



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 Karen Stegman
Council Member Rachel Schaevitz

Wednesday, March 13, 2019 7:00 PM RM 110 | Council Chamber

OPENING

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. [\[19-0232\]](#)
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 on April 17, 2019 to Consider [\[19-0233\]](#)
Land Use Management Ordinance Text Amendments

and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.

By adopting the resolution, the Council calls a public hearing on April 17, 2019 to consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.

INFORMATION

3. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0234\]](#)

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

DISCUSSION

4. Charting Our Future - Consideration of the Draft Guiding Statements. [\[19-0235\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council provide feedback on the DRAFT Guiding Statements.

5. Consider UNC Health Care Eastowne Development Agreement Council Subcommittee Formation. [\[19-0186\]](#)

PRESENTER: Ben Hitchings, Planning Director

RECOMMENDATION: That the Council adopt Resolution A, forming a Council Subcommittee to pursue a negotiated Development Agreement for the Eastowne Redevelopment, in a manner generally consistent with the Council's principles.

6. Blue Hill Semiannual Report #9. [\[19-0236\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff's report and presentation.

7. Receive an Update on Study of Blue Hill Massing & Permeability Standards. [\[19-0237\]](#)

PRESENTER: Corey Liles, Principal Planner
Tony Sease, Civitech, Inc.

RECOMMENDATION: That the Council receive the update and provide direction on a potential text amendment.

- 8.** Consider Pursuing a Text Amendment Process for Changes to the Blue Hill Form-Based Code in Response to New State Stormwater Legislation. [\[19-0238\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff's report and offer direction on a potential text amendment process.

- 9.** Explore Affordable Housing Strategies in the Blue Hill District. [\[19-0239\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council receive this report and provide direction on the identified strategies for affordable housing in the Blue Hill District.

APPOINTMENTS

- 10.** Appointment to the Chapel Hill Cultural Arts Commission. [\[19-0240\]](#)

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



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405 Martin Luther King Jr.
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Chapel Hill, NC 27514

Item Overview

Item #: 1., **File #:** [19-0232], **Version:** 1

Meeting Date: 3/13/2019

Approve all Consent Agenda Items.

Staff:

Sabrina M. Oliver, Director and 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.

Council Goals: Please refer to each agenda item for specific Council Goals.



Attachments:

- Resolution

**A RESOLUTION ADOPTING VARIOUS RESOLUTIONS AND ENACTING VARIOUS ORDINANCES
(2019-03-13/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 on April 17, 2019 to Consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative. (R-2)

This the 13th day of March, 2019.

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
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Item Overview

Item #: 2., File #: [19-0233], Version: 1

Meeting Date: 3/13/2019

Call a Public Hearing on April 17, 2019 to Consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.

Staff:

Ben Hitchings, Planning Director
Corey Liles, Principal Planner

Department:

Planning

Overview: The Towns of Chapel Hill and Carrboro have partnered on a project to establish new zoning standards for the Historic Rogers Road Area. This effort is designed to reflect the interests of residents and implement the recommendations of the report entitled *Rogers Road: Mapping Our Community's Future*. Staff worked with a zoning consultant and residents of the community to develop draft standards. The Public Hearing on April 17 will be an opportunity to consider the proposed Zoning Ordinance and proposed Zoning Map Amendment and to hear public comment.

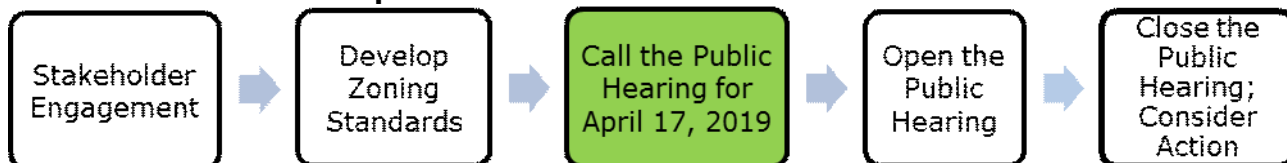


Recommendation(s):

That the Council call a public hearing on April 17, 2019 to consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.

Fiscal Impact/Resources: No fiscal impacts have been identified with calling the public hearing.

Where is this item in its process?



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 type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution

A RESOLUTION TO CALL A PUBLIC HEARING ON APRIL 17, 2019 TO CONSIDER LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENTS AND A ZONING ATLAS AMENDMENT FOR THE ROGERS ROAD ZONING INITIATIVE (2019-03-13/R-2)

WHEREAS, residents of the Historic Rogers Road Area in Northwest Chapel Hill and Northern Carrboro partnered with the Marian Cheek Jackson Center to author a report entitled *Rogers Road: Mapping Our Community's Future*, completed in May 2016; and

WHEREAS, the Town Council subsequently requested that Town staff study new zoning standards for the Rogers Road area; and

WHEREAS, staff began work on the Rogers Road Zoning Initiative in September 2018 with a series of community meetings; and

WHEREAS, staff have shared a proposed Zoning Ordinance and proposed Zoning Map Amendment with community members for public review and comment.

WHEREAS, the Planning Commission is scheduled to consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative at its meeting in April 2019 and is scheduled to forward a recommendation to the Public Hearing before the Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a public hearing on April 17, 2019 to consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.

This the 13th day of March, 2019.

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 on April 17, 2019 to consider Land Use Management Ordinance Text Amendments and a Zoning Atlas Amendment for the Rogers Road Zoning Initiative.



TOWN OF CHAPEL HILL

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Item Overview

Item #: 3., **File #:** [19-0234], **Version:** 1

Meeting Date: 3/13/2019

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.

Council Goals: Foundational Program: Govern with quality and steward public assets



Attachments:

- [Scheduled Public Hearings <http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/scheduled-agenda-items>](http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/scheduled-agenda-items)
- [Status of Petitions to Council <http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/petition-status>](http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/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 20

- Community Development Block Grant (CDBG) Preliminary Plan Public Forum.
- Concept Plan Review: [Christ Community Church](#) Institutional Development, 141 Erwin Rd. (18-137)
- Consider an Application for Zoning Atlas Amendment - Active Adult Apartments, 2217 Homestead Road.
- Consider an Application for Special Use Permit - Active Adult Apartments, 2217 Homestead Road.

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
03/06/2019	Enviromtmental Stewardship Advisory Board	Request to Modify the Blue Hill Form Based Code to Include a Requirement for Installing Roof-Mounted Solar Energy Systems	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	
02/20/2019	Julie McClintock (for John Morris)	Request for Town-Sponsored Community Meetings for Those Affected by Durham-Orange Light Rail Transit Project.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Transit Brian Litchfield , Transit Director Phone: 919-969-4908	Staff is following up with GoTriangle on this request.
02/13/2019	Christ Community Church	Petition Regarding a Concept Plan Review by Council in at a Future Council Meeting.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At their 02/20/2019 business meeting, the Council adopted a resolution scheduling a review of a Concept Plan application at the 03/20/2019 business meeting.
02/13/2019	Citizens	Request Regarding Coal Use and Coal Ash.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
02/13/2019	David Adams and Julie McClintock	Regarding Evaluation of Town Transportation Needs.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908 Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
01/30/2019	Joan Guilkey	Joan Guilkey Regarding Displacement of Residents from the Park Apartments.	Housing & Community Loryn Clark , Executive Director Phone: 919-969-5076	Staff is preparing information to respond to this request.
01/30/2019	Jeff Charles	Request Regarding Police Participation in Review Process of New Developments.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
01/30/2019	Molly McConnell	Regarding Funding for New Road in Glen Lennox.	Economic Development	Staff is preparing information to respond to this request.
01/16/2019	Ann Loftin	Petition Regarding Flooding in Briarcliff and Ridgefield.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff is preparing information to respond to this request.
01/16/2019	John Morris	Regarding GoTriangle Meetings and Materials.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Transit Brian Litchfield , Transit Director Phone: 919-969-4908	Staff is preparing information to share with GoTriangle.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
12/05/2018	Paul Pritchard	Request to Defer Reforestation at Cleland, Rogerson, and Oakwood Intersection.	Parks & Recreation Linda Smith , Interim Director Parks and Recreation Phone: 919-968-2849	This topic was added to the 01/15/19 agenda of the Parks, Greenways and Recreation Commission, with time allocated for the neighbors to speak. Another public meeting will be scheduled later in the year.
12/05/2018	Environmental Stewardship Advisory Board	Regarding Solar Energy Systems.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
11/28/2018	Peter Lee	Regarding Traffic Concerns on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	At the 11/27/2018 Transportation & Connectivity Advisory Board meeting, staff shared information about the pedestrian, bicycle, and road improvements underway and planned for Homestead Road, as well as projects that are planned and under construction.
11/07/2018	Jeff Charles	Request Regarding Offering Toxicology and Public Safety Expertise.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	On 12/21/18, the Town published a Request for Proposals from qualified firms to perform human health and ecological risk assessments for property located at 828 Martin Luther King, Jr. Blvd. The deadline for firms to respond was January 22, 2019.
10/24/2018	Justice in Action Committee	Request Regarding a New Location for the Teen Center of Chapel Hill.	Housing & Community Loryn Clark , Executive Director Phone: 919-969-5076 Community Arts and Culture	A staff workgroup, in coordination with the Mayor's Office, has been gathering data and seeking input from teens, service providers, and other stakeholders. The Council received an update on this initiative at their 01/30/19 business meeting.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
10/24/2018	Jeff Charles	Regarding Extended Speaking Time for Individuals with Disabilities.	Mayor Pam Hemminger , Mayor Phone: 919-968-2714 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
10/24/2018	Jeff Charles	Regarding Request for Traffic Impact Study on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At the 11/27/2018 Transportation & Connectivity Advisory Board meeting, staff shared information about the pedestrian, bicycle, and road improvements underway and planned for Homestead Road, as well as projects that are planned and under construction.
10/24/2018	Susana Dancy	Regarding Town-owned Properties in Southern Area.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
10/10/2018	Jeff Charles	Regarding Creating Citizen Advisory Board for Seniors.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
09/19/2018	Julie McClintock of CHALT	Regarding Land Use Intensification.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff will include the Town's new Resiliency Map as part of the map series for the Future Land Use Map. 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.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
06/13/2018	Jeff Charles	Request to Form Study Group to Upgrade BikePed Path on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At the 11/27/2018 Transportation & Connectivity Advisory Board meeting, staff shared information about the pedestrian, bicycle, and road improvements underway and planned for Homestead Road, as well as projects that are planned and under construction.
06/13/2018	Steve Moore	Accessibility of Historical Old Chapel Hill Cemetery Files.	Parks & Recreation Linda Smith , Interim Director Parks and Recreation Phone: 919-968-2849	Staff digitized the files and made them available to view and download on the Town's web site. Staff is preparing a hard copy of the records to share with the Chapel Hill Historical Society.
06/13/2018	Mayor pro tem Jessica Anderson	Request to Amend Bus Advertising Policy.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908	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.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
06/13/2018	Ondrea Austin	CHALT's Request to Revise the Tree Ordinance.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
06/13/2018	Mayor Pam Hemminger	Regarding Reviewing Policies, Procedures, and Practices for Development.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
03/14/2018	Council Members Anderson, Gu, and Schaevitz	Request Regarding Addressing Blue Hill District Community Interests.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At the 06/27/18 business meeting, the Council enacted ordinance amendments to encourage non-residential development and address building size in the district. Remaining items are scheduled to come to Council in early 2019.
02/21/2018	Kimberly Brewer	Request to Make Tiny Homes a Legal and Affordable Housing Option.	Housing & Community Loryn Clark , Executive Director Phone: 919-969-5076 Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff has met with the petitioner and is preparing additional information to respond to this request. The staff expects to make a report to Council in early 2019.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
11/29/2017	Council Members Anderson and Parker	Regarding East Rosemary Street Design Guidelines.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff will engage with an Urban Designer at the start of review for any projects that come forward.
09/06/2017	Tom Henkel from the Environmental Stewardship Advisory Board	Request for Modification to the Ephesus-Fordham Form-Based Code for the Purposes of Energy Efficiency.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Where feasible, modifications will be considered as part of the development process for the Blue Hill Design Guidelines.
01/23/2017	Transportation and Connectivity Advisory Board	Request to Support Low/No Vision Guidelines to be Included in the Town's Engineering Manual as Stated in the April 11, 2016 Petition to Council	Public Works Lance Norris , Public Works Director Phone: 919-969-5100 Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Request incorporated into process to update Public Works Engineering Design Manual.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
11/07/2016	Mayor Hemminger	Regarding Parking and Transit Needs in Downtown Area.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Police Chris Blue , Police Chief Phone: 919-968-2766 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	The Council received an update on these items at their February 2019 work session. The next update on the design of the Wallace Parking Deck addition will occur in early 2019.
11/07/2016	Heather Payne	Regarding Development Proposed at 111 Purefoy Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Attorney Ralph Karpinos , Attorney Phone: 919-968-2746	A revised application was submitted to the Town on 04/30/2018. A public information meeting was held 05/16/18. At its 10/16/18 meeting, the Planning Commission denied the applicant's request for site plan approval.
05/09/2016	Stormwater Management Utility Advisory Board	Request for Orange County Commissioners to Increase Staffing in Soil and Erosion Control Division and Improve Efficiency of Temporary Soil Erosion and Sediment Controls During Construction.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Petition forwarded to Orange County. Consider changes to soil erosion and sediment control as part of Public Works Engineering Design Manual updates.
04/11/2016	Transportation and Connectivity Advisory Board	Request for Senior Citizen Pedestrian Mobility and Complete Street Implementation	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Request incorporated into process to update Public Works Engineering Design Manual.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
04/11/2016	Transportation and Connectivity Advisory Board	Request to Incorporate Proposed No-Vision and Low-Vision Pedestrian Facilities Guidelines into Design Manual and Development Code as Required	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Request incorporated into process to update Public Works Engineering Design Manual.
02/22/2016	Ken Larsen	Regarding Town Formulas for Development Parking Space	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Referred to the Future Land Use and Land Use Management Ordinance rewrite process, which began in Fall 2017.

Last modified on 3/8/2019 3:15:13 AM



TOWN OF CHAPEL HILL

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

Item Overview

Item #: 4., File #: [19-0235], Version: 1

Meeting Date: 3/13/2019

Charting Our Future - Consideration of the Draft Guiding Statements.

Staff:

Ben Hitchings, Director
Alisa Duffey Rogers, LUMO Project Manager

Department:

Planning

Overview: In order to provide overall policy guidance for both the refinement of the Future Land Use Map and the rewriting of the Land Use Management Ordinance, Council requested overarching principles. Town staff drafted Guiding Statements that provide both policy guidance as well as specifics, in some cases, of possible methods for implementing that policy guidance.



Recommendation(s):

That the Council provide feedback on the DRAFT Guiding Statements.

Key Issues:

- On March 1, 2019, the [Council Committee on Economic Sustainability](https://www.townofchapelhill.org/businesses/council-economic-sustainability-committee) reviewed the draft Guiding Statements and provided preliminary feedback.
- On March 5, 2019, the [Planning Commission](https://www.townofchapelhill.org/Home/Components/Calendar/Event/14772/15) discussed the draft Guiding Statements and provided comments.
- These Guiding Statements will be in a draft form until the Council adopts an amendment to *Chapel Hill 2020* to formalize their inclusion into the Town's comprehensive plan.

Where is this item in its process?



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
- DRAFT Guiding Statements

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

RECOMMENDATION: That the Council provide feedback on the DRAFT Guiding Statements.

Town Council

March 13, 2019

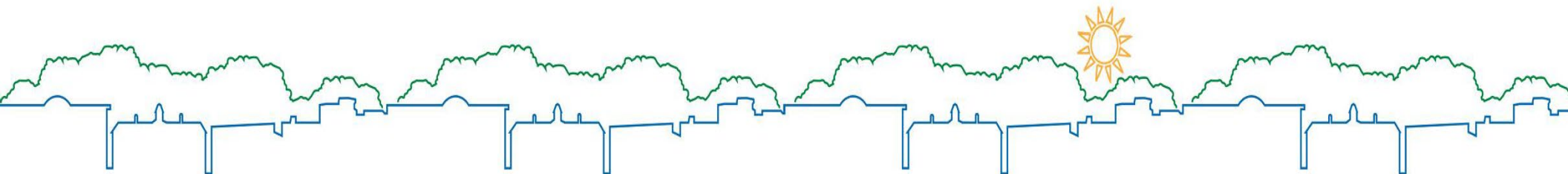


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Refined FLUM: Process for Development



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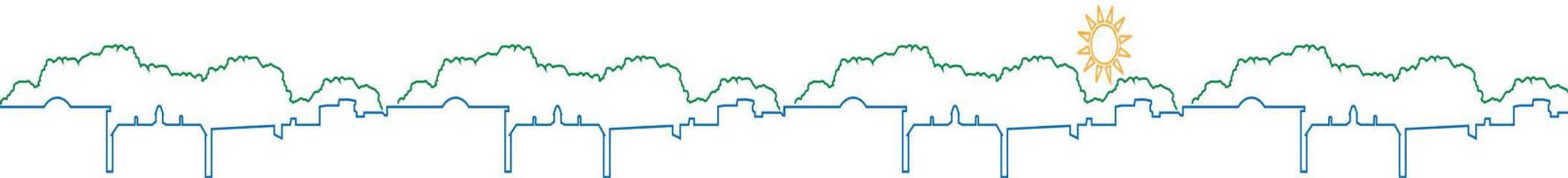


Guiding Statements

Creating a vibrant, equitable, economically sustainable, resilient future for Chapel Hill



- ❖ CCES consideration March 1, 2019
- ❖ Planning Commission review March 5, 2019
- ❖ Revisions from CCES include:
 - Equitable planning & development
 - “Missing Middle”
 - More emphasis on tree canopy & climate responsiveness



Guiding Statements

Creating a vibrant, equitable, economically sustainable, resilient future for Chapel Hill



Equitable Planning and Development

- Advancing economic opportunity
- Mitigating displacements
- Providing affordable housing options
- Understanding & responding to local context
- Promoting mobility & connectivity
- Practicing meaningful community engagement
- Developing healthy & safe communities
- Promoting environmental justice
- Creating full accessibility

DRAFT

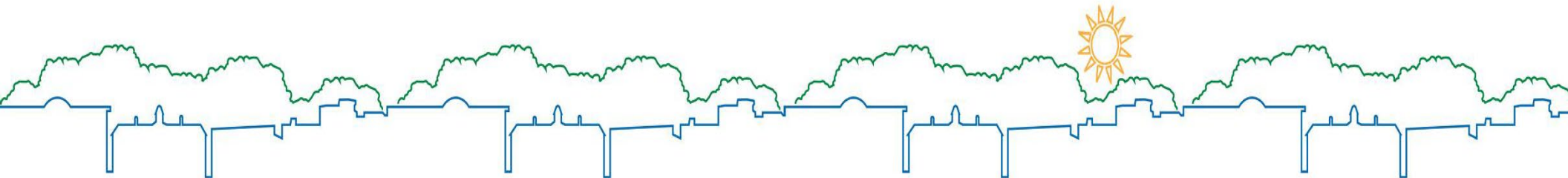


FLUM Refinement – Next Steps



- ❖ Consideration of Blueprints for all Focus Areas
 - CCES - April 5, 2019
 - Council – May 1, 2019
 - Council – May 22, 2019
- ❖ Consideration of Draft FLUM
 - CCES – June 7, 2019
 - Council – June 26, 2019

DRAFT



Questions?



DRAFT

A large, light blue silhouette of a city skyline is positioned at the bottom of the slide. It features several buildings of varying heights. Behind the skyline, there are green hills and a yellow sun with rays, partially obscured by the word "DRAFT".

Guiding Statements

Creating a vibrant, equitable, economically sustainable, resilient future for Chapel Hill

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Support and facilitate economic development, including job creation; innovation; and entrepreneurship, through redevelopment and infill development	7
Provide appropriate transitions between land uses	7
Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires	8
Cooperate and collaborate with the University of North Carolina at Chapel Hill as well as UNC-Health Care	9



Guiding Statements

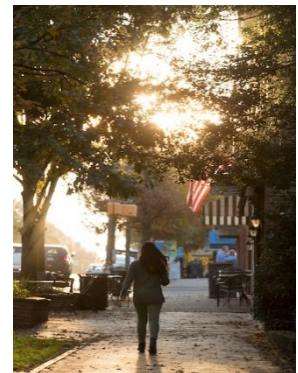
Creating a vibrant, equitable, economically sustainable, resilient future for Chapel Hill

Charting Our Future is a two-phased process designed to chart the next course for the Town of Chapel Hill. The first phase, refining the Future Land Use Map (FLUM), focuses on the Town's key gateways, corridors, and activity nodes. The future land use designation for most of the Town, including much of the Town's single-family neighborhoods, remains unchanged. The second phase of the Project is rewriting the Town's Land Use Management Ordinance (LUMO), which is the Town's "rule book" that specifies where in Town uses, be they commercial; residential; mixed use; open space etc., are allowed as well as dictating the height of buildings and their placement on lots in addition to a myriad of other details.

