

2021 TCAB Recommendations and Outcomes

January 2022

Tar Heel Mobile Home Park

TCAB Recommendation: Approval, with the following conditions:

- That the developer work with Town staff to ensure street improvements within the mobile home park and safe access between the redeveloping site and the existing mobile homes

Outcomes

- Approval by Town Council
- Final plans keep connected streets and realigned entrance
- No street improvements proposed within mobile home community

University Place

TCAB Recommendation: Approval, with the following conditions:

- Developer coordinate with Chapel Hill Transit to explore additional bus stop(s) within the development.
- Developer meets with community bicycle advocacy groups to determine ideal bicycle parking locations.
- Developer install additional traffic calming treatments on the interior roadway network.
- 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.

Outcomes

- Approval by Town Council
- Transit is in discussions on bus stop location in final plans
- Unsure if community groups have met with developer, final plan applications meet requirements
- Brick crosswalks included in early proposals
- Developer to provide multi-use path along Estes and Fordham (including Binkley Baptist Church frontage), bike lane on portion of Willow Drive.

2200 Homestead

TCAB Recommendation: Approval, with the following conditions:

- Developer coordinate with Chapel Hill Transit on the placement of bus stop(s), ensuring safe and convenient access to bus stops on both sides of Homestead Road, and forecast future demand and capacity of the HS-Route to handle frequency and service hours.
- Developer ensure retention of connectivity between 2200 Homestead and the newly relocated Hope Gardens.

Outcomes

- Approval by Town Council
- Bus stops remain at proposed locations, no changes proposed to HS route so far
- Sidewalk between main area and relocated Hope Gardens

Aura

TCAB Recommendation: Denial

Outcomes: Approval by Town Council

Timberlyne Offices

TCAB Recommendation: Approval, with the following conditions:

- The developer work with Chapel Hill Transit to include electronic digital signage to alert riders to when the next bus will arrive
- To use a comfortable bench without a central divider in the bus shelter.

Outcomes:

- Approval by Town Council
- Shelter will use standard Chapel Hill Transit of removing central divider
- Transit to make decision on electronic digital signage

Putt Putt Fun Center

TCAB Recommendation: Approval, with the following conditions:

- That the applicant ensures that pedestrian lighting along the Chapel Point Drive connection is sufficient.
- That the applicant coordinates with the Town of Chapel Hill and Carraway Village (to the extent possible) on sidewalk and greenway connections between the sites and to provide access to businesses.

Outcomes:

- Approval by Town Council
- Sidewalk connector to Carraway Village created in final plans

Rosemary-Columbia Hotel

TCAB Recommendation: Approval, with the following conditions:

- That the applicant remove the left turn from the full service driveway onto Columbia Street.
- That the applicant communicate with the Town on the potential for bikeshare on the site.

Outcomes:

- Approval by Town Council
- Left turn retained at Columbia, Rosemary entrance shifted away from intersection

101-111 Erwin Road

TCAB Recommendation: Approval, with the following conditions:

- That the applicant and Town staff work to establish a 30 foot easement along the Dobbins Road frontage of the property to support a future sidepath.

Outcomes:

- Approval by Town Council
- Full 30 foot easement secured by Town

150 East Rosemary Street

TCAB Recommendation:

- The applicant evaluate the siting and pavement marking for bike parking to facilitate safe passage of cyclists to spots, including splitting bicycle parking across levels to place bicycle parking closer to entrances
- The applicant provide at least 3% of the spaces on site as electric vehicle charging spaces, with at least one ADA accessible space with electric vehicle charging.
- The applicant ensure that at least 20% of vehicle parking spaces are 'EV-Ready' to support future electric vehicle charging stations
- The applicant provide a form of delineation for the crosswalk carrying Post Office Alley across NCNB Alley, including signage to ensure pedestrian safety by slowing vehicle traffic on NCNB Alley.

Outcomes:

- Approval by Town Council
- 20 additional e-bike parking spaces added on parking level 3
- 6 of 152 spaces with EV charging
- Brick crosswalk across Post Office Alley
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