

**TRANSPORTATION ADVISORY BOARD
MINUTES
Thursday, April 7th, 2016**

BOARD MEMBERS PRESENT

Colleen Barclay, Chair
Rob Dow
Diana McDuffee
Kurt Štolka
John Nicopoulos
Derek Powers
Bethany Chaney

STAFF PRESENT

Bergen Watterson

BOARD MEMBERS ABSENT

Linda Haac

GUESTS

I. Call to order

Colleen called the TAB meeting to order at 8:25pm.

II. Approval of Minutes (March 17 , 2016)

Rob moved to approve the minutes, John seconded. All in favor.

III. Club Nova Discussion

Rob and others wanted to know where the covered bike parking is, Bergen explained that it is a concept plan at this point. Kurt was concerned about the large amount of parking lot right in the middle of downtown and the group thought that the design of the parking lot seems like it could be better. They briefly discussed the dumpsters and concern over the accessibility of the dump trucks and the area where they are going to be located and the impervious cover that is going to be increased with the new project. Kurt was concerned about the surface parking visible from the street. Rob wondered about the shading or lack thereof and if they plant more trees? Bethany said she would like to know about the footprint of the current buildings compared to the new one. Bethany thought that they're not losing a lot of greenspace, just trees and what they're trying to solve is how to make it shadier and green when the new design is there. Marty said that it's mostly impervious already and there are some nice trees. Marty said the Town doesn't have a formal application plan yet and they are only in the concept plan, the Town hasn't received a site plan yet. Club Nova will have to show in their actual plans the stormwater plans, greenspace, and all other details. Diana noted that the comments tonight are suggestions and don't need answers at this point as it will come back later.

Group formulated comments:

1. Please be sure to include a detailed parking outline and justification in the plans
2. Consider increasing the number of trees and amount of shading on the site (i.e. trees along the sidewalk instead of shrubs)
3. The ingress/egress to the dumpsters seems extreme. IS there another design or location for the dumpsters that wouldn't require such a large amount of pavement?

IV. FLX District Ordinance Discussion

Bergen let the group know that it's good that the NTAAC sent us their comments, but we should look at them just as if they were a guest at our meeting instead of using them as a basis for our comments as their job is to provide comment to the Board of Aldermen. Diana wants to make sure that we go back and look at the purpose of the district and why we're doing it. She reminded us that if we want to see anything other than single-family subdivisions in the Northern Area then we have to be able to identify parcels that can be mixed-use. Marty told the group that the FLX district was born out of a desire to move away from floating zones that don't have a specific location to identifying specific parcels/sites that would work for this type of development, 4-5 sites fit the requirements and the Zinns came forward and said that they would like to try it. This process has all the public involvement at the beginning before the developer spends tons of money and once that's over they're guaranteed that they can build something. Diana said that we're trying to improve the process so that developers don't just go away after fighting a long battle. Bergen reminded the group that we need to look at this for the whole of Town, not just the northern part of town. Colleen said that she understands the desire to put other land uses in the northern area, but what if the people out there don't want them? Kurt and Diana said that it's not just up to the people that live out there now. What if other people want to go there? Marty explained Spot Zoning and said that it is when you flip the zoning of a specific parcel within a larger zoning area (commercial), it is a legislative action where there is a study that supports the decision. Bethany said that a person would choose this process if they wanted to have the study done on their property and they saw that as more beneficial than going through the traditional rezoning process. Same amount, if not more, of public comment, it's just front loaded. She continued that there is not a lot of incentive for a developer to do mixed-use developments because the financing is so difficult to get. Bethany suspects that one of the reasons why there is no comprehensive plan is the fear of annexation. Once the plan is on paper and there are future plans for areas that are outside of town, it's already in motion.

Bergen read our Recommendation from September when we did not support the ordinance. Diana wants to vote against our comment, because she wants the FLX. She thinks it's better than saying that we can't do anything until we get a comp plan. Rob

says that they're making it more complicated instead of easier. Rob said that he's not sure what the process does other than move all the work to the beginning because he felt that all it does is rearrange the process. Diana said that it can save the developer a bunch of money and time in terms of owning the property and paying on it, as well as the architect/engineer etc. to prepare the site plans. Diana also noted that this could all happen after the permit is granted in the FLX process because this way all the conditions come from the staff and the public at the concept plan point, then the developer can take them and spend the money and do the site plans. Diana said that it's a balance and you have to feel comfortable that you've gotten enough public input at the beginning of the process that the final product is acceptable. Rob said that he has a problem with the presentation of the process and felt that it is too difficult to understand and convoluted.

Comments:

We would like to see the process simplified while still enabling smart alternatives to single-family residential development. We recognize the need to frontload the public involvement and public hearing aspects of the process in order to reduce the risk of failed development efforts. However, transparency and clarity of purpose must be front and center in the process for the public as well as beneficial for the Town and not discouraging to potential appropriate development.

Recommendation: Consider modification of the draft ordinance

Motion made by [redacted] seconded by Diana.....All

No financial interests

Consistent with VISION 2020 plan Diana motion seconded ?

Reasonable and in public interest No but may change their mind at the next meeting....

V. Continue Vision 2020 Review

Bergen said she spoke to Linda who didn't have any other specific comments. Group went over the following comments.

2.11 Infill redevelopment should be encouraged along transit routes with high intensities

2.52 Add "future housing stock should be built along existing transit routes to give residents options"

3.25 Walkability and bike ability should be encouraged throughout town, not just downtown. Streetscape upgrades, which increase the safety of vulnerable road users, should be a priority.

4.51 Road width and design should be catered to the development in order to make the environment comfortable for pedestrians, bicyclists and children. Context-sensitivity.

4.12 Connectivity should accommodate the needs of all road users, not just motorists.

4.14 Add to TAB's comment: Carrboro should support BRT model where it's appropriate.

4.21 Existing park and ride lots are under-utilized, and building new ones is not the most valuable land use.

4.31 The town should update the bike and pedestrian plans every 5 years, or as needed, until a to-be-determined mode-share goal is reached.

Bergen said she will finalize the comments and bring them back in the final form to the next meeting.

4.24 Expand transportation destinations beyond Chapel Hill, regional connections

VI. Other Business

Bergen said she needs people to sign up to work at the upcoming Open Streets event, 2 people volunteered to help setup at 11.15am and others signed up to work during the event.

Summer Streets have been budgeted and three have currently been scheduled by Annette Stone, Economic and Development Director for the first Sunday of June and July and Bergen will find out when the third one is. Bergen recommended someone from the group meet with Annette so it can continue in to the Fall.

VII. Adjournment

The meeting was adjourned at 10:15pm.