



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, March 24, 2021 7:00 PM

Virtual Meeting

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

*https://us02web.zoom.us/webinar/register/WN_P6x3wJGtS_uCp5PRLy5rtw
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 812 8315 6915*

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

PUBLIC COMMENT FOR ITEMS NOT ON PRINTED AGENDA AND PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

Petitions and other similar requests submitted by the public, whether written or oral, are heard at the beginning of each regular meeting. Except in the case of urgency and unanimous vote of the Council members present, petitions will not be acted upon at the time presented. After receiving a petition, the Council shall, by simple motion, dispose of it as follows: consideration at a future regular Council meeting; referral to another board or committee for study and report; referral to the Town Manager for investigation and report; receive for information. See the Status of Petitions

to Council webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.

ANNOUNCEMENTS BY COUNCIL MEMBERS

CONSENT

Items of a routine nature will be placed on the Consent Agenda to be voted on in a block. Any item may be removed from the Consent Agenda by request of the Mayor or any Council Member.

- 1.** Approve all Consent Agenda Items. [\[21-0220\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Call a Public Hearing to Consider Amendments to the Town Code that Establish Compliance with Chapter 160D of the North Carolina General Statutes for April 21, 2021. [\[21-0221\]](#)

By adopting the resolution, the Council calls a public hearing to consider amendments to the Chapel Hill Town Code and Land Use Management Ordinance to establish compliance with North Carolina General Statute 160D on April 21, 2021.
- 3.** Call a Public Hearing for a Land Use Management Ordinance Text Amendment Regarding Short-Term Rental Regulations Related to Articles 3, 4, and 6 of Appendix A for May 19, 2021. [\[21-0222\]](#)

By adopting the resolution, the Council calls a public hearing to consider matters related to permitting short-term rentals on May 19, 2021.
- 4.** Authorize a Text Amendment Process to Revise Membership, Quorum, and/or Voting Rules for the Community Design Commission (CDC). [\[21-0223\]](#)

By adopting the resolution, the Council will authorize the Town Manager to initiate the process to amend the Land Use Management Ordinance to revise membership, quorum, and/or voting rules on the Community Design Commission.
- 5.** Extend the Reimagining Community Safety Task Force Members' Terms to June 30, 2021. [\[21-0224\]](#)

By adopting the resolution, the Council extends the Reimagining Community Safety Task Force members' terms to June 30, 2021.

- 6.** Extend the Criminal Justice Debt Program Advisory Committee Members' Terms to June 30, 2022. [\[21-0225\]](#)
- By adopting the resolution, the Council extends the Criminal Justice Debt Program Advisory Committee members' terms to June 30, 2022.
- 7.** Amend the 2020-21 Council Calendar. [\[21-0226\]](#)
- By adopting the resolution, the Council amends the 2020-21 Council calendar to schedule a special meeting for a Work Session.

INFORMATION

- 8.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0227\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 9.** Receive 2020 University of North Carolina Annual Development Plan Report on Transportation. [\[21-0228\]](#)
- By receiving the report, the Council acknowledges receipt of the 2020 University of North Carolina Annual Development Plan Report on Transportation.
- 10.** University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[21-0229\]](#)
- RECOMMENDATION: That the Council receive the report from University staff, reviewing the status of current and planned campus development projects.
- 11.** Blue Hill Semiannual Report #13. [\[21-0230\]](#)
- By accepting the report, the Council acknowledges receipt of Blue Hill Semiannual Report #13.

DISCUSSION

- 12.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[21-0231\]](#)
- PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director
Vencelin Harris, Fire Chief
Kelly Drayton, Emergency Management Coordinator
- The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID-19 crisis.

- 13.** Consider an Application for Conditional Zoning for Columbia Street Annex, 1150 S. Columbia Street, from Residential-2 (R-2) to Mixed Use-Village-Conditional Zoning District (MU-V-CZD). [\[21-0232\]](#)

PRESENTER: Jake Lowman, Senior Planner

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Comments by the applicant
- d. Comments and questions from the Mayor and Town Council
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council consider adopting the Resolution of Consistency and consider enacting Ordinance A, approving the Conditional Rezoning.

- 14.** Consider Closing a Portion of an Unmaintained and Unimproved Monroe Street Public Right-of-Way. [\[21-0233\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

RECOMMENDATION: That the Council adopt a resolution to close an unmaintained and unpaved public right-of-way portion of Monroe Street.

- 15.** Consider Request to Extend Jurisdiction for UNC Police Department. [\[21-0234\]](#)

PRESENTER: George Battle, Vice Chancellor for Institutional Integrity and Risk Management

RECOMMENDATION: That the Council authorize the Town Manager to modify the Memorandum of Understanding between the Town and the UNC Police Department to extend the UNC Police Department's Jurisdiction to off-campus fraternity and sorority locations.

- 16.** Open the Public Hearing: Issuance of Two-Thirds Bonds to Fund Parks and Recreation, Public Safety, and Streets and Sidewalks Projects in the Capital Improvements Plan (CIP). [\[21-0235\]](#)

PRESENTER: Amy Oland, Business Management Director

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the Public Hearing and receive comments for 24-hours
- e. Consider adopting bond orders and issuance resolutions at the April 7 Council meeting.

RECOMMENDATION: That the Council hold a public hearing on the bond orders authorizing the issuance of general obligation bonds in the maximum amount of \$3,205,000 for parks and recreation, public safety, and streets and sidewalks projects.

SPECIAL USE PERMIT

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

- 17.** Open the Public Hearing: Limited Scope Special Permit Modification -- Signature Health Care of Chapel Hill, 1602 E. Franklin Street.

[\[21-0236\]](#)

PRESENTER: Anya Grahn, Senior Planner

Swearing of all persons wishing to present evidence

- a. Without objection, the preliminary report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and preliminary recommendation
- c. Presentation of evidence by the applicant
- d. Recommendation by the Planning Commission
- e. Presentation of evidence by the public
- f. Comments and questions from the Mayor and Town Council
- g. Applicant's statement regarding proposed conditions
- h. Motion to continue Public Hearing to April 21, 2021
- i. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive evidence, and continue the public hearing to April 21, 2021.

- 18.** Open the Public Hearing: Land Use Management Ordinance Text Amendments - Proposed Changes To Section 3.6.2 Historic Districts Related To Review

[\[21-0237\]](#)

Criteria And Section 8.4 Historic District Commission.

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission and Historic District Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing and receive written public comments for 24 hours following the closed public hearing
- g. Consider enacting the Ordinance on April 21, 2021.

RECOMMENDATION: That the Council open the public hearing, receive public comments, and make a motion to schedule the proposed Land Use Management Ordinance text amendment decision at the April 21, 2021 Council meeting.

CONCEPT PLAN REVIEW(S)

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

- 19.** Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St. (Project #21-006)

[21-0238]

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

APPOINTMENTS

- 20.** Appointment to the Community Policing Advisory Committee.

[\[21-0239\]](#)

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
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Chapel Hill, NC 27514

Item Overview

Item #: 1., **File #:** [21-0220], **Version:** 1

Meeting Date: 3/24/2021

Approve all Consent Agenda Items.

Staff:

Sabrina M. Oliver, Director/Town Clerk
Amy T. Harvey, Deputy Town Clerk

Department:

Communications and Public Affairs

Overview: Items of a routine nature to be voted on in a block. Any item may be removed from the Consent Agenda by the request of the Mayor or any Council Member.



Recommendation(s):

That the Council adopt the various resolutions and ordinances.

Fiscal Impact/Resources: Please refer to each agenda item for specific fiscal notes.



Attachments:

- Resolution

**A RESOLUTION ADOPTING VARIOUS RESOLUTIONS AND ENACTING VARIOUS ORDINANCES
(2021-03-24/R-1)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby adopts the following resolutions and ordinances as submitted by the Town Manager in regard to the following:

2. Call a Public Hearing to Consider Amendments to the Town Code that Establish Compliance with Chapter 160D of the North Carolina General Statutes for April 21, 2021. (R-2)
3. Call a Public Hearing for a Land Use Management Ordinance Text Amendment Regarding Short-Term Rental Regulations Related to Articles 3, 4, and 6 of Appendix A for May 19, 2021. (R-3)
4. Authorize a Text Amendment Process to Revise Membership, Quorum, and/or Voting Rules for the Community Design Commission (CDC). (R-4)
5. Extend the Reimagining Community Safety Task Force Members' Terms to June 30, 2021. (R-5)
6. Extend the Criminal Justice Debt Program Advisory Committee Members' Terms to June 30, 2022. (R-6)
7. Amend the 2020-21 Council Calendar. (R-7)

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 2., File #: [21-0221], Version: 1

Meeting Date: 3/24/2021

Call a Public Hearing to Consider Amendments to the Town Code that Establish Compliance with Chapter 160D of the North Carolina General Statutes for April 21, 2021.

Staff:

Colleen Willger, Director
Alisa Duffey Rogers, LUMO Project Manager
Corey Liles, Principal Planner
Gene Poveromo, Zoning/Code Enforcement Coordinator

Department:

Planning
Manager's Office
Planning
Building & Development Services

Overview: The Town must amend the Land Use Management Ordinance (LUMO) and other sections of the Town Code to conform with the changes to State law commonly referred to as '160D' before July 1, 2021. Council has held a series of discussions on the major changes required and will have an opportunity to review the full set of proposed amendments at the public hearing.



Recommendation(s):

That the Council adopt the resolution calling a public hearing on April 21, 2021 at the request of the Town Manager to amend the Chapel Hill Town Code and Land Use Management Ordinance to establish compliance with North Carolina State law.

Key Issues:

- Chapter 160D and various related provisions were established under [Session Law 2019-111 <https://www.ncleg.gov/BillLookup/2019/S355>](https://www.ncleg.gov/BillLookup/2019/S355), enacted by the State in July 2019.
- [Session Law 2020-25 <https://www.ncleg.gov/BillLookup/2019/S720/True>](https://www.ncleg.gov/BillLookup/2019/S720/True), enacted in 2020, incorporated technical corrections into Chapter 160D and set July 1, 2021 as the deadline to come into compliance with new State law.
- Council previously discussed the major changes required by 160D at meetings on [June 17, 2020 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4569906&GUID=0CE76AA5-06B3-4421-8884-D0D1FBD81E30>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4569906&GUID=0CE76AA5-06B3-4421-8884-D0D1FBD81E30); [September 16, 2020 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4640115&GUID=B6921C68-D711-4649- >](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4640115&GUID=B6921C68-D711-4649-); [October 21, 2020 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4671429&GUID=0ACB18C0-C5F2-493B-9314-9174C436C4EF>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4671429&GUID=0ACB18C0-C5F2-493B-9314-9174C436C4EF); and [February 17, 2021 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4797928&GUID=0AA7F7DC-98F3-4488- >](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4797928&GUID=0AA7F7DC-98F3-4488-)

Where is this item in its process?



Attachments:

- Resolution

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CODE OF ORDINANCES OF THE TOWN OF CHAPEL HILL TO ESTABLISH COMPLIANCE WITH CHAPTER 160D OF THE GENERAL STATUTES AND RELATED STATE LAW (2020-03-24/R-2)

WHEREAS, in July 2019 the North Carolina General Assembly enacted Session Law 2019-111, an act to clarify, consolidate, and reorganize the land-use regulatory laws of the State; and

WHEREAS, in June 2020 the North Carolina General Assembly enacted Session Law 2020-25, an act to complete the consolidation of land-use provisions into one chapter of the General Statutes as directed by S.L. 2019-111; and

WHEREAS, Session Laws 2019-111 and 2020-25 together establish a new section of the North Carolina General Statutes titled Chapter 160D: Local Planning and Development Regulation, intended to supersede Article 18 of Chapter 153A and Article 19 of Chapter 160A; and

WHEREAS, Session Law 2020-25 states that Chapter 160D shall serve as the enabling legislation applicable to local government development regulation decisions made on or after the earlier of: (1) the effective date of the amendments to local development regulations made to conform to the provisions of Chapter 160D or (2) July 1, 2021; and

WHEREAS, the implications of Chapter 160D going into effect have been discussed by the Town Council at meetings held on June 17, 2020; September 16, 2020; October 21, 2020; and February 17, 2021; and

WHEREAS, the Town Manager hereby requests that the Council amend the Code of Ordinances of the Town Of Chapel Hill, including the Land Use Management Ordinance, to conform to the provisions of Chapter 160D.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Public Hearing for April 21, 2021 at 7:00 p.m. in the location described on the Town's web calendar to consider possible amendments to the Code of Ordinances of the Town of Chapel Hill to establish compliance with Chapter 160D of the General Statutes and related State law, and refers the proposed amendments to the Town Manager and Planning Commission for their consideration.

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council calls a public hearing to consider amendments to the Chapel Hill Town Code and Land Use Management Ordinance to establish compliance with North Carolina General Statute 160D on April 21, 2021.



Item Overview

Item #: 3., File #: [21-0222], Version: 1

Meeting Date: 3/24/2021

Call a Public Hearing for a Land Use Management Ordinance Text Amendment Regarding Short-Term Rental Regulations Related to Articles 3, 4, and 6 of Appendix A for May 19, 2021.
Staff:

Colleen Willger, Director
Judy Johnson, Assistant Director
Anya Grahn, Senior Planner

Department:

Planning

Overview: On [June 19, 2019 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3985501&GUID=BFA3AA22-D1D1-4D51-9285-1C4FE6B2FF99&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3985501&GUID=BFA3AA22-D1D1-4D51-9285-1C4FE6B2FF99&Options=&Search=>), the Town Council authorized the Town Manager to develop regulations for short-term rentals.

**Recommendation(s):**

That the Council adopt the resolution calling a public hearing on May 19, 2021 to amend the Land Use Management Ordinance and allow for short-term rentals.

Decision Points:

- The text amendments would:
 - update the Use Table in Section 3.7 to allow short-term rentals in specified zoning districts
 - require short-term rental operators, or hosts, to obtain a Zoning Compliance Permit for this use
 - provide operational requirements, safety standards, and enforcement for short-term rentals

**Attachments:**

- Resolution

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council calls a public hearing to consider matters related to permitting short-term rentals on May 19, 2021.

RESOLUTION A**A RESOLUTION CALLING A PUBLIC HEARING FOR A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT REGARDING SHORT-TERM RENTAL REGULATIONS RELATED TO ARTICLES 3, 4, AND 6 AND APPENDIX A FOR MAY 19, 2021 (2021-03-24/R-3)**

WHEREAS, on June 19, 2019, the Town Council authorized the Town Manager to develop updated standards for Short Term Rentals (STRs) for Council consideration with input from community stakeholders; and

WHEREAS, on October 2, 2019, the Town Council appointed a Task Force consisting of STR advocates and operators, hoteliers, neighborhood residents, and advisory board champions. Town Council charged the Task Force to develop a set of final recommendations for STR regulations for whole house, non-owner occupied rentals, including safety checks and registration; and

WHEREAS, the STR Task Force met on October 16, November 6, and December 11, 2019 as well as January 15, and February 5, 2020 to discuss themes related to STRs and identify impacts of possible STR regulations on various stakeholder groups as presented by staff. Topics of these discussions included current state laws regulating STRs, statistics related to Chapel Hill housing, municipal STR regulations, and common ordinance provisions; and

WHEREAS, on February 5, 2020, the STR Task Force made a set of final recommendations on ordinance provisions to be shared with the Town Council that addressed geographic and quantitative permitting requirements, occupancy caps, safety inspections, designation of a responsible party, and existing STRs; and

WHEREAS, on June 17, 2020, the Town Council accepted the findings of the Short-Term Rental Task Force and dissolved the Task Force; and

WHEREAS, on March 6 and October 2, 2020, staff provided an update to the Council Committee on Economic Sustainability that included feedback from the STR Task Force, as well as the proposed timing associated with a text amendment process; and

WHEREAS, on December 2, 2020, Town Council held a work session to discuss short-term rentals and provided direction to staff for ordinance provisions; and

WHEREAS, on February 12, 2021, staff provided an update to the Council Committee on Economic Sustainability on the development of a short-term rental ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a public hearing to consider text amendments to the Land Use Management Ordinance (LUMO) designed to introduce Short Term Rental regulations related to Articles 3, 4, and 6 of Appendix A on Wednesday, May 19, 2021 at 7:00 p.m. in the location provided on the Town's web calendar.

This the 24th day of March, 2021.



Item Overview

Item #: 4., File #: [21-0223], Version: 1

Meeting Date: 3/24/2021

Authorize a Text Amendment Process to Revise Membership, Quorum, and/or Voting Rules for the Community Design Commission (CDC).
Council Members

Pam Hemminger
Michael Parker
Jess Anderson
Amy Ryan

Council Committee on Boards and Commissions

Overview: The Council Committee is recommending a pilot to revise the membership, quorum, and/or voting rules for the CDC in response to a petition from the CDC to consider a reduction of member seats. The CDC took action to petition Council at its meeting on February 23, 2021.

**Recommendation(s):**

That the Council adopt the attached resolution, authorizing a Text Amendment process that would consider revisions to the membership, quorum, and/or voting rules for the Community Design Commission

Decision Points:

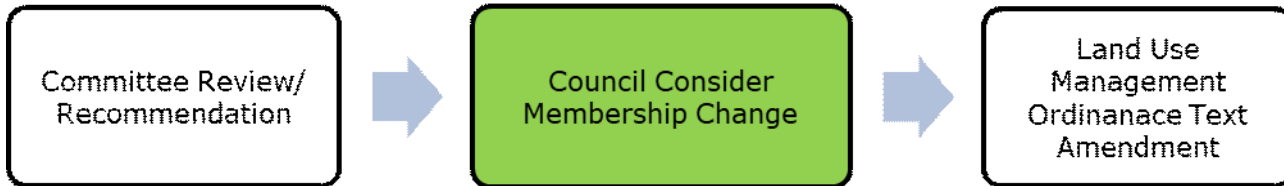
Consider authorizing a study of potential revisions that could support the CDC in conducting its regular business.

Key Issues:

- The CDC has nine (9) member seats, and three (3) are currently vacant.
- At least seven (7) member seats are necessary to maintain compliance with North Carolina General Statutes.
- A quorum of the CDC is defined as consisting of five (5) members. A concurring vote of five (5) members is necessary for the Commission to take any official action, such as an application approval.
- The Council Committee discussed the possibility of reducing quorum and voting thresholds as a pilot approach, while evaluating the appropriate number of member seats.
- NCGS Chapter 160D will require seat to represent ETJ, and currently all seats are Chapel Hill resident seats.

Fiscal Impact/Resources: Undetermined

Where is this item in its process?



Attachments:

- Resolution

A RESOLUTION TO INITIATE A PROCESS TO REVISE THE MEMBERSHIP, QUORUM, AND VOTING RULES OF THE COMMUNITY DESIGN COMMISSION (CDC) (2021-03-24/R-4)

WHEREAS, the Community Design Commission approved a petition to request the Town Council consider reducing the membership of the commission to seven seats; and

WHEREAS, North Carolina General Statutes state that the commission shall consist of not less than seven nor more than 15 members, to be appointed by the governing board; and

WHEREAS, the current CDC has a membership of nine, with three vacancies, and has been challenged in filling the vacancies due to the limited number of candidates, in particular those with a design background; and

WHEREAS, the Council Committee on Boards and Commissions, upon taking these issues into account, determined a possible solution is to reduce the CDC thresholds for quorum and voting to four (4), and further determined this solution could be a pilot approach to supporting the work of the CDC while giving further consideration to a membership reduction.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to initiate the process to amend the Land Use Management Ordinance to revise membership, quorum, and/or voting rules on the Community Design Commission.

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council will authorize the Town Manager to initiate the process to amend the Land Use Management Ordinance to revise membership, quorum, and/or voting rules on the Community Design Commission.



Item Overview

Item #: 5., File #: [21-0224], Version: 1

Meeting Date: 3/24/2021

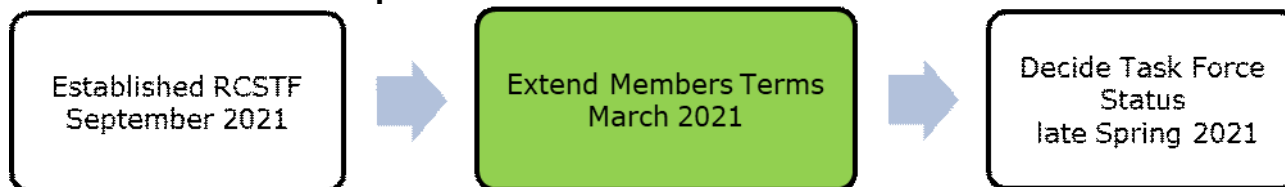
Extend the Reimagining Community Safety Task Force Members' Terms to June 30, 2021.**Staff:**Sabrina Oliver, Director/Town Clerk
Amy Harvey, Deputy Town Clerk**Department:**

Communications and Public Affairs

Overview: The Council established the Reimagining Community Safety Task Force (RCSTF) with a goal to conclude by the end of March 2021. There was a delay in securing a group facilitator and organizing the Task Force. The Task Force is engaged in a series of meetings and expects to provide a report with preliminary recommendations in late April. The members' terms expire on March 31, 2021. This item would continue the program/members' terms through the fiscal year.

**Recommendation(s):**

That the Council adopt a resolution to extend the Reimagining Community Safety Task Force members' terms to June 30, 2021.

