



# Action Minutes

## Central West Focus Area: Steering Committee Meeting

**Meeting Date/Time:** August 7, 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), Mickey Jo Sorrell, David Tuttle, Councilmember Jim Ward, and Buffie Webber

**Members Absent:** Bruce Murray, Abby Parcell, and Jared Simmons

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

**Council Members Present:** Ed Harrison and Jim Ward

**Consultants:** Rebecca Finn from Rhodeside & Harwell

Agenda Item	Discussion Points	Motions/Votes	Action
<p><b>1. Introductions and Opening Remarks</b></p>	<p>Megan Wooley, Chapel Hill Planning Department, opened the meeting and welcomed attendees. She provided an overview of the agenda and the upcoming meetings.</p> <p>She also mentioned that the date for the Community Report Out Session has been changed to Tuesday, September 3<sup>rd</sup>.</p>		
<p><b>2. Public Participation/ Comments</b></p>	<ul style="list-style-type: none"> <li>• Lynne Kane: Thank you to Sarah McIntee for the letter to the editor in the Chapel Hill News. 100-year rains and snow happens, and everything can't be stopped because of these events. A Parks and Recreation Center near Phillips Middle School sounds like a great idea. Elaine Marcus mentioned a grant for a playground during the last meeting, and that sounds like a great idea.</li> <li>• Maria G: Lives in Elkin Hills; understands that the Committee will be forwarding one concept plan to the Council. Encourages the Committee to forward</li> </ul>		

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	<p>one plan from the consultants and one from the citizens.</p> <ul style="list-style-type: none"> <li>• David Morgan: North of Estes is a good place to replicate the commercial section of Southern Village. The south side is a good place for senior housing.</li> <li>• Martha Petty: Lives on Burlage Circle. Met with some of the Steering Committee members and is now much more informed. Thank you for your hard work.</li> <li>• Theresa Raphael-Grimm: Interested citizens are being consistently labeled as “NIMBYs” and that they don’t like change. Chapel Hill is an urban environment without the hassles of city life. Neighbors want development that is responsible.</li> </ul>		
<p><b>3. Comments from Stormwater Technician</b></p>	<p><i>Note: Trish D’Arconte, the Town of Chapel Hill Stormwater Technician/Stream Ecologist, was unable to attend the Committee meeting, so the Committee moved from the previous agenda item to the next.</i></p>		
<p><b>4. Land Planning Charrette</b></p> <p><b>Decision Points:</b></p> <p><b>Uses for Areas B, C, E, and J</b></p> <p><b>Heights for all areas</b></p>	<p>The Committee discussed uses for areas B, C, E, and J (please see the following map) as well as heights for all areas.</p> <p><i>For an overview of the comments from the Committee’s discussion, see the attached “Meetings Notes” document.</i></p>	<p>Motion by Michael Parker and seconded by Lucy Carol Davis that Parcels B and C have a mix of uses, including: incubator (create relationship with Carolina North), significant residential along northern section, non-residential uses along Estes (intensities that are lower than Parcel A), and institutional uses (parks and recreation center). Also test a scenario with residential and open space. <i>Vote - For: 11 out of 14. Opposed: 3 (Firoz, Julie, and David) – Passes</i></p> <p>Motion by Amy Ryan and seconded by Michael Parker to consider having the connection between Somerset and the road that will connect with MLK along the bottom of the YMCA property tested for transportation impacts. <i>Vote: For: 14 out of 14 – Passes</i></p>	

