

HWCC RECOMMENDATIONS

COMMENTS AND COMPREHENSIVE PLAN EXCERPTS

GENERAL PRINCIPLES

Principle 1: Carolina North shall adhere to the following basic sustainability principles as defined by the Sustainable Development Task Force in its October 1998 Report to the Chapel Hill Town Council: Create healthy living environments; protect, restore and maintain ecological integrity; conserve energy and natural resources, and use them efficiently; balance social, economic and environmental concerns in decision-making; promote equity, human dignity and social justice.

Principle 2: Development on the Horace Williams property shall benefit the University, the towns of Chapel Hill and Carrboro, Orange County, and the surrounding areas, as well as the state of North Carolina. The planning and execution of Carolina North shall be a model of cooperation for the mutual benefit of all stakeholders.

Principle 2

Comprehensive Plan: The 2000 Comprehensive Plan (p. 26) states the following:

Goal: Provide an environment where the Town of Chapel Hill, UNC, and the UNC Health Care System can collaborate to maximize mutual benefits.

Objective: Enhance on-going joint planning processes among the Town, UNC, and UNC Health Care System to address areas of mutual concern.

Objective: Address the effects of UNC and UNC Health Care activities on Chapel Hill's neighborhoods as part of joint planning with those entities.

Comprehensive Plan: An Economic Development Strategy (p.48) calls for the Town to work with UNC to identify opportunities for private entrepreneurial activity related to University research. The Plan suggests the Horace Williams tract is a logical candidate for this type of development.

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Principle 3: The Town and the University shall recognize the cumulative impacts of University and Town growth on our natural uses and our public facilities, as well as the need to monitor and evaluate these impacts in terms of mitigation and/or alternative approaches to retaining the charm of the Town and the quality of life which both the citizens of the Town and the State of North Carolina expect from Chapel Hill.

WORKING ASSUMPTIONS

Assumption 1: The remediation of all waste sites on the Horace Williams property shall be adequately addressed in accordance with the end use.

Assumption 2: The Horace Williams Airport will be closed by January 1, 2005.

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Principle 3

Comprehensive Plan: “A fundamental challenge for the future is to manage University-related growth and change so as to minimize adverse impacts and maximize positive benefits for the Town and the two institutions.” (pp. 25-26)

Assumption 1

Planning Board Comment: Change the language to read: “The remediation of all waste sites on the Horace Williams property shall be adequately addressed.”

Housing and Community Development Board Comments:

- Can UNC get an exemption from the legislature so that they would not have to remediate any waste sites that might be on the property?
- What’s being done to mitigate the waste sites?

Staff Comment: We recommend that the University continue with the remediation of hazardous waste sites and that any action they take will be in accordance with relevant state and federal regulations.

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DEVELOPMENT MANAGEMENT PRINCIPLES

Principle 1: Manage development of Carolina North to minimize impacts on neighborhoods and the environment.

Goal 1: Phase the development of Carolina North to ensure that transportation infrastructure, retail, recreation and civic facilities and housing will be provided concurrently with and in proportion to academic and research uses to minimize disruption to the surrounding neighborhoods and ensure the sustainability of the mixed-use area.

Strategies

- a) Build infrastructure (on-site and off-site) at the beginning of the project so that roads, transit, installation of utilities, and other construction will not be an ongoing disruption to the surrounding neighborhoods.

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Goal 1 / Strategy a)

Staff Comment: Under normal circumstances, the developer pays for the development of Transportation Management Plans. This worked differently with the approval of the University's Master Plan for the main campus. It will be up to the Council to decide how this issue should be addressed for Carolina North.

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Goal 2: Adopt a master plan and establish a review system for Carolina North to ensure that development over the long term conforms with the Town's objectives.

Strategies

- a) Establish a standing Town/Gown advisory committee to monitor and report regularly to Town Council on the development and implementation of Town-approved plans for Carolina North.
- b) Establish a planning review process that will allow Council adequate time for input from the public and from Town staff on development plans and modifications of those plans.

