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| **Proposed Topics for November 13** |
| **Scale and Use** | * Identify range of uses (commercial, retail, residential, senior housing, etc.)
* Identify parameters for tying uses to other mitigation measures (traffic, transit, amenities)
* Identify minor vs. major changes
 |
| **Affordable Housing** | **Staff will provide examples of recent affordable housing efforts and policy guidance** |
| **Schools Site** | **SAFPO standards; request school system decision on whether they want the school site*** Include compliance with SAFPO in agreement
* Include triggers/requirements for school site if desired
 |
| **Design Guidelines and Energy Management** | **Recommend design guidelines as exhibit to Development Agreement*** Include energy management/green building standards
* Noise
* Site lighting
* Signs
* Building lights
* Placement on the site
	+ Define average block perimeter
	+ Support walkability
	+ Good design for back-of-house items abutting streets
	+ Delineate primary public spaces
	+ Standards for large footprint
	+ Standards for A/B/C streets
* Height standards could be incorporated into design guidelines
	+ Consider “zones” for heights (Along 15-501, residential, stand-alone buildings)
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|  **Proposed Topics for December 8** |
| **Construction Management** | **Recommend identifying additional measures to be taken during construction to protect creek area from erosion and runoff*** Oversight, methodology in the agreement (protect the creek is the first priority)
 |
| **Recommend including standards for erosion control/runoff at all stages of development** |
| **Greenways** | **Recommend connectivity with existing and approved greenways system*** Identify specific improvements and timing
* AASHTO standards
* Include internal network as exhibit to agreement and/or design standards
* Consider commuters, recreational trips
 |
| **Pedestrian and Bicycle Facilities** | * Identify specific improvements and timing
* Include internal and external network as exhibit to agreement and/or design standards
 |
| **Recreation** | **Town standards for recreation amenities and open space*** Consider contribution of undeveloped area
* Consider triggers for other contributions
* Include calculations from LUMO
 |
| **Pedestrian Bridge** | * Identify trigger for this improvement
* Agree upon standards for design and construction
* NCDOT approval is a condition
 |
| **Undeveloped Area** | **Recommend a map identifying areas to remain undeveloped with list of acceptable uses and maintenance conditions*** Protection and Use of undeveloped property
* Permitted uses – public access to the natural features/development is not a barrier to access
* Maintenance responsibilities
* Monitoring
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| **Proposed Topics for 2015** |
| **Connectivity** | **Staff coordination with NCDOT underway****Town could reduce speed limit to 35 MPH**Baseline assumption is that there will be good at-grade pedestrian crosswalks, bike loops, and pedestrian lights at the signals; the bridge is a desired featureIdentify responsibilities:* No responsibility (e.g. superstreet)
* Direct responsibility (access areas etc.)
* Negotiated responsibilities– where there may be a proportional responsibility – balanced against the rest of the package

Recommend incorporating mitigation measures into agreement including:* Roadway improvements
* Signal timing plans and improvements
* Intersection improvements for pedestrians and cyclists
* Bonds/payments in lieu
* Triggers for various improvements
* Mapping of where improvements will be located
* Consider Glen Lennox approach of a trip equivalency matrix for the project –overall total plus a buffer for changing conditions which would trigger a new TIA/mitigation measures
 |
| **Transit** | Identify mitigations or impacts for:* + Routes
	+ Facilities
	+ Operations
	+ Coordination with roadway improvements
	+ Schedule for triggers
 |
| **Fiscal Impacts** | * New information and policy analysis/modeling
* Timing of capital improvements – impact on the Town’s budget
* Set percentage of non-tax-paying space
* How will this project be different from mix of other retail in Chapel Hill?
* (Park and ride lot redevelopment?)
* Any coordination with Orange County – coordination on areas outside municipal limits
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|  **Proposed Staff Topics**  |
| **Overview Information** | * Statutory Frameworks - Legal description of names of property owners
* Definitions of conditions/terms/restrictions/other for public health, safety, or welfare
* Annexation Petition
* Base Zoning/Rezoning
* Benefits to each party
* Town-owned property
 |
| **Review/Approval Process**  | * Types and description of permits
* Periodic Assessment Process – annual review; phase report
* Amendments and modifications
 |
| **Stormwater standards and buffers** | **Recommend Town Standards:** compliance with the RCD and the Jordan regulations – some buy-down is allowed under these regulations but recommend that all or most requirements are met on-site.* Some use of upland zone could be allowed (15 feet)
* Stream determination has been completed by the Town
* Applicant must verify status of jurisdictional wetlands on the site (if any)
* Verify: Jordan buffer, regulatory flood plain/flood way changes
* Identify timing for infrastructure**.** Install stormwater mitigations for the entire project with the first phase of development
* Identify a general approach to handling the site (e.g. stormwater under the buildings/ subsurface.

Identify areas for treatment (e.g. park areas could have some bio retention and other amenities above-ground to transition between the shopping area and the stream. |
| **Include specific language and individual building plans should include compliance with the requirements shown in a plan*** Focus on diffuse flow – some green roof/low impact development etc. (rainwater harvesting, other building techniques)
* Energy benefit to occupants: use the chillers/reclaimed water
* Identify parameters for using spray water on the 80 acres.
* Infiltration is dependent on soil types
* Erosion control/basins – focus on best practices

Identify conditions for pedestrian crossing of stream (Jordan rules apply) |
| **Public Safety** | **Must meet fire code and building codes*** Internal review of design standards, streets, refuse collection
 |
| **Internal Streets and sidewalks** | **Incorporate specific standards as exhibits to agreement*** Create sidewalk/street locations map
* Create street sections
* Guidance for variations
* Create street regulating plan
* Identify maintenance responsibilities
 |
| **Parking** | **Incorporate specific standards as exhibits to agreement*** Create parking locations and counts
* Create map including on-street, shared parking
 |
| **Proposed Staff Topics (continued)** |
| **Solid Waste Management** | **Include standards for residential and commercial solid waste and recycling** |
| **Trees and Landscaping** | **Current standards: Canopy Standards, Streetscape and parking lot shading standards*** Create regulations and map
* Phasing Plan
* Streetscape
* Tree Canopy
* Preferred planting materials

***Additional requirements could be incorporated in design standards*** |
| **Public Facilities**  | **List State, Federal, other required approvals, as needed and identify location of improvements*** Create a Utility Master Plan with concurrency triggers
* Create a Locations Map
* Identify any Town responsibilities; other providers
* “Will serve” letters required for individual buildings
 |
| **Annexation** | **Annexation as condition of approval** |
| **Cultural** | See State statute |