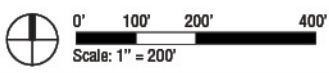
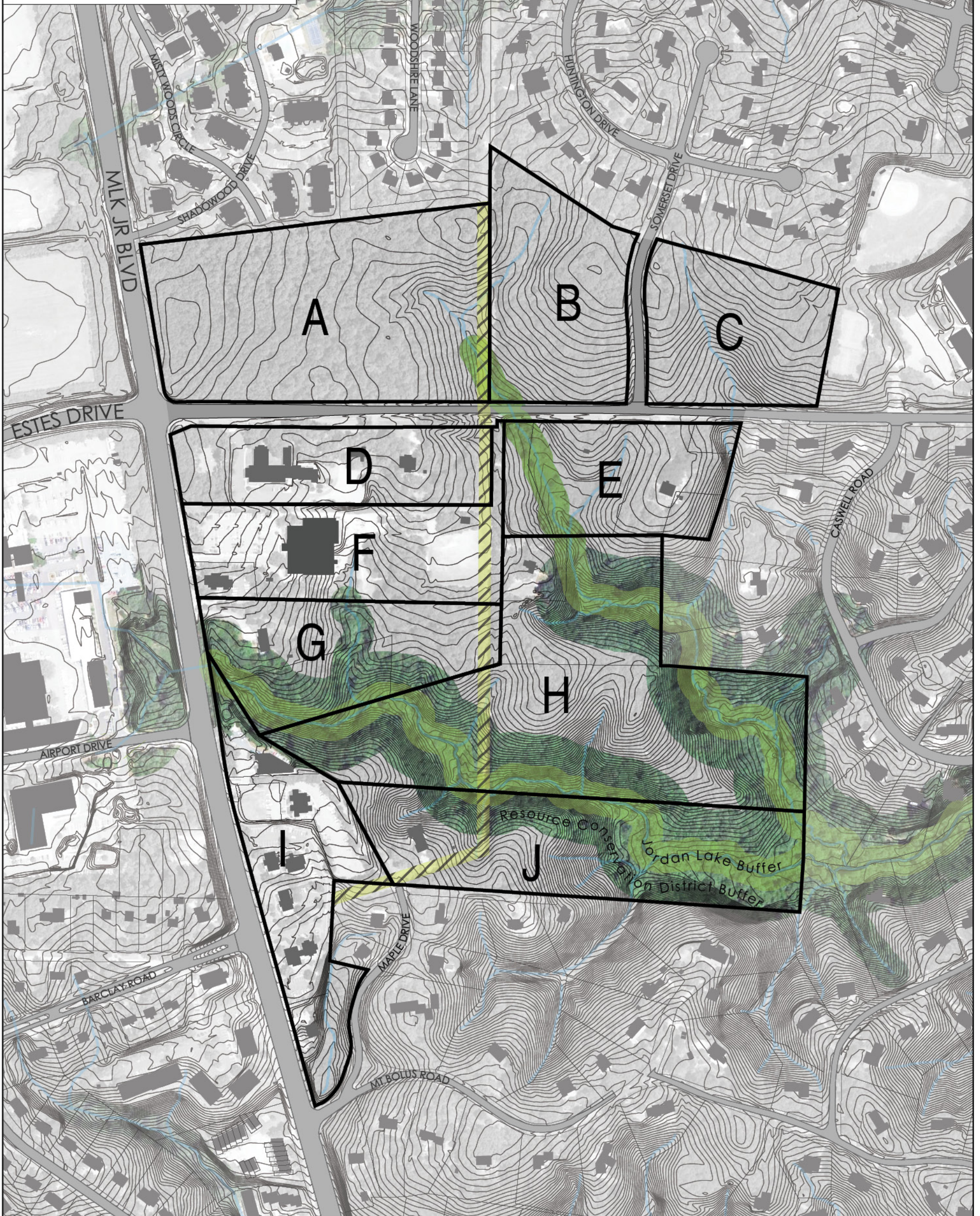
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		<p>Motion by Julie McClintock and seconded by Firoz Mistry for Parcel E to have a residential use with green technologies (green roofs) and limited footprint. <i>Vote: For: 6 out of 14. Opposed: 8 out of 14 (Whit, Buffie, Michael, Amy, Lucy, Mia, Jeff, Anthony) – Fails</i></p> <p>Motion by Amy Ryan and seconded by Michael Parker for Area E – to apply environmental language from areas G and H, test two options: one that is residential, and one that is primarily residential with institutional/office uses along Estes Drive frontage. <i>Vote: For: 11 out of 14. Opposed: 3 out of 14 (Julie, Firoz, David) – Passes</i></p> <p>Motion by Amy Ryan and seconded by Whit Rummel for the use of Area J to be residential. <i>Vote: For: 14 out of 14 – Passes.</i></p> <p>Motion by Mia Burroughs and seconded by Anthony Carey to test on the heights from the July 1<sup>st</sup> activity with “C” changed from 2-4 stories with any decision that the Committee has already made supersede the July 1<sup>st</sup> activity. <i>Vote: For: 10 out of 14. Opposed: 4 out of 14 (Mickey Jo, Firoz, David, Julie) – Passes.</i></p> <p>Motion by Michael Parker and seconded by Julie McClintock to test continuation of retail strip south of MLK onto D and F. Assume that D would be a synthesis of A and B, and that F</p>	