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Goal 2

Planning Board Comments:

- Highlight the imperative need for a complete Master Plan.
- 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.

Comprehensive Plan: A strategy (pp. 72-73) calls for the preparation and adoption of small area plans to implement Comprehensive Plan concepts. The Plan suggests that the Airport Road corridor is a prime potential candidate for a future small area plan, including the Horace Williams tract, the other development opportunity sites along the road, and their relationships to other land uses and transportation facilities.

Goal 2 / Strategy a)

Comprehensive Plan: Continue the Town's involvement in planning for the future development of the Horace Williams property. The Plan suggests a joint work group. (p. 29)



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- c) Actively enforce the LUMO (Land Use Management Ordinance).
- d) Require that any industrial use, including power plants, be subject to an individual Special Use Permit review by the Council.

Goal 3: Minimize environmental and community impacts of construction.

Strategies

- a) Adopt sedimentation and erosion control plans in consultation with the Town to control stormwater during construction with necessary temporary devices to ensure that water run-off will not adversely affect adjacent properties; Bolin Creek; Crow's Branch; Eastwood Lake; and Lake Ellen.
- b) Protect specimen trees and natural areas as designated on plan during construction. Write protections into permits and construction specifications. Prohibit heavy equip-

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Goal 2, Strategy c)

Staff Comments:

- The University as a matter of law cannot be required to comply with the requirements of the Town's Resource Conservation District because it is an overlay zone. However, we recommend the principles and practices of the Resource Conservation District be used to guide development of the site.

Goal 3 / Strategy b)

Staff Comment: Consider using the term "critical root zone" rather than "drip line," as well as providing some flexibility in this statement as a limited amount of disturbance in the critical root zone can be tolerated by most trees.

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- ment and parking within tree drip line and in areas delineated on plan as undisturbed areas.
- c) Identify and mitigate localized flooding problems likely to occur during storm events.
 - d) Ensure that at least two lanes of all Town roads are kept open for local traffic during peak traffic periods. Include Chapel Hill - Carrboro School System in agreement on hours of construction.
 - e) Provide a plan to protect the safety of bicyclists, pedestrians, and motorists during construction.
 - f) Roads damaged during construction shall be repaired promptly by developer and in accordance with Town standards.

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Principle 1

Staff Comment: The Town's population and employment projections are now being redone as part of 2030 Plan for Council consideration in 1/04, using estimates of square footage in the 2001 Ayers Saint Gross plan (source: PowerPoint presentation on Carolina North by Tony Waldrop presented to the Horace Williams Citizens Committee). These projections will affect the community's needs for facilities.
Comprehensive Plan: The plan (p. 62) refers to population projections for the tract being built into assumptions.

NEIGHBORHOOD / COMMUNITY INTERFACE PRINCIPLES

Principle 1: Planning for Carolina North shall address community needs for housing, schools, and other facilities.

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Goal 1A: Create a diversity of housing levels, types and values that reflect the salaries of those using the site. Provide a minimum of 25% of housing for the number of jobs and students at Carolina North.

Goal 1B: Provide adequate residential parking.

Goal 1C: Produce housing in an environmentally sound manner with respect to design, siting, materials, and resource use.

Goal 1D: Include civic uses in the built environment.

Strategies

- a) Evaluate and provide as necessary the facility needs of neighboring and Carolina North residents with respect to schools (especially daycare and K-5), recreation, commerce, and civic uses such as fire and police stations, polling places, libraries, senior and civic meeting space.

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Goal 1A

Housing and Community Development Board Comment: Recommend deleting "students" from second sentence.

Comprehensive Plan: The following is a Comprehensive Plan strategy (p. 31): Establish a Town/UNC Partnership to develop off-campus housing for employees. The Plan suggests Horace Williams tract should be explored as an opportunity, as it is developed in conjunction with enhanced transit service.