Where is this item in its process?**Attachments:**

- Resolution
- RCSTF Membership List as of March 3, 2021

A RESOLUTION TO EXTEND THE REIMAGINING COMMUNITY SAFETY TASK FORCE MEMBERS' TERMS TO JUNE 30, 2021 (2021-03-24/R-5)

WHEREAS, in September 2020, the Council [established the Reimagining Community Safety Task Force <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4633761&GUID=FA79CCDB-E273-43F7-8BB6-AB1EDBC97556&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4633761&GUID=FA79CCDB-E273-43F7-8BB6-AB1EDBC97556&Options=&Search=>) (RCSTF) with a goal to present its recommendations by March 2021; and

WHEREAS, the Task Force convened on October 26, 2020; and

WHEREAS, there was a delay in securing a group facilitator and organizing the Task Force; and

WHEREAS, the Task Force is engaged in a series of meetings through April and expects to provide a report with preliminary recommendations in late April; and

WHEREAS, extending the members' terms will help them fulfill the established goal.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council extend the Reimagining Community Safety Task Force members' terms to June 30, 2021 or until the appointed community members shall have met their charge when the Task Force presents its recommendations to the Town Council, whichever occurs first.

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council extends the Reimagining Community Safety Task Force members' terms to June 30, 2021.



Town of Chapel Hill

Reimagining Community Safety Task Force

Board Roster



Paris T. Miller

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Allen Buansi

1st Term Oct 07, 2020 - Mar 31, 2021

No Recruitment

Appointing Authority Mayor and Town Council

Category Council Liaison (alternate)



Jaclyn E Gilstrap

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council

Category Alternate



Malcolm Hunter

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council

Category Alternate



Tai Huynh

1st Term Oct 07, 2020 - Mar 31, 2021

No Recruitment

Appointing Authority Mayor and Town Council

Category Council Liaison



Karen Stegman

1st Term Oct 07, 2020 - Mar 31, 2021

No Recruitment

Appointing Authority Mayor and Town Council

Category Council Liaison



Jamesha Q Cannon-phillips

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Emma Ferriola-bruckenstein

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Shugong Wang

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Desmond A Frierson

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Jeremy L Roberson

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Marcus Farrow

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Matthew J Sullivan

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



heather d nash

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Eliazar A. Posada

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Ehmua Ra

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Robert C Campbell

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Delores M Bailey

1st Term Oct 07, 2020 - Mar 31, 2021

Appointing Authority Mayor and Town Council



Sarah Vinas

No Term

No Recruitment

Appointing Authority Chapel Hill Town Manager

Category Staff Liaison



Loryn Clark

No Term

No Recruitment

Appointing Authority Chapel Hill Town Manager

Category Staff Liaison



Chris Blue

No Term

No Recruitment

Appointing Authority Chapel Hill Town Manager

Category Staff Liaison



Item Overview

Item #: 6., File #: [21-0225], Version: 1

Meeting Date: 3/24/2021

Extend the Criminal Justice Debt Program Advisory Committee Members' Terms to June 30, 2022.**Staff:**Sabrina Oliver, Director/Town Clerk
Amy Harvey, Deputy Town Clerk**Department:**

Communications and Public Affairs

Overview: The Council established the Criminal Justice Debt Program (CJDP) as a one-year pilot. In February, the Council amended the eligibility requirements and added a mechanism to include residents from the Town of Carrboro to participate in the program. The CJDP Advisory Committee facilitates this program, and the members' terms expire on April 22, 2021. This item would continue the program/members' terms through the next fiscal year.

**Recommendation(s):**

That the Council adopt a resolution to extend the Criminal Justice Debt Program Advisory Committee members' terms to June 30, 2022.

Where is this item in its process?**Attachments:**

- Resolution
- CJDP Membership List as of March 3, 2021

A RESOLUTION TO EXTEND THE CRIMINAL JUSTICE DEBT PROGRAM ADVISORY COMMITTEE MEMBERS' TERMS TO JUNE 30, 2022 (2021-03-24/R-6)

WHEREAS, in January 2020, the Council [established the Criminal Justice Debt Program \(CJDP\)](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309606&GUID=92F1D55B-5007-4E58-926E-05BA0380BD06&Options=ID|Text|&Search=criminal+justice) [as a one-year pilot](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4309606&GUID=92F1D55B-5007-4E58-926E-05BA0380BD06&Options=ID|Text|&Search=criminal+justice); and

WHEREAS, the CJDP Advisory Committee convened on April 22, 2020; and

WHEREAS, in January 2021, the Committee [presented Program amendments](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4741331&GUID=DE16B1BC-3FB5-4CD2-B140-945E2BF1FF46&Options=ID|Text|&Search=criminal+justice); and

WHEREAS, in [February 2021](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4804631&GUID=703FBF33-3233-4994-847F-38D61AC31BD7&Options=ID|Text|&Search=criminal+justice), the Council amended the eligibility requirements and added a mechanism to include residents from the Town of Carrboro to participate in the program; and

WHEREAS, the CJDP Advisory Committee facilitates this program and the members' terms expire on April 22, 2021; and

WHEREAS, the Council expressed an interest for this program to continue and will consider funding the program through the budget process.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council extend the Criminal Justice Debt Program Advisory Committee members' terms to June 30, 2022.

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council extends the Criminal Justice Debt Program Advisory Committee members' terms to June 30, 2022.



Town of Chapel Hill

Criminal Justice Debt Program Advisory Committee

Board Roster



Amber Keith

1st Term Feb 10, 2021 - Apr 22, 2021

Appointing Authority Victims' Advocate Organization

Category Victims' Advocate Organization



Tiffany Bullard

1st Term Jul 20, 2020 - Apr 22, 2021

Appointing Authority Criminal Justice Resource Department

Category Re-entry Council Case Manager



Eliazar A. Posada

1st Term Apr 23, 2020 - Apr 22, 2021

Appointing Authority El Centro Hispano

Office/Role Vice Chair

Category El Centro Hispano



Emma Ferriola-Bruckenstein

1st Term Apr 24, 2020 - Apr 22, 2021

Appointing Authority Criminal Justice Resource Department

Office/Role Chair

Category Restoration Program Legal Counsel



Corey Root

1st Term Apr 23, 2020 - Apr 22, 2021

Appointing Authority Orange County Partnership to End Homelessness (OCPEH)

Category Orange County Partnership to End Homelessness (OCPEH)

**Jesse Gibson****1st Term** Apr 23, 2020 - Apr 22, 2021**Appointing Authority** NAACP**Category** NAACP Legal Redress Committee or
Criminal Justice Committee Member**Nancy J. Rosales****1st Term** Apr 23, 2020 - Apr 22, 2021**Appointing Authority** Criminal Justice Debt
Program Advisory Committee**Category** Impacted Community Member**Donna Carrington****1st Term** Apr 23, 2020 - Apr 22, 2021**Appointing Authority** Community Empowerment
Fund (CEF)**Category** Community Empowerment Fund (CEF)**Gricelidy Marrero****1st Term** Apr 23, 2020 - Apr 22, 2021**Appointing Authority** Inter-Faith Council for Social
Service (IFC)**Category** Inter-Faith Council for Social Service (IFC)**Mark Kleinschmidt****1st Term** Apr 23, 2020 - Apr 22, 2021**Appointing Authority** Orange County Clerk of Court
Office**Category** Orange County Clerk of Court Office**Savannah Allred****No Term**

No Recruitment

Appointing Authority Carrboro Town Manager**Category** Staff Liaison



Megan Johnson

1st Term N/A - N/A

No Recruitment

Category Staff Liaison



27
TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 7., File #: [21-0226], Version: 1

Meeting Date: 3/24/2021

Amend the 2020-21 Council Calendar.

Staff:

Sabrina Oliver, Director
Amy Harvey, Deputy Town Clerk

Department:

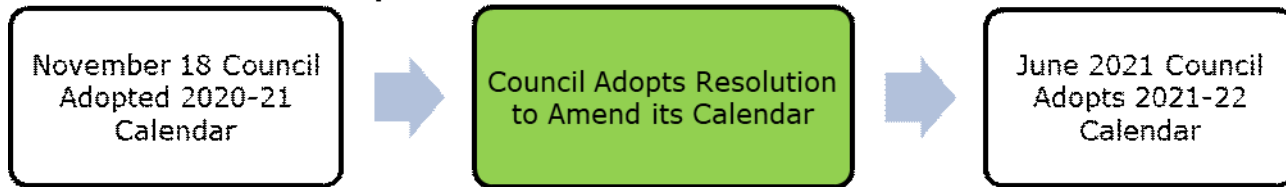
Communications and Public Affairs

Overview: The Council adopted its 2020-21 meeting calendar on November 18, 2020. This action amends the Council calendar to incorporate a Special Meeting for an additional Work Session.

☆ **Recommendation(s):**

That the Council adopt a resolution amending the 2020-21 Council calendar to incorporate various scheduling changes.

Where is this item in its process?



Attachments:

- Resolution
- Proposed Chapel Hill Town Council 2020-21 Meeting Calendar

A RESOLUTION AMENDING THE COUNCIL'S 2020-21 MEETING CALENDAR (2021-03-24/R-7)

WHEREAS, on November 18, 2020 the Council adopted its 2020-21 meeting calendar; and

WHEREAS, the Council has a list of work session topics to discuss.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council amends its 2020-21 meeting calendar to add the following special meeting:

- March 31, 2021 for a Work Session at 6:30 p.m. online, see the Town's Calendar for details

This the 24th day of March, 2021.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council amends the 2020-21 Council calendar to schedule a special meeting for a Work Session.

Adopted Chapel Hill Town Council 2020 Meeting Calendar

2020 Calendar																							
JULY							AUGUST							SEPTEMBER									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
			1	2	3	4						1			1	2	3	4	5				
5	6	7	8	9	10	11	2	3	4	5	6	7	8	6	7	8	9	10	11	12			
12	13	14	15	16	17	18	9	10	11	12	13	14	15	13	14	15	16	17	18	19			
19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26			
26	27	28	29	30	31		23	24	25	26	27	28	29	27	28	29	30						
							30	31															
OCTOBER							NOVEMBER							DECEMBER									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5			
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12			
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19			
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26			
25	26	27	28	29	30	31	29	30						27	28	29	30	31					

2021 Meeting Calendar																							
JANUARY							FEBRUARY							MARCH									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
					1	2		1	2	3	4	5	6		1	2	3	4	5	6			
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13			
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20			
17	18	19	20	21	22	23	21	22	23	24	25	26	27	21	22	23	24	25	26	27			
24	25	26	27	28	29	30	28							28	29	30	31						
31																							
APRIL							MAY							JUNE									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
				1	2	3						1			1	2	3	4	5				
4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12			
11	12	13	14	15	16	17	9	10	11	12	13	14	15	13	14	15	16	17	18	19			
18	19	20	21	22	23	24	16	17	18	19	20	21	22	20	21	22	23	24	25	26			
25	26	27	28	29	30		23	24	25	26	27	28	29	27	28	29	30						
							30	31															

18	Regular Meetings 7 pm @ Town Hall	7	Council Work Sessions 6:30 pm @ Library	12	Other Meetings *Check web calendar for time/location
37	Total Number of Meetings	12	Town Holidays	10	CCES Meetings*

List of Meetings by Date

July 2020

- 29-W-Special Meeting, 7 PM, Virtual Meeting

August 2020¹

- 19-W-Special Meeting, 7 PM, Virtual Meeting
- 26-W-Special Meeting², 7 PM, Virtual Meeting

September 2020

- 9-W-Regular Meeting, Virtual Meeting
- 16-W-Work Session
- 30-W-Regular Meeting

October 2020

- 7-W-Regular Meeting
- 21-W-Work Session
- 28-W-Regular Meeting

November 2020

- 4-W-Regular Meeting
- 18-W-Regular Meeting

December 2020

- 2-W-Work Session
- 9-W-Regular Meeting

January 2021

- 6-W-Work Session
- 13-W-Regular Meeting
- 20-W-Special Meeting², 7 PM
- 25-M-Legislative Breakfast, 8:30 AM
- 27-W-Regular Meeting

February 2021

- 5-F-Council Retreat, 4PM
- 6-Sa-Council Retreat, 9 AM
- 8-M-Council Retreat, 6 PM
- 17-W-Work Session
- 24-W-Regular Meeting

March 2021

- 10-W-Regular Meeting
- 17-W-Work Session
- 24-W-Regular Meeting
- 31-W-Work Session

April 2021

- 7-W-Regular Meeting
- 14-W-Work Session
- 21-W-Regular Meeting

May 2021

- 5-W-Regular Meeting
- 12-W-Budget Work Session
- 19-W-Regular Meeting
- 26-W-Budget Work Session
(Tentative)

June 2021

- 2-W-Budget Work Session
(Tentative)
- 9-Regular Meeting
- 23-Regular Meeting

Amendments as of March 24, 2021.

*Council Committee on Economic Sustainability

Meets monthly on the first Friday at 8 AM, unless otherwise indicated. These are held virtually, see web calendar (<https://www.townofchapelhill.org/government/newsroom/calendar>) for details. When the Committee returns to physical meetings the Council Committee on Economic Sustainability meetings are held at the Chapel Hill Public Library, Meeting Room B, (100 Library Drive, Chapel Hill, NC 27514) For more Committee information, see <https://www.townofchapelhill.org/government/departments-services/economic-development/council-economic-sustainability-committee>

¹ Unless otherwise noted, Council Regular meetings start at 7:00 p.m. and Council Work Sessions start at 6:30 p.m. both are held virtually, see web calendar (<https://www.townofchapelhill.org/government/newsroom/calendar>) for details. When Council returns to physical meetings Council Regular meetings are held in the Chapel Hill Town Hall, Council Chamber (405 MLK Jr Blvd, Chapel Hill, NC 27514); Council Work Sessions are held at the Chapel Hill Public Library, Meeting Room B, (100 Library Drive, Chapel Hill, NC 27514)
² It is anticipated that the Council will go into closed session, as authorized by North Carolina General Statute Section 143-318.11(a)(6) to discuss a personnel matter.



Item Overview

Item #: 8., File #: [21-0227], Version: 1
Meeting Date: 3/24/2021**Receive Upcoming Public Hearing Items and Petition Status List.****Staff:**

Sabrina Oliver, Director and Town Clerk
Amy Harvey, Deputy Town Clerk

Department:

Communications and Public Affairs

**Recommendation(s):**

That the Council accept the reports as presented.

Background:

Two pages on our website have been created to track:

- public hearings scheduled for upcoming Council meetings; and
- petitions received, including their status and who you can call for information.

The goal is to provide, in easily available spaces, information that allows people to know when Council will be seeking their comments on a particular topic of development and to know the status of a petition submitted at Council meetings.

In addition to being on the website, these pages will be included in each agenda for Council information,

Fiscal Impact/Resources: Staff time was allocated to create the semi-automated web pages, and additional staff time will be needed for maintenance.

**Attachments:**

- Scheduled Public Hearings <<https://www.townofchapelhill.org/government/mayor-and-council/council-minutes-and-videos/scheduled-public-hearings>>
- Status of Petitions to Council <<https://www.townofchapelhill.org/government/mayor-and-council/how-to-submit-a-petition/petition-status>>

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

SCHEDULED PUBLIC HEARINGS

This webpage lists public hearings that are scheduled for a *specific Council meeting date*, although periodically, some may be continued to a future date. Public hearings may relate to the Land Use Management Ordinance (LUMO), Residential or Commercial Development, Budget, Transportation, or Housing issues. Meeting materials are posted at [Council Meeting Agendas](#), [Minutes](#) and [Videos](#).

Interested in a development project not yet scheduled for Council review? See the [Development Activity Report](#) for the project's current status.

March 24

- Consider Conditional Zoning for S. [Columbia Street Annex](#), 1150 S. Columbia Street - Proposed Change from Residential-2 (R-2) to Mixed Use - Village (MU-V)
- Consider a Request to Close a Portion of an Unmaintained and Unimproved Public Right-of-Way on Monroe Street
- Open the Public Hearing to issue general obligation parks and recreation, public safety, and streets and sidewalks “two-thirds” bonds
- Open the Public Hearing for Land Use Management Ordinance Text Amendments-Proposed Changes to Section 3.6.2 Historic Districts Related to Review Criteria and Section 8.4 Historic District Commission
- Open the Public Hearing: Special Use Permit Modification, Signature Health, 1602 E. Franklin Street (Project 21-003)
- Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St. (Project #21-006)

April 7

- Public Forum on 2021-2022 Community Development Block Grant Program Plan
- Open the Public Hearing: Adoption of Bond Orders for Parks and Recreation Facilities, Public Safety Purposes, Streets and Sidewalks
- Open the Public Hearing: Conditional Zoning Modification Application, 1751 Dobbins Drive Office Building (Project 21-023)
- Open the Public Hearing: Special Use Permit Modification, University Place, 201 S. Estes Drive (Project 19-130)

April 21

- Open a Public Hearing: Conditional Zoning Application, 2200 Homestead Road (Project 20-081)

STATUS OF PETITIONS TO COUNCIL

Petitions submitted during the Town Council meetings are added to the list below, typically within five business days of the meeting date.

To contact the department responsible, click on the department name. Meeting materials are posted at [Council Meetings, Agendas, Minutes and Videos](#).

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
02/24/2021	Parks, Greenways, and Recreation Commission	Request Regarding Facilities Repair.	Business Management Amy Oland , Business Management Director Phone: 919-969-5017	This request will be evaluated during the upcoming two-thirds bond issuance and the FY22 budget development process.
02/24/2021	Shaw Design Associates	Request for Expedited Review and Fee Waiver for 1751 Dobbins Drive Project.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	The Council will consider taking action on this request at their 03/10/21 meeting.
02/24/2021	Linda Brown	Regarding 101-111 Development on Erwin Road.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
11/04/2020	Residents in the area of Mason Farm Rd., Whitehead Circle, and Purefoy Rd	Request Improvements to Neighborhood Infrastructure to Promote Safe Walking and Biking and Improved Connectivity to Adjacent Neighborhoods and Campus.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
11/04/2020	Barbara Driscoll	Request for a Leave the Leaves Campaign.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
10/28/2020	Stormwater Management Utility Advisory Board	Recommendations Regarding the Development Review Process.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff is preparing information to respond to this request.
10/28/2020	Residents of Dixie Drive	Request to Rename Dixie Drive.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff is evaluating this request in accordance with the Town's policy for renaming existing residential streets.
06/10/2020	Community Design Commission	Request to Create a Downtown Design District.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.
05/20/2020	Elaine McVey	Request to Amend the Land Use Management Ordinance Related to Deer Fencing.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
05/20/2020	Parks, Greenways, and Recreation Commission	Request to Designate all 36.2 Acres of the American Legion Property for Use as a Community Park.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	This request will be incorporated into the public engagement process for the future use of the site.
02/26/2020	Lillian Pierce	Request to Abandon Bicycle/Pedestrian Easement at 205 Huntington Way.	Parks & Recreation Phillip Fleischmann , Director Parks and Recreation Phone: 919-968-2785 Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff has reviewed this request and will follow up with options for taking action.
02/26/2020	Carlisle Willard	Request Regarding Proposed Anti-Corruption Resolution.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
02/19/2020	Steve Moore	Request Regarding Cemetery Needs.	Parks & Recreation Phillip Fleischmann , Director Parks and Recreation Phone: 919-968-2785 Communications & Public Affairs Sabrina Oliver , Communications & Public Affairs Director Phone: 919-968-2757	Staff is in contact with the petitioner and is working to respond to the items raised in the petition.
01/08/2020	Renuka Soll	Request for an Improved Petition Process.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff continues to look for ways to improve this process, including dedicating additional staff resources.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
01/08/2020	Beth Waldron	Request Regarding Revising the Deer Management Program.	Parks & Recreation Phillip Fleischmann , Director Parks and Recreation Phone: 919-968-2785 Police Chris Blue , Police Chief Phone: 919-968-2766	Staff met with the petitioner and continue to have conversations with partner agencies on improving communications and safety for residents.
11/20/2019	John Morris	Request Regarding Local & Regional Transit Planning.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908	Staff is preparing information to respond to this request.
10/02/2019	Daniel Dunn	Request Regarding Government Transparency.	Technology Solutions Scott Clark , CIO Phone: 919-968-2735 Communications & Public Affairs Sabrina Oliver , Communications & Public Affairs Director Phone: 919-968-2757	Town staff continue to work on improving and expanding the open data portal. This is one of many data sets that are candidates for inclusion on the portal. This information remains available to the public via a public records request.
09/11/2019	East Franklin Neighborhood Steering Committee & Neighbors	Request Regarding Neighborhood Preservation.	Police Chris Blue , Police Chief Phone: 919-968-2766 Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
06/26/2019	Community Design Commission	Request for Modifications to the Concept Plan Review Process.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	The Council most recently discussed this at their 09/16/2020 work session. Staff is piloting new ways to present Concept Plans to boards, using Town projects as subjects.
06/26/2019	Julie McClintock	Request Regarding the Blue Hill Form Based Code.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.
04/24/2019	Board of Adjustment	Request Regarding Neighborhood Conservation District Ordinances.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.
04/17/2019	Amy Ryan for Planning Commission	Commission Regarding Site Plan Review Process.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Staff is preparing information to respond to this request.
02/13/2019	Citizens	Request Regarding Coal Use and Coal Ash.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	The Town plans to fund interim remedial measures based on recommendations from the human health and ecological risk assessment performed at the coal ash site. The Town continues to monitor NC Division of Air Quality's review of the power plant permit.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
09/19/2018	Julie McClintock of CHALT	Regarding Land Use Intensification.	<p>Planning & Development Services Judy Johnson, Interim Planning Director Phone: 919-969-5078</p> <p>Public Works Lance Norris, Public Works Director Phone: 919-969-5100</p>	The Town's Resiliency Map is part of the map series for the Future Land Use Map. On 06/12/19, the Council received a presentation on the Town's Stormwater program. Staff is preparing information to respond to the additional requests in this petition.
06/27/2018	Susanne Kjemtrup / Brian Hageman	Transportation and Connectivity Advisory Board Request for an Electric Vehicle Provision in the Land Use Management Ordinance.	<p>Planning & Development Services Judy Johnson, Interim Planning Director Phone: 919-969-5078</p>	Referred to the Future Land Use Map and Land Use Management Ordinance rewrite process, which began in Fall 2017 and is expected to be completed in 2020.
06/13/2018	Mayor Pam Hemminger	Regarding Reviewing Policies, Procedures, and Practices for Development.	<p>Planning & Development Services Judy Johnson, Interim Planning Director Phone: 919-969-5078</p>	A Town web page with TIA exemption requests is available. Staff continues to look for ways to apply the LUMO clearly and consistently for all stakeholders in the development process.
06/13/2018	Mayor pro tem Jessica Anderson	Request to Amend Bus Advertising Policy.	<p>Transit Brian Litchfield, Transit Director Phone: 919-969-4908</p>	At their 01/22/19 meeting, the Chapel Hill Transit Public Transit Committee considered the draft nonpublic forum transit advertising policy in order to provide feedback to the Chapel Hill Town Council on the option of amending the policy.
06/13/2018	Ondrea Austin	CHALT's Request to Revise the Tree Ordinance.	<p>Planning & Development Services Judy Johnson, Interim Planning Director Phone: 919-969-5078</p>	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
03/14/2018	Council Members Anderson, Gu, and Schaevitz	Request Regarding Addressing Blue Hill District Community Interests.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078	Council enacted ordinance amendments pertaining to stormwater management, affordable housing, and non-residential development, as well as building size, massing, and permeability. Council will consider amendments for townhomes at their 02/24/21 meeting.
11/07/2016	Mayor Hemminger	Regarding Parking and Transit Needs in Downtown Area.	Planning & Development Services Judy Johnson , Interim Planning Director Phone: 919-969-5078 Police Chris Blue , Police Chief Phone: 919-968-2766 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Recent actions include replacing parking pay stations, implementing Downtown Ambassadors program, and including additional parking with required Wallace Parking Deck repairs. Next steps include parking payments-in-lieu and public/private partnerships.

