



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 Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Rachel Schaevitz
Council Member Karen Stegman

Wednesday, September 12, 2018 6:30 PM
Library Room B

**5:15 - 6:15 p.m. Meet & Greet for our new Town Manager,
Maurice Jones.**

ANNOUNCEMENTS

AGENDA ITEMS

1. Presentation: Town of Chapel Hill Affordable Housing Dashboard. [\[18-0738\]](#)

 PRESENTER: Sarah Osmer Viñas, Assistant Director, Housing and Community
 Nate Broman-Fulks, Affordable Housing Manager

 The purpose of this report is to provide the Council and Orange County Commissioners with an overview of the Affordable Housing Dashboard, an interactive, data-driven tool to track the Town's progress towards the Council's affordable housing goals.
2. Presentation: Durham-Orange Light Rail Transit (DOLRT) System Overview and Land Use Planning. [\[18-0664\]](#)

 PRESENTER: Ben Hitchings, Planning & Development Services Director
 Bergen Watterson, Transportation Planning Manager

 The purpose of this item is to provide the Council and the Orange County Commissioners with a brief overview of the planned light rail system and an update on the land use planning efforts to date, and to provide an opportunity to discuss the project, ask questions, and consider how to share information and input on it moving forward.
3. Presentation: Regarding the Land Use Management [\[18-0739\]](#)

Ordinance Rewrite Project - Phase I, Refinement of the Town's Future Land Use Map.

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

The purpose of this item is to brief the Orange County Commissioners on the Extraterritorial areas in the Future Land Use Map Refinement Project and to solicit their feedback.

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.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 1., File #: [18-0738], Version: 2

Meeting Date: 9/12/2018

Presentation: Town of Chapel Hill Affordable Housing Dashboard.

Staff:

Loryn Clark, Executive Director
Sarah Osmer Viñas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager

Department:

Housing and Community

Overview: In 2017, the Town of Chapel Hill created an Affordable Housing Dashboard, an interactive, data-driven tool to track the Town's progress towards the Council's affordable housing goals. The purpose of this report is to provide the Council and Orange County Commissioners with an overview of the dashboard tool. See the Town's Affordable Housing Annual Report attached, and the [Dashboard <https://www.chapelhillaffordablehousing.org/tracking-our-progress>](https://www.chapelhillaffordablehousing.org/tracking-our-progress).



Recommendation(s):

That the Town Council and County Commissioners receive this report.

What is a Dashboard?

- A dashboard is an information management tool that visually tracks, analyzes and displays key performance indicators, metrics, and data points to monitor the progress of an organization or program.

What is the purpose of the Town's Dashboard?

- Provide the Town Council and community with an interactive, data-driven tool to track our progress towards the Council's affordable housing goals.
- The Town's dashboard tool visualizes the geographic distribution of subsidized housing, project progress, funding allocations, and other key quantitative data points.

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- FY18 Affordable Housing Annual Report
- Housing and Community FY18 Annual Report

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

PRESENTER: Sarah Osmer Viñas, Assistant Director, Housing and Community
Nate Broman-Fulks, Affordable Housing Manager

The purpose of this report is to provide the Council and Orange County Commissioners with an overview of the Affordable Housing Dashboard, an interactive, data-driven tool to track the Town's progress towards the Council's affordable housing goals.

AFFORDABLE HOUSING ANNUAL REPORT

FISCAL YEAR 2018

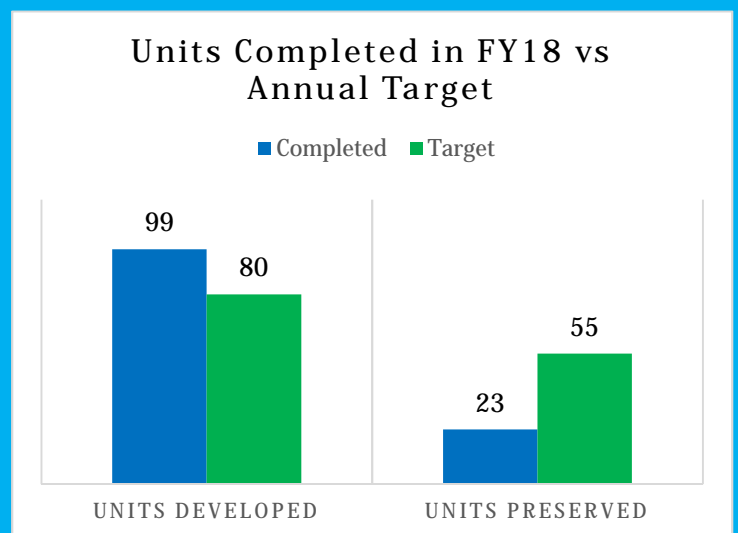
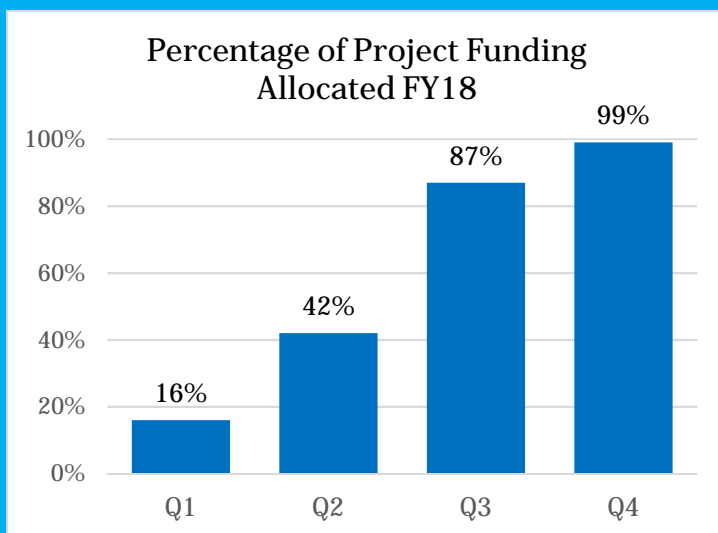
(JULY 1, 2017-JUNE 30, 2018)

OUR GOAL

To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.

2018 KEY RESULTS

- The Town exceeded our development target, supporting the development of 99 affordable units this fiscal year.
- The Town supported 23 affordable housing preservation projects in FY18.
- 99% of funding available for affordable housing projects was allocated this fiscal year.
- In collaboration with our partners, the Town supported the development of the first permanently affordable tiny home duplex, as well as the first Low Income Housing Tax Credit affordable housing development, Greenfield Place, in over a decade.
- Supported the Northside Neighborhood Initiative (NNI), a collaboration between UNC, Self Help, the Jackson Center and affordable housing providers. In FY18, eight properties were acquired and eight properties were sold by the NNI Land Bank to be preserved as permanently affordable housing.

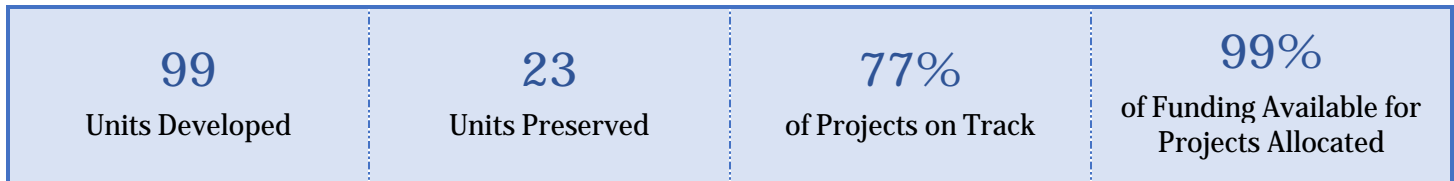


TO LEARN MORE: www.chapelhillaffordablehousing.org.

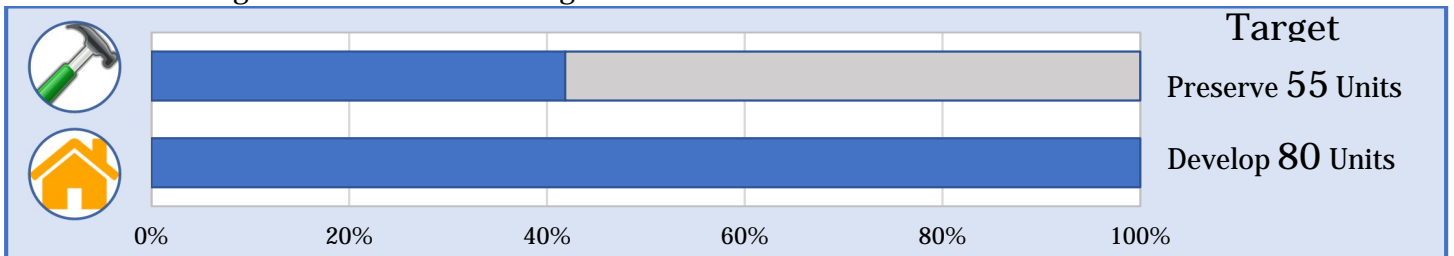
FY18 Quarter 4 Key Takeaways

- The Town supported the development of three units this quarter and 99 total for this fiscal year
- The Town supported 14 preservation projects this quarter, for a total of 23 for the fiscal year
- The Town allocated 99% of funding available for affordable housing projects this fiscal year

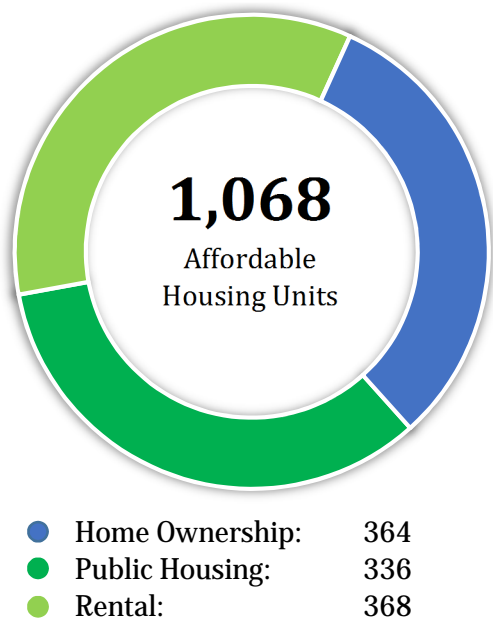
FY18 Town Performance-to-Date



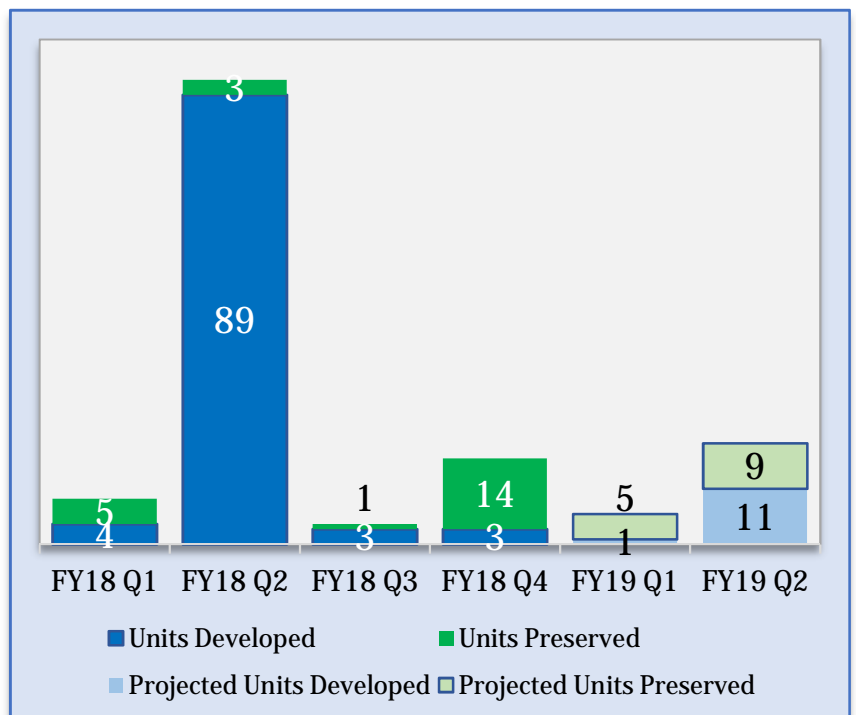
Year-to-Date Progress Towards FY18 Targets
































