

10-10-2018 Town Council Meeting Responses (#1)

ITEM #11: Blue Hill Biannual Report #8

Council Question: The Staff agreed to bring back decisions points for us in the fall (meaning now) related to our petition from the beginning of the year. There was to be additional info developed around max property coverage/building footprint/massing, and affordable housing. So, if not in this report, when will they be bringing these items back, given that they said they didn't have enough time last session?

Staff Response: *Housing staff are currently developing information and strategies for affordable housing in Blue Hill, with an update in the agenda packet and a plan to report on this work in early 2019. Planning staff are coordinating with consultant Tony Sease to initiate further study of building massing and lot coverage standards as a follow-up to the code revisions adopted by the Council this past spring. The Blue Hill Update at this week's Council meeting provides an opportunity for Council to provide initial feedback on the timeline and scope of these efforts. Please note the timeline is impacted by the overall workload and staff capacity of the Planning and Housing departments.*

Council Question: Could you please provide a brief overview of the Elliott Rd. flood storage project? Since it was designed prior to my time on Council, I don't feel like I have a full understanding of the design and function in terms of the scale of improvement expected. Is it designed to mitigate new stormwater impacts only or will it improve existing issues? What will be the impact on neighborhoods downstream?

Staff Response: *In 2008, Town Council approved the Stormwater Master Plan that includes studying all of the subwatersheds within the Town. The first subwatershed was the Lower Booker Creek that includes the Elliott Road/Eastgate area. The study concluded with several recommended projects to mitigate flood-water impacts within the subwatershed. On January 18th, 2017, the Town Council approved staff to proceed with design and construction of five prioritized projects, including the Elliott Road Flood Storage Project. The study took into account all existing and future impacts.*

The project consists of enlarging the "green area" behind Eastgate Mall to allow for additional flood-waters to be temporarily stored for a short period of time. Unlike a stormwater pond, it will completely drain over a period of time at a flow rate that is similar to the current flow of the downstream stream. The benefit to the Town is a substantial reduction in the flood elevation to the land owners upstream for most flood events. The facility will also include a walking path, walking bridges, landscaping, and a lookout. Art is also incorporated in the project.

October 10, 2018 Council Meeting

ITEM #11: Blue Hill Biannual Report #8

Council Question: The last time staff gave council an update on Blue Hill, council asked for a scorecard that showed:

- What was the planned square footage for residential, hotel, and office/retail when Form-Based Code for Ephesus-Fordham was approved? And how much tax revenue was expected from that?
- What are those numbers at present?
- What did staff expect those numbers to be at this point?
- Where does staff expect to be at final buildout, based on where we are today? And when do you expect buildout to be complete?

Staff Response: *Please see the attached Development Tracking Summary. This information will also be included in tonight's presentation.*

ITEM #12 (part 2)

Council Question: Is there a DEQ-imposed deadline to the decision-making process - I seem to recall in the spring Dwight telling us that if we didn't move forward soon, DEQ would step in?

Staff/Consultant Response: The NCDEQ is aware that the Town is in the process of determining a remediation approach and use for the property. The NCDEQ has not established a deadline at this time. There is a deadline for the first right of refusal with developer Belmont Sayre, which is set to expire November 8th, 2018.

Council Question: I understood the cost of clean-up (not removal) was included in the cost estimates for the Municipal Services Center. Could you confirm that and remind me of how much the set-aside amount is?

Staff/Consultant Response: When the former business management director provided Council with estimated costs for the municipal services center, he included a figure for potential remediation (\$2.5 million). The reason for sharing this with the Council was so they could see what the demands would be on the debt management fund in the future. The council will need to consider any remediation costs and how to fund them when the time comes. The most recent preliminary