Last modified on 3/19/2021 3:15:04 AM



Item Overview

Item #: 9., File #: [21-0228], Version: 1

Meeting Date: 3/24/2021

Receive 2020 University of North Carolina Annual Development Plan Report on Transportation.**Staff:**

Lance Norris, Director
Colleen Willger, Director
Kumar Neppalli, Traffic Engineering Manager

Department:

Public Works
Planning
Public Works

Overview: The purpose of this agenda item is to transmit the "2020 Annual Development Plan Report on Transportation" prepared by the University of North Carolina at Chapel Hill. The University is required by its Development Plan permit to provide this annual update. The report discusses a variety of transportation issues associated with development activity in the Office/Institutional-4 (OI-4) Zoning District on the University main campus.

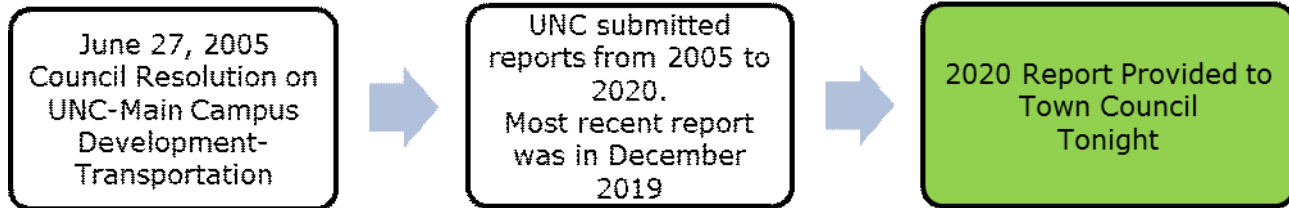
**Recommendation(s):**

That the Council receive the report.

Key Issues:

- On June 27, 2005, the Council approved a resolution requesting that the University submit an Annual Development Plan Report on Transportation associated with development in the Office/Institutional-4 (OI-4) Zoning District on the University campus. The Council also approved the guidelines for the development of the Report. A copy of the resolution and the guidelines are attached.
- The Council resolution requests that:
 - a. The University provide the Town with an annual report titled "Annual Development Plan Report on Transportation;"
 - b. The annual transportation report be provided in addition to a biennial "Transportation Impact Analysis Report;"
 - c. The annual transportation report be submitted in December of each year beginning in December 2005 and thereafter until the end of the current Development Plan cycle; and
 - d. The annual report be a condensed, stand-alone document prepared and organized as follows:
 - Overview of the Development Plan;
 - Discussion of changes in transportation issues associated with the Development Plan; and
 - Discussion of mitigation measures and recommendations including the existing and the proposed traffic calming measures on campus and in adjacent neighborhoods.
- This overview transmits the 2020 report. The Council previously received the reports from 2005 to 2019.
- Town staff reviewed the report and finds that the report, in general, is prepared in accordance with the approved guidelines. Traffic volume generally remained stable, or in some cases decreased from 2005.

Fiscal Impact/Resources: No fiscal impact identified at this time.

Where is this item in its process?**Attachments:**

- June 27, 2005 Council Resolution and Guidelines for Annual Development Plan Report on Transportation
- 2020 UNC-Annual Development Plan Report on Transportation

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By receiving the report, the Council acknowledges receipt of the 2020 University of North Carolina Annual Development Plan Report on Transportation.

A RESOLUTION REQUESTING A STAND ALONE ANNUAL DEVELOPMENT PLAN REPORT ON TRANSPORTATION FOR DEVELOPMENT IN THE OFFICE/INSTITUTIONAL-4 ZONING (2005-06-27/R-23)

WHEREAS, the Office/Institutional-4 (OI-4) regulations of the Chapel Hill Land Use Management Ordinance currently require a Transportation Impact Analysis for development in the OI-4 Zoning District; and

WHEREAS, on July 2, 2001, guidelines for the Transportation Impact Analysis were endorsed by the Chapel Hill Town Council including identification of transportation impacts and mitigation measures associated with development, along with an implementation and monitoring plan for identified mitigation measures, as well as identifying the extent of the University's contribution to and responsibility for mitigating transportation impacts; and

WHEREAS, the stated purpose and intent of the OI-4 District was "to allow for growth and development while protecting the larger community, nearby neighborhoods and the environment from impacts accompanying major new development";

NOW, THEREFORE BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council hereby request submittal of a stand alone "Annual Development Plan Report on Transportation" beginning in December 2005 and thereafter in December of each year until the end of the current Development Plan cycle. The report shall be prepared in accordance to the guidelines provided in Attachment 1 of June 27, 2005 Manager's Report.

This the 27th day of June, 2005.

**GUIDELINES FOR
ANNUAL DEVELOPMENT PLAN REPORT ON TRANSPORTATION
OFFICE/INSTITUTIONAL-4 (OI-4) ZONING DISTRICT**

The University shall provide the Town an annual report titled "Annual Development Plan Report on Transportation". This report shall be in addition to the two-year traffic impact analysis reports required per July 2, 2001 Transportation Impact Analysis (TIA) guidelines. The annual report shall be submitted beginning in December 2005 and thereafter in December of each year until the end of the current Development Plan cycle. It shall be a condensed and standalone document and shall be prepared based on the following guidelines:

1. Development Plan Overview

- A brief overview of the status of the Development Plan projects.
- A map and table showing projects by location in the Development Plan. On the map, the site of each proposed project shall be numbered so that it can be associated with its specifications described in the table. The University shall provide a map equivalent to Figure 2-1 and a summary of Table 2-1 of the January 2004 TIA report of the Development Plan or its successor.
- A brief overview, a map, and a table identifying the parking space impacts of the Development Plan. Map and table shall be equivalent to Figure 2-3 and Table 2-4 of the January 2004 TIA Report of the Development Plan.

2. Development Plan Transportation Changes

- A Brief overview of changes in average daily traffic volumes, a map, and a table of existing and proposed average daily traffic volumes from the most recent TIA. Map and table shall be equivalent to Figure 4-9 and Table 4-9 of January 2004 TIA Report of the Development Plan.
- A brief overview of Level of Service (LOS) information for the existing, no-build, and build conditions at intersections analyzed in the Development Plan with count data from the most recent TIA. LOS information shall be provided in a table equivalent to Table 4-11 of January 2004 TIA Report of the Development Plan.

3. Development Plan Transportation Mitigation Measures and Recommendations

- A brief status overview of mitigation strategies and measures, their impacts to date, and target mode splits from the most recent TIA.
- A brief description of estimated air quality impacts from the most recent TIA.
- A brief status overview and a map of existing and proposed traffic calming measures on campus, including pedestrian and bicycle improvements, from the most recent TIA.
- A brief overview of existing and proposed traffic calming measures in adjacent neighborhoods based on the most recent TIA and any new traffic calming measures as determined by the Town Manager and the University.

June 27, 2005

University of North Carolina at Chapel Hill

Annual Development Plan Report on Transportation

December 2020

Introduction

This is the annual brief summary report of the transportation impacts of the University's Development Plan. It has been prepared in accordance with the June 27, 2005 guidelines issued by the Town of Chapel Hill. It is based on the results of the most recent Transportation Impact Analysis (TIA), which was the TIA submitted to the Town of Chapel Hill in December 2019. Because the Development Plan TIA has not been updated or modified since December 2012, this edition of the Annual Development Plan Report on Transportation is substantially similar to the December 2012 edition. Minor revisions and additions have been made to clarify certain issues and to provide an update on the status of transportation improvement projects on campus.

1: Development Plan Overview

Overview of Development Plan Projects

The Development Plan projects continue to be implemented, with some now completed, some under construction and some in design. The main projects completed so far include:

- Rams Head Center
- Student Family Housing buildings
- Addition to Carrington Hall
- Addition to Cobb Residence Hall
- Additions to Memorial Hall
- Additions to Alexander, Connor, and Winston Residence Halls
- Jackson Circle Parking Deck
- North East Chiller and Parking Deck
- Science Complex Phase 1 (Caudill Laboratories and Chapman Hall)
- Residence Halls Phase II (Ram Village)
- Addition to the Medical Science Research Building (Bondurant Hall)
- Tomkins Chiller Plant and Thermal Storage Facility
- Student Academic Services Building
- Arts Common Phase 1
- FedEx Global Education Building
- ITS-Manning
- Renovation to Morrison Hall
- Williamson Building
- Genetic Medicine Building
- Physicians Office Building

- Manning Steam Plant
- Science Complex Phase II – Addition to Sitterson Hall (Frederick Brooks Hall)
- Addition to Boshamer Stadium
- North Carolina Cancer Hospital
- Addition to Carmichael Auditorium
- Bell Tower Parking Deck
- Sports Medicine Building
- Science Complex Phase II – New Venable/Murray Hall
- Genome Science Building
- Dental Science Building
- Marsico Hall
- Porthole Alley pedestrian improvements
- Fetzer/Navy Field & Indoor Practice facility
- Mary Ellen Jones renovation
- Carolina Athletics Media and Communication Center
- Berryhill Hall Vivarium Migration Project – Phase 11 – McGavran-Greenberg

Construction continues at a number of locations throughout the campus, including:

- Odum Village Demolition
- Curtis Media Center
- Medical Education Building (Berryhill Hall replacement)
- UNC Hospital Central Generator Plant & S-1 Parking Deck
- UNC Hospital Surgical Tower
- Other infrastructure projects

In total, the Development Plan projects involve about 8.2 million gross square feet of new buildings. This includes about 2.13 million square feet for parking decks and 300,000 square feet for infrastructure projects. About 205,000 gross square feet of existing buildings will be demolished. This means the net increase in occupiable floor area is about 5.6 million square feet.

Projects by Location

Table 1.1 lists the projects in detail, and Figure 1.1 shows their locations. The projects can be summarized as follows:

<u>Type of building</u>	<u>Square Footage</u>
Academic	1,868,628
Cultural	140,629
Housing	826,015
Infrastructure	312,382
Office	495,000
Parking	2,131,700
Research	800,923
Student Life	339,699
Athletics	381,047
UNC Health	908,870
Total	<u>8,204,893</u>

Parking Space Impacts

Existing Parking

In 2000-2001, there were about 14,200 parking spaces on the main campus. Then, like now, this was not enough for all the employees or students wanting to park on campus. There were about 8,000 spaces for about 13,000 Main Campus employees, or 0.61 spaces per Main Campus employee. The rate for students was much lower - less than 10 percent for both resident students and commuting students. Freshmen are not eligible for a parking permit.

Parking Changes

The Development Plan involves extensive changes to the parking supply. Around 4,061 existing spaces will be permanently closed, and around 5,640 new spaces will be provided, mostly in new structures. Some other spaces will be temporarily used for construction staging at various times.

The net effect is an approved increase of 1,579 spaces on campus when all the projects are completed. Table 1.2 and Figure 1.2 show these net changes. In some cases, the number of parking spaces by lot and user are estimates, as the final design of buildings and landscaping will determine how many surface spaces, if any, could be retained (particularly for service and disability spaces).

Visitor parking accounts for most of the net increase, reflecting the importance of accommodating visitors. However, there is expected to be a net increase of about 380 commuter spaces and a decrease of about 287 resident student spaces.

Impacts

The increase in commuter spaces is very low compared with expected population growth over the period of the plan. Employee numbers are forecast to grow by 69%, and student numbers by 24%. If resident and commuter parking were to continue to be provided at the existing (2000-2001) level, the overall increase would have been much greater than the approved 1,579.

The 'shortfall' (i.e. the difference between the amount of parking that would be required if parking continued to be provided at existing rates, and the amount that will actually be provided) is estimated to be 4,572 employee spaces, 423 commuting student spaces, 451 resident student spaces, and 2,107 University and Hospitals visitors. The shortfall in commuter parking will be met by alternative modes, and the Development Plan includes a range of transportation initiatives to accommodate this. The shortfall in resident student parking will be met in storage lots off-campus.

The amount of traffic that will be generated by the Development Plan is a function of the amount of parking that will be provided. The limited increase in parking will therefore limit the traffic impact. The increased parking (net increase of 1,579 spaces) is estimated to generate 11,487 vehicle trips daily. A typical campus development of similar size, with unlimited parking and little or no transportation alternatives, would generate almost 35,000 trips daily. This means that the Development Plan projects will only generate about one-third of the trips that would be expected from a typical campus development of this size.

Table 1.1: Development Plan Projects

Building	Building Type	Gross Square Footage	Anticipated Construction Start Date	Anticipated Construction Completion
A-1	Academic	31,800	07/25	07/27
A-2	Academic	73,100	07/25	07/27
A-3	Academic	25,600	03/05	02/07
A-4	Academic	20,000	03/05	02/07
A-5	Academic	55,200	07/25	07/27
A-6	Academic	90,000	07/03	06/05
A-7	Academic	41,000	02/06	08/08
A-8	Academic	154,500	07/24	07/25
A-9	Academic	396,700	07/25	07/27
A-10	Academic	112,500	07/03	06/05
A-11	Academic	82,000	03/04	02/06
A-12	Academic	69,500	11/01	10/03
A-13	Academic	10,200	08/02	07/04
A-14 Mod	Academic	259,990	06/08	05/12
A-15	Deleted			
A-16	Deleted			
A-17	Academic	53,200	07/24	07/25
A-18	Academic	936	08/04	03/04
A-19	Academic	1,600	03/05	03/06
A-20 *	Academic	125,000	07/22	07/23
A-21	Academic	80,000	07/25	07/27
A-22	Academic	75,000	07/25	07/27
A-23 *	Academic	50,000	07/25	07/27
A-24	Academic	5,580	06/08	02/10
A-25	Academic	3,308	10/08	01/10
A-26	Academic	1,772	01/09	02/10
MM	Academic	44,321	12/19	12/21
MM	Academic	5,821	12/19	06/21
	Total Academic	1,868,628		
C-1	Cultural	36,000	07/25	07/27
C-2	Cultural	26,400	07/25	07/27
C-3	Cultural	37,325	12/01	01/03
C-4	Cultural	3,000	07/25	07/27
C-5 Mod	Cultural	22,904	07/25	07/27
C-6	Cultural	15,000	07/25	07/27
	Total Cultural	140,629		
H-1	Housing	Deleted		
H-2	Housing	Deleted		
H-3	Housing	6,656	05/02	07/03
H-4	Housing	6,656	05/02	07/03
H-5	Housing	68,400	01/04	08/05
H-6	Housing	60,000	01/04	08/05
H-7	Housing	74,800	01/04	08/05
H-8	Housing	Deleted		
H-9	Housing	Deleted		
H-10	Housing	Deleted		
H-11	Housing	Deleted		
H-12	Housing	Deleted		
H-13	Housing	60,500	08/03	08/04
H-14	Housing	60,500	08/03	08/04

Table 1.1: Development Plan Projects (cont.)

H-15	Housing	58,200	08/03	08/04
H-16	Housing	59,400	08/03	08/04
H-17	Housing	59,400	08/03	08/04
H-18	Housing	44,400	08/03	08/04
H-19	Housing	44,400	08/03	08/04
H-20	Housing	37,600	08/03	08/04
H-21	Housing	30,050	08/03	08/04
H-22	Housing	79,601	01/04	08/05
H-23	Housing	79,600	01/04	08/05
H-24	Housing	7,800	01/04	08/05
SH PHIII	Housing	125,000	07/25	07/27
H	Housing	(136,948)	11/19	07/20
	Total Housing	826,015		
I-1	Infrastructure	20,000	07/03	12/04
I-2	Infrastructure	115,600	08/03	07/05
I-3	Infrastructure	21,600	03/04	03/06
I-4	Infrastructure	6,382	06/04	12/05
I-5 Mod	Infrastructure	100,800	01/08	07/10
I-6	Infrastructure	48,000	07/25	07/27
I-7	Infrastructure	N/A	07/25	07/27
	Total Infrastructure	312,382		
O-1	Office	168,000	12/21	12/23
O-2	Office	30,000	11/02	05/06
O-3	Office	105,000	07/04	03/06
O-4	Office	180,000	07/25	07/27
O-5	Office	12,000	07/25	07/27
	Total Office	495,000		
P-1	Parking	115,500	07/25	07/27
P-2	Parking	Deleted		
P-3	Parking	252,600	05/02	10/04
P-4 Mod	Parking	225,000	03/07	08/10
P-5	Parking	255,500	07/25	07/27
P-6	Parking	134,400	07/25	07/27
P-7	Parking	Deleted		
P-8	Parking	42,000	03/03	07/06
P-9	Parking	191,500	03/03	03/06
P-10	Parking	350,000	04/04	12/05
P-11	Parking	288,000	09/12	06/14
P-12	Parking	96,200	07/25	07/27
MM	Parking	181,000	01/20	01/22
	Total Parking	2,131,700		

*This represents relocation of planned surface parking to spaces beneath the buildings.

R-1	Research	109,000	07/07	03/12
R-2	Research	49,000	07/07	03/12
R-3	Research	74,400	07/07	03/12
R-4	Research	225,000	08/02	12/04
R-4 MM	Research	523	09/11	12/11
R-5	Research	343,000	06/09	01/14
	Total Research	800,923		

Table 1.1: Development Plan Projects (cont.)