Number of Subsidized Units in Town








Actual and Projections by Quarter – Number of Units









FY18 Q4 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project or Development Name	Number of Units	Projected Completion	Status
	Community Home Trust	Brooks Street Acquisition	1	FY18 Q4	✓
	Self-Help	Homeowner Rehabilitation	1	FY18 Q4	✓
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	FY18 Q4	✓
	Habitat for Humanity	Homeowner Rehabilitation	10	FY19 Q1	
	Community Home Trust	Homebuyer Subsidy	2	FY19 Q1	
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q2	
	Rebuilding Together	Homeowner Rehabilitation	4	FY19 Q2	
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q2	
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q2	
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	
	DHIC	Greenfield Commons	69	FY19 Q3	
	Community Empowerment Fund	Rental and Utility Assistance Program	24	FY19 Q4	
	CASA	Merritt Mill Road Multi-Family Development	24	FY20 Q4	

FY18 Q4 Update | Housing & Community Work Plan Highlights

Major Projects in Affordable Housing	Notes	Status
Affordable Housing Quarterly Report	<ul style="list-style-type: none"> Staff shared quarterly reports with Council throughout the year 	
Annual Housing & Community Report	<ul style="list-style-type: none"> FY18 Report completed and will be shared with Council in September FY17 Report completed and shared with Council in work plan update at 9/6/17 Business Meeting 	
Expand Collaboration	<ul style="list-style-type: none"> Staff is conducting meetings with the school system to explore partnership opportunities Managers discussions ongoing FY19 Performance Agreement in place for Northside Neighborhood Initiative 	
2200 Homestead Road Development Project	<ul style="list-style-type: none"> HAB, CDC and Council reviewed Concept Plan in June 2018 and staff is conducting next steps based on feedback received, including identifying development partners, informing project costing, and defining income levels Public input sessions held on 2/15/18 and 3/1/18 Council designated site for mixed income affordable housing development at 9/6/17 Business Meeting 	
Public Housing Master Plan	<ul style="list-style-type: none"> Staff provided update to Council in June 2018 Staff coordinated the completion of structural assessment of units Staff is implementing outreach and communication plan 	

Analyze Other Town Properties for Affordable Housing Development	<ul style="list-style-type: none"> Council approved the prioritization of three Town properties in June 2018 Initiated the analysis of Town properties for affordable housing development through an interdepartmental team 	
Acquire Properties for Affordable Housing Development and Preservation	<ul style="list-style-type: none"> The Town is scheduled to acquire four CASA properties at the end of August 2018 Sykes Street quadraplex acquired on 4/13/18 to be brought into transitional housing inventory Former police substation in Northside renovated and brought into transitional housing inventory on 4/9/18 	
Create Investment Plan for Affordable Housing	<ul style="list-style-type: none"> Council approved resolution stating intent to proceed with \$10 million bond Council preliminary discussion of affordable housing bond priorities took place at 2/7/18 Work Session Framework for Investment Plan shared with Council at 10/4/17 Work Session 	
Develop Strategies to address Manufactured Home Park Redevelopment Threat	<ul style="list-style-type: none"> Council approved prioritizing three Town-owned sites for affordable housing development in June 2018 Staff continuing to collaborate with Orange County and neighboring jurisdictions on implementation of coordinated strategy Staff provided an update to Council on 3/22/18 Resident engagement and partnerships are ongoing 	
Explore creation of Employee Housing Incentives	<ul style="list-style-type: none"> Staff to return to Council with proposed pilot program in the fall of 2018 Presentation on staff's exploration was presented to Council on 2/21/18 	
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	<ul style="list-style-type: none"> Staff developed grant reporting and tracking tool to assist staff in better tracking outcomes and performance of agencies the Town funds Staff brought consideration of CDBG and HOME funding recommendations to Council in June 2018 Staff brought consideration of CASA funding application to Council at the 5/2/18 meeting Council approved the Housing Advisory Board's recommendation for the second funding cycle of the Affordable Housing Development Reserve for FY18 at the 1/31/18 Business Meeting Submitted Annual Action Plan for FY17-18 and Consolidated Annual Performance and Evaluation Report 	
Develop Communications and Marketing Strategy	<ul style="list-style-type: none"> Staff launched and presented creation of the new affordable housing website to Council at 5/2/18 meeting Engaged Liaison firm to assist with communications and marketing strategy implementation 	

Notes & Citations

- The Median Home Value data source is Zillow.com.
- The Area Median Income data source is the 2015 American Community Survey and is representative of a family of four.
- The total budget for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, and operating funds, among others.
- The metrics displaying percentage of Renters and Homeowners that pay more than 30% of their income on Housing was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 17, Table 5)
- The percentage of housing units that are affordable to households with income under 80% AMI includes market-created affordable units and units subsidized by the Town. The data source for this metric and corresponding chart is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for the percentage of subsidized housing units within ¼ mile of a bus stop is the Town of Chapel Hill GIS & Analytics Division. This metric measures the walkable distance between an affordable housing unit and a public bus stop.

- The graph displaying data on 'Percent of Households that are Cost-burdened by Income Level' was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is the HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 16, Chart 3)
- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing projects allocated as of the date of the quarterly report.
- The data source for the number of units subsidized by the Town is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The legend for the green/yellow/red light project tracker is the following:
 - ✓: The project has been completed
 - Green: The project is on track to meet its original project scope and schedule
 - Yellow: The project has been delayed in meeting its original project scope and schedule
 - Red: The project has stalled and will not meet its original project scope and schedule



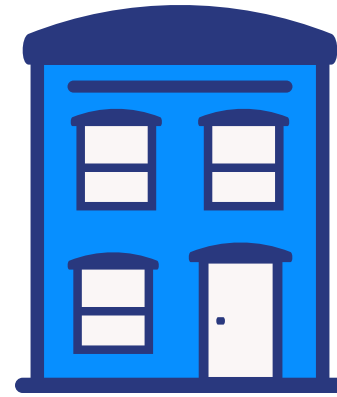
HOUSING AND COMMUNITY

Fiscal Year 2017-18 Annual Report

AFFORDABLE HOUSING SUCCESSES

**\$6.23
Million**

Town budget for
affordable housing
strategies.



Supported the
development of
Greenfield, a 169 unit
housing project.

99

New affordable
housing units
developed with
Town support.

43%

New admissions to
public housing
homeless at time of
admission.

23

Affordable homes
preserved with Town
support.



Created dynamic
dashboard tool to
share housing data
with the community.

13

Low-income
households provided
with rental and utility
assistance.

OUR MISSION:
Creating Partnership
Catalyzing Affordable Housing
Building Community



OUR VISION:
A vibrant and inclusive community where
all residents have access to affordable
housing and opportunities to thrive.

99%

Funding available for
projects allocated for
affordable housing.



HOUSING AND COMMUNITY

Fiscal Year 2017-18 Annual Report

COMMUNITY CONNECTIONS SUCCESSES

32K

Residents served by programs funded through our Human Services Program.

45

Low-income youth employed through our Summer Youth Employment Program.

88%

Human Services agencies who are satisfied with our funding process.



Established DACA Renewal Assistance Program for Chapel Hill residents.

\$419K

Town budget for Human Services Program.



Facilitated provision of Spanish interpretation at Council meeting for 1st time in Town history.



Together with UNC, created new housing guide for students living off campus.

15

Countries represented in community meetings with refugee and immigrant residents.

3K

Readership of our online newsletter for UNC students living off campus.

41

Community engagement meetings held with residents and stakeholder groups.



TOWN OF CHAPEL HILL

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Item Overview

Item #: 2., **File #:** [18-0664], **Version:** 1

Meeting Date: 9/12/2018

Presentation: Durham-Orange Light Rail Transit (DOLRT) System Overview and Land Use Planning.

Staff:

Ben Hitchings, Director
Bergen Watterson, Transportation Planning Manager

Department:

Planning & Development Services

Overview: From 2016 to the present, the Town of Chapel Hill has been working with GoTriangle, Gateway Consultants, the City of Durham, and more recently, Orange County and Durham County to plan for appropriate land uses around the stations along the proposed future light rail line extending between Durham and Chapel Hill. This presentation will provide a brief overview of the planned light rail system and a review of the land use planning efforts to date. It will also include a discussion of some of the economic development considerations at the proposed Gateway Station near the intersection of US 15-501 and Interstate 40, as well as next steps in the land use planning process. This presentation provides an opportunity for the Chapel Hill Town Council and the Orange County Commissioners to discuss the project, ask questions, and consider how to share information moving forward.



Recommendation(s):

That the Council receive and discuss the information presented, ask questions of staff and partners, and share feedback.

Decision Points:

- Provide feedback on the proposed planning approach
- Determine a mutually agreeable way to share information between the Chapel Hill Town Council and the Orange County Commissioners moving forward

Key Issues:

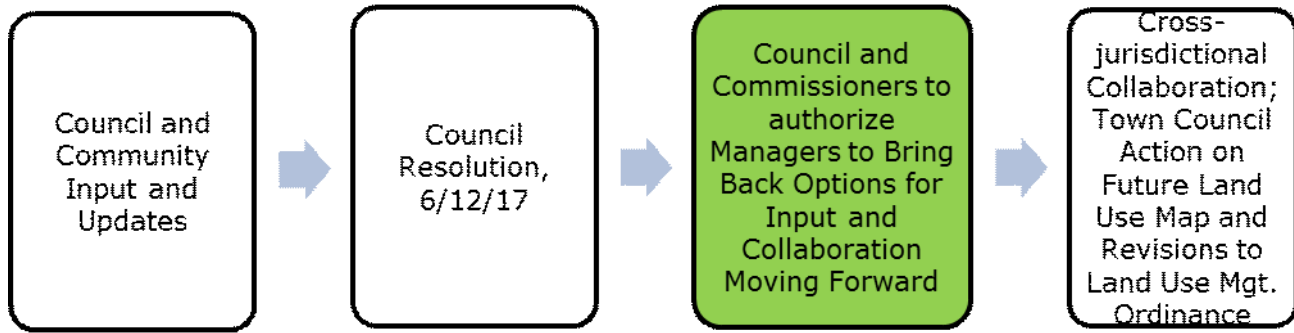
- Future land uses in the planned station area
- Opportunities to secure community benefits
- Potential revenues and resource needs in the station area

Fiscal Impact/Resources: Staff time only.







