

Amy Harvey

From: Roger Stancil
Sent: Wednesday, June 20, 2018 12:46 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Ross Tompkins
Cc: Loryn Clark; Sarah Vinas; Nate Broman-Fulks; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Sabrina Oliver; Sabrina Oliver
Subject: Additional Council Questions: Item 15: Concept Plan: 2200 Homestead Rd.
Attachments: Current_Photo_of_2200_Homestead_Road_Site_6-18.pdf

Council Question: Is the extension of bus service either by regular bus line or by on-demand to 2200 Homestead Road a consideration?

Staff Response: *Staff current expectation is that a bus stop will be installed to serve the site by the time the project is complete.*

Council Question: Can you provide a photo of what 2200 Homestead Road currently looks like, like you did with 7300 Millhouse Road?

Staff Response: *Please find two photos attached.*

From: Roger Stancil

Sent: Tuesday, June 19, 2018 7:02 PM

To: Allen Buansi <abuansi@townofchapelhill.org>; Donna Bell <dbell@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Nancy Oates <noates@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Rachel Schaevitz <rschaevitz@townofchapelhill.org>; Roger Stancil <rstancil@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>

Cc: Loryn Clark <lclark@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>; Nate Broman-Fulks <nbfulks@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Beth Vazquez <b vazquez@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Catherine Lazorko <clazorko@townofchapelhill.org>; Christina Strauch <cstrauch@townofchapelhill.org>; Dwight Bassett <dbassett@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Lindsey Bineau <lbineau@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ralph Karpinos <rkarpinos@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Roger Stancil <rstancil@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>

Subject: Council Questions: Item 15: Concept Plan: 2200 Homestead Rd.

Council Question: I was concerned that our materials had no information on a business plan, who would pay for the development and how. I'd like staff to discuss their efforts and progress at Wednesday's meeting.

Council Question: If staff have not contacted Boulder Housing Partners about how BHP was able to provide 40% affordable housing in the Holiday Neighborhood without paying for it with taxpayer money, I strongly recommend staff do so before Wednesday's meeting. The Holiday Neighborhood success is an all the more impressive feat given that BHP had to buy the land, whereas we already own it. Town staff would be able to ask BHP more technical questions than I

would think of. A conversation with BHP might help our town staff flesh out a plan and strategy for success on Homestead Road and elsewhere.

Council Question: Recognizing we are only at the concept plan stage, what is the current thinking on income mix and range needed to make this financially sustainable?

Staff Response: *When the Town is the applicant as well as the regulating body for projects, presentations and their purpose can be confusing. At this meeting Wednesday night, we are following the standard Concept Plan presentation model as would any applicant so our presentation will focus on the preliminary design and land use issues related to the development of this site to receive feedback from Council Members about those topics. Tomorrow's discussion is focused on the land use/concept plan and what we might build on the property, and not on the specifics of the business model and details related to how we are going to develop the property.*

In our role as the applicant for this project, we are working with our consultant to evaluate the development related components of the project including financing options, partnerships, ownership models, and the range of incomes to be served in this mixed income development. Based on feedback from the Council on Wednesday such as housing types, density, and uses, we would finalize our analysis and return to the Council to determine if the Town should pursue development on this site.

We have had initial communication with Boulder Housing Partners to learn more about the Holiday Neighborhood. We will continue our discussions to find out more about the model, lessons learned, and if there are components that could be incorporated into this development or other projects we might develop on Town-owned land.

Council Question: What is "shared housing"? What population would the shared/co-housing be aimed at?

Staff Response: *The shared/co-housing idea emerged from a group of students working with residents at the IFC Community House during our public information sessions about this project. The thinking is that the units would serve individuals moving from the Community House to more permanent housing, likely between 30% -50% of Area Median Income (less than \$28,000 per year).*

SportArt Gymnastics – 2200 Homestead Road