As part of the Charting Our Future Project, staff and consultants undertook a thorough review of previous planning efforts. A common theme in these plans is the community's understanding that the physical environment of Chapel Hill—its neighborhoods, streets, utilities, and natural resources—deeply affect how people experience life in their Town. These past planning efforts include the creation of the rural buffer and the urban services boundary. These forward thinking efforts sought to limit the Town's ability to sprawl and to maintain the semi-rural landscape that surrounded the Town at the time. Thirty years later, maintaining these sprawl control efforts translates into an opportunity for the Town to mature within its existing boundaries thereby taking advantage of existing infrastructure, transit investments, the benefits of being the home of UNC-Chapel Hill, and the cultural enrichment that accompanies diverse communities living in close proximity to each other.

While updating the Town's Future Land Use Map focuses only on a small portion of the Town, rewriting the Town's LUMO could potentially impact all portions; therefore, it is imperative to define a set of Guiding Statements for both portions of the Project that provides direction for the future of Chapel Hill as well as rationale for making the changes necessary to:

- Effectively mitigate the challenges of climate change;
- Support the Town's economic development strategies;
- Ensure the Town's fiscal well-being;
- Create a sense of place that is unique to Chapel Hill;
- Collaborate with the University of North Carolina at Chapel Hill and the UNC Health Care System on lifelong learning, innovation, and entrepreneurship;
- Create, in strategic locations, compact, mixed use communities focused on transit and multimodal transportation systems that effectively respond to:
 - The need to reduce traffic and the Town's carbon footprint;
 - The desirability of such locations for both households and employers that prefer sites that are walkable and located within vibrant, connected communities; and,
 - The desire for an equitable community where all community members have access to jobs, transit, and places to reside.



The Guiding Statements are as follows:

1. **Demonstrate the Town's commitment to environmental stewardship and resiliency.** The Town should emphasize sustainable urban design principles that minimize impacts to Chapel Hill's sensitive natural areas and respond to the threat of climate change by:
 - A. Creating compact communities, in targeted locations, where activities are located closer to one another requiring less time and energy to access the daily needs of life including work, school, commerce, and recreation;
 - B. Densifying at strategic locations and mixing land uses. By building up, the Town can absorb development in a more compact manner, support a lively mix of activities, protect open spaces, integrate public spaces into developments, conserve landscaped areas, preserve tree canopy, and create nodes that make transit more viable. Permitting a mix of activities along streets shortens trips, enlivens the public realm, and makes possible the day and night usage of shared parking;
 - C. Fostering patterns and styles of development that are climate responsive, including energy efficient buildings and sites that utilize existing infrastructure and support local, renewable energy production like rooftop solar. Climate responsive design also supports habitat corridors, green infrastructure and living landscapes, providing for tree canopy and other vegetative surfaces that mitigate the urban heat island effect and create more shaded and walkable streets throughout the Town. This style of development accommodates alternative and low carbon forms of transportation, such as biking, walking, transit and the increased adoption of electric vehicles;
 - D. Continuing to support transit, transit connections and integrated transit options. Such connections can integrate and knit together all parts of the Town, reduce vehicle miles traveled, and support additional housing units and more intense land uses, like office and retail uses, so that community members may shop and work in their community thereby potentially reducing the carbon footprint attributable to the Town. Transit supports the establishment of a prosperous and equitable community that is easily accessible by all;
 - E. Establishing a "Connected Community" that includes a tight network of streets and multi-modal paths that are convenient everyday choices. Creating highly integrated multi-modal connections allows for a variety of mobility options that make trips more direct and reduces vehicular trips. To that end, the Town should continue to promote an active and interconnected community that provides safe



routes to work and school, walkable neighborhoods, complete bicycle networks, and multi-modal transportation alternatives; and,



F. Establishing resiliency measures to mitigate flooding concerns within the Town including utilizing “Green Infrastructure,” preserving existing open space, and where possible, developing new open space, improving tree canopy, daylighting creeks and other covered waterways, and creating connections and habitat corridors between the natural areas of the Town.

2. **Ensure equitable planning and development.** Equitable planning and development is a strategy that ensures all current and future community members participate in and benefit from development and economic growth and activity in the Town – especially low-income residents, communities of color, immigrants, and others at risk of being left behind. Equitable planning and development entails an intentional focus on eliminating inequities and barriers and making accountable and meaningful investments to assure that community members:

- Live in healthy, safe, and opportunity-rich neighborhoods;
- Connect to economic and ownership opportunities; and,
- Have voice and influence in the decisions that shape their neighborhoods.

Equitable Development is achievable by:

- A. Advancing economic opportunity. Promote local economic development and entrepreneur opportunities, enhance community-serving establishments, and increase quality living wage jobs for all community members;
- B. Mitigating displacement. Develop plans, policies, and programs that mitigate residential displacement as development and redevelopment occurs in the Town and discourage the displacement of viable small businesses that serve community needs;
- C. Providing affordable housing options. Create healthy, safe, and affordable housing for all family sizes and incomes in all neighborhoods;
- D. Understanding and responding to local context. Respect local community character, cultural diversity, and values. Preserve and strengthen intact neighborhoods, building upon their local assets and resources;
- E. Promoting broader mobility and connectivity. Prioritize an effective and affordable public transportation network that supports transit-dependent communities and provides equitable access to core services and amenities, including employment, education, and health and social services;
- F. Practicing meaningful community engagement. Ensure local community participation and leadership in decision-making reflects a diversity of voices, including targeted



- strategies to engage historically marginalized communities. Structure planning processes to be clear, accessible, and engaging;
- G. Developing healthy and safe communities. Create built environments that enhance community health through public amenities (schools, parks, open spaces, walkable neighborhoods, multi-modal paths, health care, and other services), access to affordable healthy food, improved air quality, and safe and inviting environments;
 - H. Promoting environmental justice. Eliminate disproportionate environmental burdens and ensure an equitable share of environmental benefits for existing communities; and,
 - I. Creating full accessibility. Ensure that the built environment is accessible and welcoming to people regardless of age, physical condition, or language.
3. **Encourage a diversity of housing types.** The Town will encourage additional housing options that are both affordable and desirable for households and individuals with a range of income levels. Accordingly, the Town seeks to facilitate both the development of traditional single-family homes as well as to address the “Missing Middle” of housing units, which includes a variety of housing types between single-family homes and apartments. In addition, this diversity of housing types should include provisions for student housing. The intent of this statement is to enable:
- A. The continued development of single-family detached dwelling units;
 - B. The development of duplexes, triplexes, and accessory dwelling units in some existing single family neighborhoods. These small scale multi-family uses could fit within the fabric of some existing single family neighborhoods, as long as they are carefully designed, and provide additional housing units for the Town;
 - C. The development of townhouses, at the edge of established neighborhoods, to act as a transitional use and provide for additional housing options;
 - D. Small lot single-family subdivisions, where appropriate, that utilize the principles of traditional residential design to create compact, livable, and accessible neighborhoods; and,
 - E. Purposefully built off-campus student housing in appropriate locations.
4. **Promote distinctive, safe, and attractive neighborhoods.** The Town should preserve and enhance established neighborhoods by directing growth to multimodal and key transportation corridors facilitating connections to those corridors in order to promote a multi-modal network thereby potentially reducing vehicular trips and increasing mobility options. Such connections should be done with care to minimize through traffic on residential streets.



The intent of this guiding statement is also to:

- A. Protect and preserve the Town's historic neighborhoods;
- B. Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods;
- C. Protect neighborhoods from potential adverse impacts associated with adjacent non-residential uses by proper mitigation measures that address scale, massing, traffic, noise, appearance, lighting, drainage, and stormwater; and,
- D. Safeguard existing single-family neighborhoods as students move into established neighborhoods.



5. **Cultivate a vibrant and inclusive community.** The Town should encourage new opportunities, through the built environment, that promote a sense of place and community for those who live, work, and visit Chapel Hill. This encouragement includes the creation of "third places," meaning those places close to home or work where unintentional connections happen routinely. These unintentional connections may happen on the sidewalk, in pocket parks, and at plazas. To facilitate these opportunities for unintentional connections, the Town will consider:

- A. Intentionally designing the public spaces of the Town including the interface between private properties and the public environment, which most often is the street;
- B. Methods to weave public space, including plazas and pocket parks, into private projects through public-private partnerships, regulatory incentives, and other creative means;
- C. Requiring a mixture of land uses, residential; retail; office; civic, adjacent to each other or stacked vertically in certain strategic locations to invigorate certain streets;
- D. Enabling the creation of publicly accessible spaces that contain seating, access to food, Wi-Fi, and landscape elements, especially near transit locations; and,
- E. Proactively planning for the location of publicly accessible spaces in each Focus Area.



6. **Direct investment along key transportation corridors.** The Town should encourage density and intensity in a mixture of uses along key transportation corridors and established activity nodes or centers with particular emphasis at future transit stations.



The intent of this guiding statement is to concentrate the siting of high-density housing, mid-rise office, and more intense mixed use development at targeted locations in order to achieve highly functional, walkable destinations.

7. **Support and facilitate economic development, including job creation; innovation; and entrepreneurship, through redevelopment and infill development.** To support economic development policies, Chapel Hill will support and facilitate redevelopment and infill



development. The intent of this policy is to proactively address the fact that future economic development will need to occur, most often, on infill and/or redevelopment sites. Accordingly, this policy is intimately tied to Chapel Hill's future economic health and the Town's ability to accommodate employment centers.

Any redevelopment or infill projects should be designed in a manner to complement surrounding properties and to efficiently utilize and capitalize on existing public infrastructure, such as roads, water, sewer, and transit.

8. **Provide appropriate transitions between land uses.** Support the provision of appropriate transitions between sites and/or uses having significantly different types or intensities of land uses as well as built forms.

The intent of this guiding statement is to provide for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate any negative impacts that a development might have on an adjacent site or use. Providing for appropriate transitions is especially important between the campus of the University of North Carolina at Chapel Hill and surrounding areas.

Appropriate transitions between developments and adjacent uses can be achieved by many different techniques, utilized either singularly or in combination. Determining the most appropriate design approach for managing transitions between developments and/or uses will depend on the objectives for the transitional space, which will vary by location. The most appropriate transition between sites and/or uses may also depend on the topography of the affected sites, such as differences in elevations, which must be considered whenever transitions are necessary.

Techniques for achieving transitions include, but are not limited to the following:

- A. **Form Transitions** – Varying the form of a building to provide for a change in building bulk, height, scale as well as the orientation of exterior spaces away from adjacent residential neighborhoods. This change in form could include “stepping back or down” in bulk or height in order to prevent negative impacts on adjacent neighborhoods or streets.



- B. Use Transitions – Designating a transitional use between uses or developments of different intensities, such as:
 - i. Multi-family residential or townhouses, between an office or retail use and a single family neighborhood,
 - ii. Permitting homes on the edge of an established neighborhood to be used for small offices
 - C. Architectural Transitions – Utilizing the architectural elements of a new or renovated development to ensure compatibility with the adjacent neighborhood in terms of building materials and architectural design elements.
 - D. Landscape Transitions – Preserving and/or installing vegetative landscape materials, which may differ in width, and may include sparse or dense plantings.
9. **Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.** The Town should preserve and maintain Chapel Hill's unique appearance and create the quality of design and development the Town desires, with particular attention to the appearance of – and views from – the public realm, including streets; parks; multi-modal paths, and plazas, while also encouraging high quality development, understanding that different areas of Town will have different characters and defining characteristics. To this end, views from the public streets and public spaces should not be defined by parking facilities, but instead save the front of buildings for people, not cars.



The intent of this guiding statement is to create and maintain the pleasing qualities of our community because activated, desirable, comfortable, and appealing public streets and spaces help to create vibrant civic areas where community members want to walk, shop, bike, and spend time.

This guiding statement encourages high-quality development that embraces exceptional site design, architecture, and construction. This statement is concerned with the appearance of two different aspects of the community:

- A. Public Areas (owned, designed, and maintained by the public sector). Accordingly, this guiding statement emphasizes the design and appearance of roadways; public



landscaping and streetscape design elements along roadways; public parks and greenways; and public buildings and properties, such as parks and recreation facilities, Town Hall, schools, and libraries; and,

- B. Public Views (refers to the appearance and views of private development as seen from public areas). Accordingly, this guiding statement emphasizes high-quality appearance and design for private development – including buildings, landscaping, signage, and art features – that can be seen from public roadways, or from other public spaces such as greenways, multi-use paths, parks, etc.

Implementation of this guiding statement may require:

- C. The development of design guidelines or regulations as well as streetscape plans and improvements tailored to each Focus Area or to particular portions of a Focus Area in order to create a unique sense of place within each Focus Area as well as a visual continuity of streetscapes; and,
 - D. The establishment of Pedestrian Oriented Districts, which include site and design elements necessary to create the type and quality of development that the Town desires including specifications regarding the preferred location of parking facilities.
10. **Cooperate and collaborate with the University of North Carolina at Chapel Hill as well as UNC-Health Care.** Pursue a harmonious relationship where there is a strong emphasis on the pursuit of mutually beneficial goals with respect for the sometimes differing objectives of these institutions and the Town.





TOWN OF CHAPEL HILL

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

Item Overview

Item #: 5., File #: [19-0186], Version: 1

Meeting Date: 3/13/2019

Consider UNC Health Care Eastowne Development Agreement Council Subcommittee Formation.

See Staff Report on next page.

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

PRESENTER: Ben Hitchings, Planning Director

RECOMMENDATION: That the Council adopt Resolution A, forming a Council Subcommittee to pursue a negotiated Development Agreement for the Eastowne Redevelopment, in a manner generally consistent with the Council's principles.



CONSIDER THE UNC HEALTH CARE EASTOWNE DEVELOPMENT AGREEMENT SUBCOMMITTEE MEMBERS FORMATION

STAFF REPORT

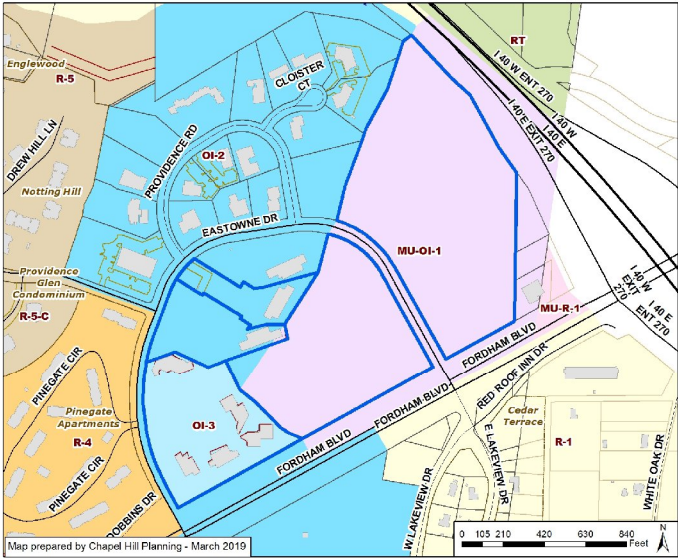
TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director

Judy Johnson, Operations Manager

Michael Sudol, Planner II

John Richardson, Community Resilience Officer

PROPERTY ADDRESS US 15-501 and Eastowne Drive	BUSINESS MEETING DATE March 13, 2019	APPLICANT UNC Health Care
UPDATE Since the February 20, 2019 ¹ Council meeting, the attached resolution has been revised to name the subcommittee members and to revise the schedule reflecting the Council's discussion.		
STAFF'S RECOMMENDATION That the Council adopt Resolution A, forming a Council Subcommittee to pursue a negotiated Development Agreement for the Eastowne Redevelopment, in a manner generally consistent with the Council's principles.		
PROCESS <p>Council agreed to pursue a Development Agreement with UNC Health Care at the February 20, 2019² meeting. This memorandum offers follow-up from the discussion at the meeting regarding Subcommittee members and revisions to the proposed schedule.</p> <p>At the Council Work Session on February 6, 2019³, the Council discussed options for negotiating a Development Agreement with UNC Health Care. In September 2018, the Council approved Medical Office Building-1 at the Eastowne Campus. UNC Health Care is beginning work on a Master Plan for the 48-acre property.</p> <p>The Development Agreement process proposes multiple opportunities for public involvement including community meetings and public comment periods at Advisory Board meetings and Council meetings. A rezoning process would also be required to allow the use of a Development Agreement. A formal public hearing would be required prior to any final vote on a proposed rezoning and Development Agreement.</p> <p>In Chapel Hill, development agreements have generally been used to address large, complex, multi-year projects, and/or projects for which both the developer and the Town make infrastructure improvements and other investments. Development Agreements are governed by State Statutes Sections 160A-400.20 through 160A-400.32.</p>	DECISION POINTS <ul style="list-style-type: none"> Negotiation process – revisions to the proposed schedule have been incorporated into the attachment based on the Council's discussions. Council Subcommittee members – the four Council Subcommittee members, Gu, Hemminger, Parker, and Schaevitz, have been included in the attached resolution. 	
ATTACHMENT	<ol style="list-style-type: none"> Resolution Town of Chapel Hill Eastowne Development Agreement Principles 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3863873&GUID=2226C4BF-C207-4580-8DDB-81D834C68AC1&Options=&Search=>

² <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621441&GUID=0FD40275-861A-4544-8592-B60281C6B81E&Options=&Search=>

³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3852081&GUID=513AE52F-0FD0-41B9-B2F6-D8FCB73B061E&Options=&Search=>

A RESOLUTION FORMING A COUNCIL SUBCOMMITTEE TO HELP CONDUCT A DEVELOPMENT AGREEMENT NEGOTIATION PROCESS WITH UNC HEALTH CARE FOR THE EASTOWNE CAMPUS (2019-03-13/R-3)

WHEREAS, a Development Agreement has been identified as a regulatory tool between the Town and developers to guide future development; and

WHEREAS, on February 20, 2019, the Council of the Town of Chapel Hill adopted a resolution entering into a Development Agreement negotiation process with UNC Health Care regarding desirable conservation and development at the Eastowne campus; and

WHEREAS, the resolution the Council adopted on February 20, 2019 also established Town principles to serve as a touchstone in discussions with UNC Health for the Eastowne campus;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council:

1. Form a Council Subcommittee, with the following members: Council Member Hongbin Gu, Mayor Pam Hemminger, Council Member Michael Parker, and Council Member Rachel Schaevitz to proceed with the negotiation process for a Development Agreement for UNC Health Care Eastowne Campus in a manner generally consistent with the Council's adopted principles.

BE IT FURTHER RESOLVED that the Council acknowledges the updated schedule. It is anticipated that the process will generally follow the schedule proposed by UNC Health Care; with an opportunity for the full Council to check in, between phases 2 and 3, to review and vote to confirm its interest in proceeding with negotiations; and as modified and updated by any subsequent revisions that are mutually agreed upon by the Town Council and UNC Health Care.

This the 13th day of March, 2019.

Town of Chapel Hill Eastowne Development Agreement Principles

- 1) Attractive Design/Appearance (Vibrant & Inclusive Community)
 - a) High-quality gateway into Chapel Hill on US 15-501
 - b) High quality landscaping and buffering
 - c) Significant green space amenities
 - d) Quality urban design
 - e) Attractive buildings with appropriate building height, particularly at edge of property as it interfaces with surrounding development
 - f) High-quality design standards and streetscapes
 - g) Sense of place throughout project
- 2) Walkable Design (Connected Community/Vibrant & Inclusive Community)
 - a) Linked pedestrian and bicycle network throughout project, with connections to adjacent properties and other parts of town
 - b) Strong connections to transit and other parts of town
 - c) Development that supports alternative transportation designs over time
 - d) Walkable streetscape along Eastowne Drive
- 3) Suitable Public Infrastructure for Development (Connected Community/Safe Community)
 - a) Roadway capacity needs based on all anticipated development
 - b) Sequencing of development based on transportation capacities
 - c) Multi-modal infrastructure
 - d) Appropriately designed utilities
 - e) Connections to broader community
- 4) Sustainable Building Design (Environmental Stewardship)
 - a) Ecological assessment and environmental mapping
 - b) Climate resilient and net-positive energy buildings
 - c) Green infrastructure
 - d) Minimizes carbon footprint
 - e) Maximizes clean and renewable energy opportunities
- 5) Enhance the Natural Environment (Environmental Stewardship)
 - a) Stream corridor improvement and restoration
 - b) Water quality improvements
 - c) Effective stormwater management measures including reuse
- 6) Support Community Prosperity (Affordable Housing/Economic & Financial Sustainability)
 - a) Affordable employee housing options
 - b) Employment opportunities
 - c) Significant contributions to public revenues/impacts on Town services



TOWN OF CHAPEL HILL

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

Item Overview

Item #: 6., **File #:** [19-0236], **Version:** 1

Meeting Date: 3/13/2019

Blue Hill Semiannual Report #9.