Where is this item in its process? In June of 2017, the Chapel Hill Town Council adopted a resolution endorsing the station area planning effort. The resolution also authorized the Town Manager to solicit input from the Town's boards and commissions, and collaborate with institutional partners and community stakeholders to promote outcomes that serve the needs of project partners, the community, and the Town. The Town is now folding the station area planning and code drafting work into its Charting Our Future project for continued public comment and refinement.

A key next step is to establish an ongoing means of communication between the Town Council and the Orange County Board of Commissioners on the project. We recommend that the Council authorize the Town Manager to work with the County Manager to develop options for continued input and collaboration,

and to return to the Council for further discussion.



Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Draft Staff Presentation
- (2017-06-12/R-6), Resolution to Provide Policy Direction for Durham-Orange Transit Station Area Planning Project
- Summary of Planned Light Rail System

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

PRESENTER: Ben Hitchings, Planning & Development Services Director
Bergen Watterson, Transportation Planning Manager

The purpose of this item is to provide the Council and the Orange County Commissioners with a brief overview of the planned light rail system and an update on the land use planning efforts to date, and to provide an opportunity to discuss the project, ask questions, and consider how to share information and input on it moving forward.

An Introduction to the Durham-¹⁴ Orange Light Rail Project



Council Work Session

Presentation by

Bergen Watterson, Transportation Planning Manager

Ben Hitchings, Planning & Development Services Director

(September 12, 2018)



TOWN OF CHAPEL HILL

Meeting Agenda

1) System Development

- Presentation
- Discussion

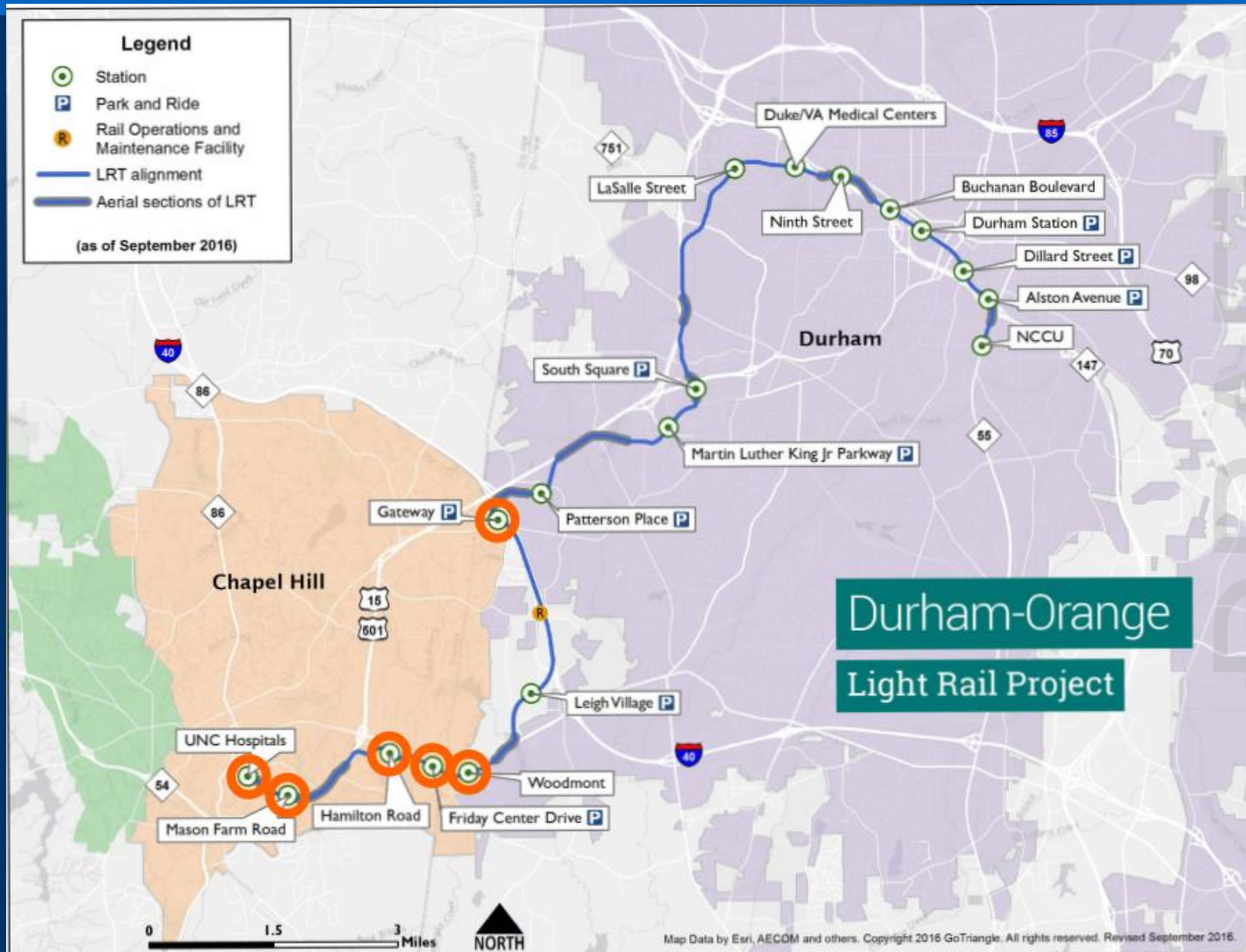
2) Station Area Planning

- Presentation
- Discussion

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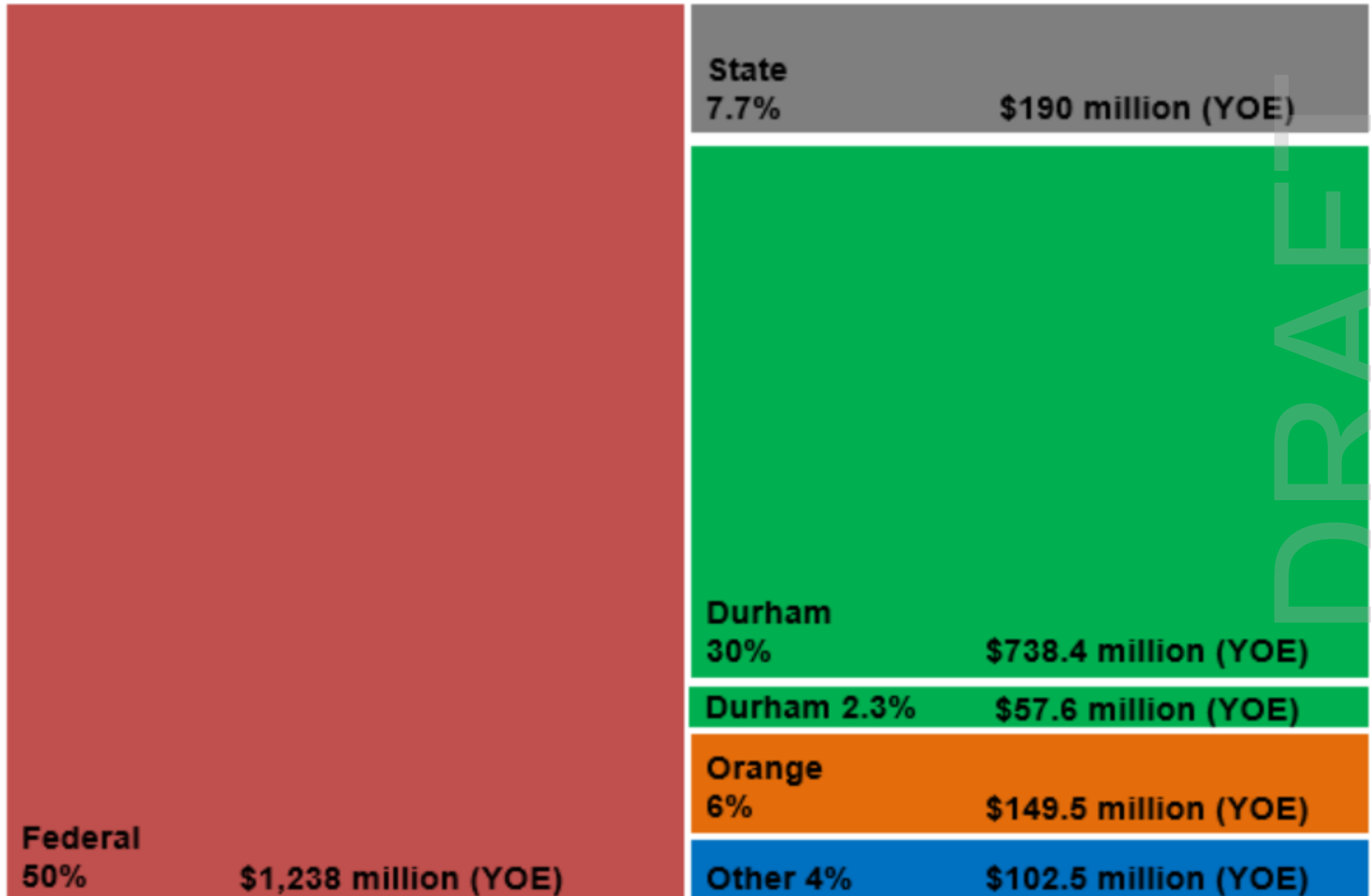


System Overview



Funding Plan

D-O LRT Project: \$190 million cap funding plan / updated



GO Triangle

Project Development
2014 - 2016

- ▶ Evaluated alternatives
- ▶ Identified preferred alternative
- ▶ Completed the EIS
- ▶ Began preliminary engineering

Final Design & Engineering
2017 - 2020

We Are Here!

