

COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS
- Chapel Hill Transit Facility Expansion -

October 25, 2022

The Community Design Commission conducted a review of the Concept Plan application at their meeting on October 25, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan

- The Commission noted that moving the porch of the proposed Operations Base to the south side of the building would help improve the building's overall relationship to existing buildings on the site and provide occupants a better view of the trees to the south of the site.

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: November 22, 2022
PROJECT: Transit Facility Expansion Concept Plan
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Shugong Wang
BOARD MEMBERS ABSENT: Pamela Schultz

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, November 22, 2022 and received a presentation from Katy Fontaine, the Transit Project Manager, who reviewed the Transit Facility Expansion Plan to meet Transit's future needs.

Most of the project site is located on the Nunn property along Millhouse Rd, between the Public Works and Transit facilities at the Town's Operation Center. The project site is approximately 11 acres and, with the exception of the Fire Training Center, is forested. It contains perennial and intermittent streams that are subject to the Town's Resource Conservation District (RCD) and Jordan riparian buffer regulations. There is a regulatory floodway and floodplain (Old Field Creek) present.

The expansion plan includes four phases. Phases One and Two include the expansion of the bus yard and the addition of an operations and maintenance center. Phase Three proposes an access road to extend south to the Eubanks park-and-ride lot; Phase Four includes a future Public Services Facility.

Board members had the following comments:

Comments:

- Consider using permeable pavement in the parking areas.
- Need to include oil/water separators in the new parking areas.
- Consider limiting traffic on proposed access road for emergency use only (add bollards). This will help minimize pollution to Old Field Creek and may help to reduce the width of the road.
- Consider a different location for the proposed access road. Staff noted there is a benthic monitoring site on Old Field Creek in the vicinity of the proposed access road. Extreme care will need to be taken to protect the stream during and after construction.
- The road as shown would cross the regulatory floodplain and floodway in two locations. A Conditional Letter of Map Revision (CLOMR) and LOMR will be required.
- Incorporate green infrastructure (e.g., collect rooftop runoff for reuse, use grassed swales and curb cuts in parking areas, etc.) wherever possible to disconnect the impervious surfaces.
- Relocate the proposed hydrogen facility away from riparian buffers, floodplains, and slopes.
- As part of the project, consider relocating any existing dumpsters and recycling areas away from the RCD, streams, and the interior drainage system.
- The Town needs to set an example by incorporating innovative measures in the design.
- The Board may petition the Town Council to provide input after the application is submitted and design details are available.