



TOWN OF CHAPEL HILL

Transportation and Connectivity Advisory Board

Meeting Minutes

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

Chair Heather Brutz
Vice-Chair Susanne
Kjemtrup-Lovelace
Nikki Abija
Eric Allman

Brian Hageman
Katie Huge
Rudy Juliano
Denise Matthews

Tuesday, March 23, 2021

7:00 PM

Virtual Meeting

Virtual Meeting Notification

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

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_jFHaLMCHSouQmHRI3DC65w

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode.

Phone: 301-715-8592

Meeting ID: 891-1478-4874

Opening

Roll Call

Bergen Watterson (Town Staff), Brian Litchfield (Town Staff), Jordan Powell (Town Staff), Angie Steele (Town Staff), Emily Holt (Town Staff), Nate Broman-Fulks (Town Staff), Wendi Ramsden (Coulter Jewell Thames, PA), Dan Levine (Self-Help), Aspen Romeyn (Self-Help), Darian Buck (Inter-Faith Council), Quinton Harper (Inter-Faith Council), Ashley Saulpaugh (Ram Realty Advisors), Bill Derks (McAdams), John Rees (Planning Commission Liaison), Julian Taylor (Youth Council Liaison), Kurt Stolka (UNC-CH Transportation Liaison), Ronald Carnes (Chapel Hill Resident), Neal Bench (Chapel Hill Resident), Geoffrey Green (Chapel Hill Resident), David Klepser (Chapel Hill Resident), Council Member Hongbin Gu

Present 8 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Eric Allman, Brian Hageman, Katie Huge, Rudy Juliano, and Denise Matthews

Approval of Agenda

A motion was made by Juliano, seconded by Vice-Chair Kjemtrup-Lovelace, to amend the March 23, 2021 agenda by switching the order of Old Business and New Business. The motion passed unanimously.

Announcements

Petitions

1. Activate! IFC Transportation Petition [0210](#)

Attachments: [Activate! IFC Transportation Petition](#)

Darian Buck, Inter-Faith Council staff, submitted a petition asking that the Town of Chapel Hill extend bus service on the weeknights and weekends and to provide clear, updated signage at all bus stops.

Public comments were made by Ronald Carnes and Quinton Harper. Brian Litchfield, Chapel Hill Transit Director, will work with Inter-Faith Council prior to addressing the Transit Partners Committee.

Approval of Minutes

2. February 23, 2021 Action Meeting Minutes - Draft [\[21-0213\]](#)

Attachments: [February 23, 2021 Action Meeting Minutes - Draft](#)

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Hageman, to approve the February 23, 2021 draft action meeting minutes. The motion passed. 7-0. Juliano did not vote.

New Business

3. University Place Redevelopment [\[21-0215\]](#)

Attachments: [University Place Redevelopment - TCAB](#)
[University Place Staff Report Technical Report and](#)
[Project Fact Sheet \(03.02.21\)](#)
[University Place - Combined Materials](#)
[University Place - Design Standards](#)
[University Place - Resolution A \(03.02.2021\)](#)
[University Place - Special Use Permit Master Plan](#)
[Traffic Impact Analysis - Executive Summary](#)
[\(02.25.21\)](#)
[University Place Redevelopment - TCAB \(03.23.21\)](#)
[University Place - Revised Resolution A \(03.23.21\)](#)
[Regarding the University Place Application for a](#)
[Special Use Permit - Geoffrey Green \(03.18.21\)](#)
[University Place - Presentation \(03.23.21\)](#)

Bergen Watterson, Town Staff, presented on the University Place Redevelopment - special use permit modification. Watterson provided an overview of the subject property including site details, traffic impact analysis, and process.

Ashley Saulpaugh, Ram Realty Advisors, recapped the project overview, vision & goals, and site plan. Chair Brutz summarized Geoffrey Green's public comment (attached) on parking at University Place.

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Matthews, to recommend approval of the special use permit modification for University Place Redevelopment with the following conditions:

- Developer coordinate with Chapel Hill Transit to explore additional bus stop(s) within the development.
- Developer meets with community bicycle advocacy groups to determine ideal bicycle parking locations.
- Developer install additional traffic calming treatments on the interior roadway network.
- Developer coordinate with Town Staff to consider pedestrian, bicycle, and non-motorized routes within the development to prioritize safety, directness, and experience for all ages and abilities.

The motion passed. 7-1.

4. 2200 Homestead - Mixed Income Development

[\[21-0216\]](#)

Attachments: [2200 Homestead - TCAB](#)
 [2200 Homestead- Project Details Table 3.11.2021](#)
 [2200 Homestead - CZD Advisory Boards - Summary Report](#)
 [Traffic Impact Analysis - Bridgepoint & 2200 Homestead Executive Summary](#)
 [2200 Homestead - Plan Set](#)
 [Application Materials](#)
 [Ordinance A](#)
 [Resolution A DRAFT](#)
 [Resolution B](#)
 [2200 Homestead - TCAB \(03.23.21\)](#)

Bergen Watterson, Town Staff, presented on 2200 Homestead Mixed-Income Development - conditional zoning permit. Watterson provided an overview of the subject property including site details, traffic impact analysis, and process.

Nate Broman-Fulks, Town Staff, provided background context and long-term affordable housing goals of the Town of Chapel Hill. Wendi Ramsden, Coulter Jewell Thames, PA, presented on the development in general and focused on the connection to broader amenities and pedestrian access within the development. Neal Bench, Chapel Hill Resident, provided public comments.

A motion was made by Hageman, seconded by Juliano, to recommend approval of the conditional zoning permit for 2200 Homestead Mixed-Income Development with the following conditions:

- Developer coordinate with Chapel Hill Transit on the placement of bus stop(s), ensuring safe and convenient access to bus stops on both sides of Homestead Road, and forecast future demand and capacity of the HS-Route to handle frequency and service hours.
- Developer ensure retention of connectivity between 2200 Homestead and the newly relocated Hope Gardens.

The motion passed unanimously.

Old Business

5. 2020-2025 TCAB Priorities

[\[21-0248\]](#)

Attachments: [2020-2025 TCAB Priorities](#)
 [2020-2025 TCAB Priorities \(Revised 03.24.21\)](#)

Chair Brutz presented on the 2020-2025 Board Priorities. The following elements were added:

- Add performance measure to adhere to the North-South Bus Rapid Transit project timeline.
- Add performance measure to resume pre-pandemic level ridership by 2023.
- Add performance measure for increased accessibility to bus stops.
- Add performance measure to reduce pedestrian serious injuries and fatalities to zero by 2025.

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Juliano, to approve the 2020-2025 Board Priorities. The motion passed unanimously.

Board Reports

Matthews updated the advisory board on the Road to Zero Task Force, including meeting dates and times, strategies and timeline.

Bergen Watterson, Town Staff, and Council Member Gu provided updates on COVID-19 funding for Chapel Hill Transit.

Staff Report

Pedestrian-Involved Crashes

[\[21-0217\]](#)

Bergen Watterson, Town Staff, reported on recent serious injuries in the Town of Chapel Hill:

- Laurel Hill Road, Town will monitor for safety improvements
- Martin Luther King Jr. Blvd / Town Hall crash, failure to yield circumstance
- US 15-501 (Fordham Blvd) / Ephesus Church, right on red incident including a hit-and-run

Watterson shared the following public meeting dates:

- March 29, 2021 - Town Wide Traffic Modeling
- March 30, 2021 - Aura Development - Traffic Information

Adjournment

Next Meeting - April 5, 2021

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.