SL-1	Student Life	54,400	06/02	07/04
SL-2	Student Life	126,900	06/02	07/04
SL-3	Student Life	126,000	06/04	08/05
SL-4	Student Life	28,000	07/25	07/27
MM	Student Life	4,399	06/05	03/06
	Total Student Life	339,699		
UNCH-1	UNC Health Care	196,280	07/25	07/27
UNCH-2	UNC Health Care	343,180	07/18	07/22
UNCH-3	UNC Health Care	291,890	03/05	02/08
UNCH-4	UNC Health Care	130,000	03/06	07/07
UNCH-5	UNC Health Care	(53,546)	12/11	06/12
UNCH-6	UNC Health Care	1,066	01/12	03/12
	Total UNC Health Care	908,870		
ATH-1	Athletics	41,181	05/07	01/08
ATH-2	Athletics	170,189	07/25	12/27
ATH-3	Athletics	15,059	05/08	02/10
ATH-4	Athletics	19,194	01/08	08/09
ATH-4 MM	Athletics	1,000	06/10	08/10
ATH-5	Athletics	6,467	03/10	01/11
ATH-6	Athletics	4,069	01/10	10/10
ATH	Athletics	123,000	05/16	08/18
ATH	Athletics	10,000	05/16	08/18
ATH	Athletics	(13,417)	05/17	05/19
ATH	Athletics	(1,663)	05/17	05/19
ATH	Athletics	5,968	08/18	08/19
	Total UNC Athletics	381,047		
	Campus Total	8,059,732		

Figure 1.1: Development Plan Projects Map

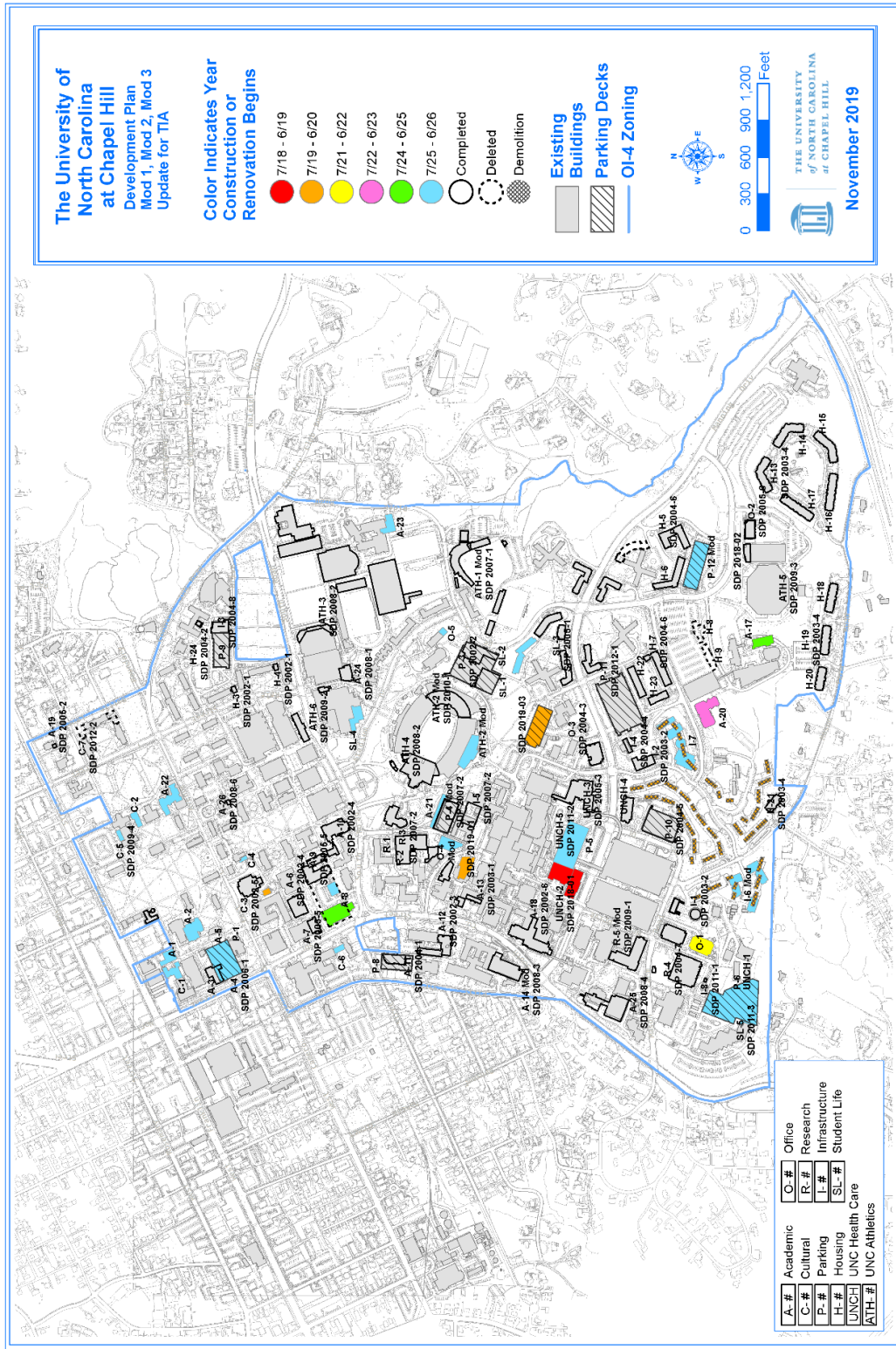


Table 1.2: Parking Space Impacts

Lot / Project Name	Number of Spaces ^{1,2}							Net Change
	Parking Zone	Employee	Commuting Student	Resident Student	Student in Family Housing	Visitor	Other	
ACC (new structure)						198		198
Bell Tower (new structure)	BG	124						124
Bowles	S11	-471	-157					-628
Cameron/Swain (Arts Common Deck - new structure)	ND1/NG1	-154				270		116
Cobb/Joyner (new structure and surface parking)		126	-33			-6	-8	79
Craige Surface	CD	-212		-37				-249
Craige Deck Expansion	CD	990						990
Dental School	S6	-53						-53
Glaxo / Housing Support / MFM / MRI	S6	-46						-46
Gravelly (NC H&C) (new structure)	CG	-135				730		595
Hanes						-48	16	-32
Hinton James	M			-250				-250
ITS		-29				-2	24	-7
Jackson Deck (new structure)		606	100		-54			652
Kenan/McColl Visitor Parking						-40		-40
McCauley Street (Global Education Deck - new structure)	W	-20						-20
Neurosciences	CG	-158				50		-108
North Medical Drive							-26	-26
Porthole	N2	-40						-40
Rams Head (new structure)	S5	-16				303		287
Stadium Drive	S4							0
Sitterson	NG2	-135						-135
South Chiller	S6	-129						-129
Student Family Housing	MR/MR2				79			79
Tennis Court Deck (new structure)		231						231
Wilson Library	N8	-41						-41
Subtotal		438	-90	-287	25	1,455	6	1,547
Unassigned spaces ³		32						32
Total								1,579

Notes:

- Numbers are subject to change, depending on the final footprint of each project.
- These numbers represent net changes only. For example, the Rams Head structure has 700 spaces, but 413 were displaced as a result of its construction. The net impact, which is shown in this table, is 287 spaces.
- Spaces not assigned to a specific location on the campus and whose location(s) will be determined in future development plan modification requests. The total net change in parking is 32 spaces less than the approved 1,579 space increase, but the traffic assessment accounts for the entire 1,579 space net increase.

Source: Table 2-4 of Development Plan TIA, December 2019

Figure 1.2: Parking Impacts Map

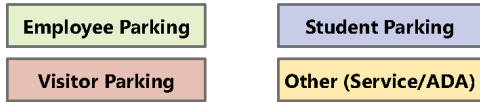
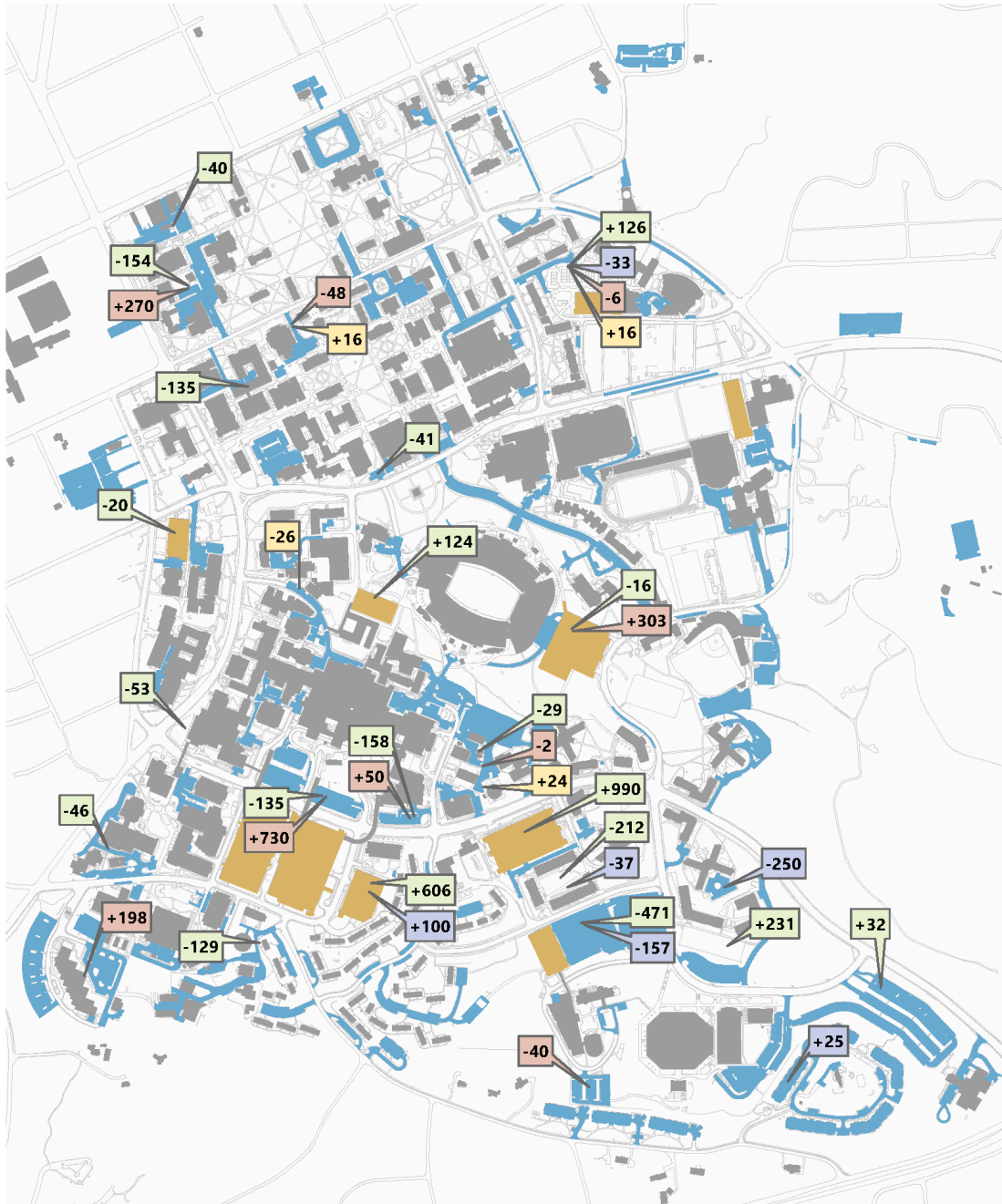


Figure 2-3

Parking Impacts of Development Plan

2: Development Plan Transportation Changes

Overview of Traffic Analysis

The Development Plan's impact on roads on or near the campus, including 59 intersections, was analyzed using standard techniques for Traffic Impact Analysis. Three scenarios are considered:

- Existing conditions (the traffic levels in 2019);
- No-Build conditions (the forecast conditions in 2026 if the Development Plan projects did not exist); and
- Build conditions (the forecast conditions in 2026 including the effects of the Development Plan projects).

The existing conditions were measured using traffic counts collected in fall 2019 on days when the University was in session. Because similar analyses were undertaken in 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, and 2017, changes in traffic levels can be tracked.

The No-Build conditions are forecast by applying annual growth rates to the existing traffic levels. The Build conditions are forecast by taking the No-Build traffic levels and adding the trips due to Development Plan projects. These trips are estimated from the forecast parking changes (described above), using known trip rates per parking space.

Changes in Traffic Volumes

Table 2-1 shows the average daily traffic volumes (ADTs) in 2001, 2003, 2005, 2006, 2007, 2009, 2011, 2013, 2015, 2017, and 2019 along with the No-Build and Build forecasts for 2024. Figure 2.1 illustrates the two forecasts for 2026.

Traffic volumes have generally remained stable, or, in some cases, decreased, since the 2007 counts. Possible reasons include the ongoing development and implementation of the University's Transportation Demand Management (TDM) program, including full subsidy of regional transit ridership on GoTriangle, PART and Chatham Transit, and improvements to the bicycling infrastructure in the Town and on campus.

In the No-Build scenario, background traffic growth is expected to produce increased volumes. This is normal for growing areas such as Chapel Hill.

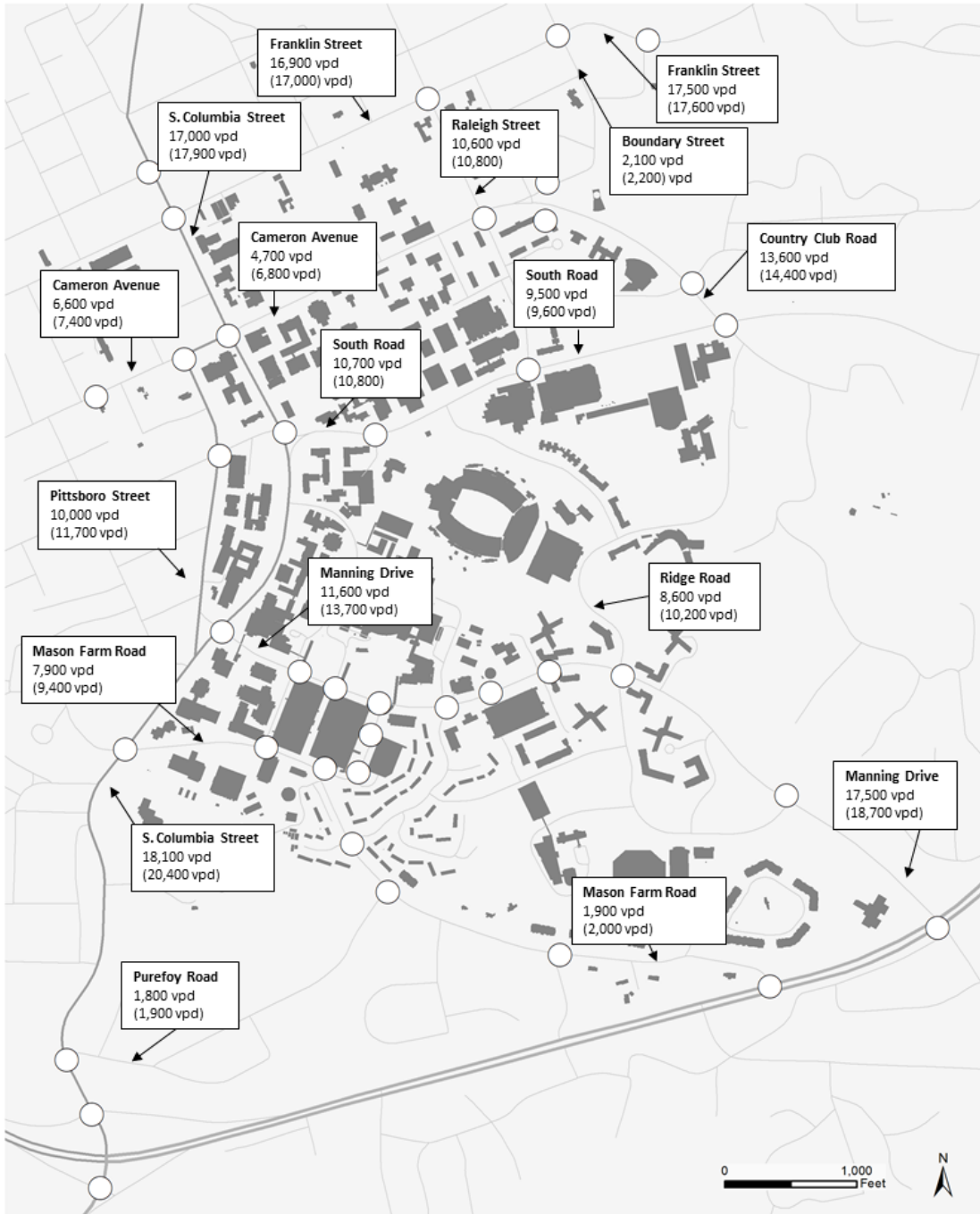
In the Build scenario, the further increase in traffic along most campus roads is expected to be minimal, although some intersections near proposed parking facilities will see specific turning movements increase noticeably. In some areas where parking is being eliminated, some turning movements will decrease compared to the No-Build scenario. The largest increase in traffic volumes will be on Manning Drive.

Table 2.1: Existing and Future (2026) Traffic Volumes

Link #	Roadway	2001 ADT	2003 ADT	2005 ADT	2006 ADT	2007 ADT	2009 ADT	2011 ADT	2013 ADT	2015 ADT	2017 ADT	2019 ADT	2019-2026 Annual Growth Rate	Projected 2026 No-Build ADT	Projected 2026 Build ADT	2001-2009 AGR
1	S. Columbia St. (south of Franklin St.)	20,720	19,060	17,530	-	17,530	15,410	14,380	14,663	16,329	15,783	15,220	1.7%	17,000	17,900	-3.6%
2	Raleigh St. (south of Franklin St.)	14,470	10,710	13,080	13,080	11,020	11,710	9,910	10,514	10,450	11,031	10,175	0.6%	10,600	10,800	-2.6%
3	Cameron Ave. (west of Pittsboro St.)	9,820	8,300	8,510	-	7,630	9,260	7,220	6,693	7,558	7,710	6,265	0.9%	6,600	7,400	-0.7%
4	Cameron Ave. (east of S. Columbia St.)	9,070	8,330	6,430	6,430	5,270	5,540	5,910	4,679	4,881	4,616	4,327	1.2%	4,700	6,800	-6.0%
5	Country Club Rd. (north of South Rd.)	13,470	14,080	12,200	12,200	12,990	11,960	11,260	10,726	12,534	13,060	12,945	0.7%	13,600	14,400	-1.5%
6	South Rd. (east of Columbia St.)	10,460	8,840	11,400	-	8,400	7,430	8,370	8,593	9,649	9,209	9,561	1.7%	10,700	10,800	-4.2%
7	South Rd. (east of Raleigh St.)	9,840	10,000	12,890	12,890	7,500	7,510	7,730	7,944	7,744	7,802	8,337	2.0%	9,500	9,600	-3.3%
8	Pittsboro St. (south of McCauley St.)	10,960	10,070	10,920	-	9,550	9,750	8,810	8,061	8,487	8,632	9,087	1.4%	10,000	11,700	-1.5%
9	Manning Dr. (east of Columbia St.)	14,100	13,220	12,480	12,480	11,070	11,060	10,020	10,713	11,298	11,828	10,565	1.4%	11,600	13,700	-3.0%
10	Ridge Rd. (north of Manning Dr.)	8,320	7,870	7,300	7,300	7,910	8,730	8,110	7,819	7,216	7,594	7,524	2.0%	8,600	10,200	0.6%
11	S. Columbia St. (south of Mason Farm Rd.)	18,470	18,250	16,190	-	16,090	15,430	14,760	13,982	15,480	16,285	16,626	1.3%	18,100	20,400	-2.2%
12	Manning Dr. (east of Ridge Rd.)	17,260	14,680	17,880	17,880	15,680	16,150	14,660	15,734	15,879	17,023	16,444	0.9%	17,500	18,700	-0.8%
13	Franklin St. (west of Raleigh St.)	17,000	19,260	18,850	-	19,320	16,250	14,370	14,605	14,895	16,228	15,987	0.9%	16,900	17,000	-0.6%
14	Franklin St. (east of Boundary St.)	-	23,560	20,190	20,190	24,730	17,390	16,770	16,614	16,620	16,327	16,557	0.9%	17,500	17,600	-4.9%
15	Boundary St. (south of Franklin St.)	-	3,230	2,320	2,320	2,140	2,230	2,400	2,225	2,008	2,581	2,042	0.6%	2,100	2,200	-6.0%
16	Mason Farm Rd. (east of S. Columbia St.)	7,700	8,230	3,400	3,400	8,390	7,330	6,910	6,314	6,755	6,746	6,948	2.0%	7,900	9,400	-0.6%
17	Mason Farm Rd. (north of Fordham Blvd.)	1,360	770	1,830	-	1,820	1,770	1,730	1,720	1,546	1,596	1,814	0.4%	1,900	2,000	3.3%
18	Purefoy Rd. (east of Columbia St.)*	970	970	1,130	-	1,360	1,450	2,070	1,705	1,747	2,044	1,723	0.4%	1,800	1,900	5.2%
19	US 15-501 (west of Main St.)	-	-	-	-	17,840	17,080	16,770	19,993	20,801	22,587	22,513	2.0%	25,700	26,300	-2.2%
20	US 15-501 (east of Culbreth Rd.)	30,480	-	30,000	-	30,310	30,570	28,390	31,867	35,429	38,238	38,245	2.0%	43,600	44,800	0.0%
21	NC 54 (west of Hamilton Rd.)	45,400	-	44,000	-	47,940	43,470	41,230	41,388	48,286	51,099	51,879	2.0%	59,100	61,700	-0.5%
22	NC 54 (east of East Barbee Chapel Hill Rd.)	-	-	-	-	32,100	37,390	36,320	39,967	44,174	46,875	47,247	2.0%	53,900	56,200	7.9%

Source: Table 4-9 of Development Plan TIA, December 2019

Figure 2.1: Future (2026) Average Daily Traffic Volumes



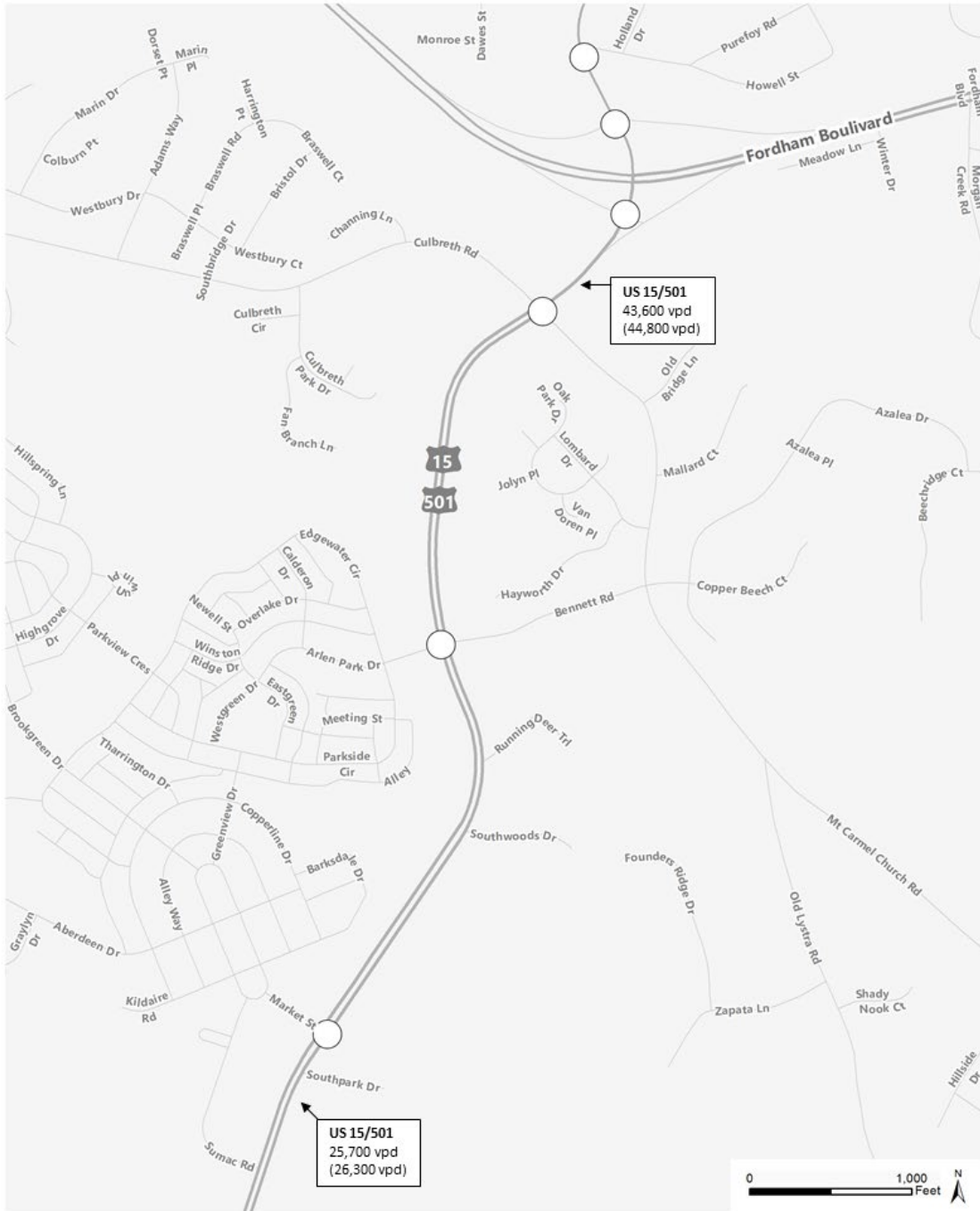
2026 No-Build Vehicles Per Day
(2026 Build Vehicles Per Day)

Figure 4-9a
Future (2026) Average Daily Traffic Volumes



2026 No-Build Vehicles Per Day
(2026 Build Vehicles Per Day)

Figure 4-9b
Future (2026) Average Daily Traffic Volumes



2026 No-Build Vehicles Per Day
(2026 Build Vehicles Per Day)

Figure 4-9c
Future (2026) Average Daily Traffic Volumes

Intersection Level of Service Analysis

Delays at intersections are measured in terms of the Level of Service (LOS) in the peak hour. LOS ranges from A through F, based on the average control delay (the delay due to signals, stop signs, etc.). Table 2-2 explains the LOS categories. In urban areas, level D or above is generally regarded as acceptable for signalized intersections. At unsignalized intersections, level E or above on the side street is generally regarded as acceptable, although it is recognized that side streets typically function at level F because the traffic volumes often do not warrant a traffic signal to assist the side street traffic.