Goal 1D

Public Arts Commission Comment: The 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.

Goal 1D / Strategy a)

Staff Comment: We believe a fire station ought to be developed at the site to provide proper fire protection services to the development. We also recommend that all structures in the Carolina North development complex be built with fire sprinkler systems regardless of size or occupancy as part of a life safety and sustainable building plan as is being done on the main campus.

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Principle 2: Create a campus facility that is open, welcoming and part of the community fabric while at the same time respecting the privacy and integrity of adjoining neighborhoods.

Goal 2A: Integrate community concerns in the design of Carolina North.

Strategies

- a) Develop the major entranceways on the existing arterials: on Airport Road, on Estes Drive Extension east of the student storage lot, and on Homestead Road. Orient the development to Airport Road, make it visible from the street, enhance access and create an urban aesthetic. Place buildings closer to Airport Road than the 250-foot setback suggested in the Ayers Saint Cross plan.
- b) Buffer neighborhoods from Carolina North. Develop

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Principle 2

Planning Board Comment: Encourage the University to make Carolina North a part of the fabric of the Town. Preserve the character of all adjoining neighborhoods and properties.

Goal 2A

Public Arts Commission Comment: The Commission recommends that 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. These artworks could symbolize the distinctions among the existing Town neighborhoods and serve to protect these neighborhoods from the activities proposed" for the development.

(See also Neighborhood and Community Interface Goals 1D and 2B)

Goal 2A / Strategy a)

Staff Comment: The Ayers Saint Cross plan 250 foot buffer was based on the Town's Master Landscape Plan: Entranceway Corridors (1988) which has landscape and streetscape recommendations for study areas that extend at least 250 feet from each side of streets' rights of way. The Town Council's adopted goals anticipate revisiting the Entranceway Plan in 2004.

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- standards working with the Town and neighbors to protect neighborhoods from noise, light pollution, parking facilities and mechanical buildings and providing for protective buffers.
- c) Limit motor vehicle access to and from existing neighborhoods through roadway design and placement, and create non-motorized-only access such as walking routes or bikeways.
 - d) Roadway design within Carolina North should be used to limit the use of the campus as a cut-through for automobiles from any direction.
 - e) Prohibit direct automobile access from North Haven and Glen Heights to the tract but encourage and develop non-motorized access.
 - f) Make the campus accessible to the existing public schools on High School Road and Seawell School Road.
 - g) Encourage neighborhood scale retail at Carolina North.
 - h) Ensure safe crossing of Airport Road for pedestrians and bicycles.

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Goal 2A / Strategy h)

Transportation Board Comment: External improvements should include the provision of pedestrian islands along the NC 86 / Airport Road corridor.

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Goal 2B: Create a built environment with a sense of place and a feeling of permanence.

Strategies

- a) Place along Airport Road, especially at the intersection with Estes Drive Extension, buildings that architecturally enhance the entranceway to Carolina North.
- b) Develop distinguishable front facades that create a sense of orientation.
- c) Relate the scale and design of street level frontage to the planned pedestrian- scale activity at the street level.
- d) Coordinate building and architectural styles throughout the tract, using landscaping to create linkages throughout the site and to enhance connectivity.
- e) Exercise special care in the location and design of any utility facilities such as water, sewer, and power generation due to the potentially large impacts that these activities pose to the surrounding community. Propose and communicate design, performance, environmental,

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- and aesthetic standards to the Town Council before any plans are finalized.
- f) Consolidate utility corridors and bury power lines, both those on-site and those which bring energy to the site.
 - g) Before any roads are accepted for ownership and maintenance by the towns, town-responsible professional engineers should certify that the roads are capable of sustaining long-term repeated use by mass-transit vehicles.

FISCAL EQUITY PRINCIPLE

Principle 1: The University or State or Carolina North tenants shall bear the cost of Town services required by Carolina North so that Town residents do not subsidize those uses through their local taxes. The Carolina North development shall be either revenue positive or revenue neutral for the Town.

