

ATTACHMENT 2

ADVISORY BOARD COMMENTS

The following Advisory Boards comments are attached for Council consideration. Additional comments submitted will be forwarded to the Council on November 24, 2003.

- November 6, 2003 Memorandum from the Public Arts Commission
- November 4, 2003 Memorandum from the Greenways Commission
- Summary of Transportation Board Action (November 4, 2003)
- Summary of Planning Board Action (October 30, 2003)
- Summary of Housing and Community Development Board Action (October 28, 2003)

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MEMORANDUM

TO: Roger Waldon, Planning Director
FROM: Chapel Hill Public Arts Commission
SUBJECT: Horace Williams Citizens Committee's Recommended Principles, Goals and Strategies for Guiding the Development of the Horace Williams Property (Carolina North)
DATE: November 6, 2003

Thank you for providing the Public Arts Commission with the opportunity to review and comment on the Committee's Report regarding the development of the Horace Williams Property.

The Public Arts Commission has carefully considered these recommendations and, in its role as an advisor to the Town Council on art-related matters as well as administrator to increase public access to the arts and promote understanding and awareness of public art, we are pleased to offer the following recommendations.

The Public Arts Commission encourages the formal integration of public art in the fabric of the built environment, extending traditional expectations of "building decoration" in order to define the spaces between the neighborhoods and the proposed buildings as well as aesthetic interpretations of how common and shared space may be used.

Public art should be planned for and located throughout the development of Carolina North. Specifically, in response to Development Management Principle 1/Goal 3, which states the need to "minimize environmental and community impacts of construction," we recommend that temporary public art be installed during all phases of construction of the development to mitigate its effects on surrounding neighborhoods. Additionally, we recommend that permanent public artworks be commissioned to create both appropriate connections and necessary buffers between a neighborhood and this development, as well as among the existing Chapel Hill residential neighborhoods that surround the proposed project, which underscores the aims of Neighborhood and Community Interface Principles Goals 1D, 2A, and 2B. These artworks could symbolize the distinctions among the existing Town neighborhoods and serve to protect these neighborhoods from the activities proposed for the Horace Williams Property. We strongly urge the University of North Carolina-Chapel Hill and the Town to jointly and proportionally support the costs associated with the planning, administration, design, fabrication and installation of these artworks, while recognizing that the residents who live in these established neighborhoods must have a strong voice in evaluating design approaches, selecting the artists, and implementing the planning and design processes.

We recommend that a Public Art Review Committee be established to identify approaches for the successful integration of both temporary and permanent artworks. This Committee, comprising representatives of Town government, the University, and neighborhood residents, would be charged with communicating the need for public art to the selected members of the design team, identifying public art projects and sites at Carolina North, and participating in the choice of artists.

The Chapel Hill Public Arts Commission urges the broader Chapel Hill community to strive to make our environment as engaging and beautiful as possible.

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MEMORANDUM

TO: Mayor and Town Council

FROM: Greenways Commission
Peter Calingaert, Chair *BW Be R*

SUBJECT: Horace Williams Citizen's Committee's Recommended Principles, Goals, and Strategies for Guiding the Development of the Horace Williams Property

DATE: November 4, 2003

The Commission received the *Horace Williams Citizen's Committee's Recommended Principles, Goals, and Strategies for Guiding the Development of the Horace Williams Property* on October 22. The Commission reviewed the schedule and agreed that it would not be possible for the Commission to make a formal recommendation as a group. Instead the Commission agreed to provide individual comments. The comments received are below:

- Page 11, Principle 2. The network should be developed in consonance with the Greenways Master Plan. This might be appended to Goal 2A or listed separately, either as another Goal or as a Strategy.
- Page 13, Strategies. Suitable parking needs to be provided for bicycles.
- Page 14, Goal 2A, Strategy c. "Complete the bike and greenway system." Clearer wording might help the reader understand what system is referred to? It could include the one mentioned in the Comprehensive Plan or the network mentioned on page 11.