- ▶ Complete final design and engineering
- ▶ Finalize state and local funding commitments
- ▶ Apply for FTA Full Funding Grant Agreement

Construction
2020 - 2028

- ▶ Receive Full Funding Grant Agreement (FFGA)
- ▶ Complete property negotiations and acquisitions
- ▶ Begin construction
- ▶ Order vehicles and equipment
- ▶ Begin testing vehicles

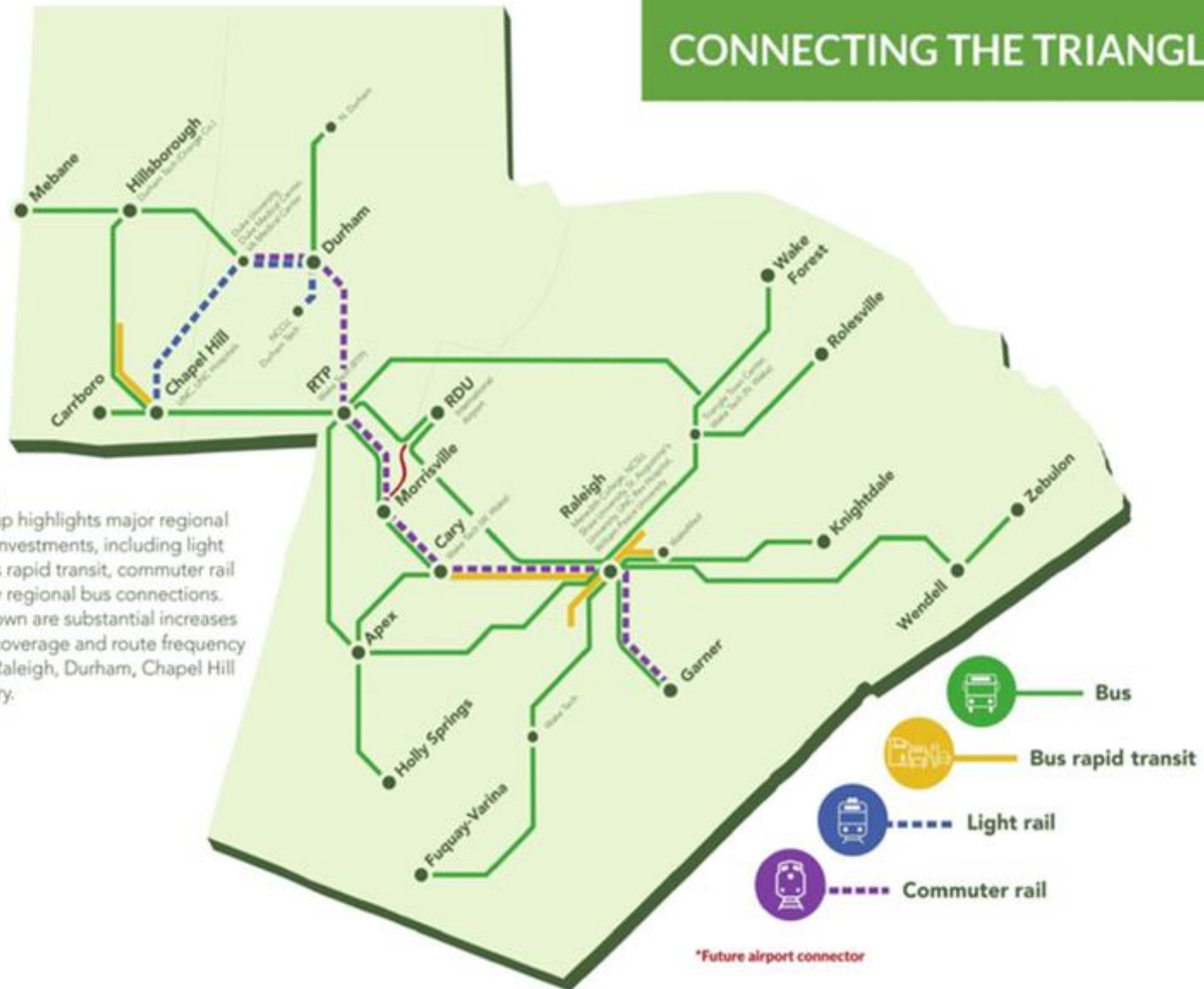
Light Rail Service Begins!
2028

Part of a Regional System

CONNECTING THE TRIANGLE

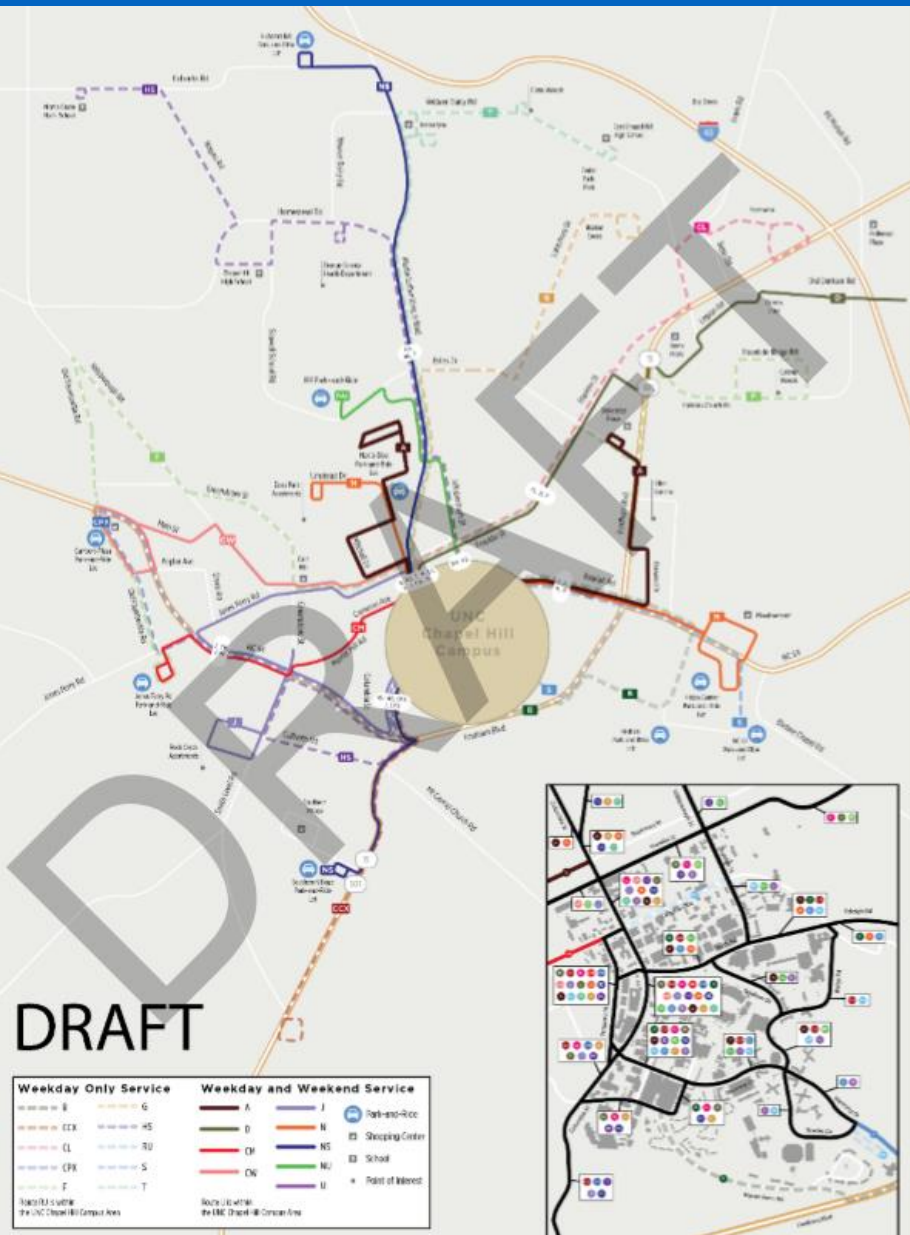
NOTE:

This map highlights major regional transit investments, including light rail, bus rapid transit, commuter rail and key regional bus connections. Not shown are substantial increases in bus coverage and route frequency within Raleigh, Durham, Chapel Hill and Cary.



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Bus-Rail Integration



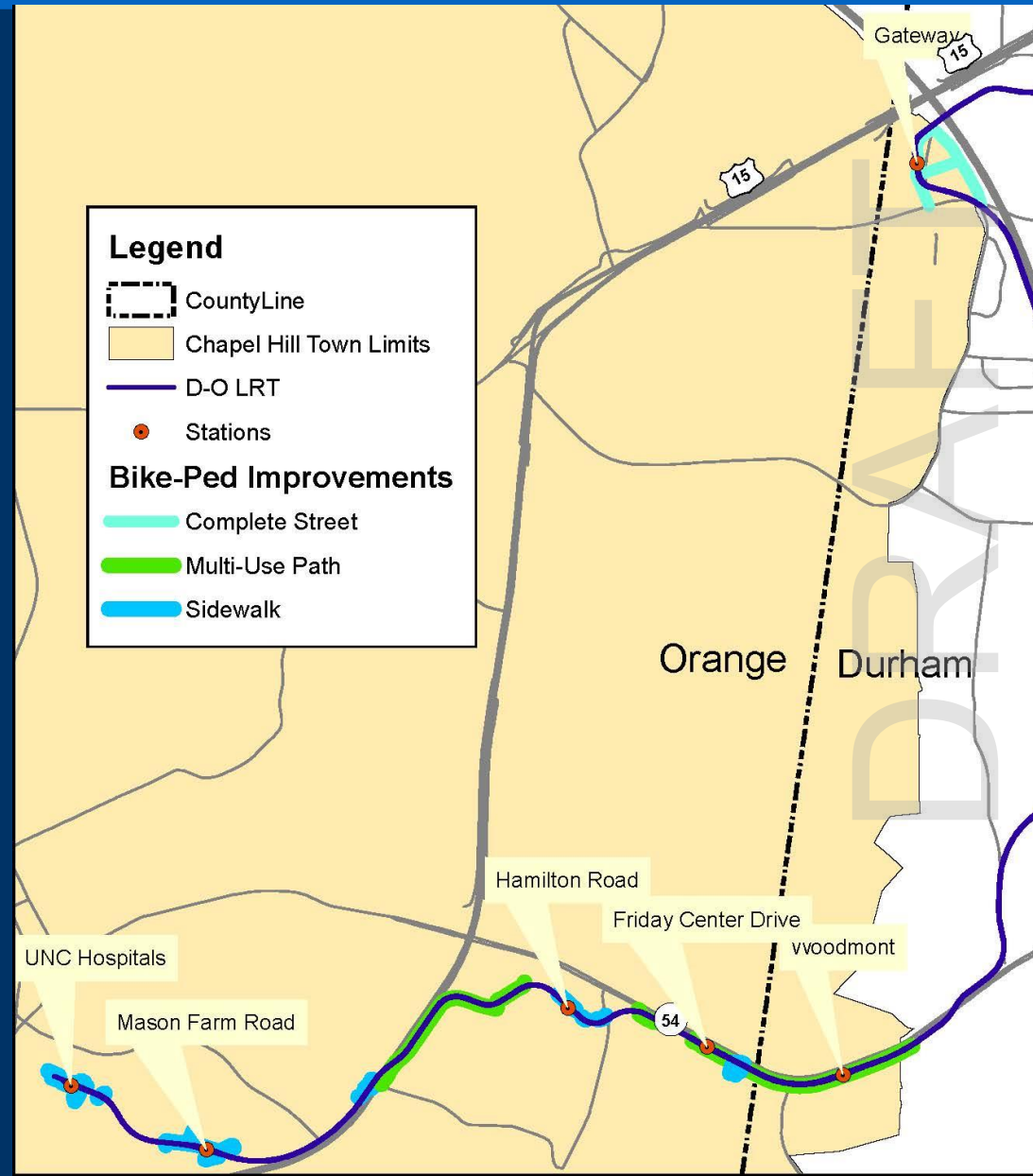
- Initial planning with Short Range Transit Plans
- Stations will include bus transfer areas where applicable
- Real planning will begin 2-3 years before light rail starts running



TOWN OF CHAPEL HILL

Bike-Ped Access

- 20+ locations under study or included in design
- Expand transportation choices and access to stations
- Leverage LRT construction to complete planned projects



Station Area Planning



Station Area Planning



If transit investment is made, have opportunity to maximize benefits for community

