

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION University Place Redevelopment (Project #19-130) March 23, 2021

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Vice-Chair Susanne Kjemtrup-Lovelace moved, and Denise Matthews seconded, to recommend approval of the special use permit modification with the following conditions:

- a) Developer coordinate with Chapel Hill Transit to explore additional bus stop(s) within development.
- b) Developer meets with community bicycle advocacy groups to determine ideal bicycle parking locations.
- c) Developer install additional traffic calming treatments on the interior roadway network.
- d) Developer coordinate with Town Staff to consider pedestrian, bicycle, and non-motorized routes within the development to prioritize safety, directness, and experience for all ages and abilities.

Vote: 7-1

Ayes: Heather Brutz (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Brian Hageman, Nikki Abija, Denise Matthews and Katie Huge

Nays: Rudy Juliano

Prepared by: Heather Brutz, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR SPECIAL USE PERMIT FOR UNIVERSITY PLACE LOCATED AT 201 S. ESTES DRIVE

March 30, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Bruce Sinclair moved and Tom Henkel seconded a motion to recommend that the Council approve the special use permit for a mixed used redevelopment of existing University Place mall, located at 201 S. Estes Dr., with the following conditions and special considerations.

Vote: 6-3

Aye: Chair Maripat Metcalf, Grace Elliott, Julie Gras-Najjar, Thomas Henkel, Bruce Sinclair, and Lucy Vanderkamp

Nay: Vice-Chair Adrienne Tucker, Julie McClintock, and Marirosa Molina

Reasons Cited for Voting Against:

- Adrienne Tucker: acknowledged that this is a difficult lot to build on, but would like to see more from the applicant regarding sustainable design.
- Marirosa Molina: expressed concern that the project is in the floodplain and that the applicant isn't doing enough to meet the minimum requirements for tree canopy and impervious surface.
- Julie McClintock: acknowledged that this is a difficult place to build, but would like to see something more cutting edge regarding sustainable design.

Conditions:

- Present more detail about: energy consumption, types of energy used, rainwater and stormwater
- Meet with the Stormwater Management Utility Advisory Board
- Utilize solar energy to reduce greenhouse gas emissions

- Due to heat and environmental health concerns, plant only natural vegetation and if an artificial turf is used, avoid crumb rubber base
- Support the increase in tree canopy and encourage a higher percentage than the proposed 20%, which is below the 30% standard
- Upon termination of leases, explore opportunities for additional green spaces
- Support the decrease in impervious surface and encourage a lower percentage than the proposed 75%, which is above the 70% standard
- Place reflective surfaces on roofs before installing solar
- Install rooftop rainwater capture for irrigation and non-potable water use and to reduce stormwater impacts

Special Considerations:

- Build structured parking to reduce impervious surface and increase area for tree planting
- Install stormwater retention tanks to moderate runoff
- Suggest that Council ask for additional detail about the multi-family units (e.g., mix of unit types, parking, amenities, appliance types)

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB