



**TOWN OF CHAPEL HILL
NORTH CAROLINA**

Meeting Date: 10/1/2014

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: Mary Jane Nirdlinger, Planning and Sustainability
John Richardson, Sustainability Officer
Megan Wooley, Community Sustainability Planner

SUBJECT: Possible Next Steps for the Future Use of the Town-Owned Property in Southern Chapel Hill

Purpose

- The purpose of this memorandum is to provide the Council with possible options for the future use of the Town-owned Park and Ride lot located on the west side of 15-501.

Background

- During the June 23, 2014, Business Meeting, the Council expressed an interest in receiving information about possible next steps for the future use of the Town-owned Park and Ride lot located on the west side of 15-501.
- The Park and Ride lot is adjacent to Southern Village and US 15-501 and is located across US 15-501 from the proposed Obey Creek development.
- We anticipate emailing a map of this area to the Council on Monday, September 29th.
- Any new uses for this property should create connectivity and synergy in southern Chapel Hill, specifically between Southern Village and the proposed Obey Creek development.
- Federal funds were used to help finance the purchase of the land and to fund the improvements to build the Park and Ride lot; a reimbursement to the Federal government may be required prior to any change of use or improvements to the property. This may place limitations on the use of this land.

Possible Options

Various possibilities exist for determining new uses for this property which include the following. We recommend that the pursuit of these or other possibilities does not impede the Obey Creek development agreement process.

1. **Soliciting “requests for proposals” and/or “requests for information” from interested parties to identify possible new uses for the Town-owned Park and Ride lot.** In the request, the Town would identify items that must be considered as a part of development of the site. See Attachment A for a draft list of items.
2. **Engaging consultants to create a small area plan for Southern Chapel Hill.** This process would be distinct and separate from the current Obey Creek development

agreement process and Technical Team work. Note: Considering southern Chapel Hill's future uses is a part of the Technical Team's current scope of work.

Attachment

- Attachment A: Draft List of Items to be included in new development of the Town-owned property

Attachment A: Option 1 – Draft list of items to be considered as a part of new development of the Town-owned property

