



TOWN OF CHAPEL HILL

Transportation and Connectivity Advisory Board

Meeting Minutes - Draft

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

Chair Heather Brutz
Vice-Chair Susanne Kjemtrup-Lovelace
Nikki Abija
Mary Breeden
Brian Hageman

Katie Huge
Rudy Juliano
Denise Matthews
Alvaro Villagran

Tuesday, September 28, 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_Q6uvHMZbQjG3csThmq7huw

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 815 9202 9064

Opening

Roll Call

Other Attendees: John Rees (Planning Commission Liaison), Councilmember Hongbin Gu (Town Council Liaison), Michael Setevnson (Perkins Eastman), Joe Dye (Grubb Properties), George Retschle (Ballentine Associates), Jody Lewis (VHB), Matt Stygles (VHB), Martin Johnson (Public), Dwight Bassett (Town Staff), Judy Johnson (Town Staff), Michael Carew (Town Staff), Bergen Watterson (Staff Liaison), Josh Mayo (Staff Liaison)

Present

9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Rudy Juliano, Denise Matthews, and Alvaro Villagran

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Rees brought a petition to the board to discuss maintenance of bikeways in Town. Rees discussed an obstruction in the bikeway by East 54 and noted confusion over obstructions and the Town's role in response. Brutz requested a staff report on Town maintenance of bikeways for the next board meeting.

Abija brought a petition to the board on the subject of Chapel Hill Transit's changes and communications. Abija noted her displeasure with the lack of explanation for service changes and the lack of engagement with the public. The Board discussed their concerns, the public transit committee meetings, and communications with the Board.

Brutz made the following motion, seconded by Abija:

The Board wants more information from Chapel Hill Transit about changes to service and measures being taken to address the operator shortage. The Board is concerned that the public, and the UNC student body in particular, are not being informed or engaged. The Board requests that Brian Litchfield, director of Chapel Hill Transit, attend the next meeting to receive and address concerns.

Aye: 9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Rudy Juliano, Denise Matthews, and Alvaro Villagran

Approval of Minutes

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Hageman, that this be approved. The motion carried by the following vote:

Aye: 9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Rudy Juliano, Denise Matthews, and Alvaro Villagran

August 24th, 2021 Draft Minutes

[\[21-0712\]](#)

Attachments: [TCAB - August 24 2021 Action Minutes](#)

Old Business

New Business

Conditional Zoning - 150 East Rosemary Street

[\[21-0713\]](#)

Attachments: [150 E Rosemary Application Materials](#)
 [FULL final execsumm E Rosemary Parking Deck &](#)
 [Office TIA](#)
 [Res A](#)
 [Res B](#)
 [150 East Rosemary](#)
 [Developer's Presentation - 150 East Rosemary](#)

Mayo provided a staff presentation on the traffic impact analysis, the proximity to NSBRT, and the project's compliance with the comprehensive plan.

Stygles presented on behalf of the applicant, discussing the proposed vehicular access and left turn restrictions, enhanced pedestrian facilities, and the bicycle parking on-site.

Board members discussed access to the bicycle parking in the garage, pedestrian safety along NCNB Alley, the project's relationship to the East Rosemary Parking Deck, and engagement with the North-South Bus Rapid Transit.

Kjemtrup-Lovelace, seconded by Juliano, moved to recommend approval with the following conditions:

- The applicant evaluate the siting and pavement marking for bike parking to facilitate safe passage of cyclists to spots, including splitting bicycle parking across levels to place bicycle parking closer to entrances
- The applicant provide at least 3% of the spaces on site as electric vehicle charging spaces, with at least one ADA accessible space with electric vehicle charging.
- The applicant ensure that at least 20% of vehicle parking spaces are 'EV-Ready' to support future electric vehicle charging stations
- The applicant provide a form of delineation for the crosswalk carrying Post Office Alley across NCNB Alley, including signage to ensure pedestrian safety by slowing vehicle traffic on NCNB Alley.

Aye: 9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huges, Rudy Juliano, Denise Matthews, and Alvaro Villagran

Downtown Parking Payment in Lieu

[\[21-0714\]](#)

Attachments: [Ordinance B Amending Town Code Chapter 11A](#)
[Off-Street Parking](#)
[Ordinance A Amending the Land Use Management Ordinance](#)
[Resolution of Consistency](#)
[Resolution B Council Parking Expectation Policy](#)
[Parking Payment in Lieu Report](#)
[Parking Payment in Lieu Presentation](#)

Bassett presented on the proposal to establish an in-lieu fee for downtown parking, establish parking requirements, and how the proposal would shift the balance of parking from private to public. Johnson presented on the proposed text changes to the Land Use Management Ordinance.

Board members discussed the costs and benefits of the proposal, concerns about the establishment of new parking requirements, the potential to obtain private parking lots, and the desire to see revenues used for other modes of transportation.

Martin Johnson, a member of the public, provided concerns about the proposal and comments on the need to increase prices on permitted parking.

Hageman moved the following statement to the Planning Commission and Town Council, seconded by Matthews:

The Transportation and Connectivity Advisory Board (TCAB) supports the research into downtown parking solutions. TCAB believes it is valuable and encourages continued research. However, TCAB believes that some components are missing from the proposal:

- The proposal focuses on parking minimums, which are counterproductive;
- The proposal is not part of a comprehensive, transit-first policy to transportation throughout Chapel Hill;
- The proposal does not have enough benefit for those who do not visit downtown in a car, such as pedestrians, cyclists, and transit users;

- The proposal does not address changes in the transportation system due to COVID;
- The proposal does not address future transportation needs due to increased ridesharing and autonomous vehicles.

TCAB is concerned that in the past, payments-in-lieu have been inflexible and unable to be used. TCAB wants to make sure that any revenue generated by any proposal has the flexibility to be used for other modes of transportation as well.

Aye: 8 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Denise Matthews, and Alvaro Villagran

Nay: 1 - Rudy Juliano

TCAB Chair & Vice Chair Election

[\[21-0715\]](#)

Kjemtrup-Lovelace nominated Abija as Vice Chair. The vote passed unanimously.

Kjemtrup-Lovelace nominated Brutz as Chair. The vote passed unanimously.

Aye: 9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Rudy Juliano, Denise Matthews, and Alvaro Villagran

Board Reports

Matthews noted that the Road to Zero Task Force had penned a letter in support of the Vision Zero proposal.

Hageman moved that the Board send their support for the letter, seconded by Huge.

Aye: 9 - Chair Heather Brutz, Vice-Chair Susanne Kjemtrup-Lovelace, Nikki Abija, Brian Hageman, Mary Breeden, Katie Huge, Rudy Juliano, Denise Matthews, and Alvaro Villagran

Staff Reports

Watterson noted that she will provide a staff report to members via email to shorten the meeting. The email included an update on the Estes Drive Connectivity Project, new bike lanes in Chapel Hill, bikeshare, and Vision Zero.

Adjournment

Next Meeting - October 26th

The meeting adjourned at 10:15 PM. The next Board meeting is scheduled for October 26th.

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.