See attached Staff Report.

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

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff's report and presentation.

BLUE HILL SEMI ANNUAL REPORT [#9]¹

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director

Corey Liles, Principal Planner

PROPERTY ADDRESS Blue Hill Form District	MEETING DATE March 13, 2019
STAFF'S RECOMMENDATION That the Council receive the staff's report and presentation.	
<p>OVERVIEW</p> <p>Tonight, the Council will receive a presentation that provides updates on various Town improvement projects and development activity in the Blue Hill District (see attached Blue Hill District Report) since the last report to Council on October 10, 2018². The presentation will cover the topics below, including introduction of three other items for discussion.</p> <ul style="list-style-type: none"> State Permits for the Elliott Rd Flood Storage project are expected in May 2019; construction start targeted for Summer 2019 Design for Elliott Road Extension is nearing 70% complete; construction could start in Fall 2019 as part of the Park Apartments project Development applications under review: <ul style="list-style-type: none"> Tarheel Lodging/Quality Inn (mixed use – hotel/office/multifamily) Park Apartments Phase I (multifamily) Response to March 2018 Council Petition³ Regarding Blue Hill District community interests <ul style="list-style-type: none"> Partially addressed by text amendments approved in June 2018 Continued discussion of Massing and Permeability (discussion item at this meeting) Discussion of Affordable Housing Strategies (discussion item at this meeting) Response to new State legislation regarding stormwater treatment requirements (SL 2018-145) (discussion item at this meeting) Studying opportunities to support residents of existing Park Apartments (to be vacated in June 2019) Updated Blue Hill Metrics to be provided following approval and/or completion of new development projects 	
PRESENTATION AGENDA a. Update on Town Projects b. Development Applications c. Introduction to Other Blue Hill Topics (separate agenda items) <ol style="list-style-type: none"> Building Massing standards Stormwater treatment – new State legislation Affordable Housing strategies 	FISCAL IMPACT/RESOURCES There are no financial impacts associated with this report.
ATTACHMENTS 1. Blue Hill District Report, March 2019 2. Development Tracking Spreadsheet, March 2019 3. District Debt Scorecard, March 2019	

¹ This is the 9th Council-required report for the Blue Hill District that will occur through 2025.

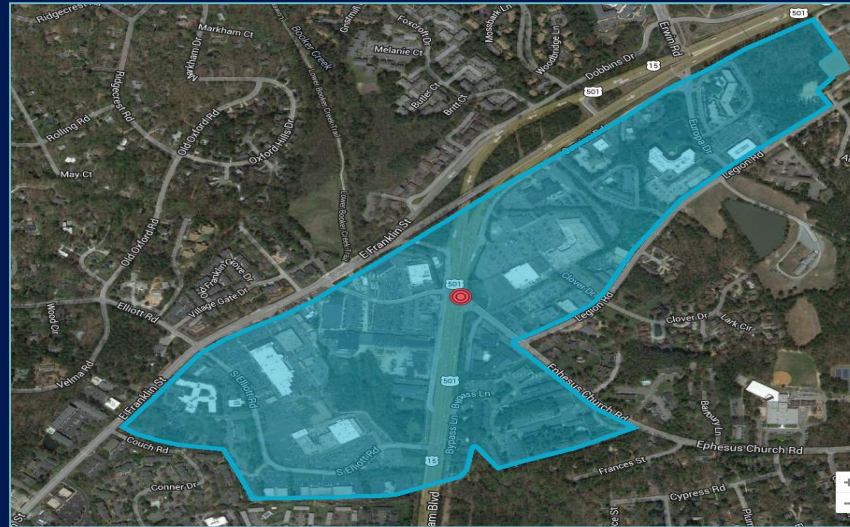
² <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621429&GUID=AA46C114-92E3-4378-A2D9-D1F22063812C> (see item #11)

³ <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>



Blue Hill District Report

Date: March 13, 2019



DRAFT



Overview

1. Update on Town Projects
2. Update on Development
3. Introduction to Tonight's Other Blue Hill Topics

1

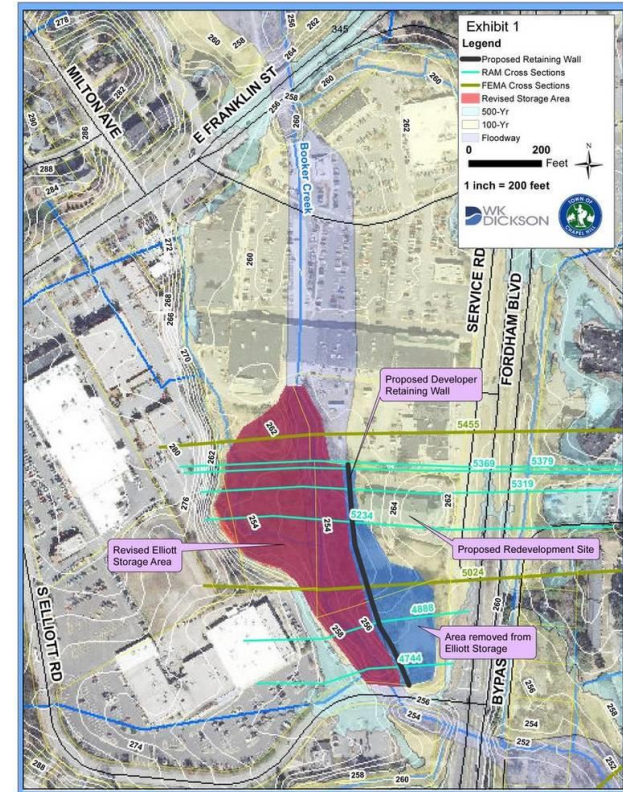
Town Projects

DRAFT

1 Elliott Rd Flood Storage

Updates

- Floodplain permits from State expected in May 2019
- Design 90% complete
- Property acquisition underway
- Construction start targeted for summer 2019



DRAFT

1 Elliott Road Extension

Updates

- Nearing 70% Design completion
- Final Design expected Summer to Fall 2019
- Construction as part of Park Apartments project



2

Development Updates

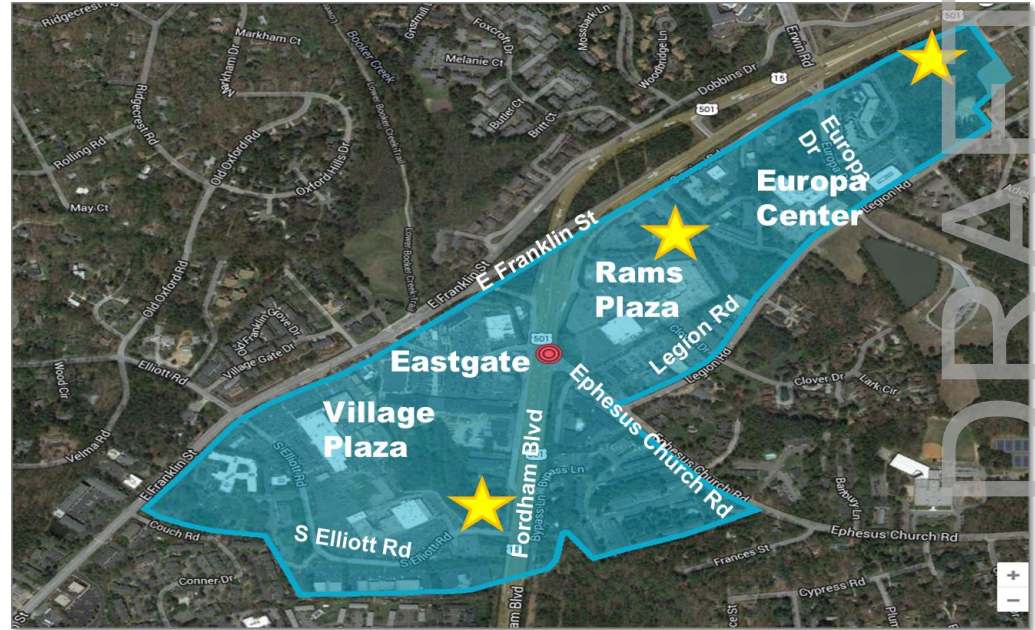
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2 Status of Development Projects

★ Projects Under Construction

- Hillstone
- Fordham Blvd Apartments
- Greenfield Commons

More details in *attached Development Tracking Spreadsheet*

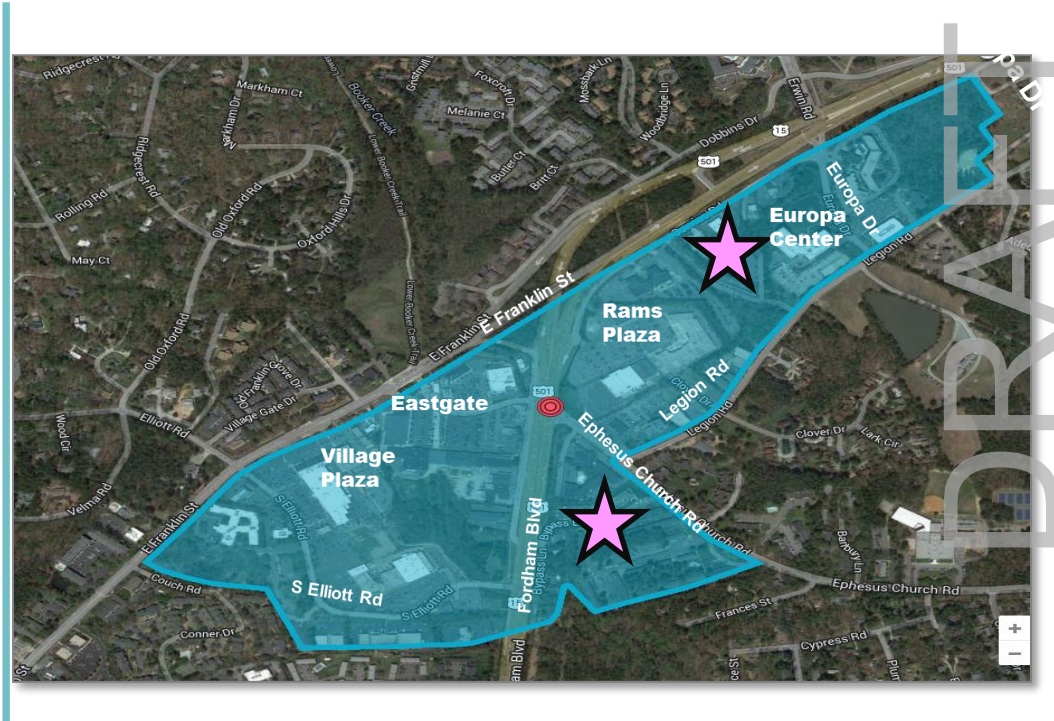


2 Status of Development Projects

★ Applications Under Review

- Tarheel Lodging
- Park Apartments
(submitted Feb 2019)

More details in *attached Development Tracking Spreadsheet*



2 Park Apartments Resident Relocation

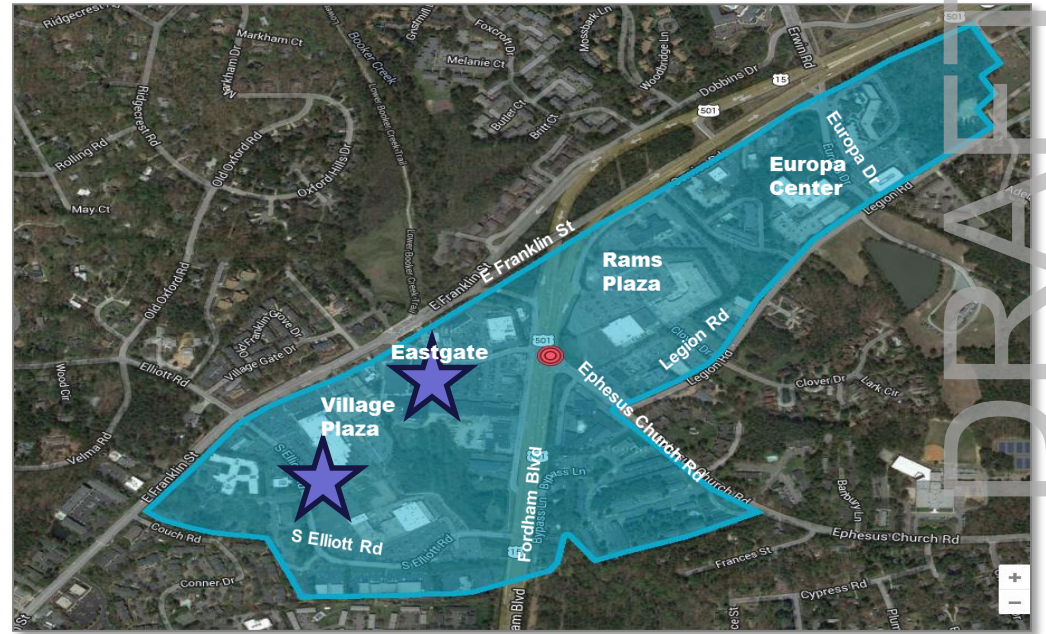
- Notice to residents of no leases renewals
- Property manager offering relocation assistance packages
 - \$500 per household
 - Housing Fair
- Coordination with Housing staff



2 Status of Development Projects

★ Façade / Site Improvements

- Village Plaza
Amenity Space &
Façade
Improvements
- Babalu Sign
Structure



2

Development Tracking – Residential

Status as of March 2019

53

RESIDENTIAL UNITS	NET NEW
Completed Projects	
346	346
Under Construction	
669	669
Under Review	
652	454
Additional Anticipated through 2029	
632	632



2

Development Tracking – Commercial

Status as of March 2019

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
39,074	33,361
Under Construction	
-	-23,418
Under Review	
85,495	38,778
Additional Anticipated through 2029	
110,000	28,129



2 Updated Scorecard

Revenues exceed *cumulative* debt payments by FY 20-21

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

	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21
Revenues					
Incremental Property Tax	\$0	\$499,190	\$510,089	\$554,006	\$1,065,729
Expenditures					
Debt Service Payments	\$434,941	\$435,224	\$434,429	\$487,772	\$668,617
Revenue less Debt Service	\$ (434,941)	\$63,966	\$75,660	\$66,234	\$397,112
Revenue less Debt Service Cumulative	\$ (434,941)	\$ (370,975)	\$ (295,314)	\$ (229,080)	\$168,031

More details in *attached District Debt Scorecard*

3

Tonight's Other Blue Hill Topics

DRAFT

3

March 2018 Council Petition

Submitted by Council Members in March 2018

Interests

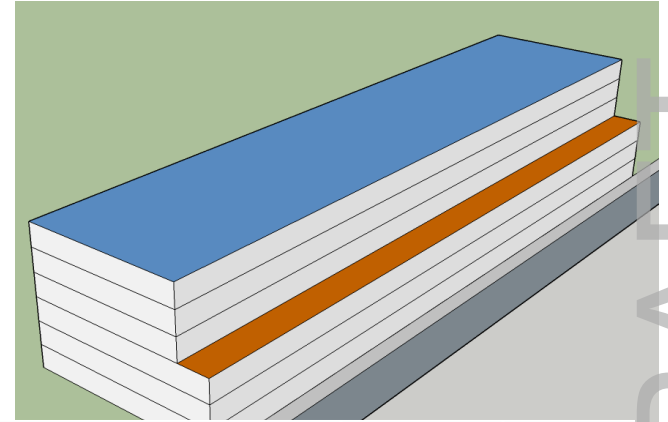
1. Encourage non-residential development
2. Achieve affordable housing goal
3. Address building size and massing concerns

DRAFT

3 Action Taken for Interest #1

Updates - COMPLETE

- Council adopted text amendments in June 2018
- Changes included:
 - Required non-residential space in a residential project
 - Floor area bonus for increased non-residential space



PERMITTED USES	WX-5	WX-7
Household living, as listed below:		
Detached living	—	—
Attached living	P <u>L</u>	P <u>L</u>
Multifamily living	P <u>L</u>	P <u>L</u>
Group living	P <u>L</u>	P <u>L</u>
Social service living	S	S

3 Action Taken for Interest #2

Affordable Housing

Updates

- Housing staff have been studying strategies for creating more units
- Subject of tonight's agenda item, [Exploring Affordable Housing Strategies](#)



3 Action Taken for Interest #3

Updates

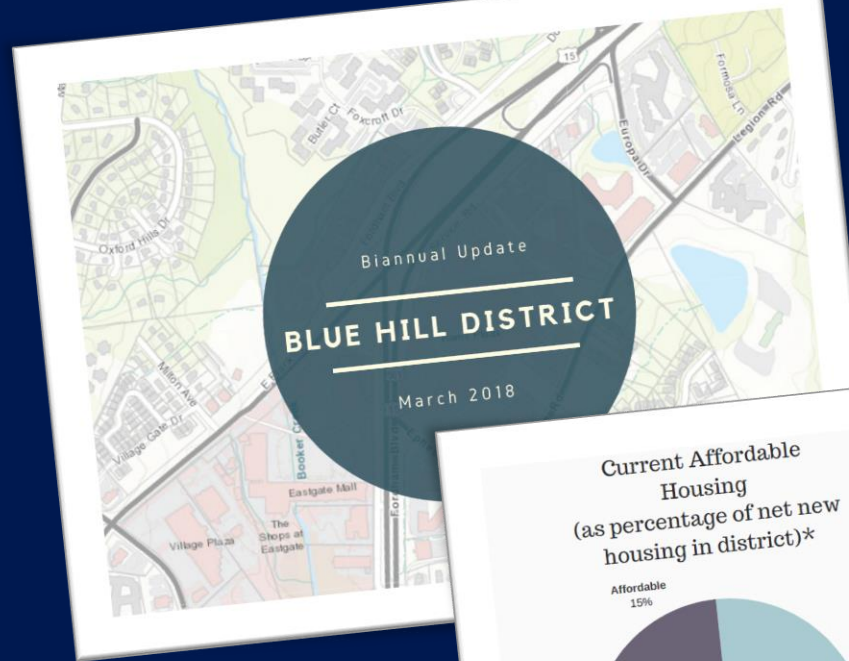
- Council adopted text amendments in June 2018
 - Recreation space must be outdoors, at-grade, connected to public realm
- Council direction to consider additional changes
- Subject of tonight's agenda item, [Study of Blue Hill Massing Standards](#)



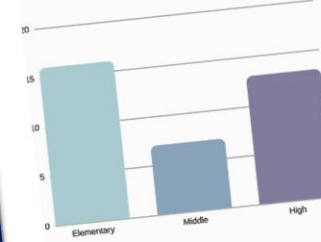
3 Stormwater – New State Legislation

- Revised statute limits treatment requirements to **new impervious only**
- Blue Hill Code currently requires treatment of **50% total site impervious**
- Subject of tonight's agenda item, [Blue Hill Code – Response to State Stormwater Legislation](#)





2014 Students

36
Total

2017 Students

41
Total**SCHOOL DISTRICT**

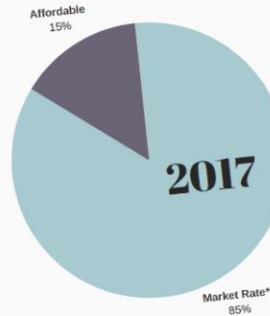
As residential options within the district increase, children attending Chapel Hill-Carrboro Schools are also increasing

