



UPDATE ON THE NEGOTIATIONS FOR THE AMITY STATION DEVELOPMENT AGREEMENT

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Ben Hitchings, Director
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PROPERTY ADDRESS 318-326 West Rosemary Street	BUSINESS MEETING DATE January 16, 2019	APPLICANT CA Ventures
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AMITY STATION COUNCIL SUBCOMMITTEE’S RECOMMENDATION

That the Council adopt the attached Resolution, authorizing the Town Manager to work with the Amity Station Council Subcommittee to proceed with Development Agreement negotiations.

DEVELOPMENT AGREEMENT PROCESS



UPDATES

Since the summer of 2018, the Amity Station Council Subcommittee has met three times to review several possible development scenarios proposed by the applicant team. After reviewing and discussing the possible scenarios, the Council Subcommittee is before the Council this evening to propose proceeding with the Development Agreement negotiations.

DECISION POINTS

There are four types of topics for the Amity Station Development Agreement: Policy issues, Technical issues, Fiscal issues, and Legal issues.

- A. Policy Issues: The Council Subcommittee has identified the following key issues:
 - Age restrictions, including whether undergraduate students are allowed to live there;
 - Scope of Development (height and density), including what the project looks like along Rosemary Street, and how the project transitions to the Northside neighborhood;
 - Permitted uses and mix of uses; and
 - Community Benefits including affordable housing, commercial/entrepreneurial space, and public parking.
- B. Technical Issues: These Development Agreement items would be technical or staff recommendations, with public input, and then brought to Council for final approval. Technical Focus items would generally default to existing standards in the Land Use Management Ordinance or in the Town Code;
- C. Fiscal Issues: The applicant has requested tax incentives; and
- D. Legal Issues: Items that need to be included in the Development Agreement as North Carolina statutory or factual requirements noted as legal team responsibilities.

BACKGROUND

At the [October 11, 2017¹](#) Council meeting, the Council created an Amity Station Council Subcommittee, comprised of Council members Anderson, Bell, Oates, and Parker, to initiate development agreement negotiations and authorized the Town Manager and Town Attorney to support the effort.

Six negotiation sessions between the applicant and the Amity Station Council Subcommittee, facilitated by the Dispute Settlement Center, were held between January 2018 and May 2018. Negotiations were delayed over the issue of tenant age limitations, with the Amity Station Council subcommittee desiring a minimum age of 22 years and the applicant team requesting a minimum age of 21 years.

During the summer of 2018, the applicant team continued exploring options and proposed to re-open negotiations on the project with a provision to limit the minimum tenant age to 22 years. Additional project information is available at this link:

<https://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development-projects/development-activity-report/amity-station>.

ATTACHMENTS

1. Resolution authorizing reopening of Development Agreement negotiations by the Amity Station Council Subcommittee
2. Amity Station Council Subcommittee Feedback
3. CA Ventures Letter dated August 16, 2018
4. CA Ventures Proposal for Amity Station November 2018
5. Market Analysis by Noell Consulting Group
6. Follow-up information requested by Council November 18, 2018

¹ http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3299&meta_id=179337