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Goal 2B / Strategy g)

Staff Comment: Roads, to be accepted for Town maintenance, have to be designed and constructed to Town standards. There are special specifications for roads to be used as bus routes. To the extent feasible, bus routes should be identified in advance.

Principle 1

Staff Comment: Fiscal equity statements the Town Council transmitted to the University in 2001 included the following:

- A request that “the University cause any private development or commercial operation on the Horace Williams tract (or other part of campus) to pay taxes customarily paid for the support of Town government and local schools by any similar development or operation when it occurs on private property, or to pay an equivalent amount in lieu of taxes.”
- A request that “the University cause the owner or occupant of any private development on University land to make a payment in lieu of taxes that would be equivalent to the amount of tax that would be assessed against the land if the land were taxable.”

Comprehensive Plan: The Plan states that the Town should “incorporate analysis of projected tax revenues versus costs in terms of demands on community facilities and services in making decisions on rezonings” (see Strategy 12A-1). It further states the following: “It is important to note that fiscal impact should not be the primary criterion used to evaluate proposed rezonings. Rather, it should be



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Goal 1: The Town shall establish a process to identify the costs and the revenues associated with Carolina North and receive appropriate support from the University for Town services and resources.

Strategies

- a) A process involving the Town and University should be established to develop a set of standards regarding natural resources and public facilities and our expected quality of life and then to monitor and evaluate the impacts of growth on those standards and look for alternatives for development when a saturation point has been reached.
- b) The Town recommends UNC to explain its financial model to the Town and to articulate how the project will serve the needs of North Carolina citizens and to explain the impacts on Chapel Hill citizens.
- c) A fiscal impact statement shall accompany every building or project at Carolina North. Any facility used for non-academic purposes should be subject to taxes or payment in lieu of taxes.
- d) The report produced jointly by

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considered along with other objectives such as effects on community character, affordable housing, etc.” *Staff Comment: The most recent Action Plan adopted by the Council on May 12, 2003 calls for the Town to implement this strategy goal in the Mid-Term timeframe of 2005-2007.*

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the Town and University in 1999 on fiscal equity shall be revised in light of the proposed development.

- e) Establish a committee to develop the indicators and produce a report on fiscal equity. This committee shall be composed of citizens not affiliated with Town or University governance, though representatives of Town and University governance would serve as valuable resources to this group.

- f) The Town shall take the opportunity offered by the zoning approval process to advance the goals identified by the Town's Horace Williams Citizens' Committee.

WATER AND SEWER / STORMWATER MANAGEMENT / AIR QUALITY PRINCIPLES

Principle 1: Assume a leadership position in sustainable water management and wastewater treatment and reuse.

Goal 1: Seek innovative solutions to minimize water demand and ensure adequate supply for the greater community as

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well as Carolina North.

Strategies

- a) Collaborate with Orange Water and Sewer Authority in water and sewer planning. Address the impact of Carolina North on water supply and water and wastewater treatment infrastructure as the development is phased in.
- b) A negotiated payment should be made in addition to the OWASA rate structure to account for capital improvements required to accommodate this development or some similar mechanism to mitigate increased subsidies by the general rate base.
- c) Apply water conservation principles to all facilities.
- d) Reuse treated wastewater.
- e) Landscape to minimize need for pesticides and fertilizers.

Principle 2: Ensure that development of Carolina North results in no net increase in stormwater discharge.

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Principle 2

Staff Comment: We note that pursuant to the Office Institutional-4 district for the main campus, the University's Development Plan addressed specified stormwater management performance standards for development and redevelopment. (Standards were adopted by the Town Council on July 2, 2001.) We recommend these stormwater requirements be the minimum standards set for development of Carolina North.

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Goal 2: Follow University Campus Master Plan Best Management Practices for stormwater.