Agenda Item	Discussion Points	Motions/Votes	Action
		would assume an expansion of their institutional use. A low-end use for Parcel D would be institutional with a small area of retail. <i>Vote: For: 14 out of 14. – Passes</i>	
<b>5. Walking Tour Update</b>	<p>The Walking Tour Subcommittee, comprised of Lucy Carol Davis, Mickey Jo Sorrell, and Sarah McIntee, provided an update about the walking tour.</p> <p>The walking tour of the properties owned by Lucy Carol Davis will be held on Sunday, August 25<sup>th</sup> at 1:00pm. The tour will be limited to 15 people, and interested participants are asked to email Megan Wooley at <a href="mailto:compplan@townofchapelhill.org">compplan@townofchapelhill.org</a> if they would like to go on the walk. Participants will be asked to sign an insurance waiver form.</p>		
<b>6. Public Participation/ Comments</b>	<ul style="list-style-type: none"> <li>• Elaine Marcus: Thank you for making the walk available. Timberlyne was not inserted into the existing neighborhoods. Also been talking to young people and as soon as they start raising a family, they want a house. After the analysis, if it looks like some of this development shouldn't be built, can we do that?</li> <li>• Lynne Kane: Adding density was mentioned on NPR today – NPR said infrastructure is cheaper when it can provide for more density and more people. Can have more heights in the back. The suburbs are being urbanized. Teens want places to go and things to do.</li> <li>• Alan Tom: Missing the boat by not using performance outcomes. Ideologies are impervious to data. Stormwater and traffic are the most important considerations for this area. Get these issues out as early as you can. Doubly important since considering form-based codes. Several areas, notably on Homestead, that are also being effected by development.</li> <li>• Vish Viswanathan: I am not opposed to development in Area A – good to have better bike lanes and transit. Concerned about conversation</li> </ul>		

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	<p>around B and C. Final proposal seemed to favor more development. Look at what Somerset and Huntington neighborhoods want. Not NIMBY. Want to see data. Daycare or dentist are good. It's a Pandora's box – concerned can't tell developers what not to do once approved. Haven't seen any data.</p> <ul style="list-style-type: none"> <li>• Fred Lampe: Based on David Bonk's presentation, the numbers of people he used for scenarios 1 (low density) and 3 (high density) for new residents in the whole area; Citizen's Plan has lower densities than these.</li> <li>• Deborah Hylton: Second Vish's statements. Appreciates the interest in the Committee to protect the Somerset and Huntington neighbors.</li> </ul>		
<b>7. Closing</b>			The meeting adjourned at 9:00p.m.

The next Steering Committee meeting will be on Monday, August 19<sup>th</sup> from 6:00-9:00pm in the Chapel Hill Public Library.