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SUMMARY OF TRANSPORTATION BOARD ACTION

Subject: Horace Williams Citizens Committee Recommendations for Development of Horace Williams Property


Meeting Date: November 4, 2003

Recommendation: The Transportation Board discussed the Citizens Committee Recommendations and agreed by consensus to provide the Council with the following recommendations:

- Particulate pollutants should be included in the evaluation of air pollution.
- Electric vehicles, including buses, should be considered for internal circulation within the site. The design of the development should include a corridor for a high capacity transit technology such as a people mover.
- The site should be connected to the Town's greenway and bicycle network
- External improvements should include the provision of pedestrian islands along the NC86/Airport Road corridor.
- The design of site should incorporate underground and under building parking.

Members Present: Cianciolo, Hintz, Schroeder, Howe, Dobbins

Prepared By:

Loren Hintz, Chair 
David Bonk, Senior Transportation Planner

SUMMARY OF PLANNING BOARD ACTION

SUBJECT: Horace Williams Citizens Committee Report on Recommended Principles, Goals and Strategies for Guiding the Development of the Horace Williams Property (Carolina North)

MEETING DATE: October 30, 2003

RECOMMENDATION: The Planning Board reviewed the Horace Williams Citizens Committee Report and has the following recommendations and comments:

1. Start the process of considering the appropriate zoning for the site now. The Council should begin work immediately, with the University and the public according to normal rezoning processes, to develop an appropriate zone. This will enable all parties to have a common ground to work from, allowing a common language for all future discussions. The learnings from the implementation of OI-4 should be incorporated.
2. Establish a continuing review process for the development. Agree with the University on measurable indicators, and timetables, of progress to be achieved. Dedicate appropriate staff infrastructure to assist in the review process.
3. Encourage the University to make Carolina North a part of the fabric of the Town. Preserve the character of all adjoining neighborhoods and properties.
4. Affirm the Report's recommendation that the site be left as 75% open space, permanently.
5. Establish as much of the open space as possible as a contiguous area. Provide this "nonfractured" area to maintain wildlife, a sense of forest and green space. Protect as much of the natural environment as possible.
6. Include explicitly the Council's commitment to providing 15% affordable housing as a component of development, as expressed in the Comprehensive Plan.
7. Develop a ratio of parking spaces **AND** a cap on the maximum number of spaces (Principle 1, Goal 1A,

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Strategy *a* under Transportation and Land Use Principles). *Please see Comment section below.

8. Highlight the imperative need for a complete Master Plan (Goal 2, Development Management Principles).
9. Change the language in the Working Assumption #1 to read: "The remediation of all waste sites on the Horace Williams property shall be adequately addressed ~~in accordance with the end use.~~ promptly and diligently."

VOTE:

8-0

Ayes: Tim Dempsey, Coleman Day, Rebecca Boyles, Thatcher Freund, Nancy Gabriel, Sally Greene, Nancy Milio, Ruby Sinreich

Absent: Suzanne Haff

COMMENT:

*A vote on a motion to include the recommendation on the parking ratio **AND** cap (#7 in the list of recommendations) was 6-2, with Nancy Gabriel and Coleman Day voting against the recommendation because they would rather recommend a ratio without a cap.

Drafted by:

Tim Dempsey, Chair
Chris S. Berndt, Long Range Planning Coordinator

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**SUMMARY OF HOUSING AND COMMUNITY DEVELOPMENT
BOARD ACTION**

SUBJECT: Horace Williams Citizens Committee Report on Principles, Goals, and Strategies for the Horace Williams Property (Carolina North)

MEETING DATE: October 28, 2003

RECOMMENDATION: The Housing and Community Development Advisory Board reviewed the Horace Williams Citizens Committee Report and the members had the following individual comments and recommendations:

1. Can UNC get an exemption from the legislature so that they wouldn't have to remediate any wastes sites that might be on the property?
2. What's being done to mitigate the waste sites?
3. P. 6 – Goal 1A – The board suggests that the goal should eliminate “students” from the last sentence.
4. The Board questioned what would be considered a “fair mix” of housing.

Overall, the Board was glad to see that affordable housing has been included in the discussion of the development of this property.

Drafted by: Tracy Dudley, Chair *td*
Loryn S. Barnes, Community Development Coordinator *lusb*