Table 2-2: Level of Service Descriptions for Intersections

Level of Service	Description	Delay at a Signalized Intersection	Delay at an Unsignalized Intersection
A	Little or no delay	10 seconds or less	10 seconds or less
B	Short traffic delay	10-20 seconds	10-15 seconds
C	Average traffic delay	20-35 seconds	15-25 seconds
D	Long traffic delay	35-55 seconds	25-35 seconds
E	Very long traffic delay	55-80 seconds	35-50 seconds
F	Unacceptable delay	More than 80 seconds	More than 50 seconds

Table 2.3 summarizes the LOS at each intersection for each scenario. Each cell includes the overall LOS at the intersection and the LOS for the worst-performing approach.

Existing conditions

The levels of service at most intersections have remained the same or even improved since 2017. At most intersections, the overall level of service is acceptable, although some minor street approaches are suffering some longer delays.

The following sections discuss some of the intersections that are shown to be experiencing long peak period delays or that have been identified by the Town of Chapel Hill and/or the North Carolina Department of Transportation for pedestrian safety concerns.

Manning Drive at Fordham Boulevard

The University has provided new traffic signal timings for this intersection, yet this intersection continues to experience the worst delays and peak period queues of the intersections immediately adjacent to the campus. The University prepared traffic signal plans in coordination with staff of the Town of Chapel Hill and NCDOT to upgrades at this intersection as well as at the adjacent intersection of Old Mason Farm Road at Fordham Boulevard. The proposed upgrades included crosswalk markings, wheelchair ramps, countdown pedestrian signals, pedestrian push-buttons, a new, larger pedestrian refuge island, and warning signs with flashing beacons for approaching drivers on Fordham Boulevard. The intent of these improvements is to provide a safer environment for pedestrians crossing the streets at each intersection. The improvements have been completed.

US 15-501 at Europa Drive/Erwin Road

At the time of data collection for the 2007 TIA Update, the intersection of US 15-501 at Europa Drive / Erwin Road was still operating as a conventional intersection. However, during January 2008, this intersection was converted to a synchronized street (formerly referred to as a superstreet), which, according to the staff of NCDOT, has improved traffic flow on 15-501. The synchronized street section of US 15-501 at Europa Drive and Erwin Road was fully operational when traffic data was collected in the fall of 2013 and is still operating as a synchronized street in 2019.

All of the individual intersections that make up the synchronized street section are operating at LOS C or better.

Although the synchronized street at this location has improved traffic flow in this section of the corridor, a Major Investment Study (MIS) concluded that the size of the problem along 15-501 requires a large-scale integrated multimodal solution.

South Columbia Street at Cameron Avenue

This intersection marks the north end of the South Columbia Street-Pittsboro Street one-way pair. It experiences a high volume of pedestrian and bicycle traffic and results in traffic queues along Cameron Avenue to Raleigh Street and South Columbia Street. The Town and NCDOT coordinated on a project to implement special traffic signal phasing at this intersection which includes a pedestrians-only phase. The intent of the new traffic signal phasing is to provide a safer environment for pedestrians crossing the streets at this intersection. The new phasing for this intersection was in operation during the collection of traffic data for the 2019 update of the development plan traffic impact analysis study.

Some unsignalized intersections are experiencing long delays on the minor approaches. These intersections are discussed below:

Country Club Road at Battle Lane/Boundary Street

This intersection was the subject of a special study during the analysis for Modification No. 1 of the UNC Development Plan. An outcome of that study was the implementation of measures to control the movement of pedestrians in the vicinity of this unsignalized intersection. Town staff has indicated that Town may wish to coordinate with the University to revisit the study of this intersection to determine the need for further upgrades. During discussions prior to the 2011 TIA update, staff of the Town expressed a desire to assess if peak period conditions merit additional improvements. Although some movements have experienced increased volume since 2007, no additional improvements are recommended at this time. The University will continue to monitor conditions at this intersection. In the past, staff of the Town of Chapel Hill has suggested the addition of an exclusive westbound left turn lane at the intersection of Country Club Road at Raleigh Street. Due to the complexity and constraints of this improvement (impacts on existing stone walls, adjacent property, and trees) it was determined that the assessment of these options be postponed.

No-Build (2026) Conditions

In the No-Build (2026) scenario (that is, without the Development Plan projects), the intersections with poor LOS performance in 2019 will continue to perform poorly in 2026. In addition, the background traffic growth will make some other intersections perform

poorly. In particular, the following intersections are currently operating at LOS D or better but show a LOS E or F in the No-Build (2026) scenario:

- The intersection of US 15-501 at Sage Road is currently operating at LOS D during the AM peak hour but is projected to operate at LOS E during the AM peak hour in the No-Build (2026) scenario.
- The intersection of US 15-501 at Culbreth Road/Mt. Carmel Church Road is currently operating at LOS D during the AM peak hour and LOS C during the PM peak hour but is projected to operate at LOS E during both peak hours in the No-Build (2026) scenario.
- The intersection of US 15-501 at Market Street is currently operating at LOS C during the PM peak hour but is projected to operate at LOS E during the PM peak hour in the No-Build (2026) scenario.

Build (2026) Conditions

Under the Build conditions (that is, with the Development Plan projects), the same intersections that are projected to operate at LOS E or F during the No-Build (2026) scenario are expected to continue to operate at LOS E or F during the Build (2026) conditions.

The intersection of South Columbia Street at Cameron Avenue currently operates at LOS D during the AM peak hour and LOS E during the PM peak hour under No-Build (2026) conditions. This intersection but is expected to operate at LOS E during the AM peak hour and at LOS F during the PM peak hour in the Build (2026) scenario. The degradation to further unacceptable levels of service is a result of the combination of the background traffic growth between 2019 and 2026 and the trips that are added due to the parking facilities that are included in the development plan but are not yet built.

The intersection of US 15/501 and Culbreth Road/Mt. Carmel Church Road currently operates at acceptable level of service during both peak hours and is projected to operate at LOS D during the AM peak hour and LOS E during the PM peak hour under No-Build (2026) conditions. This intersection is expected to operate at LOS E during both peak hours in the Build (2026) scenario. The degradation to further unacceptable levels of service is a result of the combination of the background traffic growth between 2019 and 2026 and the trips that are added due to the parking facilities that are included in the development plan but are not yet built.

The intersection of US 15/501 and Sage Road currently operates at acceptable level of service during both peak hours and is projected to operate at LOS E during the AM peak hour and LOS D during the PM peak hour under No-Build (2026) conditions. This intersection is expected to operate at LOS E during both peak hours in the Build (2026) scenario. The degradation to further unacceptable levels of service is a result of the combination of the background traffic growth between 2019 and 2026 and the trips that are added due to the parking facilities that are included in the development plan but are not yet built.

Table 2.3: Existing and Forecast Intersection Levels of Service

ID #	Intersection	Control	Existing (2019)		No-Build (2026)		Build (2026)	
			AM	PM	AM	PM	AM	PM
1	Columbia Street/Rosemary Street	Signalized	C (WB-D)	E (NB-F)	C (WB-D)	E (NB-F)	C (WB-D)	E (NB-F)
2	Columbia Street/Franklin Street	Signalized	C (EB-C)	E (EB-E)	C (EB-C)	E (EB-F)	C (EB-D)	F (EB-F)
3	Franklin Street/Raleigh Street	Signalized	B (NB-C)	B (NB-C)	B (NB-C)	B (NB-C)	B (NB-C)	B (NB-C)
4	Merritt Mill Road/Cameron Avenue	Signalized	B (WB-C)	B (NB-C)	B (WB-C)	B (NB-C)	B (WB-C)	C (NB-C)
5	Cameron Avenue/Pittsboro Street	Signalized	B (EB-B)	A (EB-B)	B (EB-C)	A (EB-B)	B (EB-C)	B (EB-C)
6	Cameron Avenue/Columbia Street	Signalized	D (WB-E)	E (WB-F)	D (WB-E)	E (WB-F)	E (WB-F)	F (WB-F)
7	Cameron Avenue/Raleigh Street	Signalized	C (NB-C)	C (EB-D)	C (NB-C)	C (EB-D)	C (NB-D)	D (EB-D)
8	Pittsboro Street/McCauley Street	Signalized	B (WB-B)	B (WB-B)	B (WB-B)	B (WB-B)	B (WB-B)	B (WB-B)
9	Columbia Street/South Road	Signalized	B (EB-C)	B (WB-C)	B (EB-C)	C (WB-C)	B (EB-C)	C (WB-C)
10	Raleigh Street/South Road	Signalized	A (WB-B)	A (WB-B)	A (WB-B)	A (WB-B)	A (WB-B)	A (WB-B)
11	Country Club Road/South Road	Signalized	C (SB-C)	C (SB-D)	C (SB-C)	C (SB-D)	C (SB-D)	D (SB-D)
12	Columbia Street/Manning Drive	Signalized	C (EB-D)	C (EB-E)	C (EB-D)	C (EB-E)	C (EB-D)	C (EB-D)
13	Manning Drive/West Drive	Signalized	A (SB-D)	A (SB-B)	A (SB-D)	A (SB-B)	A (SB-D)	A (SB-B)
14	Manning Drive/East Drive	Signalized	B (NB-C)	C (NB-E)	B (NB-C)	C (NB-E)	B (NB-C)	D (NB-F)
15	Ridge Road/Manning Drive	Signalized	C (NB-C)	C (NB-D)	C (NB-C)	C (NB-D)	C (SB-D)	C (NB-D)
16	Mason Farm Road/Columbia Street	Signalized	B (EB-D)	C (EB-C)	B (EB-D)	C (EB-C)	C (EB-D)	C (EB-D)
17	Mason Farm Road/West Drive	Signalized	A (SB-A)	A (SB-B)	A (SB-B)	A (SB-B)	A (SB-A)	A (WB-A)
18	Mason Farm Road/East Drive	Signalized	B (NB-B)	A (EB-B)	B (NB-B)	A (EB-B)	B (NB-B)	A (EB-B)
19	Mason Farm Road/Purefoy Road	Unsignalized	B (EB-B)	B (SB-B)	B (EB-B)	B (SB-B)	B (EB-B)	B (SB-B)
20	Manning Drive/Skipper Bowles Drive	Unsignalized	A (NB-B)	A (NB-C)	A (NB-C)	A (NB-D)	A (NB-C)	A (NB-D)
21	Columbia Street/Purefoy Road	Unsignalized	A (WB-E)	A (WB-F)	A (WB-F)	B (WB-F)	A (WB-F)	A (WB-E)
22	Columbia Street/Fordham Boulevard (northern ramp)	Signalized	C (WB-E)	D (WB-E)	C (WB-E)	D (WB-E)	C (WB-E)	D (WB-E)
23	Columbia Street/Fordham Boulevard (southern ramp)	Signalized	C (EB-E)	B (EB-E)	C (EB-E)	B (EB-E)	C (EB-E)	B (EB-E)
24	Mason Farm Road/Fordham Boulevard	Unsignalized	A (SB-C)	A (SB-F)	A (SB-C)	A (SB-F)	A (SB-C)	A (SB-F)
25	Manning Drive/Fordham Boulevard	Signalized	C (SB-F)	E (WB-E)	D (SB-F)	E (WB-F)	D (SB-F)	E (WB-F)
26	Mason Farm Road/Oteys Road	Unsignalized	A (NB-A)	A (EB-A)	A (WB-A)	A (EB-A)	A (NB-A)	A (EB-A)
27	Franklin Street/Boundary Street	Signalized	A (SB-B)	A (SB-B)	A (SB-B)	B (SB-B)	A (SB-B)	B (SB-B)
28	Franklin Street/Park Place	Unsignalized	A (NB-B)	A (NB-B)	A (NB-B)	A (NB-B)	A (NB-B)	A (NB-C)
29	Battle Lane/Boundary Street	Unsignalized	A (WB-A)	B (NB-C)	A (WB-A)	B (NB-C)	A (WB-A)	C (NB-C)
30	Country Club Road/Battle Lane	Unsignalized	A (SB-D)	B (SB-F)	A (SB-E)	C (SB-F)	A (SB-F)	D (SB-F)
307	Country Club Road & Boundary Street	Unsignalized	A (SB-B)	A (SB-B)	A (SB-B)	A (SB-B)	A (SB-B)	A (SB-B)
31	Country Club Road/Gimghoul Road	Signalized	A (EB-A)	A (WB-B)	A (WB-A)	A (WB-B)	A (EB-A)	A (WB-B)
32	Manning Drive/Hibbard Drive	Signalized	A (SB-D)	B (SB-E)	A (SB-D)	B (SB-E)	A (SB-D)	B (SB-E)
33	Manning Drive/Craige Drive	Signalized	A (SB-D)	B (SB-F)	A (SB-D)	B (SB-F)	B (SB-D)	B (SB-F)
34	East Drive/Jackson Circle/Dogwood Deck Entrance	Unsignalized	A (WB-B)	A (WB-B)	A (WB-B)	A (WB-C)	A (WB-B)	A (WB-C)
35	East Drive/Dogwood Deck Exit	Unsignalized	A (EB-B)	A (EB-B)	A (EB-B)	A (EB-B)	A (EB-B)	A (EB-B)
36	Mason Farm Road/Hibbard Drive	Unsignalized	A (EB-C)	A (WB-B)	A (EB-C)	A (WB-C)	A (EB-C)	A (WB-B)
37	South Road/Bell Tower Drive	Signalized	B (NB-C)	B (EB-C)	B (NB-C)	C (NB-C)	B (NB-C)	C (NB-C)
38	Manning Drive/Old East Drive	Signalized	B (SB-D)	A (SB-C)	B (SB-D)	A (SB-C)	B (SB-D)	B (SB-C)
39	Manning Drive/Craige Deck	Unsignalized	A (NB-C)	A (NB-C)	A (NB-C)	A (NB-C)	A (NB-C)	A (NB-E)
101	US 15-501/Estes Drive	Signalized	B (WB-E)	C (WB-E)	C (WB-E)	C (WB-E)	C (WB-E)	C (WB-E)
102	US 15-501/Willow Drive	Signalized	B (WB-E)	C (EB-E)	B (WB-E)	C (EB-E)	B (WB-E)	C (EB-E)
103	US 15-501/Elliott Road	Signalized	A (EB-E)	B (EB-E)	A (EB-E)	B (EB-E)	B (EB-E)	C (EB-E)
104	US 15-501/Ephesus Church Road	Signalized	D (EB-F)	D (EB-F)	D (EB-F)	D (EB-F)	D (EB-F)	D (EB-F)
105	US 15-501/Erwin Road	Signalized	A (WB-A)	A (WB-A)	A (WB-A)	A (WB-A)	A (WB-A)	A (WB-A)
106	US 15-501/Europa Drive	Signalized	A (NB-F)	B (NB-F)	A (NB-F)	B (NB-F)	A (NB-F)	B (NB-F)
107	US 15-501/Superstreet NB U-Turn	Signalized	C (NB-E)	C (NB-E)	C (NB-E)	C (NB-E)	C (NB-E)	C (NB-E)
108	US 15-501/Superstreet SB U-Turn	Signalized	B (SB-E)	B (SB-E)	B (SB-E)	C (SB-E)	B (SB-E)	C (SB-E)
109	US 15-501/Sage Road	Signalized	D (NB-F)	D (NB-F)	E (NB-F)	D (NB-F)	E (NB-F)	E (NB-F)
110	US 15-501/Eastowne Drive/BCBS	Signalized	A (SB-D)	B (SB-D)	A (SB-E)	B (SB-E)	A (SB-E)	B (SB-E)
111	US 15-501/Eastowne Drive/Lakeview Drive	Signalized	C (SB-F)	C (SB-F)	C (SB-F)	C (SB-F)	C (SB-F)	D (SB-F)
201	NC 54/Hamilton Street	Signalized	B (NB-E)	B (NB-E)	B (NB-E)	C (NB-E)	B (NB-E)	C (NB-E)
202	NC 54/Burning Tree Lane	Signalized	B (SB-E)	B (SB-E)	B (SB-E)	B (SB-E)	B (SB-E)	B (SB-E)
203	NC 54/Barbee Chapel Road Ext	Signalized	B (NB-F)	C (NB-D)	B (NB-F)	C (NB-E)	C (NB-F)	C (NB-F)
204	NC 54/Meadowmont Lane	Signalized	C (NB-D)	C (NB-E)	C (NB-D)	D (NB-E)	C (NB-D)	D (NB-E)
205	NC 54/Barbee Chapel Road (East)	Signalized	D (NB-F)	C (SB-F)	E (NB-F)	D (SB-F)	E (NB-F)	D (SB-F)
301	US 15-501/Culbreth Road/Mt Carmel Church Road	Signalized	D (EB-D)	C (NB-E)	D (NB-F)	E (NB-F)	E (NB-F)	E (NB-F)
302	US 15-501/Bennett Road/Arlen Park Drive	Signalized	A (EB-E)	A (EB-E)	A (EB-E)	A (EB-E)	A (EB-E)	A (EB-E)
303	US 15-501/Market Street	Signalized	B (EB-C)	C (SB-C)	B (EB-C)	D (SB-F)	B (EB-C)	E (SB-F)

Legend: X = overall intersection level of service (X) = worst movement level of service

Source: Table 4-11 of Development Plan TIA, December 2017

3: Development Plan Transportation Mitigation Measures and Recommendations

Overview of Mitigation Strategies and Measures

As the No-Build scenario showed, geometric improvements could be considered at several intersections even without the Development Plan. The list below describes the intersection improvements that have been approved and/or stipulated by the Town of Chapel Hill. Some of these have already been implemented.

- Columbia Street / South Road / McCauley Street: Improvements at this intersection are complete. The improvements included remodeling to improve pedestrian safety, as well as an exclusive left-turn lane on the McCauley Street approach that was accomplished through pavement marking changes without widening the road.
- South Road / Country Club Road: Improvements have already been made here without widening the road. A northbound right-turn lane has been added, and the southbound shared through-right lane has been converted to a shared left-through-right lane. In addition, realignment of the Ridge Road / County Club Road intersection, to give priority to Ridge Road, has been recommended as a long term option.
- Cameron Avenue / Raleigh Street: Signal phasing changes have been implemented to improve traffic flow. As discussed earlier, the Town has indicated the possibility of revisiting this intersection and considering the implementation of an exclusive westbound right-turn lane on Country Club Road.
- Country Club Road / Battle Lane / Boundary Street: Bollards and chains have been strategically provided to control pedestrians in and around this intersection, and a stamped asphalt pedestrian crossing was installed. If the Town and University determine that other improvements are necessary, the University will coordinate with the Town to design and implement the agreed upon improvements.
- Country Club Road / Gimghoul Road / Paul Green Theater Drive: A traffic signal including pedestrian countdown heads has been provided.
- Manning Drive / Skipper Bowles Drive: Based on peak period counts and the accident history at this location, turn restrictions have been implemented to prevent eastbound left-turns from Skipper Bowles Drive onto northbound Manning Drive during special events. Recent changes in the parking allocation of the Development Plan indicated the potential for an increase in the number of parking spaces accessible via Skipper Bowles Drive. It was noted in past Annual Reports that the University would collect additional traffic volume data at this intersection to perform a more thorough analysis to determine if applicable warrants for the installation of a traffic signal are met. The proposed changes to the parking allocation, while still included in the Development Plan, have not been constructed. Signal warrants were performed for this intersection in the TIA update and the intersection does not meet the warrants for installation of a traffic signal.
- South Columbia Street, between Manning Drive and South Road: The cross-section of this portion of South Columbia Street has been altered as stipulated to remove a vehicular travel lane and to add an exclusive bike lane and an exclusive bus lane. Construction of the accompanying streetscape features are

complete as well. A new pedestrian activated traffic signal at the intersection of South Columbia Street and Medical Drive was also constructed as part of the streetscaping project.

