



Action Minutes

Central West Focus Area: Steering Committee Meeting

Meeting Date/Time: July 9, 2013, 6:00 p.m. to 9:00 p.m.

Members Present: Mia Burroughs, Anthony Carey, Lucy Carol Davis, Eric Hyman, Jeff Kidd, Julie McClintock, Sarah McIntee, Firoz Mistry, Michael Parker (co-chair), Whit Rummel, Amy Ryan (co-chair), Jared Simmons, Mickey Jo Sorrell, David Tuttle, Councilmember Jim Ward, and Buffie Webber

Members Absent: Bruce Murray and Abby Parcell

Staff Present: David Bonk, Loryn Clark, Mary Jane Nirdlinger, and Megan Wooley

Council Members Present: Ed Harrison and Jim Ward

Agenda Item	Discussion Points	Motions/Votes	Action
1. Introductions and Opening Remarks	Megan Wooley, Chapel Hill Planning Department, opened the meeting and welcomed attendees. She provided an overview of the agenda and the upcoming meetings.		
2. Public Participation/ Comments	<ul style="list-style-type: none"> • Alan Tom: Reemphasis of traffic and land use planning and the importance of safety in the area. • Debbie Jepson: Request that the Committee make a motion to organize a walkthrough of the Central West area. Also, how is the Committee bringing in the voice of key stakeholders such as parents? • Fred Lampe: Encouragement to come up with an actual design to make Estes Drive safer. • Mia Burroughs, Committee member, stated that the School Board Chairs will be meeting tomorrow and will be making a resolution that emphasizes the importance of safety in the area. She also said that it is not the role of the principals to be making comments about this planning process. 	<p>Motion by Jared Simmons, seconded by Julie McClintock to increase the public participation time at the beginning of the meeting from five to ten minutes. Motion passed.</p> <p>Motion by Julie McClintock to have a subcommittee organize a walking tour of the Central West area. Motion passed.</p>	Sarah McIntee, Mickey Jo Sorrell, and Lucy Carol Davis volunteered to be on the subcommittee to organize the walking tour.

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<p>3. Presentation from Whit Rummel</p>	<p>Whit Rummel presented his preliminary ideas about the land use in Areas A, B, and C.</p> <p><i>For more information about these preliminary ideas, visit http://www.townofchapelhill.org/index.aspx?page=2184 and scroll to “July 9, 2013 Steering Committee Meeting.” Whit’s ideas are posted under “Whit Rummel’s Crossroads Center Information.”</i></p>	<p>Committee agreed to have Whit Rummel’s presentation time moved earlier in the agenda.</p>	
<p>4. Committee Discussion: Homework Exercise Part 2 and Land Planning Charrette</p>	<p>The Steering Committee discussed land uses for Areas G, H, and I.</p> <p><i>For notes from the Steering Committee’s discussion, please see below.</i></p> <p>Area of agreement: Areas G and H should incorporate green practices and should have green themes.</p>	<p>The Committee agreed to combine items 4 and 5 on the agenda into one discussion about the land use in the area.</p> <p>For a list of motions and votes in regards to Areas G, H, and I, please see below:</p> <ul style="list-style-type: none"> • Area H and the eastern part of area G should have a residential land use – Motion passed • Area G: Vehicular access will be from MLK, south of the YMCA property – Motion by Amy Ryan, Eric Hyman seconded – Motion passed • Small piece of Area H: will have an office/institutional land use – Motion by Lucy Carol Davis, Amy Ryan seconded – Motion passed • Western part of G: This area will have a single building with a mix of uses with well-hidden or underground parking that makes the project both economically and environmentally viable – Motion by Michael Parker, Whit Rummel seconded – Motion passed • Area I: The area will have a mix of 	