# TOWN OF CHAPEL HILL Central West Focus Area



RCD/Jordan Lake Buffer

Power Transmission Easement

## Meeting Notes from the Central West Steering Committee Meeting – August 7, 2013

### Summary of the Committee's motions:

1. Motion by Michael Parker and seconded by Lucy Carol Davis that Parcels B and C have a mix of uses, including: incubator (create relationship with Carolina North), significant residential along northern section, non-residential uses along Estes (intensities that are lower than Parcel A), and institutional uses (parks and recreation center). Also test a scenario with residential and open space. *Vote - For: 11 out of 14. Opposed: 3 (Firoz, Julie, and David) – Passes*
2. Motion by Amy Ryan and seconded by Michael Parker to consider having the connection between Somerset and the road that will connect with MLK along the bottom of the YMCA property tested for transportation impacts. *Vote: For: 14 out of 14 – Passes*
3. Motion by Julie McClintock and seconded by Firoz Mistry for Parcel E to have a residential use with green technologies (green roofs) and limited footprint. *Vote: For: 6 out of 14. Opposed: 8 out of 14 (Whit, Buffie, Michael, Amy, Lucy, Mia, Jeff, Anthony) – Fails*
4. Motion by Amy Ryan and seconded by Michael Parker for Area E – to apply environmental language from areas G and H, test two options: one that is residential, and one that is primarily residential with institutional/office uses along Estes Drive frontage. *Vote: For: 11 out of 14. Opposed: 3 out of 14 (Julie, Firoz, David) – Passes*
5. Motion by Amy Ryan and seconded by Whit Rummel for the use of Area J to be residential. *Vote: For: 14 out of 14 – Passes.*
6. Motion by Mia Burroughs and seconded by Anthony Carey to test on the heights from the July 1<sup>st</sup> activity with “C” changed from 2-4 stories with any decision that the Committee has already made supersede the July 1<sup>st</sup> activity. *Vote: For: 10 out of 14. Opposed: 4 out of 14 (Mickey Jo, Firoz, David, Julie) – Passes.*
7. Motion by Michael Parker and seconded by Julie McClintock to test continuation of retail strip south of MLK onto D and F. Assume that D would be a synthesis of A and B, and that F would assume an expansion of their institutional use. A low-end use for Parcel D would be institutional with a small area of retail. *Vote: For: 14 out of 14. – Passes*

### Summary of the Committee's Discussion:

- When an area becomes more dense, design becomes more important.
- Parcel A: Retail will be a focus, but it doesn't have to be on the ground floor on every building on A. The site will have a mix of uses, but each building doesn't have to have multiple uses in it.
- Institutional/low volume retail along Estes on Parcels B and C.
- If this is a walkable destination, we need something to walk *to*. Parcels A, B, C: Need more intense use right near the street to have walkability and high transit use.
- Continue with mix of uses on Parcels B and C with residential along the neighborhoods.
- Be sensitive to the property owners that are adjacent to parcels. Least density should be here.

- Uses need to be economically viable.
- Need to remember the next generation. Young people don't want to live in Chapel Hill anymore because there is nothing to do. We are a cul-de-sac group, but that's not how it's going anymore. Look at the energy in Carrboro and Durham. Young people can't afford to live here, nothing to do, they want bike lanes, places to walk. Listen to what the next generation wants to do.
- Parcel A, B, C – look at holistically. Can think big, create a community.
- Southern Village model is a good one. This can happen, but needs special attention.
- Try to make it as easy as possible, once we come up with a plan, for a developer to make the vision happen.
- We should try to do something innovative, like a business incubator. But be realistic – putting something on the busiest area of town near the schools. How big is the Southern Village commercial?
  - Almost the same size as Parcels A, B, and C
- Could consider parcels A, B, C, D, and F – could have a residential side and mixed use

Recap: Uses for B and C: mix of uses, more intensity along the street, be sensitive to the residential neighborhoods. Mix of uses: office, incubator, village green, residential, civic, and some retail.

- Need uses within .25 miles of residential. DR Bryant would have put another floor of residential so that people could more easily walk to destinations.
- Getting entrepreneurial flavor – tie with institutional uses in the area.
- The two sides of the street in Southern Village are too far apart. Have the streets be tighter so that things are easier to get to.
- Parcel A doesn't go right up to the neighborhood. B and C are against the lots. Parcel A has multi-family housing – different than single-family.
- Tighten up the intensity in Parcel A.
- There is some single-family near Parcel A in a cul-de-sac.
- Southern Village crosswalks really slow down traffic.
- Summary: Whatever borders the neighborhoods should be sensitive.
  - Have a mix of uses in B and C – incubator (create relationship with Carolina North), significant residential, low-intensity non-residential uses along Estes, institutional uses (parks and recreation center)
- We can say that we have certain preferences if it can happen. If it can't, then have something that is similar in character.
- We did A last time, have mixed use with a strong retail presence (along south side of MLK and turn corner on Estes). Along south of B and C: Low-intensity, mix of uses (non-residential) Along northern A, B, and C – residential use.

