(64)
Baseball Field	.010	675	(67500)
Football/Soccer Field	.011	396	(36000)

(c) The minimum total of recreation points required of any development shall equal the sum of the recreation points assigned to each type of dwelling unit or lot proposed

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for that development in accordance with the following (The methodology for determining the assignment of recreation points to residential type is set forth in Appendix G.):

TYPE OF RESIDENCE (By Use Classification)	POINTS PER DWELLING UNIT
1.100 Single Family detached	10.39
1.120 Includes mobile home parks	11.25
1.200 Two-family residences	10.39
1.300 Multi-family residences	
One Bedroom	5.94
Two Bedroom	9.47
Three or more Bedroom	11.81
1.34 Single-Room Occupancy	2.97

With respect to residential subdivisions other than architecturally integrated subdivisions, each lot that is large enough for only a single dwelling unit or that is limited by restrictive covenants to development only with a single dwelling unit shall be deemed to house one single-family detached dwelling unit. Subject to Section 15-197, lots that are large enough to accommodate more than one dwelling unit and are not so limited by restrictive covenants shall be deemed to house the largest number of two-bedroom multi-family units that could be approved under this chapter. **(AMENDED 10/10/00)**

(d) The Board recognizes that some developments will contain such a small number of dwelling units that the active recreational areas and facilities required pursuant to this section would be of minimal practical value and that maintenance of such areas for so small a development would likely prove problematic. Therefore, the following types of residential developments shall not be required to provide active recreational areas and facilities under this section but shall be required to pay to the town's open space and recreational facilities fund a fee in lieu thereof in accordance with Section 15-203 if the town determines that it will be feasible to provide active recreational areas and facilities on land that can reasonably be expected to serve the residents of such developments:

- (1) Unsubdivided developments that are small enough so that the minimum amount of recreation points required of such developments is not more than 80. **(AMENDED 2/24/87)**
- (2) Subdivided residential developments of less than fifteen dwelling units. **(AMENDED 06/27/95)**
- (3) For purposes of this subsection, the term "development" refers to the entire project developed on a single tract or contiguous multiple tracts under common ownership or control, regardless of whether the development is constructed in phases or stages. **(AMENDED 2/24/87)**

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(e) If the proposed development contains land subject to the provisions of 15-198(e), then a bike and pedestrian path that has the potential of connecting with similar type facilities on adjoining tracts that also have lands subject to the provisions of 15-198(e) shall be provided within this area, unless the permit issuing authority concludes that such a bike and pedestrian path would be environmentally undesirable or economically unfeasible. **(AMENDED 06/27/95)**

(f) Play equipment suitable for children under 12 should comprise at least 10% of the total required recreation points of single-family units and 5% of the points required of multi-family units in a development. Residential developments consisting of solely single-room occupancy units shall be exempt from the requirement to provide play equipment suitable for children. **(AMENDED ON 10/10/00)**

(g) Active recreational facilities and areas should be located throughout the development so that they can be reached safely and easily by their anticipated users. Such facilities and areas should be on land that is suitable for the intended use, have a minimum of 1200 square feet per area, and be sufficiently screened to minimize the impacts on adjacent residences.

(h) When the cost of the land associated with recreational facilities is included in calculating the recreational points for such facilities under this section, then such land may generally not also be credited toward the fulfillment of the mandatory open space requirements set forth under Section 15-198. Exceptions to this policy are as follows:

- (1) Play fields, including without limitation baseball fields, soccer fields, and football fields;
- (2) Bike and pedestrian paths constructed pursuant to subsection (e) of this section. (Only the area that is within the width of the dedicated easement for the bike and pedestrian area is subject to the double counting provision.)

(AMENDED 06/27/95)

APPENDIX G

METHOD FOR CALCULATING POINT VALUES FOR ACTIVE RECREATION FACILITIES (AMENDED 10/06/87)

The procedure described in Sections (1) to (4) below shall be used in order to determine the value, in recreation points, of any active recreation facilities not already listed in the table of facilities and their point per square foot values included in Section 15-196(b). Whenever such calculations are completed for a new type of facility, that facility type and its associated recreation point value shall be added to the list in Section 15-196(b).

(1) Determine the normal or typical size, in square feet, of the facility in question. This area should include necessary runoff and/or approach areas, in addition to the space required for the facility itself. For example, the estimated space for a basketball court includes the court itself, and adequate sideline and baseline areas.

(2) If the facility is made up of two or more substantial improved surfaces with a wide disparity of costs, and where one of the surfaces can vary widely in size in relation to the other, then for the purpose of estimating recreation points the facility should be artificially subdivided into two facilities, one for each improved surface. An example of this is the case of a swimming pool and swimming pool patio, which have separate recreation point values called out in Section 15-196(b).

(3) Determine both the land cost for the facility and the facility's construction cost in \$1985. During years after 1985, the construction cost component in \$1985 is to be calculated by determining the cost in current year's dollars, and adjusting it to \$1985 using the annual Consumer Price Index figures for years between the current year and 1985. During years after 1985, the land cost component in \$1985 shall be determined by multiplying the total facility land area defined in (1) above by \$0.75 per square foot. Add together the land and facility construction costs so calculated, to determine the total cost of the facility in \$1985.

(4) Divide the total cost of the facility calculated in (3) above by the total square feet calculated in (1) above to obtain the facility's cost per square foot. Then divided that per square foot cost by 100 to arrive at points per square foot.