- Manning Drive / Fordham Boulevard: Stipulated improvements for this intersection have been completed. The University provided funding for the stipulated street lighting. The University also prepared traffic signal upgrade plans in coordination with the Town and NCDOT for the stipulated traffic signal upgrades at this intersection to improve pedestrian safety. The Town of Chapel Hill utilized contractor services to complete the intersection upgrades.
- Fordham Boulevard / Old Mason Farm Road: Stipulated improvements for this intersection have been completed. The University has provided funding for the stipulated street lighting. The University also prepared traffic signal upgrade plans in coordination with the Town and NCDOT for the stipulated traffic signal upgrades at this intersection to improve pedestrian safety. The improvements to the traffic signal have been completed.
- Mason Farm Road / East Drive: A stipulated traffic signal for this intersection has been constructed. The University prepared the necessary traffic signal plans and provided those plans to the Town of Chapel Hill. The Town utilized contractor services to construct the new traffic signal.
- Mason Farm Road / West Drive: A new traffic signal was stipulated at this intersection. The University designed and implemented a temporary traffic signal to operate at this intersection until construction of Marsico Hall was completed. The construction of Marsico Hall was completed and the final signal featuring metal poles with mast arms was constructed in early 2016.
- Ridge Road: Resurfacing has been stipulated along the length of the road. Other safety improvements have already been made near the Rams Head Center and other pedestrian safety enhancements have been constructed adjacent to Boshamer Stadium and were completed in 2010. The University is performing a study of potential improvements to pedestrian and bicycle facilities on Ridge Road.
- Manning Drive / Ridge Road: Although traffic delays are not an egregious problem here, there are speed and appearance issues. Measures to reduce and calm traffic and to enhance pedestrian safety should be studied. Measures to encourage pedestrians to cross at the intersection have been implemented.

Impacts to Date and Target Mode Splits

Table 3.1 shows the proportions of employees and students traveling to campus by each mode of transportation ('mode splits') in 2001, 2004, 2007, 2009, 2011, 2013, 2015, 2017, and 2019 plus the current targets for 2024. The latest commuter survey was carried out in 2019. In 2001, the University was already performing well, with 28% of employees and 67% of students using alternative modes to reach the campus. The 2004, 2007, 2009, 2011, 2013, 2015, 2017 and 2019 commuter surveys provided a snapshot of progress part-way into the Development Plan, and the 2024 targets have been updated in light of this experience.

As expected, the proportion of both employees and students driving alone has fallen further since 2001, with a reverse trend since 2015. Similarly, the park-and-ride use has increased since 2001, however has been dropping since 2013 with a slight increase in 2019 (likely due to pricing changes for using park-and-ride lots). This general decrease in employees and students driving alone is because (a) construction to date has resulted in a net loss of over 1,000 employee spaces, (b) the employee and student populations have increased, and (c) the University has invested heavily in improvements to alternative modes. Chapel Hill Transit (CHT) and GoTriangle have been particularly popular. This is a successful result of investment in fare-free transit, subsidized GoPasses and other service enhancements.

It appears that some employees living in Chapel Hill and Carrboro are choosing to drive to a park-and-ride lot rather than walk to a local CHT stop, in order to take advantage of the more frequent transit service. This may not be as big a problem as in the past because of the new park-and-ride fees which have reduced use at park-and-ride lots. Also, geocoding data suggest that University employees are living further away from campus than in previous years, increasing the value of park-and-ride compared to CHT.

Table 3.1: Baseline, Current and Target Mode Splits

Mode	Employees									
	2001 Ratio	2004 Ratio	2007 Ratio	2009 Ratio	2011 Ratio	2013 Ratio	2015 Ratio	2017 Ratio	2019 Ratio	New Projections
Drive alone	0.72	0.61	0.56	0.49	0.57	0.51	0.61	0.64	0.69	0.45
Carpool/vanpool	0.06	0.05	0.06	0.07	0.05	0.05	0.05	0.05	0.04	0.08
Bus	0.06	0.08	0.10	0.13	0.10	0.15	0.16	0.15	0.15	0.29
Bicycle	0.03	0.02	0.03	0.04	0.02	0.04	0.05	0.04	0.03	0.03
Walk	0.02	0.02	0.03	0.03	0.02	0.03	0.01	0.02	0.02	0.02
Park-and-ride	0.07	0.15	0.16	0.17	0.18	0.16	0.07	0.05	0.06	0.09
Other	0.04	0.06	0.07	0.07	0.05	0.07	0.05	0.04	0.01	0.04

Mode	Commuting Students									
	2001 Ratio	2004 Ratio	2007 Ratio	2009 Ratio	2011 Ratio	2013 Ratio	2015 Ratio	2017 Ratio	2019 Ratio	New Projections
Drive alone	0.33	0.19	0.18	0.17	0.14	0.16	0.18	0.25	0.25	0.16
Carpool/vanpool	0.08	0.07	0.08	0.03	0.04	0.04	0.03	0.02	0.05	0.08
Bus	0.21	0.34	0.35	0.39	0.42	0.37	0.51	0.39	0.39	0.41
Bicycle	0.09	0.05	0.06	0.11	0.10	0.08	0.13	0.13	0.06	0.08
Walk	0.12	0.14	0.14	0.12	0.11	0.15	0.05	0.09	0.16	0.11
Park-and-ride	0.12	0.16	0.10	0.14	0.15	0.12	0.06	0.06	0.08	0.10
Other	0.06	0.06	0.09	0.05	0.05	0.08	0.04	0.06	0.02	0.06

Notes

1. "Carpool/vanpool" includes drivers and passengers.
2. "Bus" includes Chapel Hill Transit and Regional Transit.
3. "Other" includes motorcycles, dropped off, work from home, etc.
4. Existing ratios are based on Tuesday data from the Commuter Survey

Estimated Air Quality Impacts

The strong use of alternative modes, compared to a typical development of this size, also has a benefit for air quality. The emission reductions, compared to a typical development, are estimated to be:

- NOx: 24 kg/day (6,110 kg/year)
- VOC: 44 kg/day (10,907 kg/year)

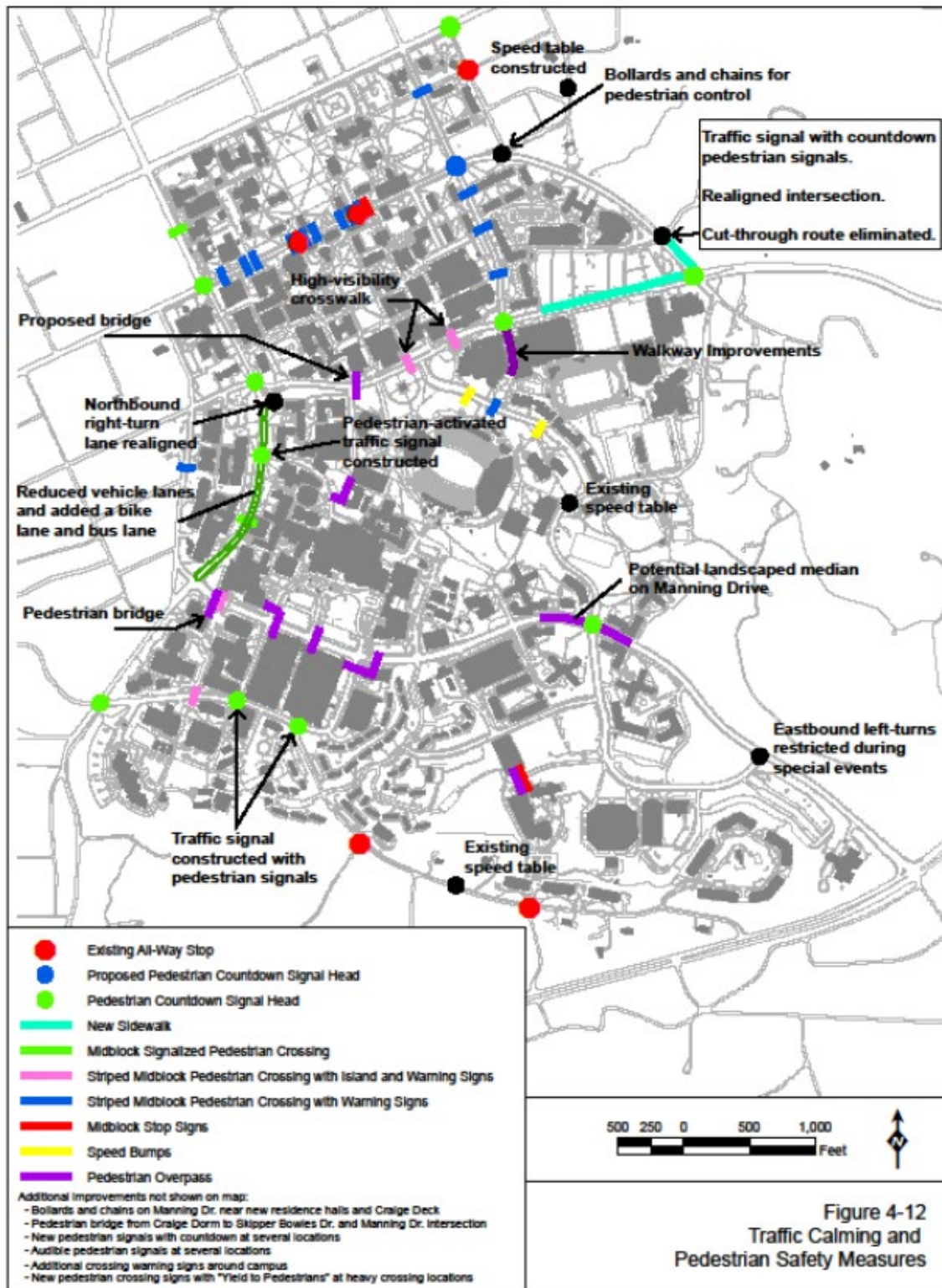
- CO: 808 kg/day (202,066 kg/year)

Methodology and data analyzed for estimating air quality impacts are explained in more detail in Section 3.5 of the December 2019 Development Plan TIA report.

Existing and Proposed Traffic Calming Measures On Campus

Figure 3.1 shows the recent traffic calming measures implemented on campus, as well as some potential long term projects. Some of the potential long term measures may include pedestrian and bicycle improvements. Recent improvements include new pedestrian countdown signal heads at several intersections, new sidewalks, and new mid-block pedestrian crossings using a variety of engineering treatments.

Figure 3.1: Traffic Calming and Pedestrian Improvements On Campus



Existing and Proposed Traffic Calming Measures in Adjacent Neighborhoods

The Transportation Impact Analysis (TIA) guidelines agreed to by the Town of Chapel Hill and the University in 2001 do not require the TIA to analyze traffic calming in adjacent neighborhoods. However, the University maintains an ongoing dialog with the Town about possible impacts and potential mitigation measures. Not only has the University agreed to provide traffic calming measures on campus, but the University has also agreed to provide traffic calming measures on streets in neighborhoods immediately adjacent to the campus. As part of this process, the University worked with the Town's traffic engineering staff and with neighborhood residents.

Table 3.2 shows the streets that were considered for possible impacts and potential mitigation measures. The measures that were agreed upon have all been implemented as indicated in Table 3.2. The measures were designed and implemented at no cost to the Town. The Town will maintain the traffic calming devices on Town streets.

In 2011 Town staff indicated some neighborhood residents had applied to the Town to consider additional traffic calming to be implemented. The University gathered daily traffic volume and vehicle speed data at three locations on streets where traffic calming measures had been constructed. The data was provided to the Town staff for use in their assessment of the resident's application. To date, the Town of Chapel Hill has not taken action to modify the traffic calming measures that were designed and constructed by the University.

Table 3.2: Neighborhood Streets Considered for Traffic Calming Measures

Street	Identified for Implementation?	Traffic Calming Measures	
		Status	
Westwood Drive, Ransom Street, McCauley Street, and Vance Street	No. Traffic calming measures have already been implemented.	Complete	Westwood Drive, Ransom Street, McCauley Street, and Vance Street
Oteys Road	No. Traffic calming measures have already been implemented.	Complete	Oteys Road
Purefoy Road	No. Traffic calming measures have already been implemented.	Complete	Purefoy Road
Mason Farm Road	No. Traffic calming measures have already been implemented.	N/A	Mason Farm Road
Ridge Road	No. Traffic calming measures have already been implemented.	N/A	Ridge Road
Laurel Hill Road	No. Alignment and cross-section of road is already a calming measure prohibiting high travel speeds and creating longer travel times than competing routes.	N/A	Laurel Hill Road
Gimghoul Road	No. Church property was sold and will be redeveloped as residential units. As a result, the cut-through route connecting to South Road (NC 54) was eliminated. The intersection of Gimghoul Road and Country Club Road has been signalized. Paul Green Theater Drive was relocated to align with Gimghoul Road.	Complete	Gimghoul Road
Raleigh Street	No. Traffic calming measures have already been implemented.	N/A	Raleigh Street
Cameron Avenue	No. Traffic calming measures have already been implemented.	N/A	Cameron Avenue
Battle Lane	No. Traffic calming measures have already been implemented.	N/A	Battle Lane
Boundary Street	Yes. Plans were completed and submitted to Town for implementation.	Complete	Boundary Street
Park Place	No. Traffic calming devices were deemed not feasible on this street.	N/A	Park Place



Item Overview

Item #: 10., **File #:** [21-0229], **Version:** 1
Meeting Date: 3/24/2021

University of North Carolina at Chapel Hill Semi-Annual Campus Development Report.
Staff:

Colleen Willger, Director
Jake Lowman, Senior Planner

Department:

Planning

Overview: In 2005, the Council adopted a resolution requesting semi-annual meetings with the University of North Carolina at Chapel Hill to update the Council on University development activity. The next UNC-Chapel Hill Semi-Annual Report will be in September 2021.

**Recommendation(s):**

That the Council receive the report from University staff, reviewing the status of current and planned campus development projects.

**Attachments:**

- UNC Semi-Annual Update to the Town of Chapel Hill
- University of North Carolina at Chapel Hill Semi-Annual Report

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

RECOMMENDATION: That the Council receive the report from University staff, reviewing the status of current and planned campus development projects.



THE UNIVERSITY
of **NORTH CAROLINA**
at **CHAPEL HILL**

Semi-Annual Update
to **the Town of Chapel Hill**

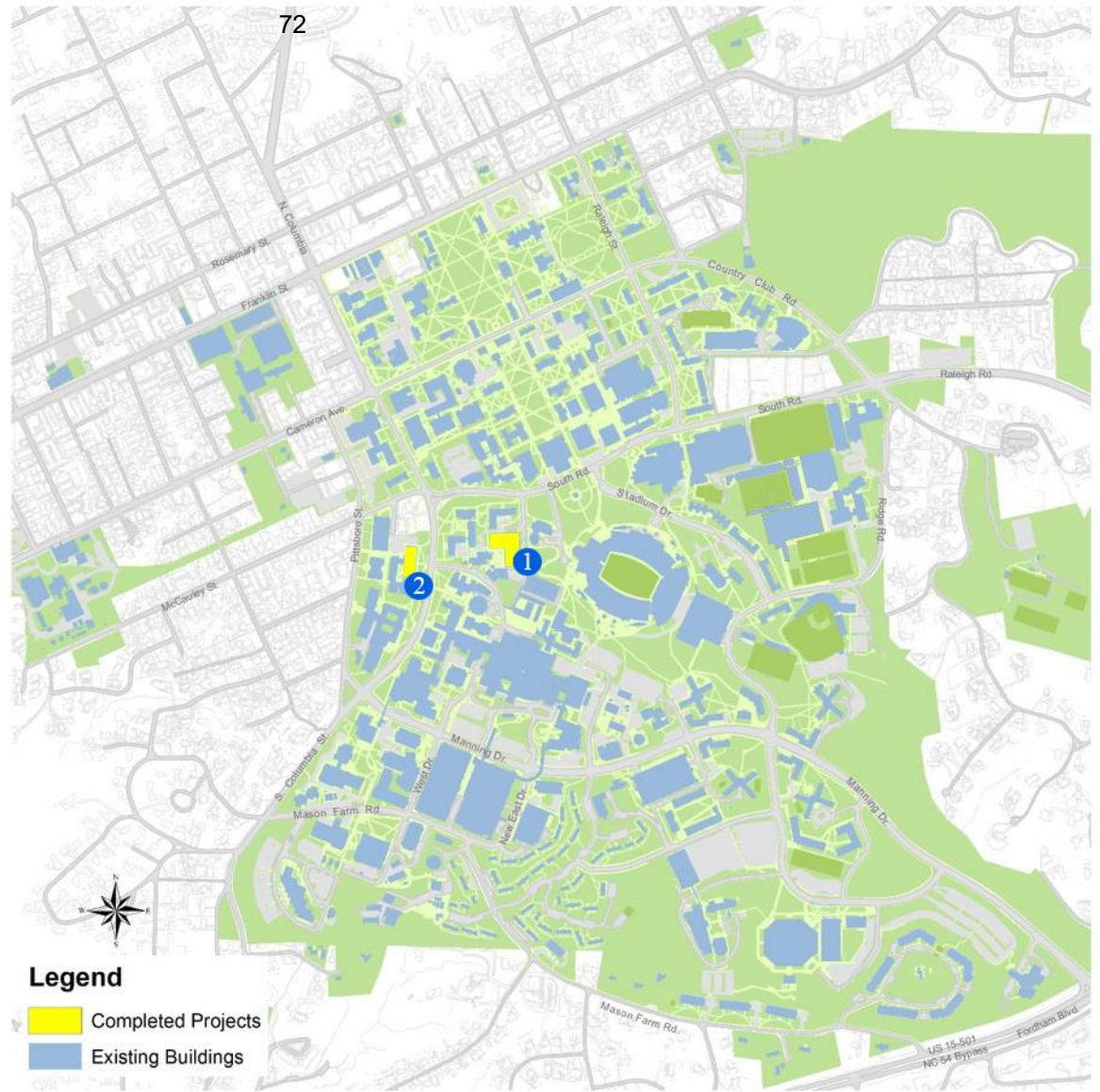
March 24, 2020

Agenda

- **Project Updates: Evan Yassky, University Architect**
 - Major Projects Completed
 - Projects in Construction
 - Projects in Design



1. Genome Science Building
Café & Commons
Renovation
2. Beard Hall
Eshelman
School of Pharmacy
Renovations



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Major Projects Completed



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Genome Sciences Building Café & Commons Renovation

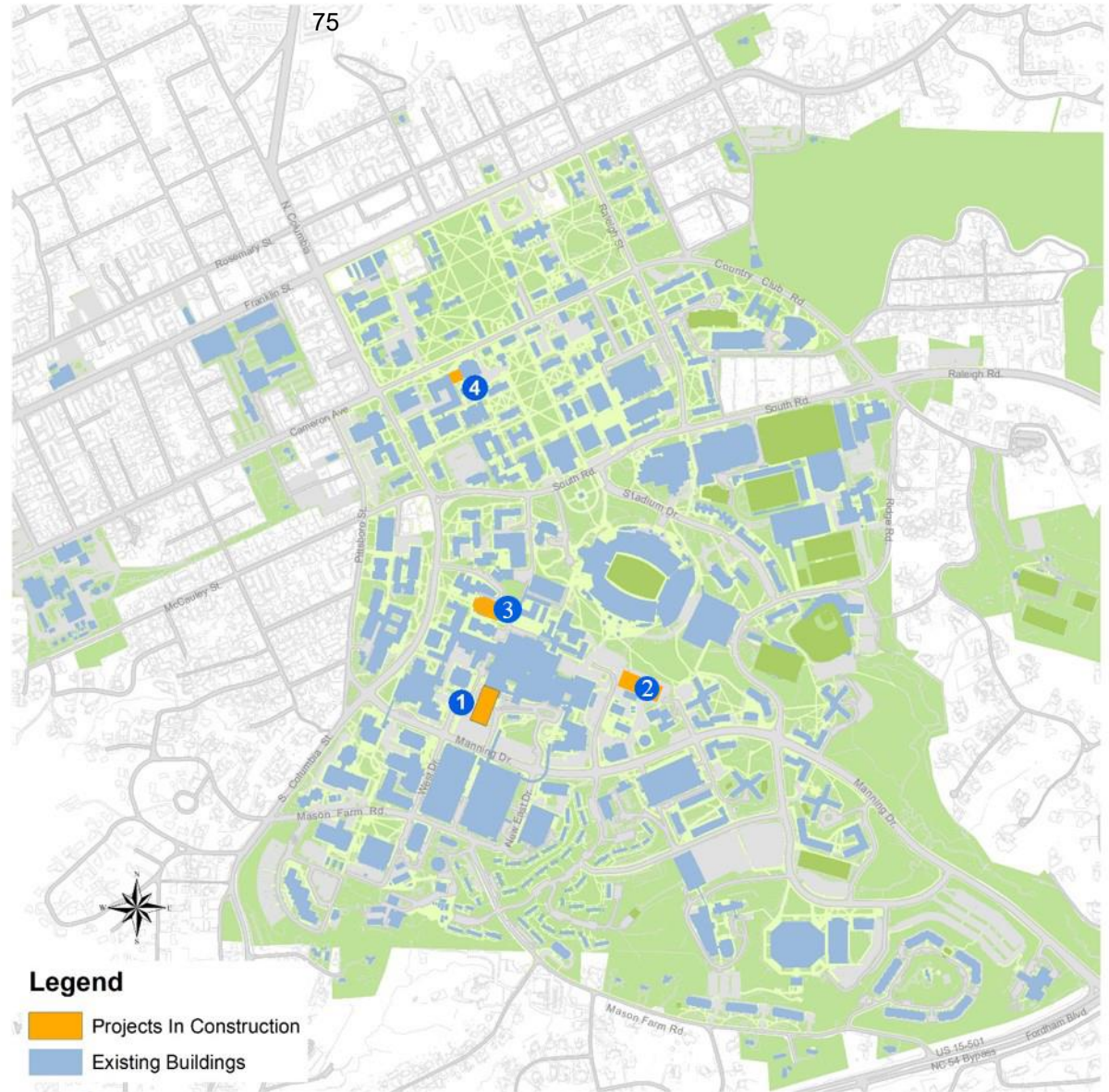


Beard Hall Eshelman School of Pharmacy Renovations



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

1. UNC Health Surgical Tower
2. UNC Health Central Generator Plant
3. Medical Education Building
4. Curtis Media Center



THE UNIVERSITY
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at CHAPEL HILL