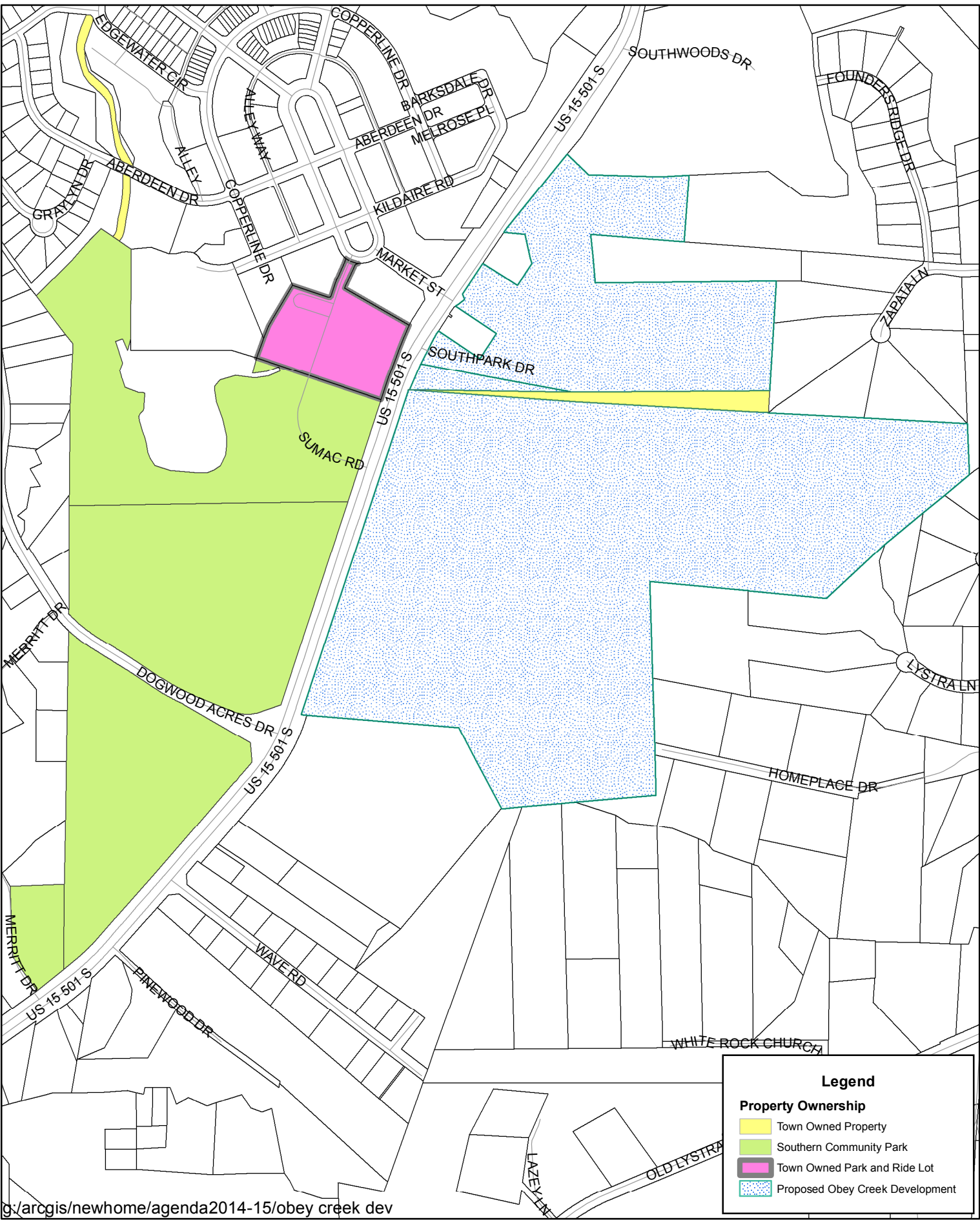
The following is a draft list of items to be considered as a part of future uses of the Town-owned Park and Ride Lot, adjacent to Southern Village and US 15-501.

Any new uses for this property should create connectivity and synergy in southern Chapel Hill, specifically between Southern Village and the proposed Obey Creek development.

Development proposals or options must include some consideration towards the following items:

- Provide positive fiscal impacts to the Town
- Internal and external connectivity
 - Complies with, and advances the strategic interests of, the Chapel Hill Bike Plan
 - Bicycle and pedestrian connections between the proposed Obey Creek development and Southern Village
 - Walkable streets within the development with a focus on bicyclists and pedestrians – All new roads and improvements to existing roads must be consistent with NCDOT Complete Streets policies
 - Treatment of intersections between this property, 15-501, and proposed Obey Creek development
- A mix of uses
 - Commercial and retail opportunities that are outwardly focused
 - Multi-family and affordable housing
- Stormwater best management practices
- Sustainable design
- Human-scale standards should include limits on block sizes, building footprints, sitings of buildings and building heights. Size of blocks and scale of buildings should be physically compatible with existing development in Southern Village.
- Transit
 - Expand the parking capacity at the current Park and Ride lot and provide access for Chapel Hill Transit
 - Demonstrate how the new development provides an improvement to transit passengers in this area
 - Incorporate findings from the North-South Corridor Study, as appropriate
- Complies with, and advances the strategic interests of, the Greenways Master Plan and the Comprehensive Parks Plan
- Create an iconic entranceway/bridge that serves as a physical gateway to Chapel Hill and an architectural landmark for the area
- Complies with, and advances the strategic interests of, the themes and goals of the Chapel Hill 2020 comprehensive plan

Note: Possible redevelopment of the Park and Ride lot would be dependent on conforming to the Federal Transit Authority regulations on joint development which may include financial costs.



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Legend

Property Ownership

- Town Owned Property
- Southern Community Park
- Town Owned Park and Ride Lot
- Proposed Obey Creek Development

Town Owned Park and Ride Lot and Proposed Obey Creek Development

