

05-19-2021 Town Council Meeting Responses to Council Questions #1

ITEM #13: Concept Plan Review: Jay Street Apartments, 66 Jay Street

Council Question:

Can the presentation please include a description of the community engagement that has taken place to date? I recall last year Council requested that Northside community members be proactively engaged from the start in providing ideas on needs, design, etc. How has any input gathered been reflected in the current design?

Staff Response:

Yes, the presentation will include a description of the engagement activities held and the feedback received on the preliminary concept to date. We have also attached the community engagement plan designed by the Community Home Trust designed and are implementing, in conjunction with the Marian Cheek Jackson Center.

One of the first steps in designing the engagement process was to reach out to the Jackson Center to seek guidance on the recommended ways of engaging the Northside community. As an early step, the development team hosted a neighborhood meeting on April 22nd and are presenting the project at a Northside Neighborhood Initiative Compass Group meeting on 5/18 (rescheduled from 5/11). In addition, we will be providing a project update to the Public Housing Resident Council on 5/26. The development team has also reviewed plans developed through previous Northside engagement efforts, such as the Northside Market Action Plan and the West Rosemary Street Development Guide to incorporate relevant lessons from those engagement efforts. Area residents were also notified of the public input opportunities when the Community Design Commission (May 10th) and Housing Advisory Board (May 11th) reviewed the project.

We will continue to engage the community as we shift our focus to fleshing out the early project concept into a more detailed site plan to incorporate into the conditional zoning application. Over the summer we plan to host several engagement opportunities with the neighbors and interested community stakeholders. This process will include design charrettes and (virtual) workshops to discuss topics such as site layout and connectivity (both to the neighborhood and Tanyard Branch Trail), exterior material selections, and on-site amenity options.

Council Question:

How far is the Village West bus stop from the proposed development? Are there options to add a stop for the new development, if deemed necessary?

Staff Response:

The Village West bus stop is less than 0.1 miles from the proposed entrance to the site. As we

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continue with planning the details of the project, we will reach out to Chapel Hill Transit to evaluate bus service to this project and whether changes are needed and possible.

Council Question:

I'm not sure what the implications of this statement are - could you help me out?

"The developer will provide a 30-year pro forma for the two apartment buildings, from the date of issuance of C of O, which is standard for affordable multi-family new construction projects."

Staff Response:

This statement refers to the operating pro forma, or cash flow analysis, that the developer will assemble to inform project financials and confirm the housing mix the project will serve. The pro forma and accompanying financing plan will be required as part of the development contract with the Town.

Council Question:

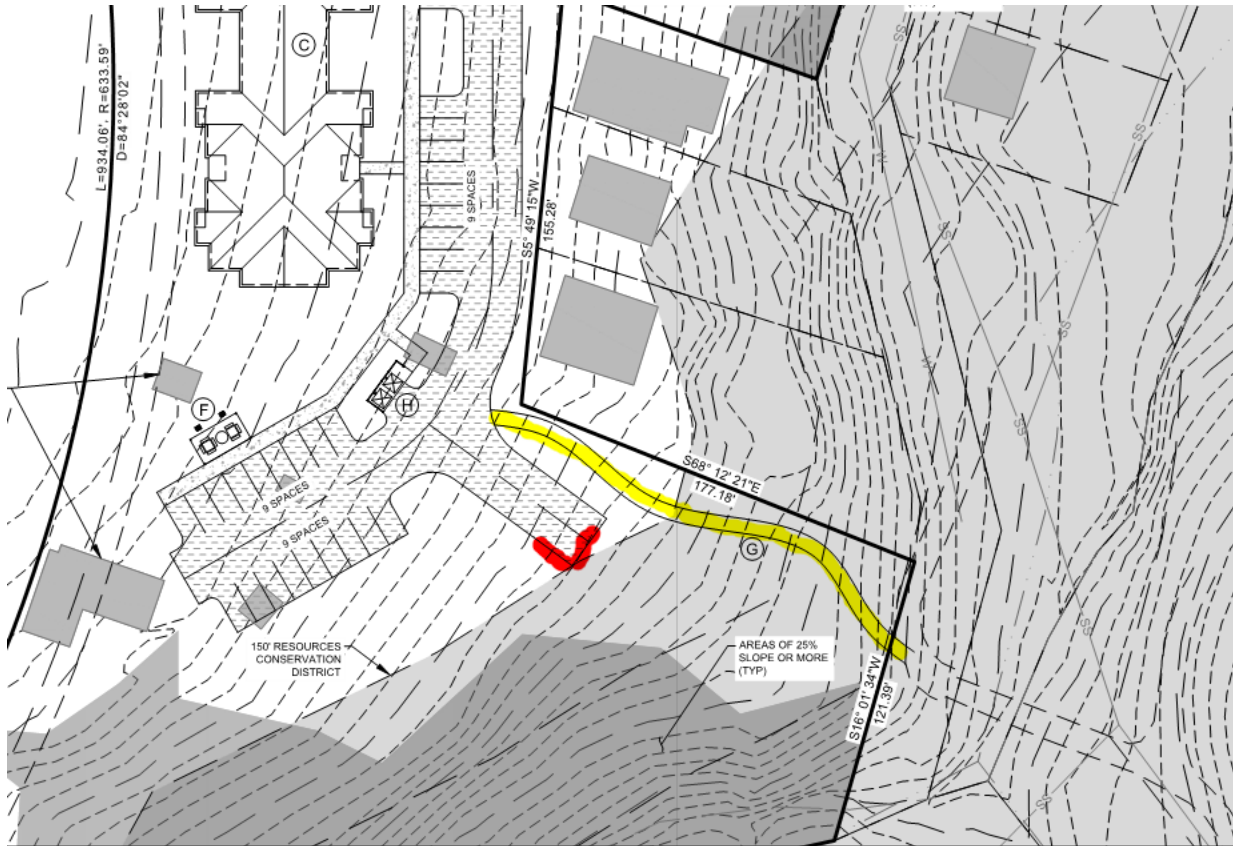
Would the proposed development require incursion into the RCD? If so, does it appear that Town Council would be asked to grant variances relating to the RCD or steep slopes for the project to be built as laid out?