Strategies

- a) Use pervious pavement/sidewalks.
- b) Use vegetative roofs.
- c) Capture and reuse wastewater.
- d) Control sediment and erosion during development to ensure no off-site impacts.
- e) The University shall fund an erosion control and sedimentation inspection position with Orange County dedicated to Carolina North development.

Principle 3: Ensure that Carolina North has no negative impact on the air quality of Chapel Hill.

Goal 3: Ensure there is no net increase in greenhouse gases, nitrogen oxides and sulfur oxides.

Strategies

- a) Use alternative energy sources; do not use coal and nuclear energy sources.

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Goal 2

Staff Comment: We recommend developing a stormwater master plan for the entire site including all existing intermittent and perennial streams, water features, jurisdictional wetlands and riparian areas as baseline conditions for master planning.

Goal 2 / Strategy c)

Staff Comment: Should it state reuse "stormwater", rather than wastewater?

Goal 2 / Strategy d)

Staff Comment: We believe it would be useful to install monitoring instruments on Crow Branch.

Goal 2 / Strategy e)

Staff Comment: Under present law this function is carried out by the State for State projects. An improved level of inspection could be attained if the University would fund additional inspections staff.

Goal 3

Transportation Board Comment: Particulate pollutants should be included in the evaluation of air pollution.

Staff Comment: We do not know if it is feasible for this goal to be met.

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- b) Put ozone action strategies in place.
- c) Implement transportation demand management policies and encourage the use of public transit.
- d) Provide priority parking for Alternative Fuel Vehicles.
- e) Use low sulfur diesel construction and maintenance equipment and vehicles.
- f) Ensure that construction equipment conforms to city noise levels.
- g) Require the use of no or low VOC (Volatile Organic Compounds) paints, resins, coatings.
- h) Ensure that buildings are Leadership in Energy and Environmental Design (LEED) certifiable. In the long term, ensure that buildings achieve platinum certification.
- i) Apply sustainable green design principles.
- j) Electric power be provided to the site in a way that is innocuous to the surrounding neighborhood and be fiscally neutral to Chapel Hill residents.

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Goal 3 / Strategy e)

Staff Comment: The use of any kind of diesel-fueled equipment eventually may be less desirable than other non-diesel technologies, especially for smaller maintenance vehicles.

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NATURAL AREAS / PARKS AND RECREATION FACILITIES PRINCIPLES

Principle 1: Preserve in perpetuity the maximum amount of open space possible with a goal of preserving 75% of the Horace Williams property as stated by the University.

Goal 1A: Protect water features and large areas of land.

Strategies

- a) Preserve large portions of the Horace Williams Property for open space in the form of conservation easements.
- b) Encourage construction on already cleared and graded land to preserve more of the existing natural area, while adhering to Neighborhood & Community Interface principles.

Goal 1B: Designate and protect areas that serve as passive recreation opportunities, as wildlife habitat, and as buffers along Bolin Creek and Crow Branch.

Goal 1C: Build active recreation facilities within the developable area (25% of the Horace Williams property).

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Principle 1

Planning Board Comment: The Board affirmed the recommendation that the site be left as 75% open space, permanently.

Goal 1A / Strategy b)

Staff Comment: Permitting some post-development landscape areas should be considered in the preserved area to allow selective clearance and management of invasive exotic species.

Goal 1B

Planning Board Comment: 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



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Principle 2: Develop and maintain a network of trails and greenways at Carolina North.

Goal 2A: Partner with Chapel Hill, Carrboro, Orange County and community groups to develop trails and greenways along the rail line, Bolin Creek and Crow Branch.

Goal 2B: Develop trails along the creeks in a sensitive manner to protect the fragile ecology of the corridor.

Principle 3: Conduct and maintain an inventory of natural resources and use it as a guide for planning and development.