**Have a mix of uses in B and C – incubator (create relationship with Carolina North), significant residential along northern section, low-intensity non-residential uses along Estes, institutional uses (parks and recreation center).**



**Michael made the above motion; Lucy seconds.**

- Concerns about mixed use along Somerset. Neighbors want residential along Somerset. Should mixed use go there? Concerns about the intensity and the use.
- One use could be at the front of Somerset with use transitioning – with a roundabout.
- Area C – a protection area. This encroaches on the residential. Good dividing point where Somerset is.
- Could have mixed office/institutional along Somerset. You can specify.
- Could put parameters on intensity. Scale is an important part.
- Concern about Somerset residents.
- If had single-family on Estes, would be hard to sell. Some low-intensity non-residential uses would be a good buffer to the traffic. Let people be creative as long as the neighborhoods were buffered. The intensity of the use are undesirable, not necessarily the uses themselves.
- The assets of doing something like this outweigh the harm. Neighbors would benefit by having a place to walk to.
- Timberlyne neighborhood: What do the offices at Timberlyne do for the residences there? Huge walkability benefits.
- Many young people are not using cars. If you have less-intense use, you have car-dependence. Have to have more intensity in order to have walkability. Should not be considering more suburbia; young people want urban.
- Could say parcel C could be mixed use, or residential. Could develop numbers for mixed use and for all residential. Could use open space to frame Somerset. Could have a linear park here. Can use open space to create beautiful spaces.
- Could say no retail on Parcel C.
- Can walk about A and C as mixed use, exclude retail where we don't want retail. Express a preference for institutional uses. Can have two options for choices of analysis – one would be mixed use, another would be residential use.
- Take out the statement of "low-intensity" and only talk about use types. Talk about intensity later.
- We need to listen to the neighbors. They have a preference for residential – they could go for professional, high-end housing.
- People are buying cheap dirt and expensive bungalows in Durham because they can walk places and take public transportation. There are huge lifestyle changes that we haven't made in Chapel Hill yet. If we make parcel C a place that people don't want to develop, it becomes the orphan parcel. If this piece is solely residential, it probably won't fit in with Somerset and Huntington.
- Can have buffers along the neighborhood, have walkable space, greenways.

**Parcels B and C – mix of uses, including: incubator (create relationship with Carolina North), significant residential along northern section, non-residential uses along Estes (intensities that are lower than Parcel A), and institutional uses (parks and recreation center). Also test a scenario with residential and open space.**

*Vote - For: 11 out of 14. Opposed: 3 (Firoz, Julie, and David) – Passes*

#### **Parcel E**

- Uses should be similar to C so that the uses frame the side of the street.

- One abandoned house on this parcel.
- The design/character in E should mirror the design/character in C.
- A drainage line runs through here; whatever goes here could be designed around the drainage line.
- Is the west side of E inaccessible?
  - Could have a pedestrian or vehicle bridge – these are possible, area is not very steep.
- We did not make an effort to reflect the use for A (with D), so we don't necessarily need to do this with C and E.
- Trying to make land uses across the street similar is often a good idea.
- Look at transportation issues – where roads might be going through the parcels.
- Could have a roundabout at Somerset – traffic engineers have said that this is worth exploring.
- This is a somewhat sensitive site. Would like to see a higher intensity next to the street with drainable, vegetative uses near the back. Don't add a lot of impermeable surface.

**Motion made by Amy: Consider having the connection between Somerset and the road that will connect with MLK along the bottom of the YMCA property tested for transportation impacts.**

**Seconded by Michael.**

*Vote: For: Unanimous! – Passes*

- Pay attention to impermeable surface here.
- When road hits MLK, would it line up with Airport Drive?
  - No, area is too steep.