5

Additional school attending children residing in the District since 2014

Data from Chapel Hill-Carrboro

Current Affordable Housing (as percentage of net new housing in district)*



*Includes built and permitted units

**Includes Hillsboro, Durham Blvd Ants, & Raleigh Ants

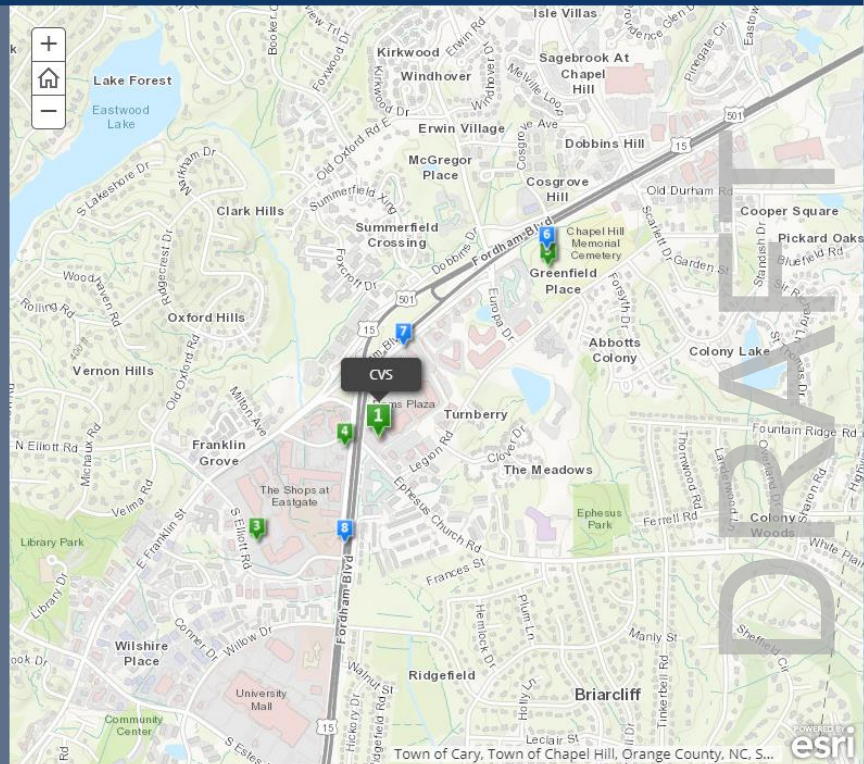
HOUSING

Goal: 300 new units of District affordable housing for all 3 phases or 20% of total new units

50%

Progress:
149 affordable units permitted or under construction - Half of goal

DRAFT



CVS



Outparcel at Ram's Plaza



Berkshire Chapel Hill



Eastgate Building D2



Greenfield Place (Phase I)



Greenfield Commons (Phase II)



Hillstone


Fordham Boulevard
Apartments



Info Summary

Planned Improvements 199

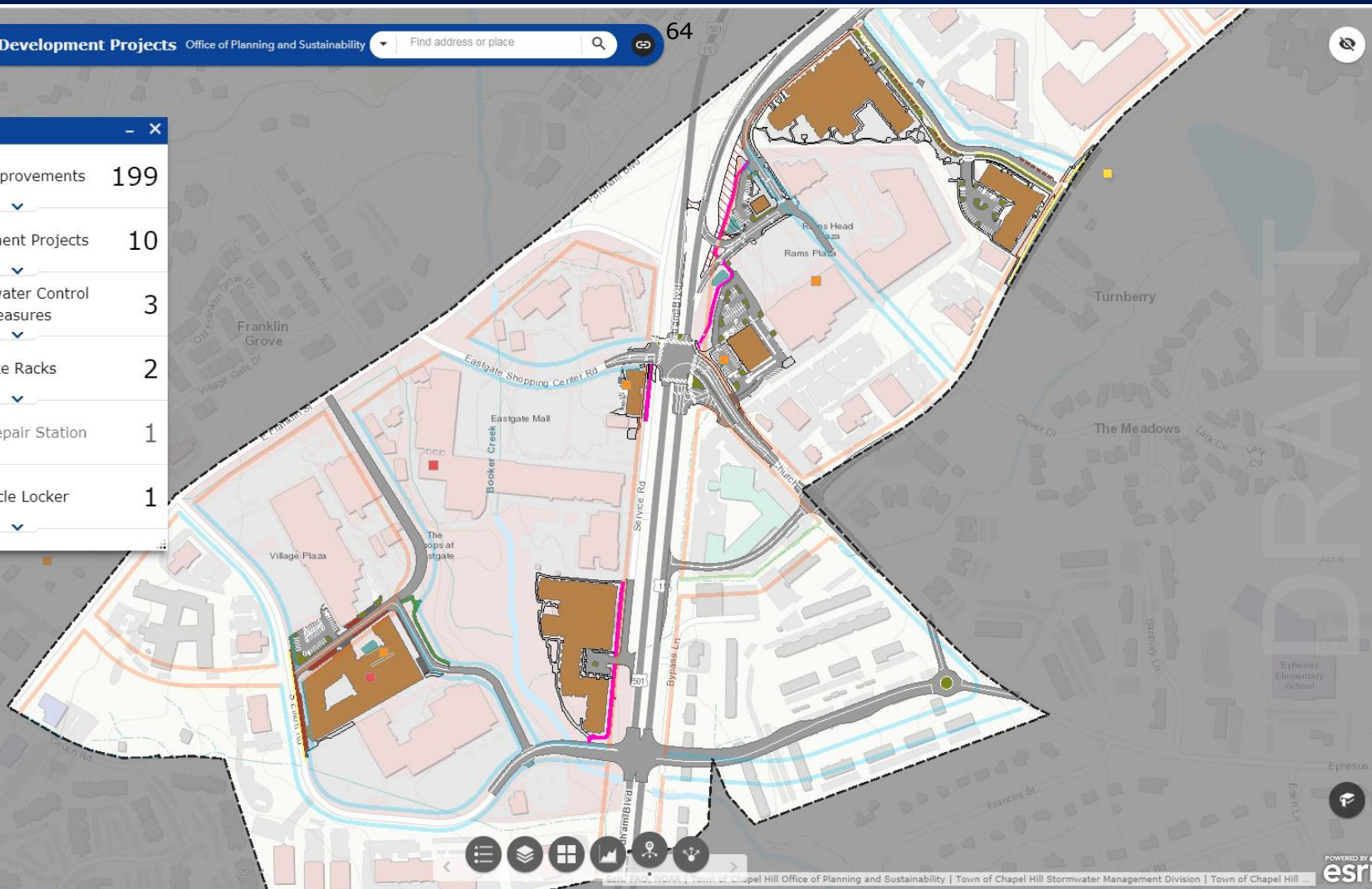
Development Projects 10

Stormwater Control Measures 3

Bike Racks 2

Bike Repair Station 1

Bicycle Locker 1





Next Steps

- Continue Work on Blue Hill Projects
- Next Blue Hill Update:
Fall 2019

DRAFT

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)		Commercial	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>	460,000
			<i>Total Hotel</i>	300,000
			<i>Total Residential</i>	1,300,550

Blue Hill Development -- Actual to Date

Source: Town of Chapel Hill Planning & Development Services, 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	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage
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
					346	346	427,673	421,960

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	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage
DHIC	Greenfield Commons	Residential	Under construction	Years 4-10	69	69	77,775	77,775
Hillstone	Former Volvo	Residential	Under construction	Years 10-15	328	328	400,411	400,411
Fordham Blvd Apts	Former Days Inn	Residential	Under construction	<i>Not projected</i>	272	272	291,015	291,015
Fordham Blvd Apts	Former Days Inn	Hotel	Demolished	<i>Not projected</i>	0	0	0	(23,418)
					669	669	769,201	745,783

No Changes to Actual Development between October 2018 and March 2019.

Projects that are currently under review will be reflected as Actual Development once construction begins.

Blue Hill Development -- Anticipated by 2029

Source: Town of Chapel Hill Planning & Development Services 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
Quality Inn	TRU/Tarheel Lodging	Hotel	Years 0-4	0	0	43,040	37,075
Tarheel Lodging		Residential	<i>Not Projected</i>	234	234	312,037	271,285
Tarheel Lodging		Office	<i>Not Projected</i>	0	0	42,455	42,455
The Park	Park Apartments Ph I	Residential	Years 0-4	418	220	527,922	381,330
The Park	Park Apartments Ph II	Residential	Years 0-4	332	332	300,000	300,000
Staples		Residential	<i>Not Projected</i>	300	300	270,000	270,000
Staples		Retail	<i>Not Projected</i>	0	0	30,000	-8,579
Legion & Ephesus Ch.		Retail	<i>Not Projected</i>	0	0	<i>Square Footage Unknown</i>	
Legion & Ephesus Ch.		Residential	<i>Not Projected</i>	<i>Units Unknown</i>		<i>Square Footage Unknown</i>	
University Inn		Hotel	Years 4-10	0	0	100,000	36,708
				1,284	1,086	1,625,454	1,330,274

Note: Net Units and Net Square Footage reflects future demolition of Hong Kong Buffet, Quality Inn, existing Park Apartments,

Staples and associated outbuildings, and University Inn

Other sites may redevelop in Years 4-15 that are not anticipated at this time

Park Apartments divided into 2 entries based on applicant's proposed phasing.

Some updated square footages provided.

No Anticipated Projects added between October 2018 and March 2019.

Blue Hill 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	\$ 554,006	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729
Expenditures																
Debt Service Payments	\$	-	\$ 434,941	\$ 435,224	\$ 434,429	\$ 487,772	\$ 668,617	\$ 663,086	\$ 657,378	\$ 651,493	\$ 646,521	\$ 640,166	\$ 634,817	\$ 629,265	\$ 623,511	\$ 617,555
Revenue less Expenditures	\$	-	\$ (434,941)	\$ 63,966	\$ 75,660	\$ 66,234	\$ 397,112	\$ 402,643	\$ 408,351	\$ 414,236	\$ 419,208	\$ 425,563	\$ 430,912	\$ 436,464	\$ 442,218	\$ 448,174
Revenue less Expenditures Cumulative	\$	-	\$ (434,941)	\$ (370,975)	\$ (295,314)	\$ (229,080)	\$ 168,031	\$ 570,674	\$ 979,025	\$ 1,393,261	\$ 1,812,469	\$ 2,238,032	\$ 2,668,944	\$ 3,105,408	\$ 3,547,626	\$ 3,995,800

Note:
Debt Service for Phase I and Phase II, includes an additional \$2.6 million (NET) for Phase II construction to be issued in late FY19
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 38.6 cents	-	-	\$ 409,815	\$ 420,715	\$ 456,937	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999	\$ 878,999
Debt Fund 8.2 cents	-	-	89,375	89,375	97,069	186,730	186,730	186,730	186,730	186,730	186,730	186,730	186,730	186,730	186,730	186,730
Total	\$	-	\$ 499,190	\$ 510,089	\$ 554,006.03	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729	\$ 1,065,729

Transit Fund 6.0 cents	\$	-	\$	-	\$ 54,497	\$ 65,396	\$ 71,026	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632	\$ 136,632
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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	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786	381,722,786
Incremental Value Increase			\$ 108,993,471	\$ 108,993,471	\$ 118,377,356	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856	\$ 227,719,856

Development Projects*	Status	Sq Ft Resid.	Sq Ft Comm.	Est. Value	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
Hillstone Chapel Hill	Construction	400,411	-	58,201,200	FY20
Greenfield Commons (Tax Exemption Pending)	Construction	77,775	-	8,944,125	FY20
Fordham Blvd. Apartments**	Construction	291,015	-	42,197,175	FY20
Quality Inn Redevelopment Phase I (hotel)**	Under Review	-	43,040	-	FY20
Quality Inn Redevelopment Phase II (office & residential)*	Under Review	312,037	42,455	-	FY21
The Park Apartments Redevelopment (Phase I)**	Concept	376,000	-	-	FY21
The Park Apartments Redevelopment (Phase II)**	Concept	304,000	-	-	FY23

Total		2,147,837	122,017	\$ 182,331,885	
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TOWN OF CHAPEL HILL

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

Item Overview

Item #: 7., File #: [19-0237], Version: 1

Meeting Date: 3/13/2019

Receive an Update on Study of Blue Hill Massing & Permeability Standards.

See attached Staff Report.

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

PRESENTER: Corey Liles, Principal Planner
Tony Sease, Civitech, Inc.

RECOMMENDATION: That the Council receive the update and provide direction on a potential text amendment.



RECEIVE AN UPDATE ON STUDY OF BLUE HILL MASSING & PERMEABILITY STANDARDS

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director

Corey Liles, Principal Planner

Adam Nicolson, Senior Planner

PROPERTY ADDRESS Blue Hill Form District	MEETING DATE March 13, 2019
STAFF RECOMMENDATION That the Council receive the update and provide direction on a potential text amendment.	
ITEM OVERVIEW & BACKGROUND <p>At the March 14th, 2018 Council Public Hearing¹, Mayor Pro Tem Jessica Anderson and Council Members Hongbin Gu and Rachel Schaevitz submitted a petition to identify solutions that could address community interests in the Blue Hill District. The interests were to increase non-residential development, create more affordable housing, and develop new standards for building massing & permeability.</p> <p>In response to the petition, Town staff formulated a package of text amendments that could be adopted in an expeditious manner. On the subject of building massing & permeability, staff worked with Tony Sease to propose changes to recreation space standards that would create more open areas adjoining public sidewalks and other parts of the public realm. These changes were adopted along with new standards for non-residential development on June 27, 2018. At that time, Council provided direction to continue conversation on additional changes to massing & permeability standards.</p> <p>Staff renewed work on this project in December 2018, through research on potential standards and preliminary analysis of their potential impacts on development in the Blue Hill District. Tonight's update offers an opportunity for Council to consider a range of potential standards, receive any public comment, and provide input on which may best meet community interests.</p>	
OPTIONS FOR MASSING STANDARDS <ul style="list-style-type: none"> • Maximum building width • Maximum building depth • Maximum building footprint (total square feet) • Maximum dimension for internal/lined buildings • Maximum building coverage (percentage) • Maximum lot width • Finer-grained standards for maximum upper-story floor plate (percentages) 	DECISION POINTS <ul style="list-style-type: none"> • Which options for massing standards (listed to the left) seem most feasible, beneficial, and/or otherwise warrant further consideration? <p>Following this opportunity to narrow down the list of options, staff and the consultant will study in detail the implications of those massing standards on various parcels in the District.</p>
PROCESS <ol style="list-style-type: none"> 1. Receive and Refer Council Petition 2. Research and Analysis of Alternatives 3. Council Update and Discussion 4. Community Input 5. Advisory Board Review 6. Open Public Hearing 7. Close Public Hearing and Consider Action 	FISCAL IMPACT/RESOURCES <p>Tony Sease of Civitech, Inc, has served as an urban design consultant for the development of text amendments. Current work on Massing Regulatory Options falls under a contract with the Town of Chapel Hill not to exceed \$6,660.</p> <p>An additional contract amount will be needed to complete technical code language and the formal text amendment process.</p> <p>Previous consulting work performed by Tony Sease in response to the Council Petition was completed under a contract amount of \$9,990.</p>
ATTACHMENTS	<ol style="list-style-type: none"> 1. Report: Massing Standards and Regulatory Approaches 2. Blue Hill Parcel Study 3. March 14, 2018 Petition to Council

¹ <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>

Blue Hill Form Based Code

Massing standards and regulatory approaches

I. Introduction

Following text changes to the Blue Hill Form Based Code District in 2018, this memorandum presents additional options for addressing massing considerations across the district, as discussed at that time. LUMO text changes made in the summer of 2018 included modifying recreation space requirements for residential uses. Additional options then identified for future consideration included maximum building footprint, maximum building length, and maximum lot coverage. The changes adopted at the time resulted in a slight increase in ground-level recreation space requirements for residential uses, which equated to an effective decrease in potential lot coverage for residential uses.

This current effort is intended to frame additional options to address building massing. These options include some identified a year ago and others identified from examples elsewhere. In addition to outlining potential regulatory measures, this current effort considers existing conditions in the Blue Hill District in terms of parcel size and parcel configuration, especially for those parcels not yet transformed through redevelopment since the first approval of the Ephesus Fordham Form Based Code. Some of these parcels are smaller than those already redeveloped or with redevelopment approved or underway. Some have challenges associated with floodplain conditions, access, or basic parcel configuration, making redevelopment more challenging. Accordingly, the consideration of additional regulatory measures regarding building massing may be aided by a general discussion of parcel characteristics for the subset of parcels with the most potential or likelihood for redevelopment. Included in these materials is information that categorizes parcels across the district based on size and, in general terms, their prospects for redevelopment.

Importantly, any discussion of redevelopment potential for individual properties, and for the potential impacts of changes in zoning requirements, should be prefaced by stating that zoning requirements are only one of at least three elements needed for redevelopment to occur. Market demand is a second needed element. The third requirement is financial capacity including capital sources and individual parcel owner and developer decisions to act. So, the regulatory framework is a necessary but insufficient mechanism in generating redevelopment.

II. Existing Town standards regarding building massing. Existing standards for building massing are located in the Land Use Management Ordinance and in the Design Guidelines.

a. Requirements in the LUMO include:

- Building height (3, 5 or 7 stories, maximum)
- Outdoor amenity space (six percent)
- Recreation space requirements (residential uses only)
- Building step back (10' above 2nd or 3rd floor) or module variation (6' offset each 80')
- Upper story mass variation (70% of floor plate of 3rd floor, on average; 80% maximum)

b. Elements addressed in the Design Guidelines include:

- Variation in building massing
- Building articulation, including color and material changes, height variation, and step backs in the façade line.

III. Potential additional zoning parameters for building massing

a. Some potential additional standards for building massing, described in more detail below, include:

- Maximum building width
- Maximum building depth
- Maximum building footprint (total square feet)
- Separate requirements for building dimension based on lined or internal buildings, such as parking garages
- Maximum building coverage (percentage)
- Maximum lot width
- Finer grained upper-story footprint maximum percentages

b. Maximum building width:

Maximum building width is often used in infill or transitional settings where compatibility with existing traditional or historic building stock is a goal. Design guidelines often attempt a similar effect by requiring architectural differentiation for buildings exceeding a certain width. Neither of these approaches necessarily requires visual separation between buildings as buildings could be party wall, although separation requirements could be introduced.

c. Maximum building depth:

Maximum building depth sometimes accompanies maximum building width in zoning regulations. Both maximum building depth and maximum building width are important tools in insuring infill development is compatible where the existing neighborhood context is a more traditional fabric of lots and buildings. Maximum building depth would be less uniformly impactful in the Blue Hill District given the widely varied parcel geometries and sizes.

d. Maximum building footprint:

Maximum building footprint has become more frequently used in municipal regulations as retail formats have expanded over the past two decades. It is often used in a suburban context to avoid or constrain the proliferation of large format, single-story retail in a given location, but also is used to provide finer grain urbanism in new or redevelopment settings. For maximum building footprint to be effective in addressing building massing beyond façade articulation, the requirements would need to be accompanied by building separation requirements.

e. Maximum building dimensions for 'internal' or 'lined' buildings:

Some codes differentiate requirements for internal or lined buildings as a way of addressing structured parking in neighborhoods where walkable streets are desired. Such an approach conveys the importance not only of limiting the size of such structures, but also of having liner buildings.

An example incorporating several of these standards:

Zoning District: Main Street Zone (T5-MS) [2 to 7 stories]

1) Lined Buildings: 300' width, maximum, with buildings wider than 150' designed to read as a series of buildings no wider than 100' each (defer to Design Guidelines)

2) Dimensions for an interior building (of a lined configuration, i.e. parking garages) 230' by 180' maximum

3) For standard (non-lined buildings), 380'x 200' maximum main building footprint, with a secondary wing along a side street of 75' width max and 100' depth max.

Zoning District: T5 Main Street Zone (T5-MS) [2 to 5 stories]

1) 175'x175' max, secondary wings allowed at 60'x60'

f. Maximum building coverage:

Maximum building coverage for buildings is similar to maximum impervious coverage but with different purposes. Maximum impervious limits are correlated to stormwater management objectives. Maximum building coverage would directly address building footprint as a percentage of the lot, an indirect way to limit building massing. For this measure to be compatible with the objectives of creating walkable streets, standards such as those within the design guidelines would need to be explicitly embraced for unbuilt portions of the lot near the street right-of-way.

g. Maximum lot width:

Maximum lot width is a mechanism for addressing maximum building width, but is more commonly used where large greenfield areas or being developed, or where a regular gridded street network, platted or built, is filling in with developed parcels.

h. Upper-story footprint maximum percentages:

The Blue Hill District already includes a maximum percentage floorplate for upper stories for buildings taller than four stories. Although upper floor percentages may be averaged, allowing for some massing variability, codes elsewhere have incorporated finer granularity to the upper story requirements to achieve diversity in building massing.