Goal 3A: Implement the recommendation of the Carolina North Infrastructure Report (May 2003) to permanently protect designated environmental assets as follows:^{vi}

“Identify and delineate Carolina North’s most valuable environmental assets that merit permanent protection. These assets include critical habitat, hardwood forests,

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Principle 2

Greenways Commission Comment: The network should be developed in conformance with the Greenways Master Plan. This might be appended to Goal 1A or listed separately, either as a goal or strategy.

Transportation Board Comment: The site should be connected to the Town’s greenway and bicycle network.

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steep slopes, streams, perennial and intermittent tributaries, stream buffers ... and other riparian buffers. Preserve these assets by inviolable means, such as conservation easements or land trusts.

“Identify other environmental assets that merit protection. These assets include green space, open space, tree stands and a specified protected acreage or percent. Preserve these assets by means that are durable and allow the best future environmental decisions (e.g., Board of Trustees policy).” (Page 20)

Principle 4: Follow sustainable site design principles and goals.

Goal 4A: Endorse the following environmental principles and goals for conserving land and water resources specified in the 2/5/01 Town-Gown Committee Report:

- a) Minimize disturbance.
 - Disturb as little of the proposed site as possible.
 - Work with the natural contours; avoid excessive earthmoving.

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Goal 4A (see bullets under “Minimize disturbance”)

Staff Comment: There are sections of the site where some plant removal and/or relandscaping may be appropriate. The question of allowing land disturbance should be assessed on an area-by-area basis.

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- Limit removal of existing natural vegetation.
- Avoid placing structures in floodplains and sensitive areas.
- Keep building and parking envelope as compact as possible.
- Maintain [or re-establish if needed] riparian buffer along stream [with additional allowance for wildlife corridors]
- b) Maintain natural hydrologic cycle.
 - Prevent net increase in volume runoff.
 - Avoid unnecessary impervious surfaces—make pervious if possible.
 - Maintain recharge of rainfall to groundwater.
 - Provide retention beds to mitigate stormwater.
 - Maintain infiltration for existing vegetation.
 - Use “best management practices” such as porous pavement.
 - Collect rainwater for plant and garden watering.
- c) Maintain water quality.
 - Use native species and omit future chemical site maintenance. [Landscape to mini-

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- mize need for pesticides and fertilizers.]
- Limit artificial areas such as maintained lawns.
 - Avoid discharge of wastewater to creeks and ponds.
 - Avoid earthwork which creates erosion and sediment problems.
 - Maintain native vegetation.
 - Use low maintenance, water quality Best Management Practices (BMP).

TRANSPORTATION AND LAND USE PRINCIPLES

Principle 1: Carolina North will create minimal impact on traffic and will promote commuter safety.

Goal 1A: Carolina North will be designed and built as a pedestrian-, bicycle-, and transit-oriented development from the outset.

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Transportation and Land Use — General Comment

Comprehensive Plan: The Plan (p. 64) notes that the Land Use Plan shows lands owned by the University as a separate category, and that future use of Horace Williams should be consistent with the 1998 Outlying Parcels Land Use Plans Report developed jointly by UNC and the Town.



Goal 1A

Greenways Commission Comment: Suitable parking needs to be provided for bicycles.

Transportation Board Comment: Electric vehicle, 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.

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Strategies

- a) Strictly limit parking (for example 1 space for every 3 employees and/or a specified cap), and develop different parking limits for retail, residential, and institutional uses for this site. Ensure that Carolina North does not become a park-and-ride lot for the main campus.
- b) Types of parking suggested include pervious pavement and parking structures under buildings in order to minimize impervious surfaces.
- c) Park and ride lots using pervious pavement shall be established to the north, south, east and west of Chapel Hill and Carboro to provide the bulk of the parking for non-residential Carolina North traffic. UNC shall bear their proportionate share of costs of building and maintaining park and ride lots.
- d) Establish enhanced bus service on Airport Road and call for continued detailed technical study of options for a fixed-guideway transit corridor as an effective alternative to auto-

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Goal 1A, Strategy a)

Planning Board Comment: Develop a ratio of parking spaces and a cap on the maximum number of spaces.