Summary of discussion so far for Parcel E:

- Residential and compatible with uses at C
- Higher intensities at street, lower intensities in the back
- Like the idea of keeping this residential.
- Area could have a connection with the uses in H.
- Most of E could be cluster cottages.
- Summary: Primarily a residential use with the possibility that the Estes frontage could have institutional or office use.
- The turning movements here are important. Adding something to the frontage might not be a good idea.
- Parking in this parcel could be accessed from possible new road from MLK. Cars wouldn't necessarily need to come from Estes.
- Having offices there might be nice if this area is senior housing.
- Area can't offer a lot of parking, except to the people who live here.
- Two thoughts: All residential or residential with some other support uses (office/institutional) along Estes
- Could restrict the height (less intense than on B and C), but allow some support uses, could allow for more flexibility
- Could use green roof technology, footprint could be limited with parking under the building.

**Motion: Residential use for Parcel E with green technologies (green roofs) and limited footprint. Motion by Julie, second from Firoz.**

*Vote: For: 6 out of 14. Opposed: 8 out of 14. Whit, Buffie, Michael, Amy, Lucy, Mia, Jeff, Anthony. – Fails*

- Area on north side of Estes will have two testing scenarios. This area could too.
- Residential with four stories, parking lot underneath, with a green roof.
- Could have office on the first floor.
- Would like senior housing here. Also needs additional use for supportive services.
- Could look at numbers to test supportive uses.
- Like green technologies, but need supportive services for the senior housing.
- One of the guiding principles covers “green technologies.” Does this need to be further specified? This may greatly limit what you can do in this area.
- Surface parking can also have pervious solutions.
  
- This is a unique property that can’t handle additional runoff.
- Use environmentally friendly sensitive language for E that was used for G and H.
- This area is not an intensely environmentally sensitive area.

**Motion by Amy: For Area E: Apply environmental language from G and H, test two options: one that is residential, and one that is primarily residential with institutional/office uses along Estes Drive frontage. Seconded by Michael.**

*Vote: For: 11 out of 14. Opposed: 3 out of 14 (Julie, Firoz, David) – Passes*

#### **Parcel J:**

- Any potential new uses would be accessed from Maple Drive. There could be room to have a roadway through J, but it would probably need to be a cul-de-sac.
- Could be single-family on this parcel to blend with uses on Maple Drive. Could fit 8-10 small lots, single-family houses. Maybe 40%-50% of land is buildable.

**Motion: The use for Area J is residential. Motion by Amy, Seconded by Whit.**

*Vote: For: 14 out of 14 – Passes.*

- Single-family may include too much impervious surface.
- The motion said “residential,” does not necessarily mean single-family.
- This area should have high-priced homes, home that are more than \$350,000.
- Limit street widths, don’t require a storm sewer. Homes should respect the topography.

#### **Heights**

- Can the heights from the July 1<sup>st</sup> responses be used for the testing?

**Motion by Mia: Test on the heights from the July 1<sup>st</sup> activity. Seconded by Anthony.**

- Would like 2-4 stories for C – Suggestion for amendment.

**Motion by Mia: Test on the heights from the July 1<sup>st</sup> activity with “C” changed from 2-4 stories with any decision that the Committee has already made supersede the July 1<sup>st</sup> activity. Seconded by Anthony.**

*Vote: For: 10 out of 14. Opposed: 4 out of 14 (Mickey Jo, Firoz, David, Julie)*

- This may not give us enough variety.

**Parcels D and F:**

- Can use Amity’s ideas for Parcel D. Could also test uses that mirror Parcel A.
- What’s the harm in testing? This is not telling them what to do. Could just test the idea of having retail at the front of the property.

**Motion by Michael: Test continuation of retail strip south of MLK onto D and F. Assume that D would be a synthesis of A and B, and that F would assume an expansion of their institutional use. A low-end use for Parcel D would be institutional with a small area of retail. Second by Julie.**

Vote: For: 14 out of 14.