An example of upper story maximum percentages

ALLOWED MASSING BY STORY								
Ratio of Each Story in % of ground floor								
STORY	1	2	3	4	5	6	7	8
%	100	100	100	75	50	35	10	N/A

IV. Categorizing parcels potentially affected

With each of the above parameters, impacts may be disproportionate across the range of parcel sizes and parcel configurations in the district. Furthermore, impacts will be varied when coupled with economic and market considerations. Staff has prepared a graphic that begins to categorize parcels across the district and convey some of the key characteristics as follows:

- Small, medium, large parcels
- Environmental constraints, such as floodplains
- Economic/market viability including differential access & visibility
- Possibilities for aggregation of parcels
- Parcels within the District but not currently zoned as such

A subsequent evaluation of the potential regulatory measures should be attuned to these differing characteristics and the respective impacts across the district.

V. Summary

The Blue Hill District, with an underlying history reflected in the parcel patterns, thoroughfare network, infrastructure patterns, and topographical conditions, encompasses certain characteristics more conducive to a few of the potential standards identified above.

The standards which would seem to be more appropriate for the district include some combination of maximum building dimensions including for internal, lined buildings, and finer granularity for upper story footprint percentages.

Maximum building coverage has to be carefully tuned with accompanying standards regarding parking, the design of non-built space, and consideration of widely different parcel sizes in the district. Maximum lot width is more suitable for areas with a more regular or gridded platting pattern. Lastly, regarding upper story footprint percentages, additional differentiation will have a direct impact on building costs, something that should be considered in the further evaluation of options.

BLUE HILL DISTRICT

PARCEL MASSING STUDY

PARCEL LEGEND

- HIGHER REDEVELOPMENT POTENTIAL-
Older Buildings, Good Access
- MODERATE REDEVELOPMENT POTENTIAL-
Newer/Recently Improved Buildings, Limited Access and/or
Significant Floodplain Present
- BLUE HILL DISTRICT BOUNDARY
- REZONING REQUIRED-
Within Blue Hill District but not subject to
Form Based Zoning



	PARCEL #	ACREAGE	PARCEL AGGREGATION
SMALL (<1ac)	18	0.3	LARGE PARCEL (19) TOTAL 5.1 AC
	12	0.4	MEDIUM PARCEL (11, 10, 13) TOTAL 4.5 AC
	< 33 >	0.5	MEDIUM PARCEL (34, 35) TOTAL 2.3 AC
	8	0.5	MEDIUM PARCEL (9) TOTAL 1.4 AC
	< 34 >	0.6	MEDIUM PARCEL (33, 35) TOTAL 2.3 AC
	< 40 >	0.7	MEDIUM PARCEL (39) TOTAL 1.4 AC
	< 39 >	0.7	MEDIUM PARCEL (40) TOTAL 1.4 AC
	11	0.8	MEDIUM PARCEL (10, 12, 13) TOTAL 4.5 AC
	9	0.9	MEDIUM PARCEL (8) TOTAL 1.4 AC
	10	0.9	MEDIUM PARCEL (11, 12, 13) TOTAL 4.5 AC
MEDIUM (1-5ac)	< 37 >	1.1	
	< 35 >	1.2	MEDIUM PARCEL (33, 34) TOTAL 2.3 AC
	2	1.2	
	< 38 >	1.3	
	< *36* >	2.4	
	13	2.4	MEDIUM PARCEL (10, 11, 12) TOTAL 4.5 AC
	17	2.50	
	22	3.9	LARGE PARCEL (23, 24) TOTAL 6.1 AC
	19	4.8	LARGE PARCEL (18) TOTAL 5.1 AC
	1	4.9	
LARGE (+5ac)	7	11.8	LARGE PARCEL (6, 14) TOTAL 13.9 AC
	IMPACTED BY FLOODPLAIN		
	< REZONING REQUIRED >		

BLUE HILL DISTRICT

PARCEL MASSING STUDY

PARCEL LEGEND

- HIGHER REDEVELOPMENT POTENTIAL-
Older Buildings, Good Access
- MODERATE REDEVELOPMENT POTENTIAL-
Newer/Recently Improved Buildings, Limited Access and/or
Significant Floodplain Present
- BLUE HILL DISTRICT BOUNDARY
- REZONING REQUIRED-
Within Blue Hill District but not subject to
Form Based Zoning



	PARCEL #	ACREAGE	PARCEL AGGREGATION
SMALL (<1ac)	*29*	0.2	SMALL PARCEL (28) TOTAL 0.6 AC
	26	0.3	MEDIUM PARCEL (25, 27) TOTAL 1.0 AC
	27	0.3	MEDIUM PARCEL (25, 26) TOTAL 1.0 AC
	15	0.4	LARGE PARCEL (16) TOTAL 17.1 AC
	25	0.4	MEDIUM PARCEL (26, 27) TOTAL 1.0 AC
	28	0.4	SMALL PARCEL (29) TOTAL 0.6 AC
	6	0.5	LARGE PARCEL (7, 14) TOTAL 13.9 AC
MEDIUM (1-5ac)	4	1.0	LARGE PARCEL (5) TOTAL 8.3 AC
	23	1.0	LARGE PARCEL (22, 24) TOTAL 6.1 AC
	24	1.2	LARGE PARCEL (22, 23) TOTAL 6.1 AC
	14	1.6	LARGE PARCEL (6, 7) TOTAL 13.9 AC
	< *30* >	1.7	LARGE PARCEL (31, 32) TOTAL 6.6 AC
	3	2.0	
	< *31* >	2.0	LARGE PARCEL (30, 32) TOTAL 6.6 AC
	< 32 >	2.9	LARGE PARCEL (30, 31) TOTAL 6.6 AC
LARGE (+5ac)	20	6	
	5	7.3	LARGE PARCEL (4) TOTAL 8.3 AC
	21	7.6	
	16	16.7	LARGE PARCEL (15) TOTAL 17.1 AC
	IMPACTED BY FLOODPLAIN		
	< REZONING REQUIRED >		

March 14, 2018

Council Colleagues:

Since February 2016, Council and staff have responded to community-wide dissatisfaction and concern regarding the Blue Hill (formerly Ephesus Fordham) District by working to improve the area's form-based code. Results of these efforts include the passage of a series of LUMO text amendments, the creation of new design guidelines and the adoption of a Mobility and Connectivity plan.

As the attached spreadsheet of benchmark data shows, residential development accounts for roughly 98% of the newly built square footage in the district and we have made little or no progress toward achieving our goals for office and retail space. Additionally, we have achieved only half of our affordable housing goals and do not have a plan for how to achieve the rest. Current, active interest in the redevelopment of several sites in the district would include at least another 966 residential units, which would surpass our residential goal and forfeit those sites and others as potential opportunities for commercial, retail or affordable housing development – which will have long-term consequences for the district and the town.

Additionally, the recent approval of the Fordham Apartments project has demonstrated that block length, setbacks and design guidelines do not adequately address community concerns about building size and the desire for increased pedestrian and visual permeability throughout the district.

Further refinements are needed to ensure that we meet stated town and district goals of building a diverse tax base, providing affordable housing throughout town, achieving good place-making and better integrating public and green spaces throughout the district. Acting quickly to strengthen the form-based code will allow us to target the remaining redevelopment opportunities in the district to ensure that we achieve our other goals.

To move us forward, we are petitioning the mayor and manager to bring back solutions to address the following community interests quickly so that proposed changes can go through the advisory board review and council public hearing process and come to council for a vote before summer break:

1. Increase the amount of non-residential commercial development in the district by using density bonuses or other mechanisms to encourage developers to include commercially contributing, non-residential square footage in their projects. For instance:

Project Height	Contributing Commercial Requirement for the project
Up to 3 stories	0%, bonus to 4 stories if retaining existing commercial
4 – 7 stories	50%

2. Propose solutions that will allow us to meet our existing goal of 300 new affordable housing units as well as to mitigate impacts of units lost when the Park Apartments property redevelops.

3. Address building size and massing concerns by having staff work with Tony Sease to develop standards around maximum linear street frontage, maximum building lot coverage, maximum building footprint or other standards to improve place-making and permeability throughout the district.

We understand that the economics of redevelopment are complicated but believe, based on our work on Economic Development and Affordable Housing strategies, that we can find creative solutions to these issues which will benefit all Blue Hill stakeholders and help the town meet its stated goals without impeding district redevelopment.

Thank you for your consideration and support.

Sincerely,

Jessica Anderson

Hongbin Gu

Rachel Schaevitz



TOWN OF CHAPEL HILL

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

Item Overview

Item #: 8., **File #:** [19-0238], **Version:** 1

Meeting Date: 3/13/2019

Consider Pursuing a Text Amendment Process for Changes to the Blue Hill Form-Based Code in Response to New State Stormwater Legislation.

See attached Staff Report.

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

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff's report and offer direction on a potential text amendment process.



CONSIDER PURSUING A TEXT AMENDMENT PROCESS FOR CHANGES TO THE BLUE HILL FORM-BASED CODE IN RESPONSE TO NEW STATE STORMWATER LEGISLATION

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director

Judy Johnson, Operations Manager

Corey Liles, Principal Planner

PROPERTY ADDRESS Blue Hill Form District	MEETING DATE March 13, 2019
STAFF'S RECOMMENDATION That the Council receive the staff's report and offer direction on a potential text amendment process.	
ITEM OVERVIEW & BACKGROUND <p>In December of 2018, the North Carolina General Assembly enacted new legislation affecting local government authority over stormwater treatment requirements. This was done as part of a Technical Corrections bill, SL 2018-145 (see attached). The revised statute now states that for a redevelopment project in any community ("regardless of the source of their regulatory authority"), stormwater controls shall only be required to treat the net increase in impervious area.</p> <p>The area of Chapel Hill that this revised statute most immediately affects is the Blue Hill District. The District's Stormwater Management Standards (see attached) currently require 50% treatment of total post-construction impervious area. SL 2018-145 impacts the Town's ability to enforce this requirement and creates a conflict between State statute and the Form-Based Code.</p> <p>For purposes of maintaining the stormwater benefits offered by redevelopment in the Blue Hill District, the Planning staff formulated possible modifications to the Form-Based Code. The modifications introduce alternative paths for reviewing projects in the District, with an incentive path available to applicants that provide treatment for 50% of impervious area. See the attached Technical Report for further details.</p>	
FISCAL IMPACT/RESOURCES No financial impacts for conducting this text amendment process are known at this time. Staff will update Council if there is a need to engage any services (eg. consultants) to support the process.	DECISION POINTS <ul style="list-style-type: none"> • Is a text amendment warranted as a response? • Are the potential modifications a good approach – creating a framework with multiple paths for application review, with an incentive for enhanced stormwater treatment? • Is the potential process a good approach?
ATTACHMENTS	<ol style="list-style-type: none"> 1. Technical Report 2. Excerpt from SL 2018-145 3. Blue Hill Stormwater Management Standards – existing (LUMO 3.11.4.3)

TECHNICAL REPORT

Council Public Hearing – 03/13/2019



CONSIDERATION OF CHANGES TO THE BLUE HILL FORM-BASED CODE IN RESPONSE TO NEW STATE STORMWATER LEGISLATION

The following Technical Report describes potential modifications to the Form District Regulations of the Blue Hill District for purposes of maintaining stormwater treatment benefits while remaining in accord with revised State statute. The modifications could be implemented through a Text Amendment to Section 3.11 of the LUMO.

BACKGROUND

- | | |
|-------------------|---|
| May 12, 2014 | Ephesus-Fordham (Blue Hill) Form-Based Code adopted, with stormwater requirement to treat 50% of post-construction total impervious area for 85% Total Suspended Solid removal. |
| December 27, 2018 | Session Law 2018-145 enacted, a technical corrections bill which includes a provision that local governments may only require stormwater controls to treat the net increase in impervious area of a redeveloped site. |

POTENTIAL PROCESS

Subject to Council direction, staff could conduct the following text amendment process for changes in response to the new State legislation.

- | | |
|------------------|--|
| March-April 2019 | Draft text amendment |
| April 3, 2019 | Council Work Session on draft text amendment |
| April 2019 | Public Information Meeting with outreach to property owners in and near the Blue Hill District |
| May 2019 | Environmental Stewardship Advisory Board review and recommendation |
| May 2019 | Planning Commission review and recommendation |
| May 2019 | Council Public Hearing on proposed text amendment |
| June 2019 | Council considers action on changes to the Form-Based Code |

TECHNICAL REPORT

Council Public Hearing – 03/13/2019

POTENTIAL CODE MODIFICATION

OVERVIEW

The following describes a restructuring of Blue Hill District zoning regulations to allow applicants to select from three different application review paths. All properties zoned WX-5, WX-7, WR-3, or WR-7 would subsequently follow one the paths below as determined by the applicant for the project.

General Notes: The paths provide a range of options to consider. They are not interdependent and do not all have to proceed forward in the text amendment process. However, at least one option (Path 1 or a substitute) must offer applicants the ability to provide stormwater treatment in accordance with SL 2018-145.

PATH 1: CONVENTIONAL

STORMWATER REQUIREMENTS: Treatment of net increase in impervious surface only – as required for most of Chapel Hill.

USE AND DIMENSIONAL STANDARDS: Modeled closely after the CC (Community Commercial) zoning district.

Permitted Uses: A variety of Commercial, Office, Lodging, Institutional, Single-Family Residential, and Multifamily Residential uses	
Max Density: 15.0 units/acre	Max Floor Area Ratio (FAR): 429 sq ft of building per 1,000 sq ft of land
Max Height: 34 ft at setback line, up to 60 ft interior to site	Resource Conservation Districts (RCD): Required

OTHER DEVELOPMENT STANDARDS: Block Length limits, Pass-throughs, Outdoor Amenity Space, Recreation Space, and Building Form standards - as currently required in the Blue Hill District.

REVIEW PROCESS: Special Use Permit required for any project over 20,000 sq ft of building and/or 40,000 sq ft of land disturbance – as required for most of Chapel Hill. Projects under these thresholds typically seek Planning Commission approval.

Notes:

- This is the path that allows stormwater treatment of increase in net impervious surface only, in accordance with the new state legislation SL 2018-145.
- Most property in Blue Hill was zoned as CC prior to establishment of the District; this path would therefore revert sites to previously existing limitations on Height, Density, FAR, and RCD protection.

TECHNICAL REPORT

Council Public Hearing – 03/13/2019

PATH 2: ENHANCED STORMWATER

STORMWATER REQUIREMENTS: Applicants may elect to follow Path 2 provided that 50% of the total post-construction impervious surface is treated (what was previously a requirement in the Blue Hill District).

USE AND DIMENSIONAL STANDARDS: Maintain current standards for WX- and WR- Sub-Districts.

Permitted Uses: A variety of Commercial, Office, Lodging, Institutional, and Multifamily Residential uses (no Single-Family Residential)	
Max Density: indirectly limited by Max Height, Setbacks, and Open Space Requirements	Max Floor Area Ratio (FAR): indirectly limited by Max Height, Setbacks, and Open Space Requirements
Max Height: Up to 7 stories / 90 ft, depending on Sub-District	Resource Conservation Districts (RCD): Not required

OTHER DEVELOPMENT STANDARDS: Block Length limits, Pass-throughs, Outdoor Amenity Space, Recreation Space, and Building Form standards - as currently required in the Blue Hill District.

REVIEW PROCESS: Maintain current review process for WX- and WR- Districts. This allows Town Manager approval of a Form District Permit and CDC approval of a Certificate of Appropriateness

Notes:

- This path incentivizes the stormwater treatment approach that was established for Blue Hill to treat at least 50% of the post-construction impervious surface, by still allowing the building height, density, and administrative review process that were all also established for Blue Hill. RCD exemption is also provided (under current policy), in light of the increased treatment of impervious surface.

PATH 3: CONDITIONAL REZONING

Applicants elect to rezone a site to WX-7-CZ, WX-5-CZ, WR-7-CZ, and/or WR-3-CZ as an opportunity to negotiate standards that are appropriate for the specific project.

STORMWATER REQUIREMENTS: Treatment of net increase in impervious as a starting point, with opportunity to negotiate for increased treatment.

USE AND DIMENSIONAL STANDARDS: Current standards for WX- and WR- Sub-Districts as a starting point. Opportunity to negotiate standards for more or less development potential, as appropriate for the site.

TECHNICAL REPORT

Council Public Hearing – 03/13/2019

Permitted Uses: A variety of Commercial, Office, Lodging, Institutional, and Multifamily Residential uses (no Single-Family Residential). Some uses could be prohibited if negotiated through the Conditional Rezoning.	
Max Density: indirectly limited by Max Height, Setbacks, and Open Space Requirements	Max Floor Area Ratio (FAR): indirectly limited by Max Height, Setbacks, and Open Space Requirements
Max Height: Up to 7 stories / 90 ft, depending on Sub-District. Height could be reduced if negotiated through the Conditional Rezoning.	Resource Conservation Districts (RCD): Not required. Stream protection standards could apply if negotiated through the Conditional Rezoning.

OTHER DEVELOPMENT STANDARDS: Current requirements of the Blue Hill District, with opportunity to negotiate standards as appropriate for the site.

REVIEW PROCESS: Council approval of rezoning to a -CZ designated district. Opportunity to negotiate for community benefits as part of the rezoning process. Followed by Town Manager approval of a Form District Permit and CDC approval of a Certificate of Appropriateness.

Notes:

- Conditional zoning districts would need to be enabled for WX- and WR- Sub-Districts in LUMO Section 3.4.1.
- Existing WX- and WR- zoning Sub-districts would stay in place. Rezoning action would be to apply a -CZ designation.
- Town Council has discretion in a rezoning process which would result in more uncertainty for applicants.

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2017**

**SESSION LAW 2018-145
SENATE BILL 469**

AN ACT TO MAKE VARIOUS TECHNICAL, CLARIFYING, AND CONFORMING CHANGES TO THE GENERAL STATUTES AND SESSION LAWS.

The General Assembly of North Carolina enacts:

....

AMEND THE REQUIREMENTS FOR DEVELOPMENT IN VEGETATIVE BUFFERS AND FOR STORMWATER CONTROLS FOR REDEVELOPMENT

SECTION 26.(a) G.S. 143-214.7(b2) reads as rewritten:

"(b2) For purposes of implementing stormwater programs, "built-upon area" means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour); or landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle. The owner or developer of a property may opt out of any of the exemptions from "built-upon area" set out in this subsection. For State stormwater programs and local stormwater programs approved pursuant to subsection (d) of this section, all of the following shall apply:

- (1) The volume, velocity, and discharge rates of water associated with the one-year, 24-hour storm and the difference in stormwater runoff from the predevelopment and postdevelopment conditions for the

one-year, 24-hour storm shall be calculated using any acceptable engineering hydrologic and hydraulic methods.

- (2) Development may occur within the area that would otherwise be required to be placed within a vegetative buffer required by the Commission pursuant to G.S. 143-214.1 and G.S. 143-214.7 ~~to protect classified shellfish waters, outstanding resource waters, and high quality waters~~ provided the stormwater runoff from the entire impervious area of the development is collected and treated from the entire impervious area collected, treated, and discharged so that it passes through a segment of the vegetative buffer and is managed so that it otherwise complies with all applicable State and federal stormwater management requirements.
- (3) The requirements that apply to development activities within one-half mile of and draining to Class SA waters or within one-half mile of Class SA waters and draining to unnamed freshwater tributaries shall not apply to development activities and associated stormwater discharges that do not occur within one-half mile of and draining to Class SA waters or are not within one-half mile of Class SA waters and draining to unnamed freshwater tributaries."

SECTION 26.(b) G.S. 143-214.7(b3) reads as rewritten:

"(b3) Stormwater runoff rules and programs shall not require private property owners to install new or increased stormwater controls for (i) preexisting development or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment. This subsection applies to all local governments regardless of the source of their regulatory authority. Local governments shall include the requirements of this subsection in their stormwater ordinances."

....

Full text of Session Law 2018-145 available at:

<https://www.ncleg.gov/EnactedLegislation/SessionLaws/HTML/2017-2018/SL2018-145.html>

3.11.4.3. Stormwater Management

A. Authority. This section is adopted pursuant to the authority vested in the Town of Chapel Hill by the Session Laws and the General Statutes of North Carolina and the authority referenced in Section 1.2 of the Land Use Management Ordinance.

B. Purpose. The purpose of this Section is to establish minimum stormwater performance criteria, management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds within this jurisdiction. This section seeks to meet that purpose through the following objectives:

1. Minimize increases in stormwater runoff from any development in order to reduce flooding, siltation and streambank erosion and maintain the integrity of stream channels;
2. Minimize increases in non-point source pollution caused by stormwater runoff from development that would otherwise degrade local water quality;
3. Minimize the total volume of surface water runoff that flows from any specific site during and following development in order to replicate the pre-development hydrology to the maximum extent practicable;
4. Reduce stormwater runoff rates and volumes, soil erosion and non-point source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety; and
5. Meet the requirements of the National Pollutant Discharge Elimination System (NPDES Phase 2) regulations as established by the Clean Water Act and administered by the North Carolina Department of Natural Resources, or its successor agency.
6. Control nonpoint and point source pollution associated with new development and redevelopment and help protect the water supply uses of Jordan Lake.