Goal 1A / Strategy b)

Transportation Board Comment: The design of the site should incorporate underground and under-building parking.

Goal 1A / Strategy d)

Staff Comment: The adopted 2025 Durham-Chapel Hill-Carboro Urban Area Transportation Plan shows both corridors as options.

Comprehensive Plan: A transportation strategy in the 2000 Comprehensive Plan (p.101-103) calls for aggressively promoting the use of fixed and non-fixed route transit.

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mobile use. Any use of the rail corridor shall be designed to protect the existing Cameron Avenue area neighborhoods. *[Two-thirds majority vote was not achieved on this strategy]*

- e) Support Triangle Transit Authority's efforts to develop regional mass transit serving Carolina North and ties into Chapel Hill Transit routes.
- f) Concentrate uses in such a way as to support the 2025 DCHC (Durham/Chapel Hill/Carrboro Metropolitan Planning Organization) Transportation Plan.
- g) Require off-site road sidewalk and bikeway improvements (not to include road widening) from Carolina North along Airport Road north to I-40 and south to US 15-501.
- h) Sidewalks, natural paths and/or bikeways shall serve all buildings and be conducive to walking and biking.
- i) Create direct routes for walking or biking through the entrances to the Carolina North campus.

A flourishing transit system and limited

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parking will support Carolina North as a transit-oriented development. Encourage the use of public transit by limiting parking but provide minimum adequate retail parking.

Goal 1B: Carolina North will be a mixed-use development.

Strategies

- a) Create a mixture of affordable and market-priced housing.
- b) Establish retail businesses that address the needs of the people at and in the vicinity of Carolina North, residents, students, faculty, employees and guests.

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Goal 1B / Strategies

Comprehensive Plan: A Land Use and Development strategy in (p. 65) calls on the Town to encourage development of selected “opportunity areas” to achieve Comprehensive Plan objectives such as supporting alternative transportation, providing housing choice, and preserving open space. Development opportunity areas include selected sites along Airport Road that are either undeveloped or developed below their zoning capacity, including the Horace Williams tract. In these areas, the Town would encourage creative development that achieves Comprehensive Plan objectives through regulatory policies, incentives, and public/private partnerships. Effects on community character and established land uses should be taken into consideration, including transportation impacts, visual character, and interface with established residential neighborhoods.

Comprehensive Plan: The Comprehensive Plan (p. 68) states that the Horace Williams Tract is an area suitable for development as new neighborhood-serving, mixed-use centers. Figure 12, Existing and Potential Mixed Use Centers, show the Horace Williams tract as a potential Neighborhood Scale Center.

Goal 1B / Strategy a)

Housing and Community Development Board Comment: The Board questioned what would be a “fair mix” of housing.

Planning Board Comment: Include explicitly the Council’s commitment to providing 15% affordable housing as a component of development, as expressed in the Comprehensive Plan.

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- c) Design public recreation facilities to create a community focus.
- d) Concentrate buildings within a small footprint designed for walkability.
- e) Design Carolina North as a park-once environment for automobile users.
- f) De-emphasize auto use by establishing a smaller ratio of parking spaces to square footage than that of the main campus.

Creation of a mixed-use development with the opportunity to live, work, and shop in the same vicinity is a key Comprehensive Plan strategy.

Principle 2: Carolina North will comply with the Town's Comprehensive Plan.

Goal 2A: Conserve and protect the Town's existing natural setting.

Strategies

- a) Protect environmentally sensitive areas identified by the JJR study and establish a percentage of the overall acreage that will remain completely unde-

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- veloped in perpetuity, perhaps under a land trust or permanent deed restrictions.
- b) Endorse the University's maximum footprint of 25% of the Horace Williams property and seek a firm commitment not to exceed that percentage.
- c) Complete the bike and greenway system.

