

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

REVIEW AND COMMENT OF PLANNING COMMISSION TO THE TOWN COUNCIL

April 17, 2018

Municipal Services Center Development Agreement

The Planning Commission reviewed the Municipal Services Center draft development agreement and provided the following comments and questions regarding the development agreement:

- The Commission was interested in what type of permitting process the future University building would be subject to.
- The proposed land uses are concerning in that evening activities could be permitted that would affect adjacent properties. The Commission was interested in restricting the types of land uses and/or hours of activities.
- The Commission would like to see the future community engagement structure refined in the Development Agreement.
- The Commission supports the proposed buffer.
- The Commission supports the recommendations of the Transportation and Connectivity Advisory Board.
- The Commission supports the connectivity proposals.
- Change the phrasing regarding proposed albedo from “low” to “high”
- The University should be present during public discussion of this project.
- The Commission supported the use of permeable pavers.
- The Commission would like to see the parking deck evaluated for potential future repurposing.
- The Commission wanted to clarify that street parking should not be provided on Estes, although is comfortable with street parking on the internal drive aisles.
- The Commission asked that angled parking be proposed to reduce parking surface.

Prepared by: Aaron Frank, Planning and Development Services Staff

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.

REVIEW AND COMMENT OF ENVIRONMENTAL STEWARDSHIP ADVISORY TO THE TOWN COUNCIL

April 10, 2018

Municipal Services Center Development Agreement & Rezoning

The Environmental Stewardship Advisory Board reviewed the Municipal Services Center draft development agreement and rezoning and provided the following comments and questions regarding the development agreement:

- The development should strive to meet AIA 2030 goals, and the Land Use Management Ordinance may be amended to require this.
- The development should strive for nearly net zero runoff, while providing stormwater runoff to the wetland areas on the site.
- Three to four building stories provides optimal opportunities to construct an environmentally efficient building.
- The access road should be designed to the north or south of existing location to reduce encroachment within the Resource Conservation District.
- The Board asked if specific access or driveway requirements exist for police vehicles.
- The Board asked if an agreement could be reached to reduce audible presence of police sirens.
- The Board asked for quantifiable outcomes in stormwater management, and that stormwater runoff achieve a measureable reduction from existing conditions.
- The Board asked that the applicant agree to native plantings. Additional preference for drought tolerance was stated following the meeting
- The Board asked that the applicant ensure that no light trespass be permitted.
- The Board asked that a box culvert be provided.
- The Board asked that the stream determinations be provided to them.

Prepared by: John Richardson, Community Resilience Officer, Staff Liaison to ESAB

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

Municipal Services Building Development Agreement Comments on the proposed standards and concept plan March 27, 2018

- The Board wants to see this site maximize access to transit. The Hartig St. path connection will help people access the A route bus stop on Barclay. The connection will provide a direct bike route downhill to downtown Chapel Hill using the greenway systems and local roads without getting on Estes Dr.
- They're interested in making sure the site has good connectivity from Hartig path connection through the parking lot to the other buildings. This means providing safe places to walk and bike—installing sidewalks and crosswalks.
- The Hartig St. path connection needs to be ADA compliant, 10 feet, and paved.
- Board members like the idea that the cross section on Estes Drive Extension will match the design that will be constructed on Estes Drive (MLK –Caswell). They would like to see the traffic signal at MLK and Estes to give preemption to bicyclists and pedestrians.
- If traffic signals are not warranted on Estes Drive Extension, the Board recommends crosswalks using Rectangular Rapid Flashing Beacons or other safe pedestrian crossing treatments.
- The Board would like staff to take a look at bus pull off on Estes Drive Extension. There is a concern that if buses stop in the travel lane that cars will try to pass the bus using the center turn lane.
- The Board is interested in seeing good lighting along the sidewalk. Cars speed on Estes Drive and with the curvy road it currently hard to see people walking or biking in the dark.
- The Board would like to see electric vehicle charging spaces provided and conduit for future expansion.
- The Board would like staff to evaluate how the parking deck can be constructed to be reused for other purposes in the future as transportation technology changes.
- The Board recommends that the travel lanes on Estes Drive Extension do not exceed 11 ft wide.
- The Board would like to make sure Police and Fire weigh in on the site and circulation to make sure it meets the needs for emergency vehicles.

COMMUNITY DESIGN COMMISSION REVIEW COMMENTS
MUNICIPAL SERVICES CENTER
March 27, 2018

The Commission offered the following comments to the applicant:

- In response to a citizen comment, the Commission was interested in the real estate assessment that would show the impact of the development on neighborhood property values.
- The buildings appear buffered from Estes Drive. Why not move the building toward the street? The applicant replied that it was proposed to be close to the street to allow additional buffer from the Elkin Hills neighborhood. The illustrative site plan made it appear the building was separated from the street by vegetation.
- Wanted information on bus stops and wanted to see stops with shelters.
- The CDC should review/approve the Building Elevations our own Town projects, not just a Courtesy Review.
- The new police building should include daylighting to make it bright inside.
- It appeared that community members chose images that were urban in appearance.
- Arrange the buildings to create site lines (terminated vistas) and defined common areas
- Look at adding trees between the sidewalk and street
- Look at adding on-street parking

Prepared By: Dixon Pitt, Chair, Community Design Commission
Kay Pearlstein, Staff

MEMORANDUM

TO: Mayor and Town Council

FROM: Stefan Klakovich, Chair, Stormwater Management Utility Advisory Board

SUBJECT: Municipal Services Center (Estes Dr. Ext.) Development Agreement – Stormwater Advisory Board recommendations

DATE: April 25, 2018

The Stormwater Management Utility Advisory Board (Board) appreciates this opportunity to provide recommendations to the Mayor and Town Council members for their consideration during the Council's deliberations on the development agreement for the proposed Municipal Services Center on Estes Drive Extension.

Following a presentation at its April 24, 2018 meeting by Mary Jane Nirdlinger and Dennis Pitts, the Board discussed and approved an initial set of recommendations listed below.

1. Peak Discharge Rate Limits to include the 50-year storm

The Stormwater Advisory Board recommends that the 50-year 24-hour storm event be included to the peak discharge rate limits requirements. This is in addition to the 1-year, 2-year, and 25-year 24-hour storm events. This is consistent with the peak discharge rate requirements contained in the Carolina North Development Agreement

Further, the Board recommends that increase in impervious surfaces associated with the Estes Dr. Ext. road improvements be included in the peak discharge rate calculations.

2. Flood Storage Study

In response to the concerns of increased flooding from the Elkin Hills residents, the Board recommends that a study be conducted for this catchment area in order to identify potential flood storage sites that could provide a greater community benefit.

The Board appreciates the improvements already made to the plans in response to input from residents and advisory boards. This includes the change to the “loop road” by realigning the stream crossing (closer to perpendicular), which shortened its length and reduced its width.

The Board encourages the Town Council to consider other strategies to lessen the stormwater impacts to adjacent properties and reduce the amount of impervious surfaces such as green roofs and deleting the median along the east driveway.

Motion made by Mr. Bevington; Mr. Hearn seconded the motion. It passed unanimously.