C. Applicability.

1. This section applies to all new development and redevelopment projects for which a form district permit is required. No development or redevelopment for which a form district permit is required pursuant to this section shall occur except in compliance with the provisions, conditions, and limitations of the permit.
2. Projects that disturb less than ½-acre of land, including cumulative disturbance are exempt from subsection 3.11.4.3.F.4.

D. Design Manual and Standard Details

1. The Town shall use the policy, criteria, and information, including technical specifications and standards in the Town's "Design Manual and Standard Details" and the July 2007 publication of the "Stormwater Best Management Practices Manual," as amended, published by the North Carolina Department of Environment and Natural Resources' Division of Water Quality, as the basis for stormwater review decisions and for determining the proper design, implementation and performance of engineered stormwater controls and other practices for compliance with this section.
2. If the specifications or guidelines of either design manual are more restrictive or apply a higher standard than the other, or other laws or regulations, the more restrictive specifications or guidelines apply.
3. Whenever an applicant proposes to utilize a practice or practices not designed and constructed in accordance with the criteria and specifications in the design manuals, the applicant shall have the burden of demonstrating that the practices will satisfy the minimum water quality performance standards of this section. The town manager shall require the applicant to provide the documentation, calculations, and examples necessary for the town manager to determine whether such an affirmative showing is made.

E. Application Requirements

1. Unless otherwise exempted by this Section, every permit application for development must be accompanied by a stormwater impact statement in order for the permit application to be considered.

2. The Town Manager shall prescribe the forms and information that shall be submitted to determine compliance with this chapter, with sufficient copies for necessary referrals and records.

F. Design and Performance Standards. The following are required stormwater management performance criteria:

1. Stormwater treatment shall be designed to achieve average annual 85% total suspended solids (TSS) removal and must apply to the volume of post-development runoff resulting from the first one-inch of precipitation. Alternative treatment methods to achieve 85% average annual TSS removal may be acceptable. The 85% requirement applies to 85% of the additional suspended solids that are the result of the new development.
2. The stormwater runoff volume leaving the site post-development shall not exceed the stormwater runoff volume leaving the site pre-development (existing conditions) for the local 2-year frequency, 24-hour duration storm event for all development. This may be achieved by hydrologic abstraction, recycling and/or reuse, or any other accepted scientific method.
3. The stormwater runoff rate leaving the site post-development shall not exceed the stormwater runoff rate leaving the site pre-development (existing conditions) for the local 1-year, 2-year, and 25-year 24-hour storm events.
4. Notwithstanding subsection 3.11.4.3.F.1., the minimum impervious area treated for eighty-five (85) percent average annual TSS removal shall be fifty (50) percent of the post construction total impervious area.

G. Post-Construction Requirements

1. Inspection, Operation and Maintenance Plan

- a. The owner or owners of a development must sign and record an inspection, operation, and maintenance plan that shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the stormwater management facility. Until the transference of all property, sites, or lots served by the engineered stormwater controls and practices, the original owner or owners, shall have primary responsibility for

carrying out the provisions of the maintenance agreement.

- b. The inspection, operation, and maintenance plan shall require the owner or owners, to maintain, repair and, if necessary, reconstruct the stormwater management facility and shall state the terms, conditions, and schedule of maintenance for the stormwater management facility. In addition, it shall grant to the Town of Chapel Hill the right of entry in the event that the town manager has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the stormwater management facility; however, in no case shall the right of entry, of itself, confer an obligation on the town to assume responsibility for the stormwater management facility.
 - c. The inspection, operation, and maintenance plan must be approved by the town manager prior to permit approval and shall be recorded with the county register of deeds prior to issuance of a certificate of occupancy.
2. Upon completion of a project and before a certificate of occupancy shall be granted, all of the documents enumerated below must be submitted to the Town Manager and a final stormwater management inspection must be scheduled. After performing the final inspection and reviewing and approving the documents, the Town Manager will issue an approval notification to the Town's Inspections Division.
 - a. A copy of the recorded stormwater facility and maintenance easement, signed and sealed by a registered North Carolina professional land surveyor and recorded by the county register of deeds, showing the "Stormwater Management Facility and Maintenance Easements", the stormwater management facilities, and the maintenance access locations. For purposes of maintenance, the maintenance access must be shown on the exhibit and extend from the "Stormwater Facility Easement" to the nearest public right-of-way. The following notes must be included on the recorded final plat or easement exhibit.
 - i. All engineered stormwater management control, treatment, and conveyance

- structures located on or below the ground shall be wholly contained within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions.
- ii. The reserved stormwater facility and maintenance easements and the facilities they protect are considered to be private, with the sole responsibility of the owner to provide for all required maintenance and operations as approved by the Town Manager except as noted in Sec. I. below.
 - iii. The reserved stormwater facility and maintenance easements and the inspections, operations, and maintenance plan are binding on the owner, heirs, successors, and assigns.
- b. A copy of the recorded inspection, operation, and maintenance plan signed by the owner and recorded by the county register of deeds, for the stormwater management facilities. The inspection, operations, and maintenance plan must include a description and details of the device or structure, an inspections checklist, and operating and maintenance procedures. The plan should identify contact information, who will perform the inspections, frequency of inspections, inspections and maintenance logs, any specific equipment needs or certifications (e.g., confined space certification), action levels or thresholds (e.g., remove sediment after depth exceeds 1 foot), and disposal methods. The person responsible for the maintenance of stormwater management facilities shall submit an annual inspection report to the Town.
 - c. Certified as-built plans signed and sealed by qualified registered North Carolina professional engineer, showing final design specifications for all stormwater management facilities and practices and the field location, size, depth, and planted vegetation of all measures, controls, and devices, as installed.
 - d. Certified final survey signed and sealed by a registered North Carolina professional land surveyor, showing building footprints, driveways, all other impervious surfaces, stormwater drainage/conveyance piping, and stormwater management structures. The survey should be in DXF binary format using state plane coordinates and NAVD 88.
 - e. Certification, signed and sealed by a qualified registered North Carolina professional engineer, that the stormwater management facilities were constructed in accordance with the approved plans and specifications.
3. **Annual inspection.** An original inspection report shall be provided to the town beginning 1 year from the date of the recorded inspection, operation, and maintenance plan and each year thereafter on or before that date of recordation.
- H. The Ephesus/Church Fordham Municipal Service District (MSD) through the Town's departments, agencies, officers, employees, consultants, contractors or agents may assist with meeting the inspection and maintenance requirements as provided in the service district plan and provided for in right of entry agreements with the property owners and responsible parties. The MSD may also provide the financial assurance required for issuance of certificate of occupancy upon approval of the Town Manager.
 - I. **Failure to maintain practices.** If a responsible party fails or refuses to meet the requirements of the maintenance covenant, the Town, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the stormwater management facility becomes a danger to public safety or public health, or is otherwise not functioning as designed, the Town shall notify the party responsible for maintenance of the stormwater management facility in writing. Upon receipt of that notice, the responsible person shall have 30 days to effect maintenance and repair of the facility in an approved manner. After proper notice, the town may assess the owners of the facility for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the

beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes by the County.

- J. **Variances.** Persons who wish to undertake uses and activities prohibited by this section may pursue a variance. The procedures for requesting a variance from the requirements of this section shall be as follows:
1. The procedures for requesting a variance from the requirements in this subsection are contained in Section 4.12 of the Land Use Management Ordinance.



TOWN OF CHAPEL HILL

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

Item Overview

Item #: 9., File #: [19-0239], Version: 1

Meeting Date: 3/13/2019

Explore Affordable Housing Strategies in the Blue Hill District.

Staff:

Loryn Clark, Executive Director
Sarah Viñas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

Department:

Housing and Community

Overview: On March 14, 2018, several Council Members submitted a [petition](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3378092&GUID=CF613ECB-AE0E-4A16-8801-9292A08A4231&Options=&Search=>) asking the Manager to return to the Council with solutions to address several community interests in the Blue Hill District, including affordable housing. The purpose of this memorandum is to propose potential strategies to support affordable housing in the Blue Hill District.



Recommendation(s):

That the Council receive this report and provide direction on the identified strategies for affordable housing in the Blue Hill District.

Overview:

When the Blue Hill District (the District) was established, the Council set a goal of creating 300 affordable housing units or 20% of the new units within the District. To date, 149 affordable housing units have been developed on land donated from the Town through a partnership with local non-profit affordable housing developer DHIC.

Over the past several years, staff have explored options to incentivize affordable housing in the District to reach the affordable housing goal. This item focuses on strategies staff have identified that could assist with meeting this goal and reflects extensive research conducted by Town staff and feedback provided on draft strategies from the Housing Advisory Board.

Fiscal Impact/Resources: Some of the proposed strategies would have a fiscal impact for the Town. For example:

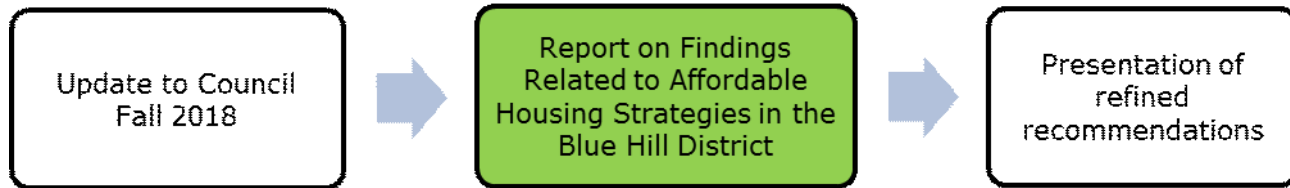
- Resources to subsidize construction or operating costs in exchange for developers agreeing to maintain long term affordability on a specified number of units.
- Dedicating a portion of property tax revenue from properties within the Blue Hill District to an affordable housing fund.







Proposed Next Steps: With guidance from the Council, we will refine and further explore the identified strategies. We will return to the Council with a final set of strategy recommendations in the fall.

Where is this item in its process?

Item #: 9., File #: [19-0239], Version: 1

Meeting Date: 3/13/2019

**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:**

- Draft Staff Presentation
- Staff Report: Blue Hill District Affordable Housing Report

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

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council receive this report and provide direction on the identified strategies for affordable housing in the Blue Hill District.

AFFORDABLE HOUSING STRATEGIES IN THE BLUE HILL DISTRICT

DRAFT

Council Business Meeting
March 13, 2019



Agenda

1. Overview and Context

2. Research Findings

3. Review of Proposed Strategies

4. Discussion of Next Steps

DRAFT



Purpose of Tonight's Discussion

- Provide guidance on affordable housing strategies for Blue Hill District
- No Council action required



BLUE HILL DISTRICT OVERVIEW

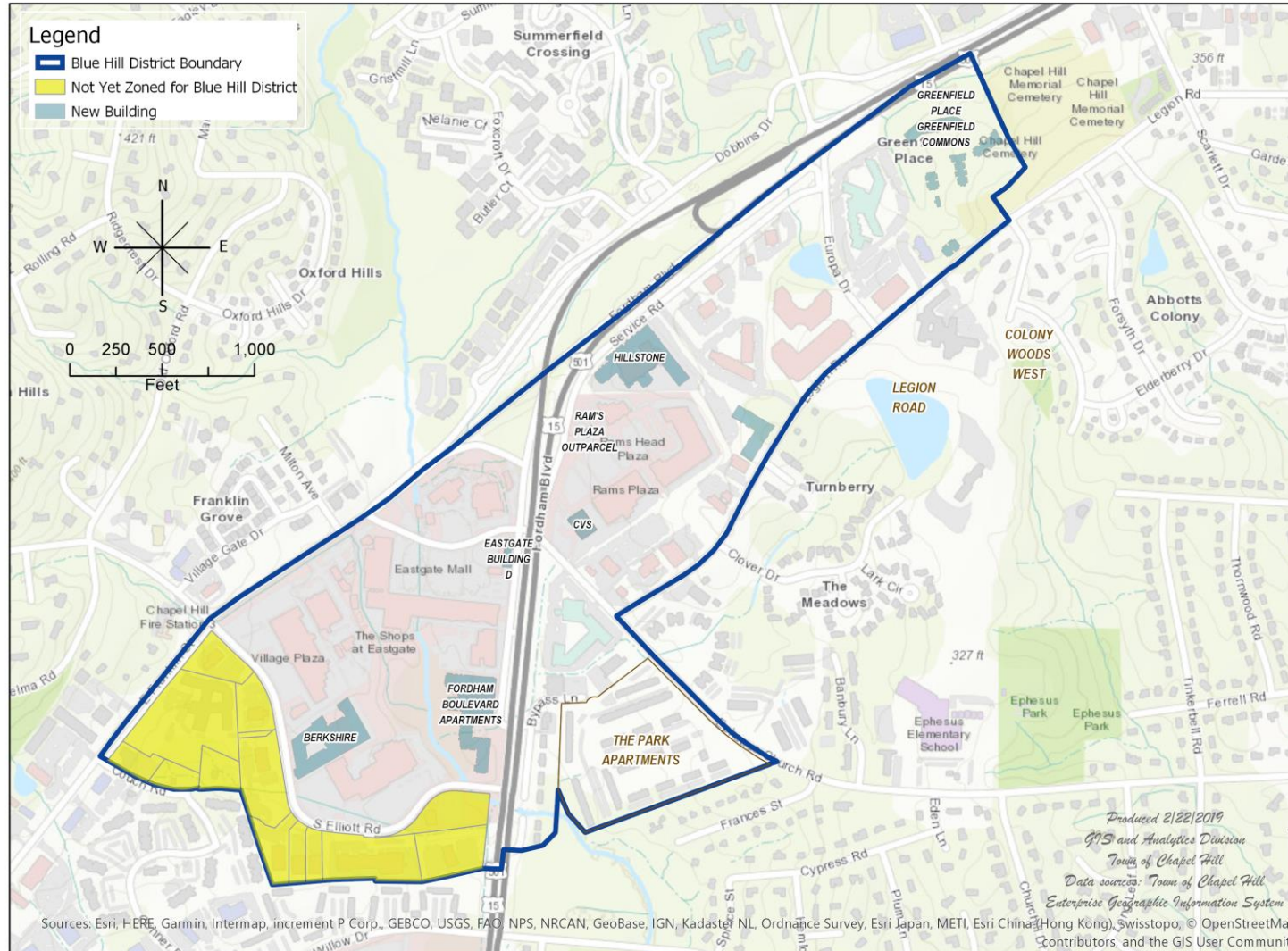


DRAFT



Blue Hill District Map

Blue Hill District



DRAFT



Blue Hill Form-Based Code

- Establishes basic requirements for development to serve as prescriptive standards
- Design guidelines in code interpreted by staff, reviewed by CDC
- **No Council approval required;
Staff/CDC Approval within 100 days**



Affordable Housing Goal and Progress

- Develop 300 new affordable housing units within the District

Development	# Affordable Units	Status
Greenfield Place	+ 80	Completed and Occupied
Greenfield Commons	+ 69	Anticipated Completion in Spring 2019
Park Apartments	-190 +~60 +155	<ul style="list-style-type: none"> - Expect full vacancy by Summer 2019 - Developer to pay \$1.5M affordable housing payment-in-lieu prior to receiving building permits - Developer to provide income-restricted units (80-120% AMI) on site
Tarheel Lodging	0	Pre-Concept Plan submitted; no discussion of affordable housing to date

DRAFT



Council Petition

“Propose solutions that will allow us to meet our existing goal of 300 new affordable housing units as well as to mitigate impacts of units lost when the Park Apartments property redevelops.”

DRAFT



RESEARCH FINDINGS



DRAFT

Form-Based Code and Affordable Housing



Promotes Affordable Housing

- + Streamlined, predictable review process reduces development costs
- + Transit access may reduce transportation costs
- + Focus on energy efficiency reduces utility costs.

Hinders Affordable Housing

- Focus on form rather than land use limits incentives
- “By right” projects limit negotiating power
- Architectural standards could raise costs

DRAFT



Traditional vs. Blue Hill Development Review

Traditional Development Approval Process	Blue Hill Approval Process
Opportunity for Council and Advisory Board review	<ul style="list-style-type: none"> - Eligible projects receive 100-day approval - Limited Advisory Board review (CDC only) - Council approval not required
Utilize incentives (density bonus/Floor Area Ratio bonus) or grant rezoning for rental developments in exchange for affordable housing	<ul style="list-style-type: none"> - Form-based code does not dictate density; developers can maximize density/size by right - Value of height bonuses limited by increase in construction costs for greater than ~6 story buildings

DRAFT



PROPOSED STRATEGIES



DRAFT



Strategy 1: Revise Blue Hill code to reflect the Town's commitment to affordable housing within District

- Incorporate affordable housing into vision for the District
- Require pre-application meeting with Town Affordable Housing staff

Next Steps:

- Initiate process required to revise Blue Hill District Code to incorporate affordable housing into vision.

DRAFT



Strategy 2: Offer development review process options to support affordable housing

- *Commercial Exemption*: Allow developers to include affordable housing in lieu of required non-residential uses in Blue Hill development
- *Stormwater Management Options*: Tie affordable housing to proposed development review options related to stormwater treatment in Blue Hill

Next Steps:

- Determine affordability level that offers comparable alternative to commercial requirement
- Coordinate with Planning on design of code modification for stormwater treatment

DRAFT



Strategy 3: Partner with developers to provide affordable housing opportunities in planned development

- Subsidize construction within market rate projects in exchange for affordability restrictions
- Designate portion of units for public employees (e.g., local/County government, school system employees)
- Master lease with Town/affordable housing provider to subsidize rent for specified target population

Next Steps:

- Assess interest among developers to accept subsidy for affordable housing in market rate development
- Refine estimates of subsidy needed

DRAFT



Strategy 4: Offer similar review process for affordable housing development in surrounding area

- Qualifying projects receive Staff/CDC review within 100 days
- Would expand support for affordable housing development
 - Area is competitive for 9% tax credits (e.g., Greenfield Place)
 - Nearby Town property and parcels south of Elliott Rd offer redevelopment opportunities

Next Steps:

- Clarify zoning structure to extend development benefits to surrounding areas
- Further explore nearby affordable housing development opportunities

DRAFT



Strategy 5: Allocate a portion of increased tax revenue to affordable housing

- Synthetic Tax Increment Financing (TIF) District finances road improvements in Ephesus-Fordham District (i.e., Blue Hill)
 - Once debt paid off, Council could choose to dedicate a portion of incremental property tax revenue to subsidize affordable housing in Blue Hill

Next Steps:

- Monitor debt repayment schedule for Phases I and II
- Determine need for future phases of road improvements
- Consider allocation of additional property tax revenue to affordable housing after current debt paid off

DRAFT



DISCUSSION AND NEXT STEPS



DRAFT

Proposed Next Steps

- Pursue additional analysis on strategies supported by Council
- Return to Council with additional information/options for consideration

Strategy 1	Initiate process to revise Blue Hill Code to incorporate affordable housing into vision
Strategy 2	Determine affordability level that offers comparable alternative to commercial requirements; Coordinate with Planning on design of code modification for stormwater treatment
Strategy 3	Assess interest among developers to accept subsidy for affordable housing in proposed market rate development; Refine estimates of subsidy needed
Strategy 4	Clarify zoning structure to extend development benefits to surrounding areas; Further explore nearby affordable housing development opportunities
Strategy 5	Monitor debt repayment schedule for Phases I and II; Consider allocation of additional property revenue for affordable housing development after current debt paid off

DRAFT



Council Action

- Provide guidance on affordable housing strategies for Blue Hill District



DRAFT



AFFORDABLE HOUSING STRATEGIES IN THE BLUE HILL DISTRICT

DRAFT

Council Business Meeting
March 13, 2019



Blue Hill District Affordable Housing Strategy Report

March 2019

Overview

The Town Council established the [Blue Hill District](#)¹ in 2014. The District grew out of a small area planning economic development initiative with the goal of revitalizing and reconnecting the area by encouraging reinvestment in the area's aging commercial properties. The District follows a form-based zoning code to facilitate redevelopment with a prescribed physical form that promotes a mixture of uses to support a high-quality public realm in a pedestrian-friendly area.²

When the District was created, the Council also set a goal of creating 300 new affordable housing units or 20% of total new units within the District. To date:

- 80 units have been completed in the Greenfield Place site and 69 are currently under construction at the Greenfield Commons site, for a total of 149 affordable units to be completed by spring 2019.
- The District is set to lose 190 Naturally Occurring Affordable Housing (NOAH)³ units due to the anticipated redevelopment of the Park Apartments. The developer will provide a \$1.5M payment-in-lieu to support the Town's affordable housing initiatives, and agreed to reserve 155 units for households earning between 80%-120% of the Area Median Income.
- Town Planning staff expects a development application soon for Tarheel Lodging Redevelopment, which has a multifamily residential component but no anticipated affordable housing plan.
- While Planning staff identified additional properties with redevelopment potential, no other development applications are under review or in pre-application discussions that could contribute to the affordable housing goal.