Are working to leverage project to deliver important community benefits



Planning Goals



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces



Town/Gown
Collaboration



TOWN OF CHAPEL HILL

Station Area Planning



Walkable Centers



**Have opportunity to
create vibrant,
walkable centers**



TOWN OF CHAPEL HILL

Three Zones

CORE



Bush Central Station - Richardson, TX

Sites closest to the light rail station and major intersections

GENERAL



Trinity Lakes Campus Commercial - Fort Worth, TX

Majority of the station area development pattern

Transitions from Core to Edge

EDGE



Trinity Lakes Residential Court- Fort Worth, TX

Interface between station area and existing neighborhoods

DRAFT



TOWN OF CHAPEL HILL

Community Benefits



Have opportunity to leverage investment to help provide valued community benefits



TOWN OF CHAPEL HILL

Sample Community Benefits

- **Affordable housing and a range of housing**
- **Public plazas and green spaces**
- **Pedestrian and bicycle connections**
- **Recreational amenities**
- **Public art**
- **Green building practices**

DRAFT



Station Area Planning

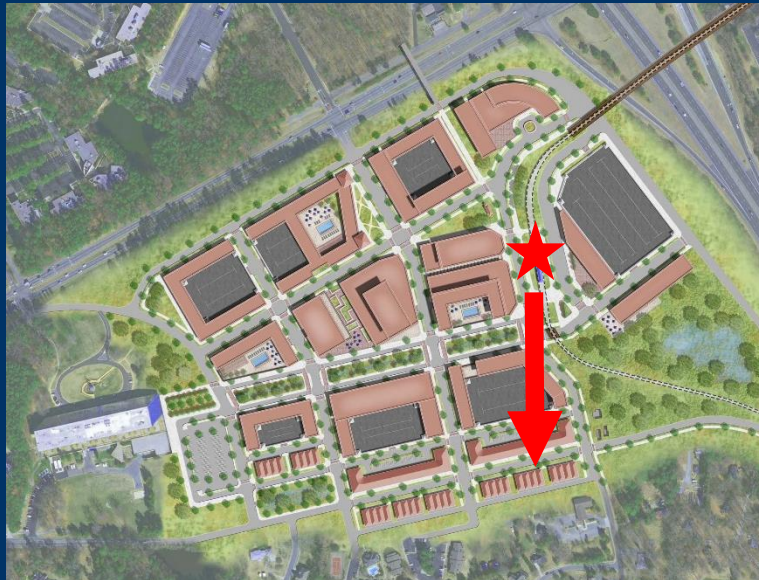


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TOWN OF CHAPEL HILL

Three Zones



CORE



Bush Central Station - Richardson, TX

Sites closest to the light rail station and major intersections

GENERAL



Trinity Lakes Campus Commercial - Fort Worth, TX

Majority of the station area development pattern

Transitions from Core to Edge

EDGE



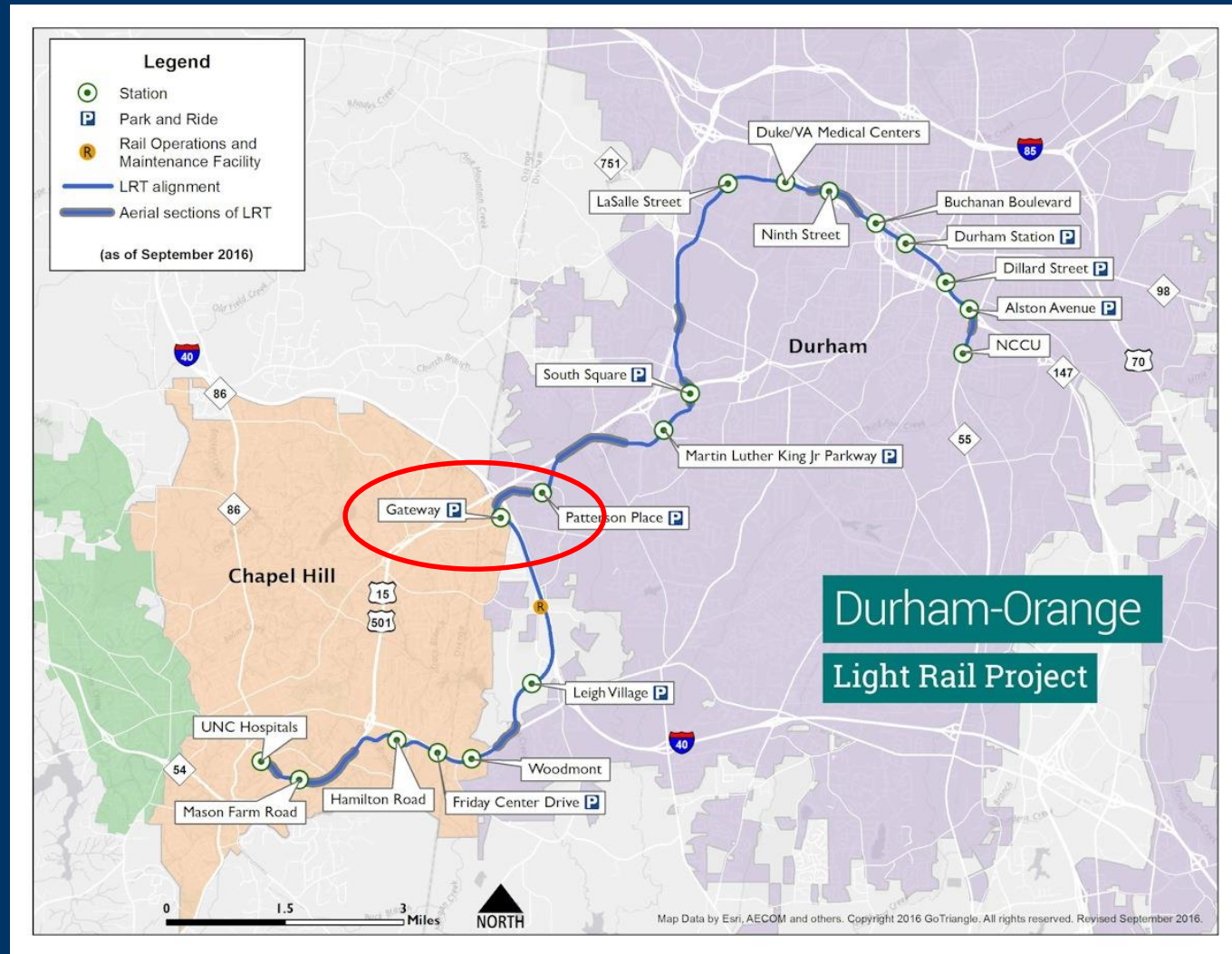
Trinity Lakes Residential Court- Fort Worth, TX