Projects In Construction



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

UNC Health – Surgical Tower



THE UNIVERSITY
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at CHAPEL HILL

UNC Health – Surgical Tower



THE UNIVERSITY
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at CHAPEL HILL

UNC Health Central Generator Plant



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

UNC Health Central Generator Plant



THE UNIVERSITY
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UNC Medical Education Building



THE UNIVERSITY
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UNC Medical Education Building



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at CHAPEL HILL

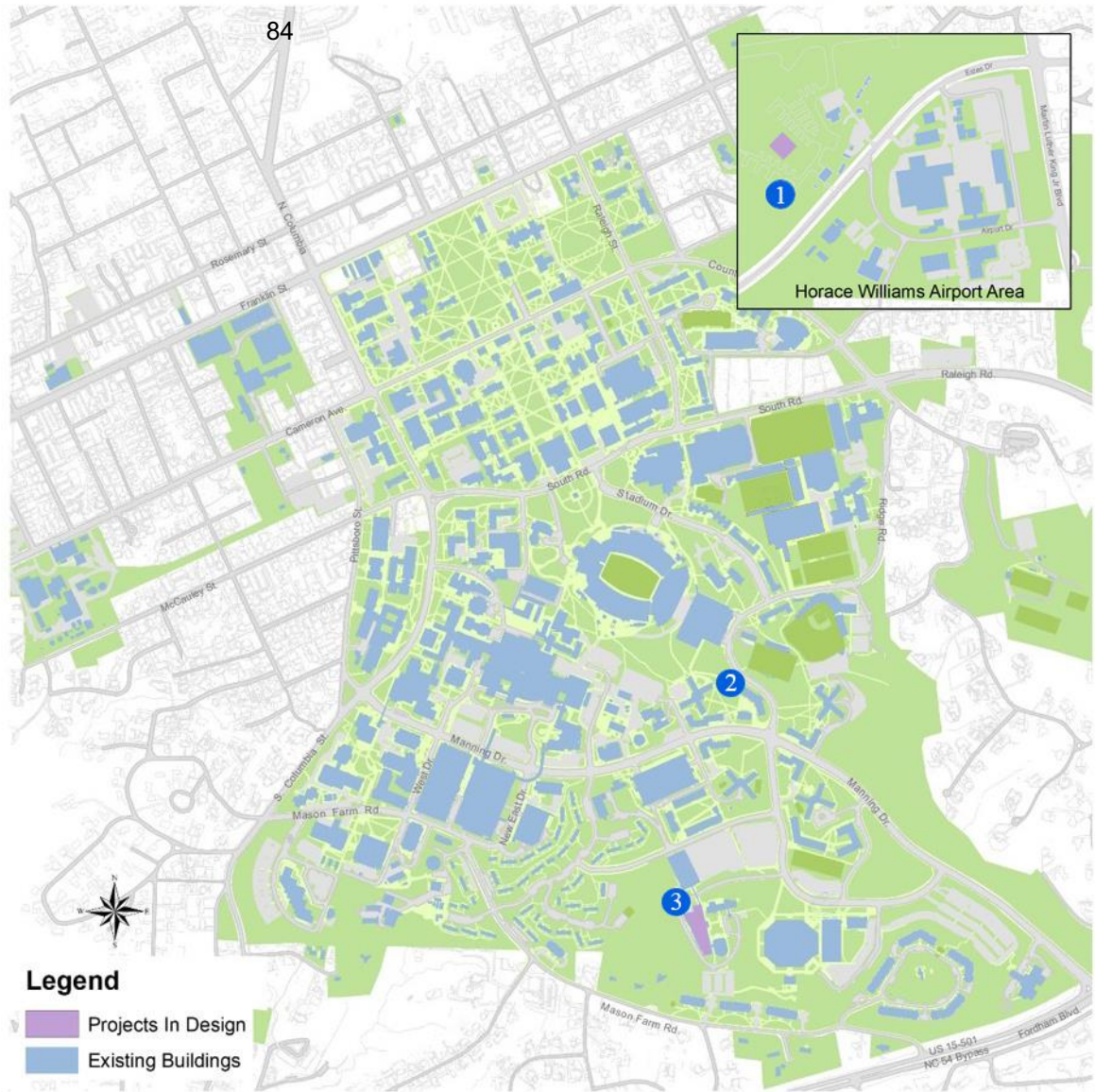
Curtis Media Center



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Curtis Media Center

1. Horace Williams Solar & Energy Storage
2. National Pan-Hellenic Council Garden
3. Kenan Flagler Business School Addition & Renovation



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Projects in Design



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

National Pan-Hellenic Council Garden



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Kenan Flagler Business School Addition & Renovation



THE UNIVERSITY
of **NORTH CAROLINA**
at **CHAPEL HILL**

UN = University Non-appropriated
 SA = State appropriation
 RR = Repair & renovation
 SB = State bond
 GI = Gifts
 COPS = Cert. of Participation Bond
 UNCH = UNC Healthcare
 R = Renovation
 NC = New
 Construction
 LEGEND P = Planning study

PROJECTS COMPLETED SINCE LAST REPORT

Sub-Total: \$ 52,076,224

CIP#	Project Name	Const. Type	Fund Source	Spending Authority	\$/SF	Phase Start	Phase Complete
707	Carrington Hall Abate Asbestos, Replace Wall, floor, Lighting	R	SA/RR	\$ 426,600	\$ 119	5/2/2019	7/31/2020
FSP17235	Cardinal-Dogwood Parking Deck Repairs	R	UN	\$ 485,000	N/A	7/24/2019	8/1/2020
736	Genome Sciences Building- Café & Commons Renovation	R	UN	\$ 492,000	\$ 100	11/21/2019	7/31/2020
700	High Frequency Throughput Sequencing Facility Relocation	R	UN	\$ 675,000	\$ 150	7/24/2019	7/31/2020
668	Burnett Womack- 4th Floor Renovation	R	UN	\$ 976,677	\$ 150	5/25/2018	7/31/2020
664	Lineberger Cancer Center- Faculty Recruitment Lab Renovation	R	UN	\$ 1,400,000	\$ 300	4/29/2019	9/1/2020
693	NRB MBRB Vivarium Enabling Project Renovations	R	UN	\$ 4,000,000	\$ 275	11/12/2018	11/1/2020
UNC-H	Ambulatory Care Center – Musculoskeletal Enhancement Service	R	UNCH	\$ 7,177,219	\$ 177	8/1/2018	10/1/2020
607	Beard Hall	R	UN	\$ 9,713,728	\$ 275	8/2/2018	12/1/2020
644	Medical Education Bldg- Berryhill Vivarium Migration	R	UN/SB	\$ 26,730,000	\$ 776	3/2/2018	8/1/2020

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PROJECTS IN CONSTRUCTION

Sub-Total: \$ 179,135,516

CIP#	Project Name	Const. Type	Fund Source	Spending		Phase Start	Phase Complete
				Authority	\$/SF		
706	Replace Fire Alarm- Dey Hall, Hanes Hall, 134 East Franklin	R	SA, RR	\$ 148,000	N/A	2/1/2020	5/1/2021
702	Morehead Planetarium and Science Center Roof Repair	R	SA/RR	\$ 250,000	N/A	4/26/2019	2/1/2021
20022	MMRC Relocation to MBRB	R	UN	\$ 290,000	N/A	6/1/2020	2/1/2021
698	Koury Dental Tarrson Hall Amalgam Separator & Receiver	R	SA/RR	\$ 300,000	N/A	12/17/2019	5/1/2021
724	Cardinal-Dogwood Parking Deck - Emergency Elevator Replacement	R	UN	\$ 350,000	N/A	1/6/2020	3/1/2021
725	Knapp-Sanders - Emergency Elevator Replacement	R	SA/RR	\$ 350,000	N/A	1/6/2020	5/1/2021
676	Foundation Water Proofing - Ackland Art Museum	R	SA/RR	\$ 400,000	N/A	3/12/2018	3/15/2021
704	Art Lab HVAC and Electrical Systems Improve & Modify Restroom	R	SA/RR	\$ 1,220,000	N/A	3/25/2019	3/1/2021
669	UNC Parking Decks- LED Lighting Safety Upgrades	R	UN	\$ 1,500,000	N/A	12/1/2019	2/1/2021
712	Morehead Chemistry Teaching Labs	R	UN	\$ 1,600,000	\$ 250	5/22/2019	3/1/2021
663	Marsico Hall – Mech, Elec, and Plmb Upfits & Recommissioning	R	COPS	\$ 2,300,000	N/A	2/26/2019	5/1/2021
623	Wilson Library Slate Roof, Dome Roofing Replacement, Envelope Repair	R	SA/RR	\$ 2,645,000	N/A	10/26/2018	2/1/2021
731	Marsico BRIC 3T MRI	R	UN	\$ 3,100,000	N/A	5/1/2020	3/1/2021
20312	McGavran-Greenberg- Renovation to Containment Space	R	UN	\$ 4,100,000	N/A	N/A	3/1/2021
630	Odum Village - Demolition of Multifamily Units	R	UN	\$ 5,139,000	N/A	11/1/2019	7/31/2021
672	School of Media & Journalism - Media & Communication Studio	NC	UN	\$ 10,400,000	\$ 500	2/1/2020	12/31/2021
690	Parking Deck at S1 Lot	NC	UN	\$ 14,443,516	\$ 110	4/1/2018	12/31/2021
739	Morehead Chemistry HVAC Renovation - Emergency Declaration	R	UN	\$ 22,000,000	N/A	12/1/2019	8/1/2021
633	Medical Education Building Replacement	NC	SB	\$ 108,600,000	\$ 450	3/1/2020	8/1/2022

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PROJECTS IN DESIGN

Sub-Total: \$ 222,232,360

CIP#	Project Name	Const. Type	Fund Source	Spending		Phase Start	Phase Complete
				Authority	\$/SF		
733	Energy Management Contols System Upgrade	R	UN	\$ 180,000	N/A	N/A	5/1/2021
678	Replace Electrical Switchgear - Mitchell Hall, Dey Hall	R	SA, RR	\$ 200,000	N/A	2/1/2020	3/1/2021
727	Campus Wide Parking Repairs	R	UN	\$ 200,000	N/A	3/1/2020	12/1/2021
21026	Emergency Generator Replacement - Public Safety Building	R	RR	\$ 200,000	N/A	N/A	8/1/2021
744	Parking Deck and Lot Camera Upgrades	R	UN	\$ 300,000	N/A	2/1/2020	5/1/2021
20343	FOBRL North HVAC Improvements	R	UN	\$ 300,000	N/A	N/A	3/1/2021
697	Hwy 54 Park & Ride Lot Stormwater Pond Repair & Retrofit	R	UN	\$ 350,000	N/A	7/10/2018	2/1/2021
710	Tarrson Hall Medical Gas Alarm System	R	UN	\$ 450,000	N/A	2/28/2019	5/1/2021
21016	HVAC Upgrades to Academic Buildings	R	RR	\$ 470,000	N/A	N/A	8/1/2021
722	Cameron Cogeneration Facility Envelope Repairs	R	UN	\$ 475,000	N/A	N/A	N/A
20177	Cardinal-Cobb-Dogwood Parking Deck Repairs	R	UN	\$ 485,550	N/A	N/A	6/1/2021
699	Copper Telecommunication Replacement Phase 1	R	SA/RR	\$ 500,000	N/A	12/16/2019	3/1/2021
708	Kenan Labs- Replace Main Distribution Electrical Panel	R	SA/RR	\$ 750,000	N/A	1/6/2020	2/1/2021
619	Install Fire Alarm Panels in (4) Buildings	R	SA/RR	\$ 811,500	N/A	N/A	N/A
684	Kenan Stadium – Fire Alarm Upgrades	R	UN	\$ 1,060,000	N/A	N/A	N/A
677	Supplement to Replace Laboratory Ventilation System Morehead Lab	R	SA	\$ 1,250,000	N/A	4/24/2019	9/1/2020
715	National Pan-Hellenic Council Garden	NC	GI	\$ 1,400,000	N/A	6/1/2020	1/15/2021
645	Horace William Airport Property Solar and Energy Storage Demo	NC	UN	\$ 1,700,310	N/A	8/1/2019	11/1/2020
588	Campus Safety Upgrades	R	UN	\$ 4,750,000	N/A	5/1/2019	12/31/2020
713	Classroom Renewal	R	UN	\$ 5,000,000	N/A	3/1/2020	1/15/2021
749	Fire Alarm Radio Mesh Network	R	UN	\$ 6,400,000	N/A	3/1/2020	1/1/2021
20350	Carrington Hall Renovations	NC	UN	\$ 45,000,000	\$	78	9/1/2020
666	Kenan-Flagler School of Business- McColl Bldg Addition & Renovation	NC	SA	\$ 150,000,000	N/A	8/1/2020	11/1/2021

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PROJECTS ON HOLD- INACTIVE

Sub-Total: \$ 198,852,677

CIP#	Project Name	Const. Type	Fund Source	Spending		Phase Start	Phase Complete
				Authority	\$/SF		
696	School of Dentistry Pipe Remediation	R	UN	\$ 150,000	N/A	N/A	N/A
665	Marsico Quad Improvements	R	COPS	\$ 200,000	N/A	N/A	N/A
586	South Building Accessibility Improvements	R	UN	\$ 319,700	N/A	N/A	N/A
21013	FOBRL South HVAC Improvements	R	UN	\$ 325,000	N/A	N/A	N/A
20101	Womens Basketball Renovations - Phase III	R	UN	\$ 400,000	N/A	N/A	N/A
20140	OEC- Club House Renovation for Get Real & Heel	R	UN	\$ 400,000	N/A	N/A	N/A
658	Science Complex III & Institute of Convergent Science (Advance Planning)	NC	UN	\$ 500,000	N/A	N/A	N/A
653	Taylor Air Flow Reduction Energy Project	R	UN	\$ 580,000	N/A	N/A	N/A
20103	House Undergraduate Library - CSSAC Renovations	R	UN	\$ 600,000	N/A	N/A	N/A
541	Sitterson Bus Stop	R	UN	\$ 700,000	N/A	N/A	N/A
742	Womens Basketball Renovations - Phase II	R	UN	\$ 750,000	N/A	N/A	N/A
681	Carmichael Residence Hall Deck	NC	UN	\$ 849,660	N/A	N/A	N/A
688	Chase Hall- Second Floor Renovation	R	UN	\$ 980,247	N/A	N/A	N/A
20100	Avery Residence Hall Renovations	R	UN	\$ 1,000,000	N/A	N/A	N/A
716	Lenoir Outdoor Dining Improvements	NC	UN	\$ 1,200,000	N/A	N/A	N/A
654	Thurston Bowles Air Flow Reduction Energy Project	R	UN	\$ 1,650,000	N/A	N/A	N/A
514	Campus Way-Finding Signage	NC	UN	\$ 2,466,250	N/A	N/A	N/A
606	Energy Services Utility Imprvmt in Academic Affairs Area	R	UN	\$ 14,023,659	N/A	N/A	N/A
714	School of Dentistry New Programs	R	UN/SB	\$ 15,000,000	N/A	N/A	N/A
659	Translational Research Building	NC	UN	\$ 19,000,000	N/A	N/A	N/A
603	Wilson Hall Annex	R	UN	\$ 31,450,173	N/A	N/A	N/A
547	Power Generation & Chilled Water Plant Addition	NC	UN	\$ 106,307,988	N/A	N/A	N/A

SUMMARY OF MAJOR CAPITAL IMPROVEMENT ACTIVITY:

	Quantity	\$ Value
Completed since 1/2020	10	\$ 52,076,224
In Construction	19	\$ 179,135,516
In Design	23	\$ 222,232,360
On Hold	22	\$ 198,852,677

HISTORICAL RECORD OF ACTIVITY:

Year	Month	UNDER CONSTRUCTION		IN DESIGN	
		No. of Projects	Dollar Value	No. of Projects	Dollar Value
1987	July	13	\$ 26,817,520	25	\$ 210,316,100
1988	Jan	12	\$ 42,354,520	26	\$ 222,477,900
1988	July	14	\$ 61,721,870	34	\$ 254,328,430
1989	Jan	15	\$ 157,882,770	40	\$ 168,321,630
1989	July	20	\$ 158,003,370	29	\$ 170,550,730
1990	Jan	18	\$ 153,331,770	34	\$ 174,785,500
1990	July	14	\$ 161,479,980	29	\$ 165,398,600
1991	Jan	10	\$ 191,489,780	26	\$ 147,486,500
1991	July	11	\$ 202,564,380	28	\$ 132,000,800
1992	Jan	9	\$ 193,656,480	31	\$ 123,015,800
1992	July	16	\$ 196,850,380	25	\$ 132,470,400
1993	Jan	15	\$ 178,790,400	27	\$ 137,062,000
1993	July	9	\$ 91,072,000	21	\$ 121,141,100
1994	Jan	6	\$ 90,707,300	33	\$ 154,615,300
1994	July	15	\$ 101,999,300	28	\$ 147,370,700
1995	Jan	13	\$ 66,320,700	52	\$ 175,385,600
1995	July	14	\$ 101,192,800	46	\$ 164,311,800
1996	Jan	11	\$ 89,901,800	67	\$ 246,980,600
1996	July	17	\$ 92,701,100	61	\$ 299,168,300
1997	Jan	19	\$ 131,072,400	63	\$ 282,872,700
1997	July	37	\$ 235,425,600	44	\$ 223,235,350
1998	Jan	33	\$ 158,837,100	50	\$ 278,691,575
1998	July	36	\$ 183,705,300	43	\$ 285,946,375
1999	Jan	26	\$ 153,298,200	42	\$ 314,955,275
1999	July	20	\$ 175,689,300	44	\$ 374,499,175
2000	Jan	18	\$ 173,787,000	38	\$ 380,677,875
2000	July	20	\$ 171,732,100	44	\$ 402,994,475
2001	Jan	20	\$ 265,311,575	56	\$ 255,342,400
2001	July	30	\$ 277,577,875	57	\$ 509,245,260
2002	Jan	28	\$ 282,315,475	51	\$ 533,569,700
2002	July	25	\$ 297,186,000	51	\$ 533,569,700
2003	Jan	18	\$ 246,220,200	52	\$ 700,266,390
2003	July	15	\$ 239,095,165	58	\$ 677,135,478
2004	Jan	18	\$ 345,073,797	59	\$ 607,602,868
2004	July	24	\$ 435,597,765	61	\$ 837,011,823
2005	Jan	32	\$ 540,484,649	77	\$ 997,282,175
2005	July	42	\$ 604,951,066	62	\$ 848,018,466
2006	Jan	39	\$ 606,059,278	50	\$ 681,154,808
2006	July	36	\$ 753,387,157	55	\$ 697,916,808
2007	Jan	39	\$ 493,513,761	60	\$ 729,086,980
2007	July	38	\$ 559,519,076	50	\$ 586,321,980
2008	Jan	29	\$ 510,723,322	46	\$ 733,693,000
2008	July	27	\$ 570,815,114	51	\$ 715,328,000
2009	Jan	25	\$ 429,973,546	47	\$ 906,213,000
2009	July	24	\$ 633,089,281	40	\$ 577,740,422
2010	Jan	18	\$ 600,252,605	22	\$ 409,120,032
2010	July	18	\$ 618,429,022	32	\$ 539,620,032
2011	Jan	15	\$ 605,745,206	30	\$ 474,190,032
2011	July	19	\$ 802,905,823	28	\$ 292,000,000
2012	Jan	15	\$ 742,125,183	28	\$ 313,100,000
2012	July	17	\$ 655,508,823	31	\$ 309,600,000
2013	Jan	12	\$ 550,585,206	34	\$ 389,726,000
2013	July	10	\$ 311,575,000	34	\$ 334,449,095
2014	Jan	9	\$ 338,372,095	45	\$ 337,177,000
2014	July	14	\$ 349,553,714	42	\$ 376,843,592
2015	Jan	19	\$ 377,846,839	50	\$ 423,639,550
2015	July	17	\$ 365,166,669	48	\$ 304,163,543
2016	Jan	12	\$ 333,622,316	46	\$ 324,057,991
2016	July	29	\$ 434,745,367	43	\$ 341,359,544
2017	Jan	18	\$ 175,227,717	37	\$ 372,416,500
2017	July	22	\$ 266,078,688	32	\$ 349,812,207
2018	Jan	18	\$ 274,080,528	29	\$ 344,807,071
2018	July	19	\$ 304,079,288	52	\$ 310,406,734
2019	Jan	20	\$ 286,371,191	62	\$ 346,795,502
2019	July	23	\$ 119,661,515	51	\$ 394,369,547
2020	Jan	34	\$ 229,924,428	29	\$ 82,968,126
2020	July	27	\$ 43,307,804	14	\$ 227,101,740
2021	Jan	19	\$ 179,135,516	23	\$ 222,232,360

TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514



Item Overview

Item #: 11., File #: [21-0230], Version: 1

Meeting Date: 3/24/2021

Blue Hill Semiannual Report #13.