Staff Response:

The concept provided by the applicant shows a greenway incursion highlighted in yellow on the exhibit below. The proposal is to continue Tanyard Branch multi-use path through the RCD (perpendicular to the stream). The limit of disturbance for the proposed greenway has not been shown for staff to verify if it meets the dimensional regulations for impacts in the RCD.

Greenways are permitted in all zones of the RCD, so no modification to the RCD regulation is required for that use. There may be some grading in the Upland Zone associated with a proposed turn around drive highlighted in red on the exhibit below but the concept plan does not show proposed contours or limit of disturbance. Area with slope greater than 25% will not be disturbed per the exhibit below. Staff has not verified the slope analysis provided on the concept plan at this stage.

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Council Question:

Are there any features of the site that our stormwater staff feels we should be aware of?

Staff Response:

During the entitlement stage of the application, and even though an underground detention system has been proposed for this site, the applicant needs to show approximate location of the stormwater control measure on the site in order for staff to be certain that the stormwater control measure and the outlet pipe will not be located in the RCD.

There is also Jordan Buffer on the site but greenways with determination of no practical alternative are allowed and will not require a variance.

Jay Street Community Engagement Plan – as of April 2021

Type of Engagement	Goal of Participation	Tools/Activities	Completion date	Inclusive Engagement Techniques
Inform	Educate the public about the project and how it fits in with town goals.	1. Website with FAQ based on comments	4/5/2021	Spanish translation on website
		2. Public Notice of TOCH Board/Council meetings	4/17/2021	
		3. Project Video	TBD	
		4. Ongoing education about development review process and opportunities for public input	Through project approval	
		5. TOCH Community Design Commission	5/10/2021	
		6. TOCH Housing Advisory Board	5/11/2021	
		7. Council meeting on concept plan	5/19/21	
Consult	Opportunities for residents to comment	1. Informational zoom meeting with surrounding neighborhoods <ul style="list-style-type: none"> • Direct mailing to neighbors and registration on website 	4/22/2021	
		2. Online webform available for comment submission 24/7	Through project completion	
		3. Informational meetings regarding updates/progress	July 2021, September 2021	
Collaborate	Work with neighborhood groups to educate about the project, listen to concerns and provide feedback	1. Partnership established with the Jackson Center to assist with outreach (flyers, meetings, etc.)	Ongoing	Translations/ Interpreters where needed
		2. Attendance at neighborhood meetings/inclusion in newsletters	Community meetings: <ul style="list-style-type: none"> • Compass Group meeting 5/18/2021 • Public housing resident meeting 5/26/2021 • Northside neighborhood meeting TBD • NAACP meeting TBD • Housing & Community newsletters • Public housing newsletter April 2021 	
		3. Collaborate with HOA's in outreach radius	Set up meetings through HOA boards for May 2021 and September 2021 <ul style="list-style-type: none"> • Follow-up with Village West 5/18/21 	
Shared Decision Making	Assist with development of resident group	1. Development of plan for resident group	After project completion and lease up Fall 2023	