Interface between station area and existing neighborhoods



TOWN OF CHAPEL HILL

Gateway Station Area

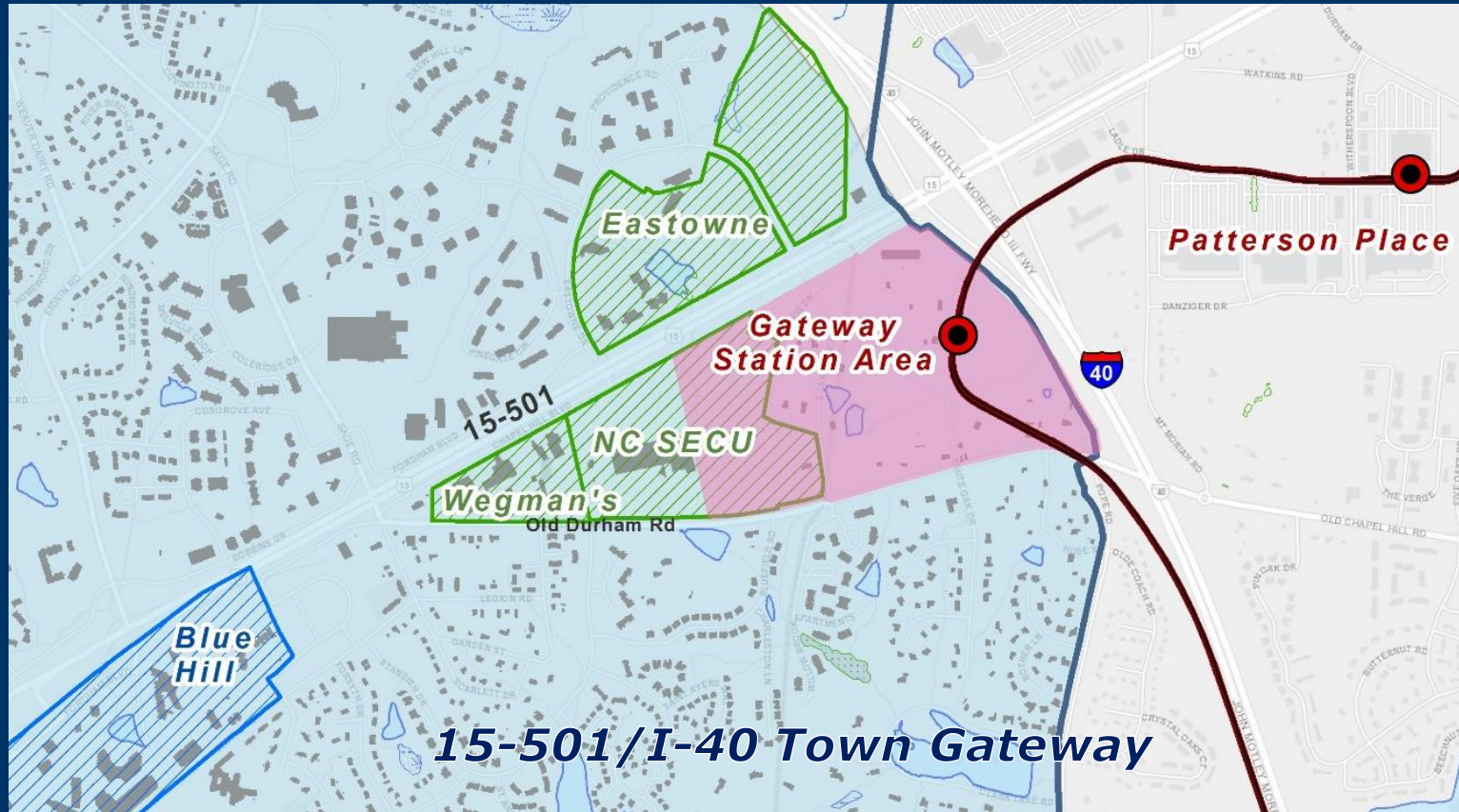


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TOWN OF CHAPEL HILL

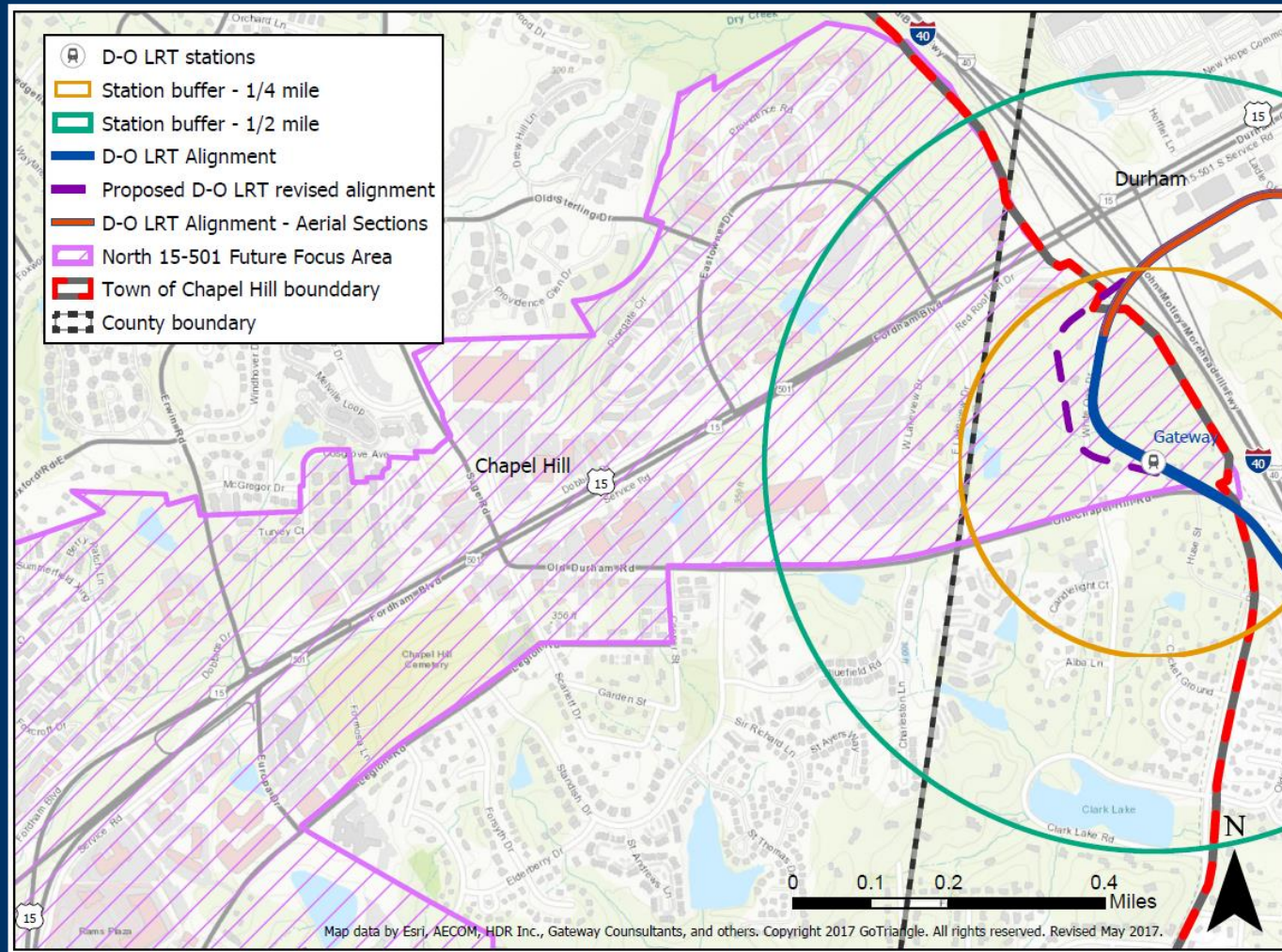
Gateway Station Area



- Important gateway to Chapel Hill
- Mid point on Tobacco Road
- Close to Patterson Place



Gateway Station Area



DRAFT



TOWN OF CHAPEL HILL

Next Steps

GoTriangle and Gateway Consultants

- Will provide TOD Guidebook (this fall)

Town of Chapel Hill

- Will continue receiving public input through Charting Our Future project
- Will create appropriate TOD zoning districts through LUMO Re-write



Next Steps

Council and Commissioners

- Authorize Town Manager and County Manager to bring back options for continued input and collaboration moving forward

DRAFT



Question & Answer



I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2017-06-12/R-6) adopted by the Chapel Hill Town Council on June 12, 2017.

This the 13th day of June, 2017.

Amy T. Harvey

**Amy T. Harvey
Deputy Town Clerk**



A RESOLUTION TO PROVIDE POLICY DIRECTION FOR THE DURHAM-ORANGE TRANSIT STATION AREA PLANNING PROJECT (2017-06-12/R-6)

WHEREAS, the Town of Chapel Hill seeks to maximize the community benefits of transit investments made in the town; and

WHEREAS, on February 13, 2017, staff from GoTriangle and members of the Gateway Planning team introduced a public design workshop to begin planning for appropriate land uses around six Chapel Hill transit stations identified in the Durham-Orange Light Rail Transit Project; and

WHEREAS, from February 22 through February 27, 2017, staff from GoTriangle and members of the Gateway Planning team—in coordination with the Town of Chapel Hill, the City of Durham, UNC and UNC Healthcare—held a public design workshop that included a kickoff meeting, multiple public input sessions and a series of stakeholder group meetings that were centered around three groupings of station areas: (1) UNC Hospitals/Mason Farm Road, (2) Hamilton Road/Friday Center Drive/Woodmont, and (3) Gateway/Patterson Place (Durham); and

WHEREAS, on March 13, 2017, the GoTriangle and Gateway Planning Teams provided the Council with a Progress Report about the February public design workshop; and

WHEREAS, during the week of April 24, 2017, the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization and the GoTriangle Board of Trustees voted to approve Orange County's and Durham County's revised transit plans and their new cost-sharing agreement; and

WHEREAS, on May 24, 2017, the six advisory board and commissions that review development projects (Planning Commission, Community Design Commission, Environmental Stewardship Advisory Board, Historic District Commission, Housing Advisory Board, and Transportation and Connectivity Advisory Board) were invited to participate and give input about the station area concepts and process for the Durham-Orange Transit Station Area Planning Project; and

WHEREAS, the general interests reflected by the six advisory board and commissions at the May 24, 2017 joint meeting included: affordable housing and a range of housing options, green and natural areas, public space, buffers and transitions, appropriate parking, quality and people-oriented design, public art, recreational opportunities and amenities, connectivity and accessibility for bicyclists/pedestrians/transit riders, walkable economic development, green building practices that minimize carbon emissions, and consideration of the Town's gateways; and

WHEREAS, the station area planning team has returned this evening to provide a project update and to propose a series of next steps to move the project from the planning phase to the preparation of design and development standards.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council endorses the proposed direction of the Durham-Orange Transit Station Area Planning Project, as summarized in the consultant's presentation this evening.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to continue working with the six advisory boards and commissions to develop more detailed guidance for staff from GoTriangle and their consultants as they draft appropriate design and development standards for the Council's consideration.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to continue collaborating with UNC, UNC Healthcare, other institutional partners such as the State Employees' Credit Union and community stakeholders to promote outcomes of the Durham-Orange Transit Station Area Planning Project that serve the needs of the project partners, the community, and the Town.

This the 12th day of June, 2017.

Durham-Orange Light Rail Transit Project

17.7 MILES AND 18 STATIONS CONNECTING DURHAM AND CHAPEL HILL

CHAPEL HILL



Light rail trains operate on separate tracks with overhead electric power



Peak Frequency: 10 minutes

Off-Peak Frequency: 20 minutes



The light rail line is expected to provide over 26,000 trips per day to residents and commuters



Six stations are planned in Chapel Hill:
(see map on reverse)

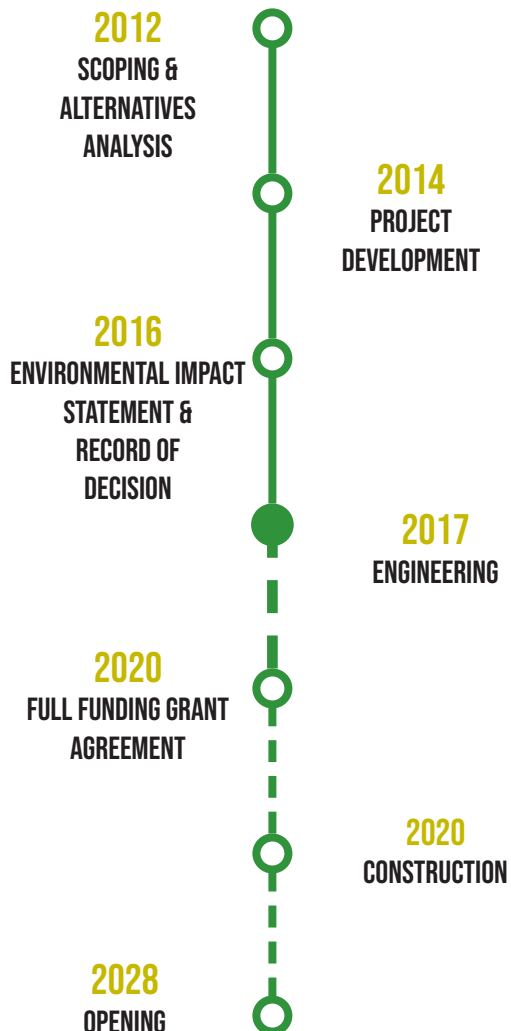
- Gateway
- Woodmont
- Friday Center Dr.
- Hamilton Rd.
- Mason Farm Rd.
- UNC Hospitals



Funding for light rail is divided this way:

- 50% Federal
- 10% State
- 40% Local

PROJECT STEPS & TIMELINE



OPPORTUNITIES FOR INPUT

While some important decisions have already been made, here are some opportunities for Chapel Hill to provide input:

STATION ACCESS

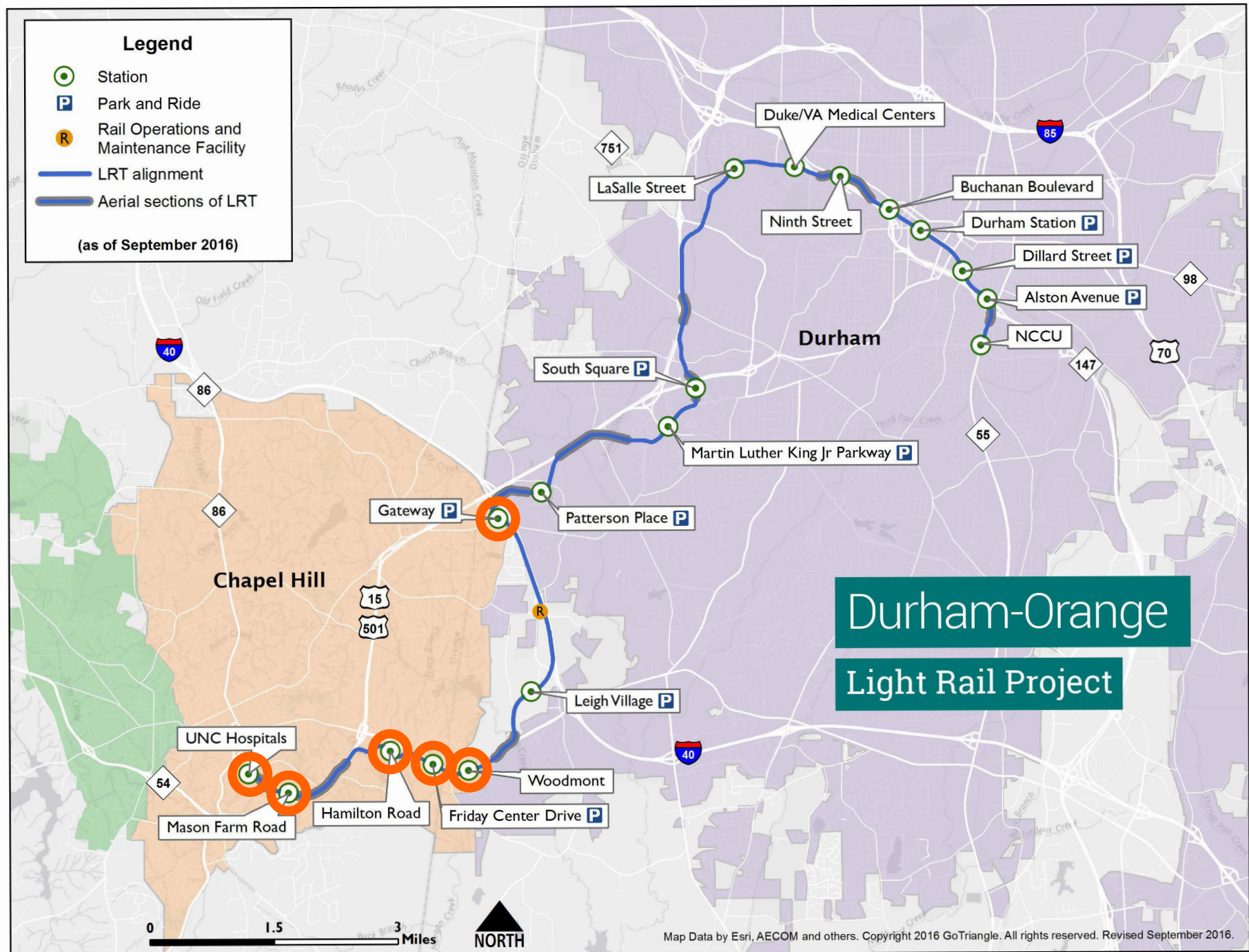
How do people get to the stations by bus, bike, or on foot?

