Town of Chapel Hill
TOWN PROPERTIES TASK FORCE

Friday, May 26, 2017
9:00 a.m. - Meeting Room C
Chapel Hill Public Library
100 Library Dr., Chapel Hill, NC 27514

Action Notes

(A brief summary of actions taken. More detail to be provided in
future Summary Minutes of the meeting.)

Members present: Council Member Michael Parker (Chair), Millicent Bowie, Dan Levine, Doug Rothwell, Bruce L. Runberg, Don Tise

Members absent: Council Member Jessica Anderson, Gordon Merklein, Rosemary Waldorf

Others present: Council Member Nancy Oates; Citizens - Dixon Pitt, Forrest Heath; Town of Chapel Hill staff – Mary Jane Nirdlinger, Assistant Town Manager; Ed Barberio, Affordable Housing Officer

Staff Liaisons: Bill Webster, Carolyn Worsley

1. **Approve Minutes of the April 5 and May 4, 2017 Meetings**

   ➢ **Action Item:** Bruce Runberg moved that the minutes be approved as submitted. Doug Rothwell seconded. The motion passed.

2. **Announcements**

   ➢ Bruce Runberg announced that the groundbreaking for the Orange County Veterans Memorial on Homestead Road will be held on Monday, May 29 at 3 p.m.

3. **Public Comment**

   ➢ Nancy Oates, Dixon Pitt, Forrest Heath and Ed Barberio participated in the discussion of business items.

4. **Business**

   a. **Briefing on Southern Village Park and Ride**

   Background: At the May 4th meeting, the Task Force noted that any recommendations on the future uses of certain other Town-owned sites in the Southern Village area should take into account any long-term plans for the

Southern Village Park and Ride Lot. Members requested a briefing about the scenarios developed in 2015 for possible redevelopment of the park and ride lot.

➢ **Action Item:** Receive information about the Southern Village Park and Ride visioning process. Information is available on the Town website at http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/southern-village-park-and-ride-lot-area. Assistant Town Manager Mary Jane Nirdlinger, who was involved in this process, will brief the Task Force.

➢ **Action Taken:** Mary Jane Nirdlinger reported on and discussed the context, circumstances and process that generated potential conceptual scenarios for redevelopment of the Southern Village Park and Ride area.

b.   **Reports on Other Information Requested**

Background: Several topics that may be relevant to various Town-owned properties have been mentioned during recent Task Force discussions.

➢ **Action Item:** Receive brief information on the following topics:
  • Teen Center Usage
  • Downtown Parking Management Group – focus on Downtown off-street parking lots
  • Downtown Parking/Circulation Study – focus on multiple interests for uses of Franklin, Rosemary and Columbia streets, such as on-street parking, pedestrians, bicycles, and transit
  • Status of public water and sewer service to Town parcel south of Southern Village
  • Options for redevelopment of Police Center site through the Brownfield Program
  • Including Orange County's West Franklin properties in the Task Force's scope

➢ **Action Taken:** Bill Webster and Michael Parker provided updates on each topic.

c.   **Next Steps for Parking Lot 2**

Background: The Task Force has discussed encouraging a coordinated "four corners" approach to planning for the redevelopment of all four corners of the Rosemary and Columbia streets intersection that includes Town-owned Parking Lot 2 on the southeast corner and Historic Town Hall on the northwest corner. Property at the other two corners is privately-owned.

➢ **Action Item:** Discuss what moving forward with a "four corners" approach to redevelopment of the Rosemary/Columbia streets intersection might look like.

➢ **Action Taken:** The Task Force discussed creating a Downtown destination point by pursuing a holistic, "four-corners" approach to redevelopment/use of Lot 2 and other Town- and privately-owned properties in the Columbia/Rosemary intersection area in conjunction with maximizing parking at Wallace Deck.

d.   Review Preliminary Recommendations

Background: Recommendations are starting to coalesce in Task Force discussions regarding the use of Town-owned properties to further the Town's strategic goals. In an attempt to capture emerging recommendations and remaining questions, Council Member Parker and staff have drafted "Town Properties Task Force – Preliminary Recommendations" and provided to the Task Force for review prior to the meeting.

➢ **Action Item:** Review and discuss preliminary recommendations for use of Town-owned properties to further the Town's strategic goals.

➢ **Action Taken:** The Task Force reviewed the "Town Properties Task Force – Preliminary Recommendations" draft and recommended modifications to some items.

e.   Discuss Interim Report to Town Council on June 26, 2017

Background: The Task Force's charge from Town Council anticipated presenting a final report to Town Council in June 2017 so that the Council could be in a position to take action on the report in September 2017. The Task Force is scheduled to give a report to Town Council on June 26th. The Town Manager has requested that Task Force provide an interim report to Town Council in conjunction with reports from other committees evaluating other Town-owned properties.

➢ **Action Item:** Discuss content of proposed interim report to be presented to Town Council on June 26th.

➢ **Action Taken:** The Task Force agreed with Michael Parker's assessment that the Task Force is ready to make final recommendations to Town Council on June 26th.

f.   Discuss Task Force Schedule

Background: The original Task Force Work Plan includes an opportunity for public input into Task Force recommendations. A public input session was tentatively scheduled for June 8th. The Task Force is scheduled to meet again on June 16th and had discussed meeting once in August as follow-up to the June 26th Council meeting.

➢ **Action Item:** Discuss Task Force public input and meeting schedule.

> ➢ **Action Taken:** The Task Force decided to proceed with the June 8th public input session on the Task Force's proposed recommendations so that any information gathered can be factored into the June 26th report to Town Council. The public input session will be held in Meeting Room B at the Chapel Hill Public Library. The time and format is to be determined.

5.   Public Comment

6.   Adjournment

> ➢ A public input session on the Task Force's proposed recommendations will be held on Thursday, June 8, 2017 in Meeting Room B at Chapel Hill Public Library. The time is to be announced.

> ➢ The next Task Force meeting will be Friday, June 16, 2017 at 9:00 a.m. in Meeting Room C at Chapel Hill Public Library.

Meeting Materials

- Draft Minutes of April 5, 2017 Meeting
- Draft Minutes of May 4, 2017 Meeting
- Draft "Town Properties Task Force – Preliminary Recommendations"

Goal:
- The goal of the Town Properties Task Force is to develop an overall strategic framework and initial ideas for specific sites, including those located in the Downtown area, for Council review in June 2017 and Council action in September 2017.

Resources:
- Potential Priority Properties Fact Sheets: http://www.townofchapelhill.org/town-hall/departments-services/economic-development/town-properties-task-force
- Project Web Page: http://www.townofchapelhill.org/town-hall/departments-services/economic-development/town-properties-task-force
- Board Web Page: http://www.townofchapelhill.org/town-hall/government/boards-commissions (Scroll down to Town Properties Task Force)
- Town of Chapel Hill Interactive Map: http://townofchapelhill.maps.arcgis.com/apps/webappviewer/index.html?id=7c0b17839ad142178172ac4cc82e13b6