Over the past several years, staff has continued to explore options to incentivize affordable housing in the Blue Hill District and Town-wide. This document contains strategy options for achieving the affordable housing goal for the District by creating, supporting, and incentivizing affordable housing in and around the area.

Research Process

Town staff used a variety of methods to better understand the dynamics impacting development in the Blue Hill District and to explore options to increase affordable housing opportunities throughout the District, including:

- Best practices research among communities pursuing affordable housing strategies in coordination with their Form-Based Code.
- Interdepartmental meetings with Town staff, including Planning, Business Management, Geographic Information Systems (GIS), and the Town Manager's Office.
- Evaluation of cost data from affordable housing consultant David Paul Rosen and Associates, and analyses conducted for development projects in Town.

¹ <https://www.townofchapelhill.org/town-hall/departments-services/chapel-hill-2020/future-focus-areas/the-ephesus-fordham-district>

² Blue Hill District Design Guidelines. Town of Chapel Hill, NC. May 2018.

³ NOAH is considered housing that is affordable without being supported by public subsidies.



Blue Hill District Affordable Housing Strategy Report March 2019

- Feedback from the Housing Advisory Board received at their meeting on February 12, 2019.

Key Findings

Form-based code generally has inherent characteristics that can promote affordability, including:

- A streamlined and more predictable development review process which can reduce development costs.
- Walkability and access to transit, which can reduce transportation costs.
- A focus on energy efficiency and building performance which can reduce utility costs.

Form-based code can also be viewed as a deterrent to affordable housing for a variety of reasons:

- A focus on form rather than land use, which provides more flexibility for developers seeking to maximize density, height, etc. but limits the effectiveness of incentives that may be used to encourage affordable housing, such as a density or Floor Area Ratio (FAR) bonus.
- “By right” status for eligible projects limits the ability to negotiate affordable housing plans with developers as part of project approval.

To achieve its goal of encouraging reinvestment in the area, the Blue Hill District Code offers an abbreviated review process for projects that meet its design guidelines. In doing so, the Code removes the opportunities the Town typically has to negotiate or incentivize affordable housing during the development review process, as shown below.

Traditional Development Review Process	Blue Hill Approval Process
Opportunity for Council and Advisory Board Review	<ul style="list-style-type: none"> - Projects meeting form-based standards receive 100-day approval from staff and CDC - Housing Advisory Board other development review boards do not review - Council approval is not required
Utilize incentives (density bonus/FAR bonus) or grant rezoning for rental developments in exchange for affordable housing	<ul style="list-style-type: none"> - Form-based code does not dictate density; developers can maximize density/size by right - Value of height bonuses limited by increase in construction costs for greater than ~6 story buildings

Potential Strategies

Strategy 1: Revise Blue Hill District Code to reflect the Town's commitment to affordable housing within the District

Some jurisdictions elect to write affordable housing standards into their form-based code – either as a guiding principle, or as a requirement. The Blue Hill District code does not currently mention affordable housing or state the Council's affordable housing goals. The Town could include affordable housing as a key component of the vision for the Blue Hill District. Doing so would demonstrate to the community and developers the Town's interest in creating affordable housing opportunities.



Blue Hill District Affordable Housing Strategy Report March 2019

In addition, the Town could modify the District regulations to require that developers participate in a pre-application meeting with Town Affordable Housing staff to discuss ways that the developer could contribute to the Town's commitment to affordable housing in the District.

Strategy 2: Offer development review process options to support affordable housing

The Town could incentivize affordable housing by allowing developers to select between various development review process options. Two potential scenarios have been identified:

- Commercial Exemption: Allow developers to include affordable housing in lieu of satisfying a 2018 code amendment that requires a minimum percentage of non-residential uses (i.e., commercial) in mixed use buildings (10% of building floor area) and mixed use sites (15% of total site floor area).⁴
- Stormwater Management Options: Due to changes in State statute, the Town is currently considering development review options in the Blue Hill District based on the level of stormwater management being offered in a project. The Town could establish conditions for affordable housing as well as enhanced stormwater treatment for projects opting into the existing Blue Hill development review process and/or negotiating affordable housing as well as stormwater plans during a traditional development review process.

If the Council supports the Commercial Exemption strategy, staff would work with a consultant to determine an appropriate percentage of units that would offer a comparable or better choice between the inclusion of commercial space and affordable housing to be considered by the Council.

If the Council supports the Stormwater Management Options, Housing and Community and Planning staff would work together in the design of the code modification for Council consideration.

Strategy 3: Partner with Developers to explore the inclusion of affordable housing in planned development within the District

Partnerships with market rate developers to create affordable housing in the Blue Hill District could take a variety of forms, including:

- Subsidizing construction of affordable units within market rate residential development projects in exchange for affordability restrictions;
- Designating a portion of units for public employees such as local/County government or Chapel Hill Carrboro City Schools employees; and/or
- Executing a master lease between a developer and the Town or other housing partner that subsidizes rent to provide affordable units for a specified target population.

⁴ LUMO section 3.11.3.5.A.4:

https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA_ART3ZODIUSDIST_3.11BLHIFODI&showChanges=true



Blue Hill District Affordable Housing Strategy Report March 2019

A required meeting with Town Affordable Housing staff, as noted in Strategy 1, could help facilitate an exploration of these partnership options. Town financial support for these types of partnerships could come from existing affordable housing funds or from revenue generated through Strategy 5.

Strategy 4: Offer similar review process for affordable housing development in areas surrounding Blue Hill District

Qualifying projects in the Blue Hill District are subject to a streamlined review process that offers administrative approval, meaning staff and the Community Design Commission review the project within 100 days and no Council action is needed. Allowing qualifying projects a “by right” approval decreases the development timeline, increases predictability, and lowers project risk, which for developers can translate to cost savings, improved access to financing, and improved project performance.

Extending these development benefits to the areas surrounding the Blue Hill District for projects with a significant affordable housing component could significantly incentivize development of new affordable housing development opportunities, including on nearby Town properties and on parcels south of Elliott Road that are not currently zoned to Blue Hill District code (see Parcel Legend map on next page). Development in these areas would likely score well on a 9% Low Income Housing Tax Credit (LIHTC) application due to the area’s access to grocery stores, transit, and other amenities, which could cover much of the subsidy required to achieve affordability levels at 60% of AMI. For example, the Greenfield Place and Greenfield Commons developments within the Blue Hill District were awarded a 9% credit in 2016 and the developer believes that the shortened and more predictable timeline allowed them to meet the strict LIHTC required deadlines.

Strategy 5: Allocate a portion of increased tax revenue to fund affordable housing

In 2014, the Town created a synthetic Tax Increment Financing (TIF) district to finance road improvements in the Blue Hill District with anticipated property tax revenue from increased property values attributed to new development there. In the first few years property tax revenue has risen, and is scheduled to hold pace with the scheduled debt service payments beginning in FY 2021. The Town’s Business Management Department anticipates that the incremental property tax revenue received over the 12 years from FY 2018 – 2029, will be adequate to repay the debt for the road improvements from Phase I and Phase II of the project, assuming the project projections and timelines remain accurate. Depending on whether the Town proceeds with future phases of the project or not, Council could choose to dedicate a portion of the incremental property tax revenue to subsidize affordable housing in the District.



Blue Hill District Affordable Housing Strategy Report March 2019

Next Steps

Town staff seeks the Council's feedback on the strategies proposed in this report. If the Council supports moving forward with any of the strategies, we offer the following initial next steps. In each case, we would return to the Council with additional information and options for consideration.

Strategy	Proposed Next Steps
Strategy 1	- Initiate process required to revise Blue Hill Code to incorporate affordable housing into the vision statements of the District.
Strategy 2	- Work with a consultant to conduct analysis to determine affordability level that offers comparable alternative to commercial requirement for new development in Blue Hill. - Coordinate with Planning staff on design of code modification for stormwater treatment.
Strategy 3	- Assess interest among developers to accept subsidy to include affordable units in proposed market rate development. - Refine financial analysis to estimate subsidy costs needed under various scenarios with assistance from a consultant.
Strategy 4	- Clarify zoning structure to extend development benefits to surrounding area. - Further explore nearby affordable housing development opportunities.
Strategy 5	- Monitor debt repayment schedule for Phases I and II - Consider allocation of additional property tax revenue to be used for affordable housing development after the current debt is paid off.

PARCEL LEGEND





TOWN OF CHAPEL HILL

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

Item Overview

Item #: 10., File #: [19-0240], Version: 1

Meeting Date: 3/13/2019

Appointment to the Chapel Hill Cultural Arts Commission.

Staff:

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

Department:







Communications and Public Affairs



Recommendation(s):

That the Council make an appointment to the Chapel Hill Cultural Arts Commission for one (1) Town Resident seat.

Council Goals:

<input 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:

- Advisory Board Recommendations
- Ballot
- Applications

Note: Applications submitted prior to February 20, 2018 were completed before changes were made to the application and may appear incomplete.

MEMORANDUM

TO: Mayor and Town Council

FROM: Justin Haslett, Chapel Hill Cultural Arts Commission Chair

SUBJECT: Recommendation for the vacancy(s)

DATE: February 20, 2019

RECOMMENDATION: The Chapel Hill Cultural Arts Commission met on Wednesday, February 20, 2019 and by a unanimous vote have made the following recommendation(s) to the Town Council for consideration:

- Annetta Streater, Appointment, Town Resident seat

SPECIAL REQUEST(s): N/A

BACKGROUND: Ms. Streater has a wealth of experience in serving on civic boards and with public art and arts programs. She also has deep knowledge of the Chapel Hill community. She will also add to the growing diversity of the Commission. The Commission unanimously and wholeheartedly supports her appointment.

Note: Communications and Public Affairs notes that the Chapel Hill Cultural Arts Commission reviewed the following applications: Deborah Bender, Nathaniel J. Elliott, Michelle Kelts, Marion E. Meyer-robboy, Cat Moleski, William Rigby, Andrew Ross, Annetta Streater, Deborah Zionts. Two additional applications for Michelle V. Cassell and Ryan Phillips have been received between February 20, 2019 and March 6, 2019 for the Chapel Hill Cultural Arts Commission.

BALLOT

CHAPEL HILL CULTURAL ARTS COMMISSION

MARCH 13, 2019

Total Membership: 11 (10 Chapel Hill Residents and 1 Carrboro Resident)

Current Membership: 10 (5 Female, 5 Male; 6 Caucasian, 1 African American, 2 Asian or Pacific Islander, 1 undisclosed; [0] 18-25, [1] 25-35, [5] 35-54, [4] over 55, [0] undisclosed)

Current Vacancy: 1 (1 Town Resident)

Number of Applicants: 11

Chapel Hill Resident
Please vote for up to one (1) applicant.

_____ Deborah Bender
 _____ Michelle V. Cassell
 _____ Nathaniel J Elliott
 _____ Michelle Kelts
 _____ Marion E Meyer-robboy
 _____ Cat Moleski

_____ Ryan Phillips
 _____ William Rigby
 _____ Andrew Ross
 _____ Annetta Streater
 _____ Deborah Zionts

_____ Other; please specify_____.

 Council Member Signature

Profile

Whenever possible, applications should be submitted prior to the scheduled meeting of the affected advisory board so that they can consider all applications prior to making a recommendation to Council.

Public Records Statement

I acknowledge that all information submitted in this application becomes a public record and will be searchable online. The Town is not able to remove information from the public record once it has been posted.

☒ I Agree

Deborah

First Name

Bender

Last Name

Middle Initial

dbender@email.unc.edu

Email Address

1716 Allard Rd

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27514

Postal Code

Home: (919) 967-6229

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ Greater than 10 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I have just returned from the Santa Fe Folk Art Market, where I was reacquainted with my "roots." My primary career has been in public health, but I have always had an abiding interest in artisans and their craft. I believe that art and creativity are necessary collaborators with science and medicine -- even a short visit to NC Memorial Hospitals will remind visitor and patients how art stimulates well-being.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I write well. I sew well. I craft well. I am a serious amateur photographer and I love testing out recipes for global cuisine.

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ over 55

ESL teacher and Adjunct
Faculty, UNC SPH

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

Members of advisory boards and commissions shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if a member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. In addition, members of the Historic District Commission and Board of Adjustment, when these boards are hearing cases, serve as quasi-judicial bodies. Pursuant to State Statute 106A-388(e)(2), members of these boards “shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons’ constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.”

Any member who violates these Ethics Guidelines may be subject to removal from the board or commission. If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area. Any advisory board or commission member may seek the counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request the Town Attorney respond in writing.

☒ I Agree *

Applications will be kept on file from July 1st to June 30th of the same fiscal year. Please reapply each fiscal year if you are still interested in serving on an Advisory Board, Commission, Committee or Task Force and have not yet been appointed.

Profile

Whenever possible, applications should be submitted prior to the scheduled meeting of the affected advisory board so that they can consider all applications prior to making a recommendation to Council.

Public Records Statement

I acknowledge that all information submitted in this application becomes a public record and will be searchable online. The Town is not able to remove information from the public record once it has been posted.

☒ I Agree

Michelle

First Name

V

Middle Initial

Cassell

Last Name

wrytrsblock@mac.com

Email Address

1012 Highgrove Dr.

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27156

Postal Code

Mobile: (410) 570-8987

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ 4-9 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Community Policing Advisory Committee

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Community Policing Advisory Committee: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Internet

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I am in my 60's and spent a good 25 years covering events in North Carolina from crime to culture as a journalist and editor. I am always non-partisan and bring an objective view to any project. I happen to love Chapel Hill.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I am concerned with school, culture and environment for myself and my extended family who call Chapel Hill home. I have musical training, writing and also a B.A. in Psychology and Sociology . I have a deep interest in helping and the time. \

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ over 55

Writer/Teacher

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

Members of advisory boards and commissions shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if a member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. In addition, members of the Historic District Commission and Board of Adjustment, when these boards are hearing cases, serve as quasi-judicial bodies. Pursuant to State Statute 106A-388(e)(2), members of these boards “shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons’ constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.”

Any member who violates these Ethics Guidelines may be subject to removal from the board or commission. If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area. Any advisory board or commission member may seek the counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request the Town Attorney respond in writing.

☒ I Agree *

Applications will be kept on file from July 1st to June 30th of the same fiscal year. Please reapply each fiscal year if you are still interested in serving on an Advisory Board, Commission, Committee or Task Force and have not yet been appointed.

Profile

Whenever possible, applications should be submitted prior to the scheduled meeting of the affected advisory board so that they can consider all applications prior to making a recommendation to Council.

Public Records Statement

I acknowledge that all information submitted in this application becomes a public record and will be searchable online. The Town is not able to remove information from the public record once it has been posted.

☒ I Agree

Nathaniel

First Name

J

Middle Initial

Elliott

Last Name

njeunc@outlook.com

Email Address

101 Legacy Ter, Apt 1311

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27516

Postal Code

Mobile: (336) 500-9250

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ 4-9 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Environmental Stewardship Advisory Board

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Environmental Stewardship Advisory Board: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

Question applies to Environmental Stewardship Advisory Board

Select a Seat Category for the Environmental Stewardship Advisory Board *

☒ Greenways Advocate and Chapel Hill Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Internet

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

The perspective I bring to the board (Environmental) and commission (Art) is one of a recently graduated student from UNC-Chapel Hill. I am an individual who has a great drive, a lot of energy, and many, many ideas with realistic plans on how to successfully execute with minimal resources. Though I am only 21 years of age, I have been fully independent and self-sufficient since I moved to Chapel Hill at 17 years old to begin pursuing higher education, a feat which no one in my family has done -- until now! I am extremely aware of the environment around me, and I believe others could be too if they were presented with clear, interactive, while non-obstructive, displays that effectively communicated the relevant goal (ex: encouraging the following of Chapel Hill's ban on smoking in public areas -- trust me, I have ideas for either board/commission where this could apply and would love more than anything to share them with the powers that be). For further context on who I am, I host my own room as an Airbnb (I sleep on a futon in the living room while maintaining a shared bathroom with my guest(s)), and I have been very successful in making connections, learning how to accommodate those of diverse backgrounds, and gaining knowledge that others possess. No one knows everything, but I know that by involving myself with people in seemingly non-traditional ways I am affording myself experiences and knowledge which others are unfortunately missing. I am more than ready to share my cumulative perspective as a student, a host, an LGBTQ+ advocate, a bilingual soccer coach, and all-around passionate guy with either (or both!) the board or commission so that who I am and what I know may transfer to the greater community around me in an impactful, lasting, and positive fashion.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I am a punctual individual, and I pride myself on being early to commitments and meetings, viewing it as considerate to the others with whom I am involved. I am able to integrate my ideas with others so that everyone is on the same page, using the power behind multiple brains to accomplish a common goal. I am energetic, willing to go above and beyond to fulfill the paths that are laid out. I am a problem-solver, always thinking ahead and aiming for efficiency and seamlessness in all avenues. I am interested in the environment, and I want more than anything for others to care about its well-being as much as I do. I am interested in the arts, and I would love to see a greater understanding of how it is as relevant today as it was thousands of years ago in advancing our culture -- and explaining exactly what culture means. I am skilled, I am able, I am interested, and I am experienced. I hope that you will recognize that I am ready to take on new tasks, and I want to get our community involved in whatever calling they feel is relevant to them. As a Biology (BS) with two minors (Chemistry and Spanish for the Health Professions) who is going on to be a big cat veterinarian, I cover many bases and know that I can work to unlock the potential of others in a way that positively impacts not only the town, but the world.

[NATHANIEL_NATHAN_ELLIOTT_R%C3%A9sum%C3%A9.pdf](#)

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Male

If other, please describe:

Please select your age from the following list. *

☒ 18-24

Lab Animal Technician

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

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☒ I Agree *

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NATHANIEL (NATHAN) ELLIOTT | He/Him/His

 **Linked in** @njeunc

101 Legacy Terrace Apt 1311, Chapel Hill, NC 27516

njeunc@outlook.com | (336)-500-9250

EDUCATION

University of North Carolina at Chapel Hill

Aug 2018

Bachelor of Science in Biology | Minors in Chemistry and Spanish for the Medical Professions

Escuela de Salud Pública de la Universidad de Costa Rica

May 2017 – July 2017

Study Abroad, Spanish for the Medical Professions in Costa Rica

RELATED EXPERIENCE

Department of Comparative Medicine at UNC-Chapel Hill, Chapel Hill, NC

Aug 2017 – May 2018

Diagnostic Lab Assistant

- Assisted in the delivery of euthanasia and the execution of necropsies and surgeries on lab animals including dogs, ferrets, horses, mice, rabbits, and rats
- Cataloged, labeled, and submitted histology slides, tissue blocks and other samples
- Collected environmental samples (housing swabs, PI equipment swabs) for microscopic analysis
- Performed diagnostic tests (heartworm snap tests, fecal and skin parasite screening)

Carolina Wildlife Information and Science Education (WISE), Chapel Hill, NC

Sept 2016 – May 2018

Volunteer

- Cared for animals (reptiles, amphibians, invertebrates) in a laboratory on campus
- Encouraged and represented responsible and safe interactions with local wildlife
- Facilitated interactive programs with local youth, introducing animals (insects and reptiles)

Summerwind Pool & Spa, Chapel Hill, NC

May 2016 – Aug 2016

Assistant Manager

- Scheduled and assigned routes for regular maintenance and repair
- Standardized product displays and recordkeeping
- Tested and evaluated water samples, providing clientele with relevant instruction

Harris Teeter Supermarkets, Inc., Greensboro, Carrboro and Chapel Hill, NC

Jun 2013 – May 2017

Customer Service Clerk, Office Assistant

- Contributed to building a positive team spirit through effective communication
- Oversaw accountability functions and monetary reports to maintain security of funds
- Supplemented front-end operations and led trainings for new hires

ADDITIONAL EXPERIENCE

Biology 291

May 2018 – Jun 2018

Teaching Apprentice In Biology

- Attended and assisted all class meetings, including demonstrations and preparations
- Instructed students outside class, conducting reviews and Q&A sessions

Spanish 293

Jan 2017 – May 2017

Entrenador de Fútbol Isla (Immersion for Spanish Language Acquisition)

- Designed practices to strengthen teamwork between children of different backgrounds
- Promoted bilingualism and fitness by holding practices in Spanish
- Strengthened social confidence in 4 and 5 year olds

SKILLS

- Intermediate written and conversational Spanish
- Proficient in Microsoft and Google software and productivity suites

Profile

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Public Records Statement

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☒ I Agree

Michelle

First Name

Kelts

Middle Initial

Last Name

michellekelts@gmail.com

Email Address

303 Old Larkspur Way

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27516

Postal Code

Home: (973) 280-2895

Primary Phone

Home:

Alternate Phone

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What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ 1-3 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I have always been involved and active in the arts since I was a young child. I believe cultural arts are a critical component for society, including our societies youngest and most disadvantaged members. I believe that it is important that we create policies and fund initiatives that create accessibility to the arts for all.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

Arts, advocacy and art advocacy has been interwoven into my entire professional life. I began my career as a professional stage manager while also working with NYC school children as a teaching artist. I later earning my Master's Degree from NYU in Arts Administration, with focus on non-profit arts management. I leveraged these skills serving as a Business Representative for Actors' Equity Association, the union representing Actors and Stage Managers working in the theater, where I advocated for the Off-Broadway community. During my time at the union, I ran and participated in many committees and task forces assigned for different projects, including arts policy. I now work as an Associate Director of Patient Services, where our program mission is built around keeping our patient as the North Star.

