

Council Committee on Economic Sustainability Meeting Notes
April 6, 2018
Chapel Hill Public Library, Room A

Attendees: Council Member Michael Parker (Chair), Mayor Pam Hemminger, Mayor Pro Tempore Jess Anderson, Council Member Nancy Oates, Council Member Rachel Schaevitz, Council Member Karen Stegman, Gordon Merklein, Roger Stancil, Flo Miller, Dwight Bassett, Ben Hitchings, Jeanne Brown, Rae Buckley, Aaron Frank, Sarah Poulton, Alisa Duffey Rogers, Beth Vazquez, Fred Lampe, Meg McGurk, Ed Harrison, Aaron Nelson, Steve Brantley, Fred Lampe, Clay Grubb and Tim Jezisek

Chair Michael Parker opened the meeting at 8:05 a.m.

Updates

(Please see slides linked throughout for additional information.)

[Planning and Zoning](#)¹

- Planning and Development Services Director Ben Hitchings reviewed new projects coming forward and reminded the Committee of the Development Activity Report on the Town website
- New project coming to Council April 24th – 2200 Homestead Road Residential Community (affordable housing initiative; mixed income)
- Special Use Permits (recommended that Council not talk with folks outside of the public hearing)
 - 11 Sixty 5 Weaver Dairy Road (mixed-use, three-story office; just went to Planning Commission)
 - Active Adult Retirement (Homestead Road, 190 apartments; public information meetings in December & January; currently in staff review; not yet scheduled for review by advisory boards and Council)
 - CASA Merritt Mill (24 1-bedroom units; finishing up staff review and will be coming to Council soon)
 - Chapel Hill Cooperative Preschool (several approvals in motion)
 - Chapel Hill High School (163,000 SF expansion; will be presented to Council April 18)
 - Eastowne UNC Healthcare (153,000 SF medical office building)
- Mr. Hitchings also briefly reviewed the three development agreement projects, Blue Hill District projects, projects under construction, and special projects
 - Mayor Pro Tempore Jess Anderson asked a question about the status of Station Area Planning and the role of the Town in reviewing this project
 - Mr. Hitching clarified that Council is the approving body
 - A text amendment to the LUMO may be coming forward to create a Transit-Oriented Development Zoning District
 - Staff are working to reschedule the Go Triangle meeting that was previously canceled due to weather

¹ <http://www.townofchapelhill.org/home/showdocument?id=39146>

[Downtown](#)²

- Director of Organizational and Strategic Initiatives Rae Buckley gave an update on the Downtown 2020 Work Plan
 - Ms. Buckley emphasized that the Town is a part of a Downtown ecosystem with many partners
- Downtown Special Projects Manager Sarah Poulton talked in more detail about the four categories of projects and activities in the Downtown Work Plan: Development Patterns, Access, Variety, and Public Realm
 - Council Member Rachel Schaevitz asked about the timing of DOT resurfacing of Franklin Street. Ms. Poulton said the latest update she heard is that resurfacing will take place this fall on East Franklin from the Columbia Street intersection to Eastgate and on Columbia Street from Franklin Street south.
 - Mayor Pam Hemminger asked that the Town stay engaged in the planning for the DOT project at the intersection of Franklin, Main, and Merritt Mill
- Ms. Buckley and Economic Development Officer Dwight Bassett shared a design idea from Asana Partners for the [140 West Franklin Plaza](#)³, which includes additions and amenities that could be used to activate the retail space
 - Council Member Nancy Oates asked about our commitment to the art installation in the plaza. Town Manager Roger Stancil responded that an SUP modification would be required to move the installation, and that the artist has contractual rights to the location of the art.
 - Mayor Hemminger asked to look at what the design possibilities for the plaza might look like if the art installation were moved. Manager Stancil said staff can return to Council with some options.
 - Chair Michael Parker suggested that staff return to Council with more information on what a planning process for this area would look like. He also suggested exploring ways to connect the plaza with Carolina Square to create a set of more integrated spaces in Downtown.
 - Mayor Hemminger also asked about the use of pop-ups to activate spaces in Downtown. Ms. Poulton said she's been exploring with Code Enforcement and Inspections ways to make the process easier.

[Future Land Use Map](#)⁴

- Land Use Management Ordinance Project Manager Alisa Duffey Rogers provided an update on the Future Land Use Map Refinement Project, including a plan for engagement and next steps
- Chair Parker asked about efforts to reach out to groups that haven't historically been included in these conversations
 - Suggestions were made to engage people in this project at community centers, artist guild meetings, the Chinese School on Saturdays, and through faith communities and neighborhood listservs

² <http://www.townofchapelhill.org/home/showdocument?id=39148>

³ <http://www.townofchapelhill.org/home/showdocument?id=39150>

⁴ <http://www.townofchapelhill.org/home/showdocument?id=39152>

- Chair Parker suggested the Council might want to be briefed on the way in which land uses are described and the level of granularity in the FLUM
 - Ms. Duffey Rogers suggested scheduling another Future Land Use Map Refinement Project open house prior to a Council meeting
- Council Member Oates offered a note on presenting to the community, cautioning against using language that says this won't affect residential neighborhoods and instead offering that future focus areas are in transportation corridors

Business

[Glen Lennox and Incentives](#)⁵

- Economic Development Officer Dwight Bassett summarized the incentive ask from Glen Lennox and the Town's interest in moving forward with office development
- Planner Aaron Frank provided background on the Neighborhood Conservation District and the Development Agreement for Glen Lennox
- Vice President for Real Estate Development at Grubb Properties Tim Jezisek presented on the proposed development
 - Mayor Hemminger asked about potential partnership with the County on this kind of commercial development project. Steve Brantley said Grubb Properties would need to approach the County directly with a proposal.
 - In response to a question from Council Member Oates, Grubb Properties CEO Clay Grubb clarified that the proposed development would yield a net increase in affordable housing
 - Mr. Bassett clarified that the ask of the Committee today is whether to bring this to Council for a formal decision
 - Mayor Pro Tempore Anderson asked for help in understanding the costs and benefits
 - Mr. Grubb emphasized the challenge in getting the first phase out of the ground
 - Mayor Hemminger encouraged Grubb Properties to approach the County with an ask to partner with the Town on this investment before returning to the Council Committee on Economic Sustainability
 - Manager Stancil suggested that the developer meet jointly with the Chapel Hill Town Manager, the County Manager, and both economic development officers

Update on County Economic Development Activities

- Orange County Economic Development Director Steve Brantley agreed to delay his presentation to the May meeting.

Other Committee Discussion

- Aaron Nelson gave updates on Lacock's Shoe Repair and a ribbon cutting at Frutta Bowls on Saturday, April 14 at 10 a.m.

⁵ <http://www.townofchapelhill.org/home/showdocument?id=39154>

- Mayor Hemminger reminded the Committee about the Near & Far Celebration on Sunday, April 8 from 2-5 p.m.

Motion to adjourn at 9:58 a.m.