See Staff Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By accepting the report, the Council acknowledges receipt of Blue Hill Semiannual Report #13.


BLUE HILL SEMIANNUAL REPORT [#13]¹
STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Corey Liles, Principal Planner

PROJECT LOCATION Blue Hill Form District	MEETING DATE March 24, 2021
PURPOSE That the Council receive the report.	
OVERVIEW The Report provides updates on Blue Hill District activity since the previous update presented on November 18, 2020 ² . Highlights include:	
Booker Creek Basin Park	Construction is substantially complete. Recreational trails are open to the public. Some final landscape work remains. The 4-acre regrading project will reduce the impacts of flooding on neighboring properties.
Elliott Road Extension	The Town conducted a competitive bid process in summer 2020 and selected a general contractor. Construction began in fall 2020. The Town is managing construction and coordinating progress with the adjacent Park Apartments project, also under construction.
Development Review	An application is under review for redevelopment of the University Inn site located at Fordham Blvd. and Ephesus Church Rd. The proposed mixed-use project would include 298 residential units and at least 10 percent commercial space. The Community Design Commission is expected to take action on the Certificate of Appropriateness application this spring.
Construction Activity	<u>Recently completed projects:</u> <ul style="list-style-type: none"> • Trilogy Apartments (formerly Hillstone), Buildings 1 & 2 • The Elliott Apartments (formerly Fordham Blvd Apartments) <u>Projects under construction:</u> <ul style="list-style-type: none"> • Sheraton renovations • Tru Hotel (Phase I of Tarheel Lodging) • Park Apartments
Financial Performance	The completion of apartment projects will contribute to increased property tax revenue in the current fiscal year. Repayment of debt for the construction of Elliott Road Extension will begin in the next fiscal year. Revenue growth for the District will continue to exceed annual debt service payments.
Improving Development Outcomes	<ul style="list-style-type: none"> • Public Hearing held November 18, 2020 on Townhome Standards. Currently assessing options for targeting sites where townhomes are encouraged. • <u>Potential project</u>: Review of minimum and maximum parking ratios to determine opportunities for parking reductions
ATTACHMENTS <ol style="list-style-type: none"> 1. Blue Hill District Report, March 2021 2. Development Tracking Spreadsheet, March 2021 3. District Debt Scorecard, March 2021 	

¹ This is the 13th Council-required report for the Blue Hill District that will occur through 2025.

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4693996&GUID=B2743540-62FC-405E-B749-395AC052D39D>

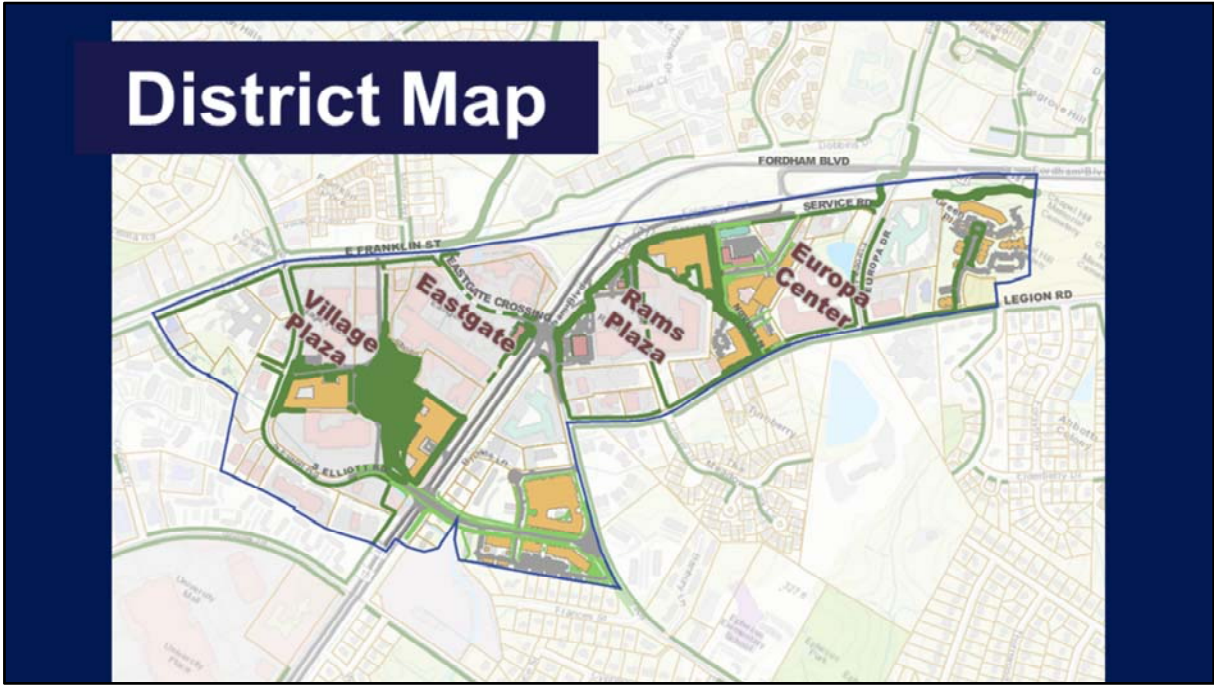


Blue Hill District Report

Date: March 24, 2021



Town of Chapel Hill | 405 Martin Luther King Jr. Blvd. | www.townofchapelhill.org





1 Recent Activity

1 Town Projects

**Booker
Creek
Basin Park**
open to
public



Construction
underway for
**Elliott Rd
Extension**



1 Booker Creek Basin Park

Town Project

- Formerly called Elliott Rd Flood Storage
- Includes networks of trails and an overlook
- Substantially complete, open to public



Construction is substantially complete. Recreational trails are open to the public. Some final landscape work remains. The 4-acre regrading project will reduce the impacts of flooding on neighboring properties. This project was the highest priority from Lower Booker Creek Subwatershed study, and supported by 2015 bond.

1 Elliott Road Extension

Town Project

- Construction began Fall 2020
- Completion timing – tied to Park Apartments
- Town is managing construction



The Town conducted a competitive bid process in summer 2020 and selected a general contractor. Construction began in fall 2020. The Town is managing construction and coordinating progress with the adjacent Park Apartments project, also under construction. A Memorandum of Understanding (MOU) is in place to address responsibilities of both developer and Town. The MOU describes that the Developer will pay for elements of road construction serving their site (eg local road intersection).

1 Development Highlights

TRU Hotel and Park Apartments Ph I under construction

Trilogy Apartments and The Elliott Apartments complete

University Inn plans under review



Recently completed projects:

- Trilogy Apartments (formerly Hillstone), Buildings 1 & 2
- The Elliott Apartments (formerly Fordham Blvd Apartments) - 64% leased as of March 3

Projects under construction:

- Sheraton renovations
- Tru Hotel (Phase I of Tarheel Lodging) - 27% leased as of March 3
- Park Apartments



*Frontage along Novus Ln
Looking west towards Fordham Blvd*

Trilogy (Hillstone) PH 2

Use	Apartments
Units	328 (2 buildings)
Status	Complete



Rear Connection to Ram's Plaza

Tarheel Lodging PH 1

Use	Tru Hotel
Size	98 rooms, 43,000 sq ft
Status	Construction



*View of Hotel Site from Hillstone
Looking west towards Fordham Blvd*

The Park Apartments PH 1

Use	Apartments
Sq Ft	414 units (4 buildings)
Status	Construction



*Future View
from Ephesus
Church Rd*



Construction Progress, view from northern site boundary

1 Renovations & Expansions

Façade renovations for **Sheraton Hotel** under construction



2 District Performance

2

Development Tracking


**1,465
dwelling
units** new or
in the pipeline
(net total)



**85,495 sq ft of
commercial
space** new or
in the pipeline
(net total)



2 Development Tracking – Residential	
Status as of March 2021	
RESIDENTIAL UNITS	NET NEW
Completed Projects	
1,015	1,015
Under Construction	
648	450
Add'l Anticipated* through 2029	
934	934
TOTAL through 2029	
2,597	2,399



* Includes Park Apts Ph II, Staples, University Inn

More details in *Development Tracking Spreadsheet*

Residential

Completed Units:

- Greenfield Ph 1 and 2,
- Berkshire,
- Trilogy,
- The Elliott

Under Construction:

- Park Apartments Phase I,
- Tarheel Lodging multifamily phase (approved and awaiting construction)

Under Review:

- University Inn

Anticipated:

- Park Apts Phase II,
- Staples site redevelopment

Net column reflects loss of existing units

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
1,157,800	1,157,800
Under Construction	
857,021	710,369
Add'l Anticipated* through 2029	
980,668	980,668
TOTAL through 2029	
2,995,489	2,848,837

* Includes Park Apts Ph II, Staples, University Inn

More details in *Development Tracking Spreadsheet*

Residential

Completed Units:

- Greenfield Ph 1 and 2
- Berkshire
- Trilogy
- The Elliott

Under Construction:

- Park Apartments Phase I
- Tarheel Lodging multifamily phase (approved and awaiting construction)


Under Review:

- University Inn

Anticipated:

- Park Apts Phase II
- Staples site redevelopment

COMMERCIAL		NET NEW
SQUARE FOOTAGE		
Completed Projects		
39,074		33,361
Under Construction		
85,495		15,360
Add'l Anticipated* through 2029		
64,424		-37,447
TOTAL through 2029		
188,993		11,274



* Includes Staples, University Inn
Any new projects will be added here once concept drawings are put forward
More details in *Development Tracking Spreadsheet*

Commercial Projects:

Completed:

- Eastgate Building D
- CVS
- Rams Plaza outbuilding
- Berkshire ground floor.

(Net reflects loss of Red Hot & Blue and service station)

Under Construction:

- TRU Hotel
- Tarheel Lodging office component (approved, awaiting construction).

(Net loss reflects demolition of Days Inn to accommodate construction of The Elliott, and Hong Kong Buffet)

Anticipated:

- Nonresidential components for University Inn, Staples. (Net

reflects loss of buildings at both sites)

With Net figures, replacing built commercial space can increase tax value and bring new activity to the District, if the commercial was previously underperforming.

2

Debt Scorecard

Revenues exceed cumulative debt payments in FY 20-21

- Property tax revenues from completed and under construction projects
- Debt payments on completed road improvements and Elliott Rd Extension

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
Revenues					
Incremental Property Tax	\$510,089	\$572,946	\$616,236	\$1,102,164	\$1,468,185
Expenditures					
Debt Service Payments	\$434,429	\$434,572	\$434,537	\$896,676	\$889,683
Revenue less Expenditures	\$75,660	\$138,374	\$181,699	\$205,488	\$578,502
Revenue less Expenditures Cumulative	\$(295,314)	\$(156,940)	\$24,759	\$230,247	\$808,749

More details in *District Debt Scorecard*

3 Looking Ahead

3 Townhome Opportunities

Updates

- Public Hearing held on November 18, 2020
- Proposal to exempt small townhome projects from the commercial requirement
- Strategy for target sites:
Parcel size vs Defined locations



3 Parking Standards

- Council recently expressed interest in considering reductions
- Form-Based Code sets minimum and maximum parking ratios tied to use
- Opportunity for off-site / shared parking
- Recent residential projects have provided 23-29% more parking than the minimum requirement

	Vehicle	
	Parking Spaces (min)	Parking Spaces (max)
Residential Uses		
Attached living, multifamily living		
Efficiency, 1 bedroom	1 per unit	1.25 per unit
2 bedrooms	1.25 per unit	1.75 per unit
3 bedrooms	1.5 per unit	2.25 per unit
4+ bedrooms	1.67 per unit	2.5 per unit
All group living	1 per 4 beds	1 per 4 beds, 4 min



Next Steps

- Continue Discussion on Townhomes and Parking:
TBD
- Next Blue Hill Update:
Fall 2021

Blue Hill Development -- Original 2014 Projections

Source: Town of Chapel Hill Economic Development Office

Note: Projections based on local market conditions, long-term leases and the known interests of property owners

Projects assigned to phases based on year of anticipated completion and addition to tax roll

Projected Development, Years 0-4 (2014-2018)

Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Quality Inn	Tarheel Lodging/TRU	Hotel	0	200,000
The Park		Residential	775	680,000
The Park (comm site)		Retail	0	7,000
Former Theater	Berkshire	Residential	225	240,000
Former Theater	Berkshire	Retail	0	10,000
Ram's Plaza/CVS	Outparcel & CVS	Retail	0	13,000
			1,000	1,150,000

Projected Development, Years 4-10 (2018-2024)

Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
University Inn		Hotel	0	100,000
		Retail	0	13,000
Regency Center	Old BBQ Restaurant	Retail	0	4,000
DHIC	Greenfield Place	Residential	101	80,550
			101	197,550

Projected Development, Years 10-15 (2024-2029)

Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Eastgate		Retail	0	20,000
		Office	0	75,000
		Residential	225	200,000
Ram's Plaza		Retail	0	300,000
		Office	0	75,000
		Residential	120	100,000
Volvo Dealership	Hillstone	Retail	0	100,000
			345	870,000

Total Projected Development, Years 0-15 (2014-2029)

	Projected Residential Units	Projected Square Footage
	1,446	2,217,550
<i>Total Office</i>		150,000
<i>Total Retail</i>		467,000
<i>Total Hotel</i>		300,000
<i>Total Residential</i>		1,300,550

Note: 2014 projections also informed by 2011 TIA, which was informed by market analysis associated with Small Area Plan

Blue Hill Development -- Actual to Date

March 2021

*Source: Town of Chapel Hill Planning Department, Approved Applications**Note: Projects include those built, under construction and permitted; numbers based on permitted amounts***Actual Development, Years 0-4 (2014 - 2018)**

Project Name	Other Name	Property Type	Status	Projection	Net New		Square Footage	Net New Square Footage
					Residential Units	Residential Units		
Ram's Plaza Outbuilding		Retail	Complete	Years 0-4	0	0	2,700	2,700
Former Theater	Berkshire	Residential	Complete	Years 0-4	266	266	307,000	307,000
Former Theater	Berkshire	Retail	Complete	Years 0-4	0	0	15,600	11,539
CVS		Retail	Complete	Years 0-4	0	0	13,013	13,013
Eastgate Building D	Former BP	Retail	Complete	<i>Not projected</i>	0	0	7,761	6,109
DHIC	Greenfield Place	Residential	Complete	Years 4-10	80	80	81,599	81,599
DHIC	Greenfield Commons	Residential	Complete	Years 4-10	69	69	77,775	77,775
					415	415	505,448	499,735

*Note: Net New Square Footage subtracts the Old BBQ Restaurant (4,061) and the Former BP Gas Station (1,652)***Actual Development, Years 4-10 (2018 - 2024)**

Project Name	Other Name	Property Type	Status	Projection	Net New		Square Footage	Net New Square Footage
					Residential Units	Residential Units		
Trilogy	Hillstone / Former Volv	Residential	Complete	Years 10-15	328	328	400,411	400,411
The Elliott	Fordham Blvd Apts	Residential	Complete	<i>Not projected</i>	272	272	291,015	291,015
The Elliott	Former Days Inn	Hotel	Demolished	<i>Not projected</i>	0	0	0	(23,418)
Tru Hotel	Tarheel Lodging	Hotel	Under construction	Years 0-4	0	0	43,040	37,075
The Park	Park Apartments Ph I	Residential	Under construction	Years 0-4	414	216	544,984	398,332
Tarheel Lodging		Residential	Approved	<i>Not Projected</i>	234	234	312,037	312,037
Tarheel Lodging		Office	Approved	<i>Not Projected</i>	0	0	42,455	1,703
					1,248	1,050	1,633,942	1,417,155

Note: Net Units and Net Square Footage reflects demolition of Hong Kong Buffet (5,965) and former Park Apartments (146,652), as well as future demolition of Quality Inn

Blue Hill Development -- Anticipated by 2029

March 2021

*Source: Town of Chapel Hill Planning Department**Note: Projects include those in pre-application or conceptual phases; numbers are preliminary estimates and subject to change*

Anticipated Development, Years 4-15 (2018 - 2029)								
Project Name	Other Name	Property Type	Original Projection	Anticipated Residential Units	Net Anticipated Residential Units	Anticipated Square Footage	Anticipated Net Square Footage	
The Park	Park Apartments Ph II	Residential	Years 0-4	336	336	302,000	302,000	
Staples		Residential	<i>Not Projected</i>	300	300	270,000	270,000	
Staples		Retail	<i>Not Projected</i>	0	0	30,000	-8,579	
University Inn		Lodging	Years 4-10	0	0	34,424	-28,868	
University Inn		Residential	<i>Not Projected</i>	298	298	344,244	344,244	
				934	934	980,668	534,553	

*Note: Net Units and Net Square Footage reflects future demolition of Staples and associated outbuildings, and University Inn**Redevelopment of Eastgate and Ram's Plaza were included in the 2014 Projections, but these projects are not yet in the pre-application or conceptual phases**Other sites may redevelop in Years 6-15 that are not yet considered 'Anticipated'*

Ephesus Fordham District - Score Card

	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
Revenues																
Incremental Property Tax	\$ -	\$ -	\$ 499,190	\$ 510,089	\$ 572,946	\$ 616,236	\$ 1,102,164	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185
Expenditures																
Debt Service Payments	\$ -	\$ 434,941	\$ 435,224	\$ 434,429	\$ 434,572	\$ 434,537	\$ 896,676	\$ 889,683	\$ 882,513	\$ 876,256	\$ 868,616	\$ 861,982	\$ 855,145	\$ 848,106	\$ 840,865	\$ 834,511
Revenue less Expenditures	\$ -	\$ (434,941)	\$ 63,966	\$ 75,660	\$ 138,374	\$ 181,699	\$ 205,488	\$ 578,502	\$ 585,672	\$ 591,929	\$ 599,569	\$ 606,203	\$ 613,040	\$ 620,079	\$ 627,320	\$ 633,674
Revenue less Expenditures Cumulative	\$ -	\$ (434,941)	\$ (370,975)	\$ (295,314)	\$ (156,940)	\$ 24,759	\$ 230,247	\$ 808,749	\$ 1,394,420	\$ 1,986,349	\$ 2,585,917	\$ 3,192,120	\$ 3,805,160	\$ 4,425,238	\$ 5,052,558	\$ 5,686,231

Note:

- Debt Service for Phase I and Phase II, includes an additional \$6.48 million for Phase II construction to be issued in FY 21
- Incremental property taxes are based on the aggregate change in the valuation of the district since its establishment in 2014
- Incremental tax revenue is recognized beginning in FY18 when the first new developments were completed
- Expected NCDOT reimbursement of \$1.6 million used to reduce the borrowing for Phase II
- Incremental Transit tax will remain in the Transit Fund and will not be used for debt service

Tax Increment Calculation	FY2015-16	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
General Fund 37.6 cents in FY17-18; 38.6 cents in FY19+	-	-	\$ 409,815	\$ 420,715	\$ 456,937	\$ 491,461	\$ 878,999	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908	\$ 1,170,908
Debt Fund 8.2 cents in FY18-19; 9.8 cents in FY20+	-	-	89,375	89,375	116,010	124,775	223,165	297,277	297,277	297,277	297,277	297,277	297,277	297,277	297,277	297,277
Total	\$ -	\$ -	\$ 499,190	\$ 510,089	\$ 572,946	\$ 616,236	\$ 1,102,164	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185	\$ 1,468,185

Transit Fund 5.0 cents in FY17-18; 6.0 cents in FY 19+	\$ -	\$ -	\$ 54,496.74	\$ 65,396	\$ 71,026	\$ 76,393	\$ 136,632	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006	\$ 182,006
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Calculation of Incremental Increase in District Value	FY2017-18**	FY2018-19	FY2019-20	FY2020-21	FY2021-22**	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31
EF District Valuation January 2014	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930	\$ 154,002,930
EF District Valuation January 20xx	262,996,401	262,996,401	272,380,286	281,324,411	381,722,786	457,346,853	457,346,853	457,346,853	457,346,853	457,346,853	457,346,853	457,346,853	457,346,853	457,346,853
Incremental Value Increase	\$ 108,993,471	\$ 108,993,471	\$ 118,377,356	\$ 127,321,481	\$ 227,719,856	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923	\$ 303,343,923

Development Projects*	Status	Sq Ft Resid.	Sq Ft Comm.	Valuation	Completion
Village Plaza Apartments (Alexan)(Berkshire)	Occupied	305,000	\$ 15,600	\$ 61,604,500	FY18
CVS at Rams Plaza	Occupied	-	10,461	532,000	FY18
Eastgate Building D	Occupied	-	7,761	776,100	FY18
Rams Outparcel	Occupied	-	2,700	692,900	FY18
Greenfield Place	Occupied	81,599	-	9,383,885	FY19
Greenfield Commons (Tax Exemption Pending)	Occupied	77,775	-	8,944,125	FY20
Trilogy Apartments (formerly Hillstone Chapel Hill)	Occupied	400,411	-	58,201,200	FY20
The Elliott Apartments (formerly Fordham Blvd. Apartments)	Occupied	291,015	-	42,197,175	FY20
Quality Inn Redevelopment Phase I (TRU hotel)***	Construction	-	43,040	4,700,000	FY22
Quality Inn Redevelopment Phase II (office & residential)****	Under Review	312,037	42,455	-	FY23
The Park Apartments Redevelopment (Phase I)***	Construction	544,984	-	70,924,067	FY22
The Park Apartments Redevelopment (Phase II)****	Concept	304,000	-	-	FY23
Total		2,316,821	122,017	\$ 257,955,952	