You may upload a supporting document (e.g., CV or resume). Please be advised that any information submitted becomes a public record and may be searchable online.

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ 35-54

Associate Director, Program
Management-Patient Services

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

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☒ I Agree *

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Profile

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Public Records Statement

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☒ I Agree

Marion

First Name

E

Middle Initial

Meyer-robboy

Last Name

marionrobboy@gmail.com

Email Address

316 Circle Park Pl

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27517

Postal Code

Home: (919) 968-9773

Primary Phone

Mobile: (919) 225-4293

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ Greater than 10 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

- ☒ Advisory Board or Council member
- ☒ Internet
- ☒ Social Media
- ☒ Other (provide additional information below)

Meadowmont listserve

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I grew up in Bern, Switzerland where my parents and my grandfather trained me to critically evaluate and appreciate the fine arts and to understand trends in quality. For many years, my mother owned an art gallery, which is where I learned to have a discerning eye. This skill has proven to be so helpful as I have visited museums and attended museum activities as noted elsewhere in the application.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

Please see my resume. I am also interested in classical music, having played the violin and attended numerous concerts in every city where I have lived.

[Biography_Marion_Robbboy.docx](#)

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ over 55

Social worker, retired

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

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☒ I Agree *

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MARION ROBBOY

Marion has been involved in the religious, cultural and civic fabric of the Triangle since she arrived here in 1992. As a volunteer at Duke University's Medical Center's Emergency Room, Marion initiated a program for patient family advocacy that continues today. For many years, she served as a board member of the Cancer Patient Support Program at Duke, on the Board of Trustees of the historic Carolina Theatre in downtown Durham and the Chamber Orchestra of the Triangle. She is active in the North Carolina Museum of Art, having co-chaired its Humber Society and is a founding member of the Museum's Friends of the Judaica Art Gallery. She is also a member of the International Council of the Israel Museum in Jerusalem. Marion has been a board member of the Freeman Center of Jewish Life at Duke University, the Durham-Chapel Hill Federation, the Chapel Hill Kehillah the Jewish Community Foundation and co-chaired the Durham-Chapel Hill Federation 2008-9 Annual Campaign. . In 2006 Marion and her husband, Stanley were the recipients of the Sarah and Mutt Evans Leadership Award. Marion is currently active in Rotary and on the Advisory Board for UNC's Center of Jewish Studies.

Marion was born in Bern, Switzerland, as the eldest of five children. She graduated from the University of Geneva's School of Social Work where she obtained her MSW. There, she married a Swiss obstetrician-gynecologist, and together shortly thereafter moved from Zurich to New York City. Marion worked as a social worker at the Bronx Municipal Hospital Center of the Albert Einstein College of Medicine in an interdisciplinary teaching program for first year medical students. While in New York, Marion chaired the school board for Temple Israel Center in White Plains and she served for many years as Vice President and as a member of its board of trustees. Following the death of her husband, she married Stanley Robboy, who is Professor and earlier the Vice-Chairman of the Department of Pathology and Professor of Obstetrics and Gynecology at the Duke University Medical Center. He is the Past President of the College of American Pathologists.

Profile

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Public Records Statement

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☒ I Agree

Cat

First Name

Moleski

Middle Initial

Last Name

catmoleski@gmail.com

Email Address

1601 Curtis Rd

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27514

Postal Code

Mobile: (919) 370-1994

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ Greater than 10 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I have long appreciated the public art in and around Chapel Hill. I think it adds a depth to people's experience of Chapel Hill whether they live here, work here or are just visiting. Public art exposes the hidden diversity of our community as well as our cultural roots.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I hold a BFA in studio art from Alfred University and have shown my art in galleries and retail spaces for many years. I served on the Board of Directors for Weaver Street Market for six years (serving as president for two) and have served on two HOA boards as well.

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ over 55

Artist

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

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☒ I Agree *

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Profile

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Public Records Statement

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☒ I Agree

Ryan

First Name

Phillips

Last Name

Middle Initial

rpPhillips@ncsu.edu

Email Address

1100 West NC Highway 54 Bypass #38B

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27516

Postal Code

Mobile: (910) 315-3373

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ 0-12 months

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Parks, Greenways & Recreation Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Parks, Greenways and Recreation Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

Question applies to Parks, Greenways and Recreation Commission

Select a Seat Category for the Parks, Greenways and Recreation Commission *

☒ Chapel Hill Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Internet

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I have a track record of collaborating with a variety of people in different environments and making improvements to existing processes. I also bring a holistic mindset to the table through my experiences listening to and integrating the needs of clients of various backgrounds while working as a Brokerage Investment Professional for Vanguard in Charlotte. My educational background in finance also supports me in taking a financially practical approach when making recommendations.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I am interested in serving on either the Greenways Commission or Arts Commission because they are two areas I have a strong interest in. I am a strong proponent of recreational spaces for the public to enjoy. I worked as a personal trainer for University Recreation while attending NC State and often use greenway trails to run or bike. I have also always had an interest in arts. I obtained a minor in journalism while attending NC State and have experience in journalistic writing for the Flyers Focus newspaper at Sandhills Community College and video/radio presentation for the Broadcast Meteorology Club at NC State. Last year, while I lived in Charlotte, I served on the production crew for Elevation Church's uptown campus. I also have a personal interest in music and am teaching myself piano and guitar. In school, I played the violin and trumpet (marching band) performed in musicals, and sang in youth choir. I have always enjoyed serving the community I live in and I intend on being in Carrboro/Chapel Hill for at the least the next several years, as I currently work at UNC and am contemplating attending grad school at UNC in the next year or so and I am seeking ways to serve this great community.

[Feb_2019_Resume.doc](#)

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Male

If other, please describe:

Please select your age from the following list. *

☒ 18-24

Accounting Technician

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

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☒ I Agree *

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RYAN PHILLIPS

1100 West NC Hwy 54 Byp #38B, Chapel Hill, NC | [linkedin.com/in/ryanpphillips1](https://www.linkedin.com/in/ryanpphillips1)
910.315.3373 | rpphilli@ncsu.edu

EDUCATION

North Carolina State University

B.S. Business Administration, Concentration: Finance

Minors: English, Accounting | Cum. GPA: 3.4 | Major GPA: 3.6

Raleigh, NC

May 2017

Sandhills Community College

A.A. University Studies | Cum. GPA: 3.8

Pinehurst, NC

July 2015

EXPERIENCE

UNC School of Medicine, Accounting Technician, Chapel Hill, NC

Oct. 2018-Present

- Process travel, voucher, and requisition requests for BME, Pathology, ENT, Urology, and Neurosurgery
- Trained in vouchers, p-cards, travel reimbursements, requisitions, journal entries, Infoporte, ConnectCarolina
- Experience training new employee on how to process and track reimbursement requests for BME

Amazon, Sortation Assistant, Durham, NC

Aug. 2018- Dec. 2018

- Ensure accurate sorting of more than 1,000 packages per hour. Promoted to permanent status within first month

Vanguard, PI Brokerage Investment Professional, Charlotte, NC

June 2017-Aug. 2018

- Provided efficient account support and accurate investment guidance for clients with less than \$1 million
- Utilized strong relationship management skills to answer questions for 30+ clients per day via phone

NC State University Recreation, NASM Certified Personal Trainer, Raleigh, NC

Aug. 2016-May 2017

- Organized NC State's Financial Literacy Month events and presented on-campus wellness classes
- Obtained clients; educated them on and motivated them to complete personalized workout regimens

Situs, Due Diligence Intern, Robbins, NC

May 2016-Aug. 2016

- Traveled and performed lease audits and inspections on over 800 apartment units
- Assisted on over 100 Excel tasks, such as rent rolls, financials, market reports and lease reviews

First Health of the Carolinas, Finance Intern, Pinehurst, NC

May 2016-June 2016

- Worked with heads of every department directly supporting finance team of this U.S. Top 100 Hospital
- Departments included revenue cycle management, accounting, finance, and materials management

RECOMMENDATIONS

- "He could be trusted to take on an initiative and run with it with little guidance." – Jake Poysti (LinkedIn)
- "Resourceful, highly motivated, & very organized. He was a pleasure to work with." – Annie Rasheva (LinkedIn)

LEADERSHIP

- **Student Network Group Mentor**, Poole College of Management, NC State University **Aug. 2016-May 2017**
- **President**, NC State Finance Club, NC State University **Aug. 2015-May 2017**
- **NC Senate Page**: Worked on the Senate chamber floor during legislative action **June 2012**
- **Eagle Scout Award**: Raised and donated 13,000+ books to village schools in Africa **Nov. 2011**

COMMUNITY SERVICE

- **Production Team**: Set up, control, and takedown of equipment at Elevation Church **Nov. 2017-Feb. 2018**
- **Election Assistant**: Handled flow of 1,800+ voters on Election Day in Wake County precinct 01-23 **Nov. 2016**
- **VITA volunteer**: Provided free income tax assistance to those in the NC State community **Feb.-April 2016**
- **Great Citizen Award**: Faculty-nominated for stellar attitude, character, academics, spirit, and service **June 2013**

INTERESTS & TRAVEL

- **Interests:** weight training, music, running, disc golf, reading, writing, exploring new ventures, current events
- **Travel:** 49 US states. International: Canada, Mexico, Honduras, Jamaica, Haiti, Grand Cayman

Profile

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Public Records Statement

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☒ I Agree

William

First Name

Rigby

Middle Initial

Last Name

wdr@nc.rr.com

Email Address

616 Sugarberry Rd.

Street Address

Suite or Apt

Chapel Hill

City

NC

State

27514

Postal Code

Mobile: (919) 672-0977

Primary Phone

Home:

Alternate Phone

Residency within the Town limits is required for membership on most Council advisory bodies. Memberships of some committees and task forces may be composed of up to forty percent of non-Town residents.

What district do you live in? *

☒ Chapel Hill Town limits (Purple)

[Please consult the town maps HERE if you are unsure.](#)

If you are a Chapel Hill Resident, How long have you lived here?

☒ 4-9 years

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Parks, Greenways and Recreation Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

Question applies to Parks, Greenways and Recreation Commission

Select a Seat Category for the Parks, Greenways and Recreation Commission *

☒ Chapel Hill Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I'm interested in serving the community in some way. I'd be glad to serve on any board.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I'm a lifelong musician and an activist when I have time. I'm interested in the cultural life of my community.

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Male

If other, please describe:

Please select your age from the following list. *

☒ over 55

musician

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

Ethics Statement

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

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Any member who violates these Ethics Guidelines may be subject to removal from the board or commission. If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area. Any advisory board or commission member may seek the counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request the Town Attorney respond in writing.

☒ I Agree *

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☒ I Agree

Andrew

First Name

Ross

Middle Initial

Last Name

andrew@andrewross.com

Email Address

140 W. Franklin St.

Street Address

Unit 604

Suite or Apt

Chapel Hill

City

NC

State

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Postal Code

Mobile: (919) 260-7537

Primary Phone

Home:

Alternate Phone

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What district do you live in? *

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If you are a Chapel Hill Resident, How long have you lived here?

☒ 0-12 months

The Council encourages you to visit a meeting of the group that you are interested in serving on. Please choose no more than two groups from the list below to which you would like to apply.

Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I am a photographic artist and former professor of art. I recently returned to Chapel Hill after previously living here from 1996-2005, during which I served on the Chapel Hill Public Arts Commission from 2001-2004. I am now a downtown resident with a strong interest in how the arts can be used to continue to enhance the culture of our community.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I have worked extensively with organizations and committees related to visual and performing arts, both at universities and in communities. I have ALS, so I will note up front that I anticipate my participation will be more through input and ideas at meetings rather than through extensive time in physical volunteer service.

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ Prefer not to Answer

Gender

☒ Male

If other, please describe:

Please select your age from the following list. *

☒ 35-54

Former university art professor

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

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☒ I Agree *

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☒ I Agree

Annetta

First Name

Streater

Middle Initial

Last Name

astreater@gmail.com

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11 Heather Court

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Chapel Hill

City

NC

State

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Mobile: (919) 215-0100

Primary Phone

Home: (919) 918-2037

Alternate Phone

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What district do you live in? *

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If you are a Chapel Hill Resident, How long have you lived here?

☒ Greater than 10 years

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Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Social Media

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I would bring to the Cultural Arts Commission a perspective that includes an understanding of the value of arts to primary education, the value it brings to well rounded learning and integrated learning for our young people. I have served on the Board of Directors for EmPOWERment, Inc, which included in its mission the development of youth of our communities. Eleven years of service on the CHCCS Board of Education will also bring a skill set and perspective about arts enrichment and the value of learning about the arts in one's community/environment. I understand the value of collaboration between community arts partners, artists and the public schools. I believe in the beauty of our community and the value the arts play in making ours a viable economy and wonderful place to live.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

My qualifications include experience with board interaction and operations, strong communication skills and the ability to develop and evaluate policies. As indicated in the section on my perspective, I have an interest in promoting the arts and its value to quality of life.

You may upload a supporting document (e.g., CV or resume). Please be advised that any information submitted becomes a public record and may be searchable online.

Demographics

In order to consider this application and provide some balance to the various boards, this personal information is required:

Ethnicity

☒ African American

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ 35-54

Director of Patient Relations

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

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☒ I Agree

Deborah

First Name

Zionts

Middle Initial

Last Name

deborahzionts@gmail.com

Email Address

212 Glenhaven Drive

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Suite or Apt

Chapel Hill

City

NC

State

27516

Postal Code

Mobile: (847) 778-5959

Primary Phone

Home:

Alternate Phone

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What district do you live in? *

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If you are a Chapel Hill Resident, How long have you lived here?

☒ 0-12 months

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Which Board is your First Choice? *

☒ Cultural Arts Commission

Which Boards would you like to apply for?

Cultural Arts Commission: Eligible

Question applies to Cultural Arts Commission

Select a Seat Category for the Cultural Arts Commission *

☒ Chapel Hill Town Resident

How did you find out about this opportunity? (select all that apply by holding down the shift key)

☒ Email

If you chose "Other" from the advertising opportunity listed above, please specify specify:

Interests & Experiences

What perspective(s) do you bring to the board(s), commission(s), committee(s) or task force(s) to which you are applying?

I will bring a unique and fresh perspective; for 25 years, I lived in Highland Park, IL, where I was very much involved in its vibrant art scene. I have been a planner of large and medium sized arts events, an art student for many years, and an active board member of the local art center. For 10 years I was a major part of the planning and execution of Focus on the Arts, a renowned three day/four evening high school and community arts festival with over 250 artists and 500 volunteers. Through my volunteer and professional work, and raising four children who love the arts, I understand the importance for a community to have a rich and accessible arts life that reaches all community members, and the meaningfulness of exposure to the arts from a young age.

Please provide a brief summary of any other relevant qualifications (skills, abilities, interests and/or experience) you bring.

I was a hands-on and very involved member of the board of directors of The Art Center, where I helped plan their annual gala, Festival of Fine Arts, and Recycled Art Fair. With Focus on the Arts, I helped create large and small scale programs for students and community members, with artists from all genres. As a recent part of Focus, I created the Social Justice in the Arts program; the idea, programming, and found culturally diverse artists with the goal of reaching out to all students. I have used the arts in my professional work to teach people meaningful lessons. I am fortunate to have grown up in a home where art was valued and I was exposed to the arts. I have been on the Highland Park city housing commission, and have taken countless art classes, and created, shown and sold my own art for many years. In the 10 wonderful months I have lived in Chapel Hill, I have been thrilled with the exciting visual, literary and performing arts I have experienced.

[Ziontsresume.pdf](#)

You may upload a supporting document (e.g., CV or resume). **Please be advised that any information submitted becomes a public record and may be searchable online.**

Demographics

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Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Female

If other, please describe:

Please select your age from the following list. *

☒ over 55

social worker/ community
volunteer

Occupation

Are you a Town of Chapel Hill employee?

☐ Yes ☒ No

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DEBORAH ZIONTS

212 Glen Haven Drive, Chapel Hill, NC 27516 | deborahzionts@gmail.com | 847-778-5959

PROFESSIONAL EXPERIENCE

SHALVA, Chicago, IL

Community Outreach and Education Coordinator

December 2015-September 2017

Supporting domestic abuse victims through counseling and community education

- Increased awareness and understanding of intimate partner abuse in the Chicago Jewish community
- Maintained, developed, presented, implemented and coordinated programs focused on understanding domestic abuse from a prevention, education and/or intervention approach
- Planned and coordinated all aspects of events: venue, program, marketing, evaluation and follow-up.
- Created education material for multiple types of events for women's groups, synagogue groups, court advocates, high school and middle school students, small private groups and nurses
- Actively pursued new opportunities through networking and relationship building
- Collaborated on programming with other agencies and professionals
- Participated in networking and coalition groups
- Collaborated with development director to create and plan events
- Worked with board members to evaluate and expand initiatives and develop outreach plan
- Oversaw volunteer program

Northshore University Healthsystems, Deerfield, IL

Adult Partial Hospitalization Program Intern

August 2014 - May 2015

Group psychotherapy program for patients experiencing an acute episode of mental illness

- Conducted comprehensive psychosocial intake assessments, developed individual treatment plans and planned patient discharges
- Facilitated group therapy and provided brief individual counseling

Niles Family Services Niles, IL

Case Management Intern

August 2012 - May 2013

- Performed intake interviews
- Provided case management and follow up care; connected clients with community resources

VOLUNTEER EXPERIENCE

Blue Ribbon Mentor – Advocate Chapel Hill, NC May 2018-present

Student Mentor: Advocate for student in school, provide social and cultural enrichment and college and career preparation. Take advantage of community support and identify mentee's potential for growth.

Durham Crisis Response Center Durham, NC January 2018 – present

Crisis Line Advocate: Provide support and assistance to survivors of sexual and domestic violence.

Jewish Coalition Against Sex Trafficking (JCAST) Chicago, IL 2015-2017

Steering Committee: Planned programming and events to raise awareness and engage community in fighting sex trafficking. Spoke at events, facilitated discussions, created presentations.

National Council for Jewish Women Chicago, IL 2015-2017

Board Member: Planned programming and advocacy for initiatives combating violence against women.

Rebecca's Dream Chicago, IL 2015-2016

Board Member: Planned programming and helped fundraise to promote awareness and understanding of depression and bipolar disorder.

Focus on the Arts Highland Park High School, Highland Park, IL 2009-2017

Founder, Social Justice in the Arts: Worked with parents, students and administration to present artists who explore, educate and advocate for social justice issues. (2013-2017) *Parent Coordinator:* Managed all aspects of biennial, three-day, four evening arts event with 250 workshops and 500 volunteers that exposes and encourages students and the community to explore the arts. (2009-2013)

College Bound Opportunities Riverwoods, IL 2007-2013

Mentor: Supported and advised high school students through college to graduation and career.

Pass With Flying Colors Chicago, IL 2010-2012

Founding Board Member: Developed educational programming, coordinated fundraising programs.

The Art Center of Highland Park Highland Park, IL 2005-2011

Board Member: Planned and ran fundraising events.

EDUCATION

Loyola University School of Social Work, Chicago, IL May 2015

Master of Social Work; Specialization in Family and Children

Pine Manor College, Chestnut Hill, MA June 1984

B.A. in Management; Minor in Economics