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		uses that will be developed with multi-story buildings on the street [note: the setbacks are still under discussion]; the building will not be single-story, at least 2 stories; development should be environmentally and economically feasible – Motion by Sarah McIntee, Eric Hyman seconded – Motion passed	
5. Committee Discussion: Review of Transportation topics for July 22nd Committee Meeting	David Bonk provided an overview of the topics that will be presented during the upcoming July 22 nd Steering Committee meeting.		
6. Review of Proposal for Processing Community Input	The Steering Committee reviewed the proposal for processing community input.	The Committee approved the proposal. Motion by Jared Simmons, seconded by Whit Rummel: Motion to have a policy to accept additions to the agenda as long as the information is provided 48 hours in advance of the meeting and is determined by the co-chairs to be appropriate for a meeting item. Motion passed.	
7. Public Participation/ Comments	<ul style="list-style-type: none"> • Debbie Jepson: Interested in seeing the information that Meredith Judy from Rhodeside & Harwell prepared about the trail near Caswell and Elliot. Interested in seeing cost data around this. • Elaine Marshall: The Committee should reduce the number of hurdles to community input; sometimes it is hard to submit information 48 hours in advance of meetings. Let people know that they can participate non-electronically. Would an exception be made to allow people on Maple Drive to be incorporated into the planning area? 		

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	<ul style="list-style-type: none"> • Fred Lampe: How can we share transportation questions? List of transportation questions: How close can intersections be to MLK intersections? How close can traffic circles be to each other? What are NCDOT recommendations for safe street crossings? Does NCDOT think flashing crosswalks on MLK are safe? Where are the regulations about roundabouts? What are the guidelines/regulations for pedestrian overpasses? • Kathryn Butler stated that she did not necessarily participate with Whit on his plan, but she encouraged him to go ahead. Office use is not needed in Chapel Hill, already have too much of this use. Whit and she will continue to work together. Must have someone able to financially build the plans. 		
8. Closing			The meeting adjourned at 9:00 p.m.

Notes from the July 9th Committee Discussion
Central West Steering Committee
July 9, 2013

Discussion: Areas G and H

- Discussion: Location of density near road?
- Look at GHJ together
- Rebecca, from RHI, commented:
 - This area has RCD and Jordan Buffer
 - G: steep, but developable
 - H: Suggestion: locate buildings around drainage lines. One of the highest parts of area.
 - Access off MLK south of the YMCA.
 - Building a road from H through J would be difficult
 - Access would need to be off Maple
- Gorges on property have value- could place bike and ped along edges.
- Could have tall buildings here.
- Tall buildings with idea of conserving, protecting land.
- **Agreement: Residential use - H and eastern part of G**
 - Maybe senior housing
- Walking trails
- Possibly 8-10 range. Maybe include parking stories.
- Analysis: view shed for ten story buildings- (also from neighborhood).
- **Agreement: Incorporate green practices – green theme for G and H**
- Buildings should have relation to the street.
- Stepping heights back
- Multi-story residential

Discussion: Western Part of G

- **Agreement: Vehicular access from MLK- south of YMCA property, would need to be a right in, right out.**
- Maybe come through E.
- **Agreement: Mix of uses**
 - Residential, office, maybe commercial
 - Could be all one use
 - Vertical, minimize footprint

Discussion: Small piece of H (south part)

- Accessed from I
- **Agreement: Office/ institutional use**

- Staff: Confirm that stream in G is an intermittent stream.
- Medium height
- Parking underneath
- Question: Is there a correlation between number of stories and number of floors needed for height?
- Underground parking calls for 5+ stories

Discussion: Area I

- Mix of uses (retail, office)
- Infill in this area
- Idea: Light at Barclay Road?
- There will be a light at Airport Drive. (Carolina North Agreement)
- Multi-story buildings
- Encourage office and residential above retail.
- Create unity harmony along MLK- G, F, D, and A
- Can power line be buried?

Parking Lot: Items to discuss later

- Fire department access narrow roads
- Apartments across Area I: MLK should be redeveloped in similar fashion
- Setbacks: What should they be?