

ATTACHMENT 6

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THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

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November 29, 2006

Ms. J.B. Culpepper, Planning Director
Town of Chapel Hill
405 MLK Jr. Blvd
Chapel Hill, North Carolina 27514

Re: UNC Park and Ride at Chapel Hill Bible Church
Response to Questions of November 13, 2006 Public Hearing

Dear Ms. Culpepper:

At the November 13, 2006, Public Hearing, a number of questions were raised relating to our Special Use Permit Modification application. This letter provides additional information in response to the issues raised at the hearing.

Citizen Comments

The University and Church representatives have received citizen correspondence during this process and both the church and the University have made substantial efforts to respond to the questions raised in the community in a timely manner. The Church has hosted meetings at its facility, the University notified all property owners within 1,000 feet of the project as well as the homeowners' associations nearby for these meetings, and the Church has met with the Presque Isle neighborhood in their community.

During our dialogue with the neighbors, several themes have emerged, including the fear that commuters who are not permit holders would park on their residential streets and walk to this lot, and general concerns over traffic impacts in this area. Although the traffic impact analysis shows no significant impacts will be generated by this change in use, the University is committed to addressing the neighbors' concerns to the best of its abilities. There are a number of options available, including additional street signage, requesting that "no parking" signs be installed on the residential streets, towing enforcement, and targeted education and outreach. It is our hope that this project will provide service not only to the commuters using the lot but to residents in the area who have a regular or occasional need to travel to campus. Our proposed agreement with the church also allows either party to discontinue the use should the park and ride prove to be untenable. However, both parties believe that this is an appropriate and beneficial use of existing parking that serves the larger community's commitment to park and ride and transit and we hope to continue working with the neighbors as we have for our other park and ride facilities in order to make this a successful venture for everyone involved.

Duration of the Special Use Permit

As we discussed during the November 13th presentation, we respectfully request that the duration a Special Use Permit Modification approval not be tied to a specific date. The University recognizes the need for more park and ride facilities in the eastern approach to Town and Campus and is committed to continuing to search for suitable sites. The University would include a report on its efforts in its semi-annual update to Council on construction.

Lighting

We have agreed to provide adequate lighting at the new bus shelter and bicycle facilities consistent with the approved lighting at the Church. The parking lot has currently approved lighting, including lighting along the pedestrian sidewalk from the parking spaces to the proposed shelter location.

Monitoring

The UNC Department of Public Safety Parking Control Section will be monitoring and patrolling the proposed parking area to enforce appropriate use of the park and ride use should it be approved. Additionally, the Department of Public Safety has discussed the installation of a "Code Blue Box" at this location with the Chapel Hill Police Department and Orange County. Discussions are on-going with Orange County Central Communications. The University would install the "Code Blue Box" and calls would be routed to Orange Central Communications and the Chapel Hill Police Department would be the responding law enforcement agency.

Timing

In order to coordinate this service with the Chapel Hill Transit system as well as the academic calendar, if this project is approved we would ask to be allowed to begin use of the facility with the existing transit stop, understanding that the new shelter and bus pull off improvements would be installed within the shortest possible time.

Four Findings

The University has presented substantial, competent and material evidence to enable the Council to find that this proposed Special Use Permit Modification meets the four findings of fact required for approval of the application. First, the pedestrian and bicycle improvements, and the contributions to transit and transportation improvements all support the public health safety and general welfare. Second, the application requires no variance from the regulations and standards of the Land Use Management Ordinance (LUMO). Third, the proposed modification has no significant traffic impact in the area, relative to the existing and approved uses in this area, as evidenced in the TIA and additional TIA counts done for the project and therefore it has no detrimental effect on the value of contiguous property. We will provide evidence on December 4th that property values have continued to increase during the previous years of growth and development. Fourth, the Special Use Modification conforms with the general plans for development in both the LUMO and the Comprehensive Plan, in which the site is identified as an institutional use surrounded by medium density residential, high density residential and office uses, adjacent to commercial and a major

transportation corridor (15-501). Furthermore, it is in keeping with the major theme of the Comprehensive Plan: "Work toward a balanced transportation system".

We believe this information responds to the issues raised at the Town Council's November 13, 2006, Public Hearing on this Special Use Permit Modification application. We look forward to answering any additional questions on December 4th.

Sincerely,

A handwritten signature in black ink that reads "Anna A. Wu". The signature is written in a cursive, slightly slanted style.

Anna A. Wu, AIA
Director

c: Ms. Pat Crawford
Ms. Mary Jane Felgenhauer
Chief Derek Poarch
Mr. Bruce Runberg