|  |  |
| --- | --- |
| **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) |

|  |  |
| --- | --- |
| **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 |

|  |  |
| --- | --- |
| **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 feature  Identify 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 |

|  |  |
| --- | --- |
| **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 |