STATION AREA INFRASTRUCTURE

What infrastructure is needed to support access and development around the station?

AESTHETICS, BRANDING, & DESIGN

What are the elements of the visual design, look, and feel of the light rail system?





TOWN OF CHAPEL HILL

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

Item Overview

Item #: 3., **File #:** [18-0739], **Version:** 1

Meeting Date: 9/12/2018

Presentation: Regarding the Land Use Management Ordinance Rewrite Project - Phase I, Refinement of the Town's Future Land Use Map.

Staff:

Ben Hitchings, Director

Alisa Duffey Rogers, LUMO Project Manager

Department:

Planning and Development Services

Overview: On April 5, 2017, the Town Council initiated a project to rewrite the Town's Land Use Management Ordinance (the Project). Phase I of the Project is refinement of the Town's Future Land Use Map, which is a component of **Chapel Hill 2020**, the Town's Comprehensive Plan. This refinement focuses on six areas of interest that are located along the Town's major transportation corridors. For more information please see the [Project website <http://chartingourfuture.info/>](http://chartingourfuture.info/).

On June 20, 2018, the Town Council received feedback from community members that the areas receiving in-depth analysis, as part of refining the Future Land Use Map Project, should be expanded to include the following (Please see the attached map labeled "ETJ Study Areas"):

- From the Southern Village Park and Ride on South 15-501, expand the focus area to the border with Chatham County;
- The Extraterritorial Jurisdictional (ETJ) area north of I-40; and,
- Mt. Carmel Church Road from the Town's ETJ limit to the Durham, Orange, and Chatham County lines.

All of these areas are outside of the Town's corporate limits and are subject to:







- the Orange County-Chapel Hill - Carrboro Joint Planning Land Use Plan (other than the portions which are in the Town's ETJ) and,
- the Water and Sewer Management, Planning and Boundary Agreement (WASMPBA) between Orange County, the Town of Chapel Hill, the Town of Hillsborough, the Town of Carrboro, and the Orange Water and Sewer Authority.

As a result of this feedback, Council asked staff to work with affected government partners and return with options to consider to address the future land uses for these Areas.

Requested Action:

- That the Orange County Board of County Commissioners provide feedback regarding consideration of these Areas in the Future Land Use Map Refinement Project.

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

**Attachments:**

- Draft Staff Presentation
- Maps of Focus Areas and ETJ Study Areas

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

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

The purpose of this item is to brief the Orange County Commissioners on the Extraterritorial areas in the Future Land Use Map Refinement Project and to solicit their feedback.

Town Council & Orange County Board of Commissioners

September 12, 2018



DRAFT

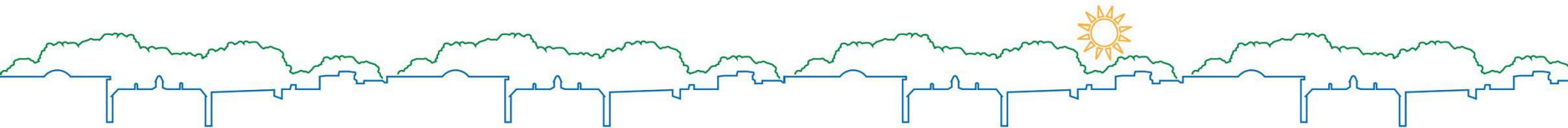


Requested Action:



The purpose of this item is to brief the Orange County Commissioners on the Extraterritorial Areas in the Future Land Use Map Refinement Project and to solicit their feedback.

EXTRA

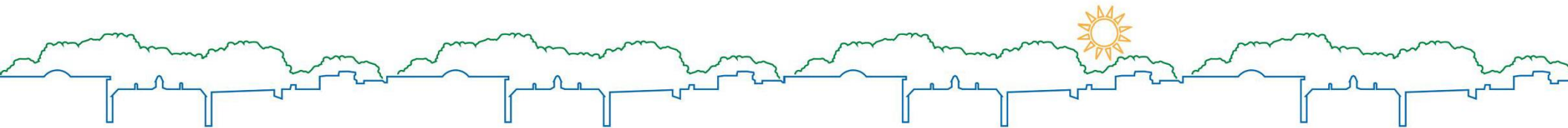


Background



- In April 2017, Council initiated a project to rewrite the Land Use Management Ordinance (LUMO)
- First phase of Project is refinement of the Town's Future Land Use Map
- Refinement focuses on six areas of interest that are located along the Town's major streets.

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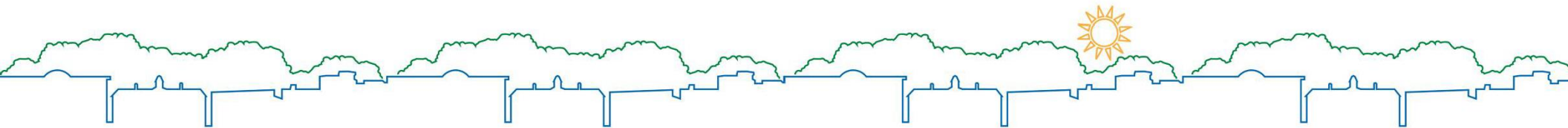


Background



- Community members requested that refinement efforts include three additional areas:
 - From the Southern Village Park and Ride, on **South 15-501**, expand the focus area to the border with Chatham County;
 - The Extraterritorial Jurisdictional (ETJ) area **north of I-40**; and,
 - **Mt. Carmel Church Road** from the Town's Extraterritorial limit to the Durham, Orange, and Chatham County lines.

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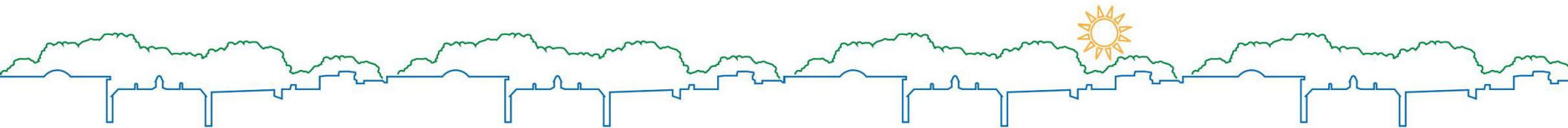


Background

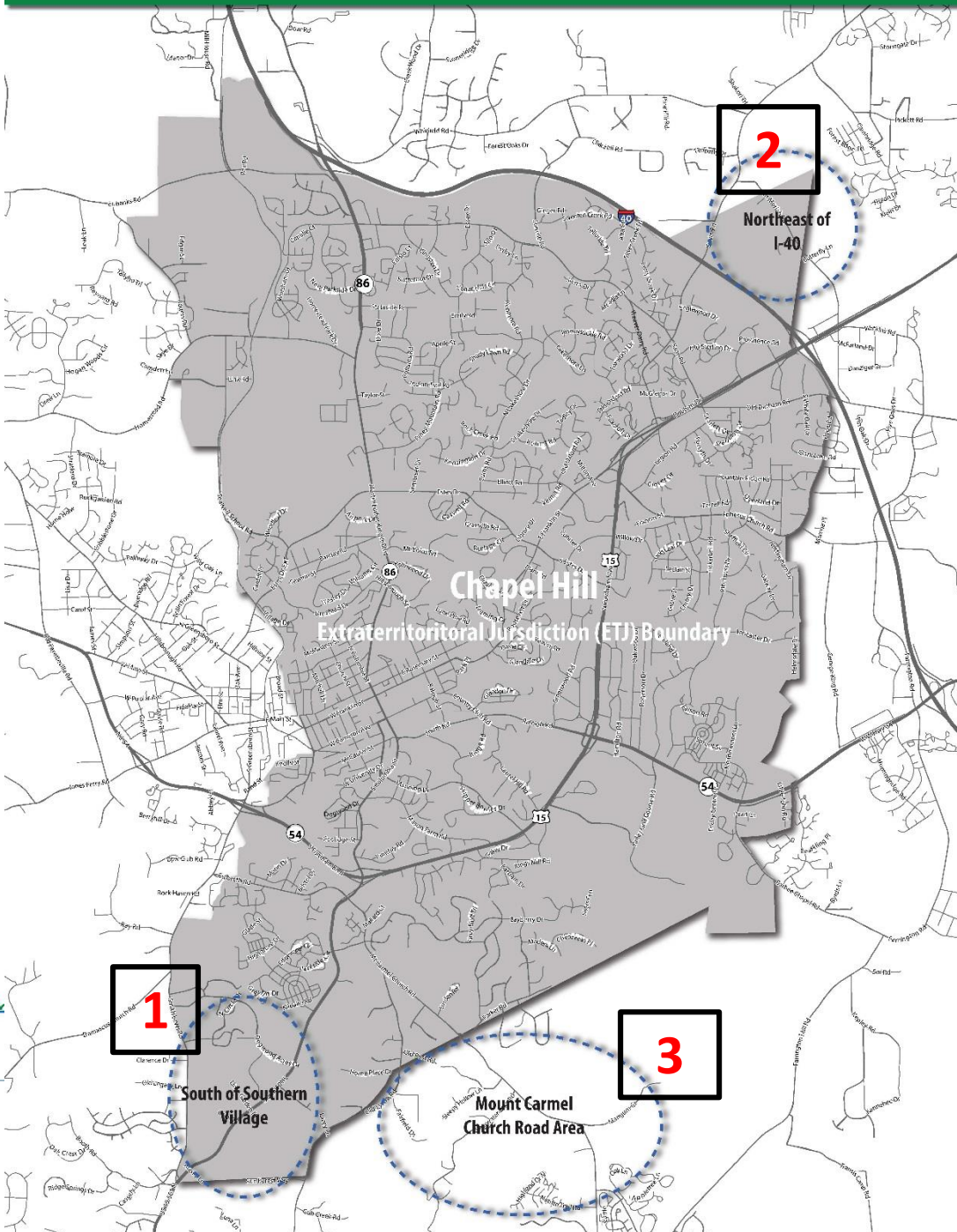


Council asked staff to work with affected government partners to determine options to consider in order to address the future land uses for these additional areas.

