

**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, NOVEMBER 15, 2004, AT 7:00 P.M.**

Concept Plan: Southern Orange County Senior Center

Ms. Culpepper outlined the plan to build a 25,000 square-foot facility with approximately 107 parking spaces at the northeast corner of the Orange County Human Services Center campus on Homestead Road. The Human Services Center had been granted a SUP in 1984, she said, and had subsequently modified and added a family housing component to the northwest portion of the site.

Landscape Architect Dan Jewell explained that the Senior Center would move to this location from Elliott Road, which is not large enough and does not have the program space for the future needs of southern Orange County's citizens. He discussed the site's topography and stated that the new building would be an important piece of civic architecture along Homestead Road. Mr. Jewell proposed a two-story building with portions of it being only one story. Parking would be behind the building on the flattest portion of the site and not visible from the street, he said. Mr. Jewell noted handicapped spaces adjacent to the building and said that there would be a transit drop-off at the front entrance. He indicated a service area on the eastern portion of the site and said that the applicant would like to build a one-way secondary driveway along that portion.

Mayor Foy determined that the number of parking spaces might be drop to 100-103. The applicant had arrived at the number through empirical data of Senior Center use, Mr. Jewell said. He added that the figure had also been based on the square footage yield to the number of parking places. Mayor Foy asked how many spaces were available at the current Senior Center. Mr. Jewell replied that there were not that many but that visitors were currently filling up the back of the Squid's Restaurant parking lot.

Council Member Harrison commented that he rides his bike to the Senior Center and that there were others who do so as well. The new location would be accessible by bus but a difficult bike ride from many parts of Town, he pointed out. Mr. Jewell replied that he had been working with the Parks and Recreation Department regarding a future connection to the greenway system.

Council Member Greene asked if this project was part of a larger master plan for the Southern Human Services campus. Mr. Jewell pointed out that Orange County owned 20-25 acres there. An early master plan had shown as many as four facilities, he said, noting that the Senior Center would be the second one and that the others appeared to be placeholders for when the need arises for more services

Council Member Ward verified that the secondary road would be an exit only, with right turn in/right turn out and no right turn in. He also determined that it would be appropriately scaled and narrower than a two-way street. Council Member Ward asked that bicycle facilities be available. He recommended that sidewalks be installed to encourage safe walking. Council Member Ward suggested using water gardens in the parking lot for stormwater retention. He

recommended trying to find a way to move the stormwater pond footprint away from the root systems of some of the large oaks.

COUNCIL MEMBERS AGREED BY CONSENSUS TO ADOPT RESOLUTION R-1.

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR SOUTHERN ORANGE COUNTY SENIOR CENTER (2004-11-15/R-1)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, for Southern Orange County Senior Center; and

WHEREAS, the Council has heard presentations for the applicant, and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on November 15, 2004, and reflected in minutes of that meeting.

This the 15th day of November, 2004.