The implementation of these strategies will serve to protect and preserve open spaces and critical natural areas as specified by the Town's Comprehensive Plan.

Goal 2B: Protect the surrounding neighborhoods.

Strategies

- a) Protect adjoining neighborhoods through the use of buffers, noise and height restrictions, building design, and vehicular traffic control.
- b) Implement use of traffic calming devices in a manner that protects surrounding neighborhoods.
- c) Provide a process for perimeter neighborhoods to apply for

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Goal 2A / Strategy c)

Greenways Commission Comment: 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. (i.e. *Natural Areas, Principle 2*)

Goal 2B

Comprehensive Plan: The Plan (p. 16) cites the Horace Williams tract as one of several "opportunity sites" to help alleviate growth pressures on existing neighborhoods. (Strategy is more fully described in Strategy 8A-1).

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restricted on-street parking.

The Comprehensive Plan states that preservation of the physical and social fabric of Chapel Hill neighborhoods is key to maintaining the Town's community character.

Principle 3: Create a new zoning district that would apply to Carolina North.

Goal 3: Ensure that the development of Carolina North abides by the Town's Comprehensive Plan.

Strategies

This zoning category shall:

- a) Delineate specific areas of Carolina North including 1) environmentally sensitive areas where development should be prohibited, 2) neighborhood and perimeter areas which should be limited to low-impact development and, 3) core areas where the denser mixed-use development should occur.
- b) Establish permitted uses specific to the neighborhood and perimeter areas and to the areas for more intensive devel-

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Principle 3

Planning Board Comment: 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.

Staff Comment: The report mentions zoning that applies to the Horace Williams property, and suggests consideration of a new zoning district to apply to this property ("Transportation and Land Use Principles, Principle 3" of the report). We believe that this is a major topic that will need the Council's early attention as discussions proceed.

We note that the portion of the tract in Chapel Hill currently carries multiple zoning designations. Specifically:

- The northern portion is zoned Residential-2, a low-density residential designation.
- The central portion is zoned Office/Institutional-2, our standard office designation. The airport runway and immediately surrounding areas are zoned OI-2. Some of the land south of Estes Drive Extension is zoned OI-2.
- A large central area, and a portion of the land south of Estes Drive Extension,

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- opment.
- c) Prohibit some uses in the neighborhood and perimeter areas that are allowed in the more densely developed areas.
- d) For the identified more densely developable areas, implement a mixed-use concept, possibly adding an expedited review procedure. This mixed-use concept could be similar to that of the MU-V (Mixed Use – Village) zone.
- e) Establish different processes for review, approval, and amendments of plans specific to each area in which development is permitted.
- f) Require that modifications shall be individually specified and reviewed.

A new zoning district would protect the surrounding neighborhoods and the environment from the impact of Carolina North development while allowing growth necessary to the University.

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are zoned Office/Institutional-3. This is the zoning designation that, for many years, applied to the UNC Central Campus. It contains fewer standards than most Chapel Hill zoning districts. The Central Campus was rezoned in 2001 to a newly-created district, Office/Institutional-4.

The existing zoning classifications for the Horace Williams tract do not seem appropriate in the context of planning for Carolina North. The Committee suggests that the characteristics of the Horace Williams property and its surrounding area argue for a different regulatory approach than was designed for the Central Campus.

The creation of the Office/Institutional-4 district was a collaborative process, involving University officials and the Town Council, with the Council providing for the involvement of citizens and staff. We believe that the Council should engage University officials in dialogue about the regulatory approach to the Horace Williams tract at the early stages of planning for Carolina North.

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OTHER COMMENTS

Additional Advisory Board comments are included in the column to the right.

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Other Comments

Public Arts Commission Comments

The Commission recommends that the University and Town “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.”

The Commission recommends 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 Commission “urges the broader Chapel Hill community to strive to make our environment as engaging and beautiful as possible.”

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