DRAFT



ETJ Study Areas



ETJ Study Areas

DRAFT



Extraterritorial Area	Chapel Hill ETJ	Rural Buffer	Urban Services Boundary	Requires Change to JPA* &/OR WASMPBA	Requires approval of all signatories for changes
South 15-501	Yes	No	Outside	Yes WASMPBA	Yes
North of I-40	Yes	No	Outside	Yes WASMPBA	Yes
Mt. Carmel Church Rd	No	Yes	Outside	Yes Both	Yes
*Joint Planning & Land Use Plan and Agreement					

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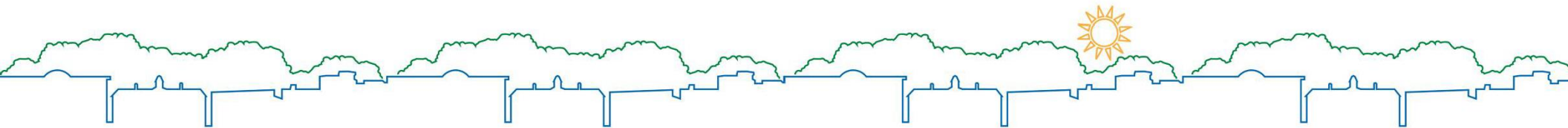


Requested Action:

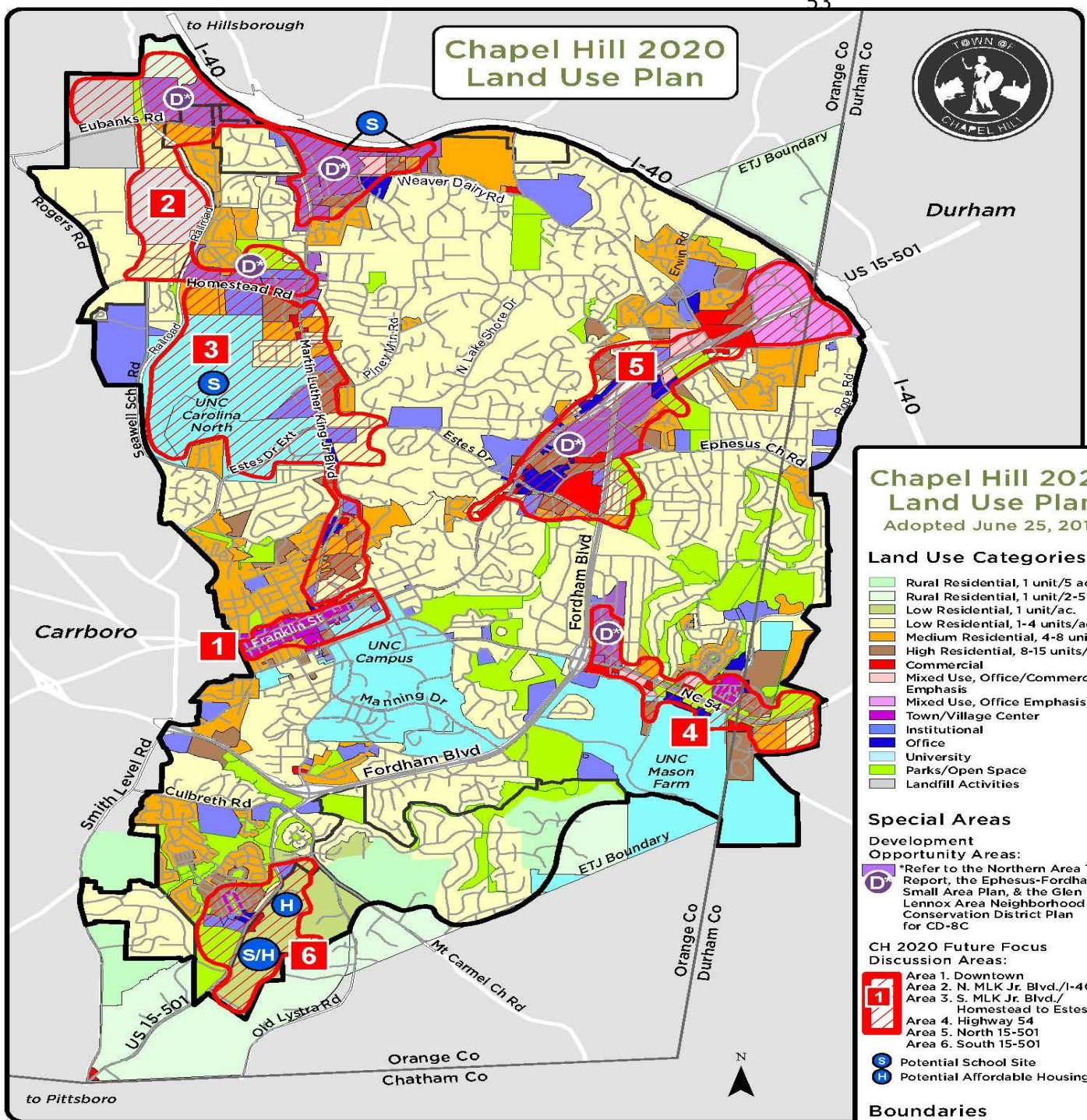


The purpose of this item is to brief the Orange County Commissioners on the Extraterritorial Areas in the Future Land Use Map Refinement Project and to solicit their feedback.

EXTRA



Chapel Hill 2020 Land Use Plan



Chapel Hill 2020 Land Use Plan

Adopted June 25, 2012

Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

Special Areas

Development Opportunity Areas:

- D** Refer to the Northern Area T.F. Report, the Ephesus-Fordham Small Area Plan, & the Glen Lennox Area Neighborhood Conservation District Plan for CD-8C

CH 2020 Future Focus Discussion Areas:

- 1** Area 1. Downtown
- Area 2. N. MLK Jr. Blvd./I-40
- Area 3. S. MLK Jr. Blvd./Homestead to Estes Dr.
- Area 4. Highway 54
- Area 5. North 15-501
- Area 6. South 15-501

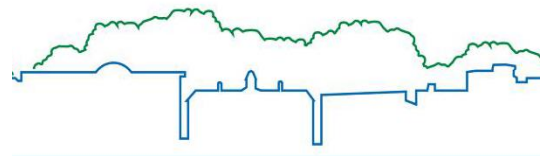
- S** Potential School Site
- H** Potential Affordable Housing Site

Boundaries

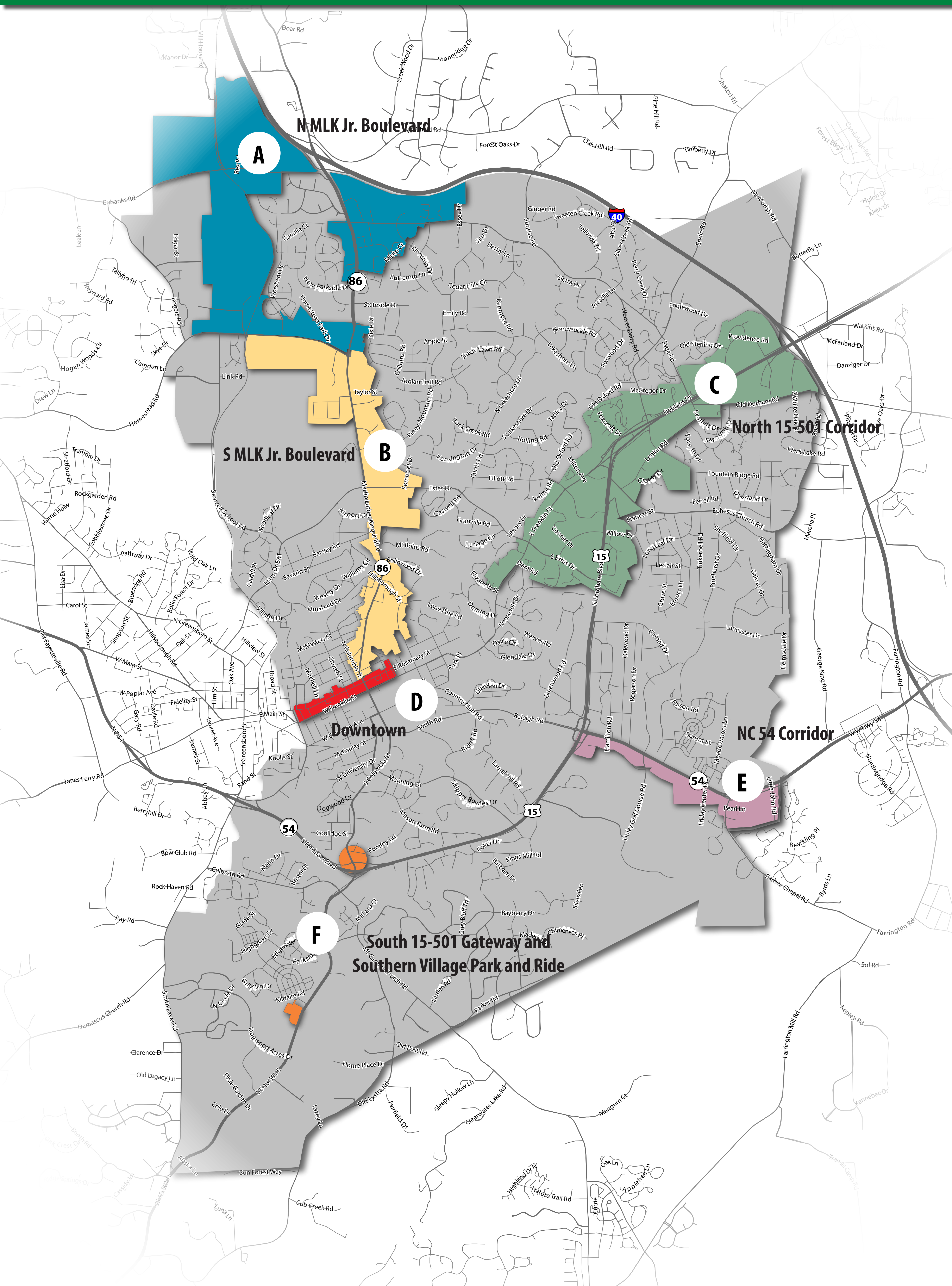
- Chapel Hill Town Limits
- Urban Services Boundary



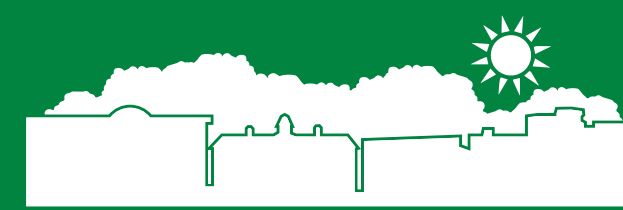
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ETJ Study Areas



CHAPEL HILL
ChartingOurFuture.info
A Land Use Initiative

