

2020

CHAPEL HILL
OUR TOWN. OUR VISION.

Chapel Hill 2020 Comprehensive Plan Appendix 1: Process and Outreach Summary

Draft: Last Revised: May 16, 2012



Cover art by Sarah Mitchell, winner of Chapel Hill
2020 Art Contest, grade 10-12 category.

2020

CHAPEL HILL
OUR TOWN. OUR VISION.

Table of Contents

Chapter 1: Overview of the Process.....	1
Chapter 2: Outreach Efforts.....	9
Chapter 3: Community Input	17



CHAPTER 1

OVERVIEW OF THE PROCESS

CHAPTER 1: OVERVIEW OF THE PROCESS

“Everyone needs goals and a philosophy of life – and that goes for towns and cities, too. Without these, we carom blindly from decision to decision, without any consensus on whom or what we want to be.”

–Michael Collins, Planning Board Member

Initiation of the New Comprehensive Plan – A Different Approach

In order to set a course for the future and not to “carom blindly from decision to decision,” the Chapel Hill Mayor and Town Council established the development of a new comprehensive plan as the community’s preeminent goal for 2011-2012. The Town Council began by appointing an Initiating Committee which was comprised of community members who represented a diversity of backgrounds and viewpoints. The Initiating Committee designed a process for creating the new comprehensive plan that underlined the importance of broadly including all community members in the visioning and decision-making process.

To provide leadership for the development of the new comprehensive plan, the Initiating Committee determined that two co-chairs were needed. George Cianciolo and Rosemary Waldorf accepted this charge and worked enthusiastically, overseeing the process. They stayed true to the inclusionary goals of the Initiating Committee and encouraged all participants to create a plan that would be truly useful to the Mayor, Town Council, Town staff, and the community.

The Initiating Committee also identified a need for “theme groups co-chairs” to facilitate the theme group meetings. Three co-chairs were identified for each theme group, and these eighteen people dedicated their time, enthusiasm, and energy to guide their groups toward decisions on goals and actions.

The Initiating Committee also gave a name to the process for creating the new comprehensive plan – Chapel Hill 2020. The year 2020 is the future, but not an end point. Chapel Hill 2020 is a vision for how the community should evolve and grow while maintaining its character and personality; it is about establishing clear guidance and direction.

The Initiating Committee imagined a vibrant and dynamic spirit for the Chapel Hill 2020 process that included the following aspirations:

- To create an environment in which people could express themselves freely about the future they envision for the community;
- To avoid thinking inside the framework of existing policies

and ordinances;

- To allow people to be maximally creative and innovative, and to avoid sticking with the old ideas;
- To involve the entire community, and to put tireless and creative effort into reaching out to persons who do not participate in Chapel Hill government;
- To hear what is important to individuals, and to get away from the pattern of groups coming as a block to influence policy decisions;
- To establish that all community members have standing and that special interest groups do not have “more important” standing;
- To allow people to enter the process at many points in many ways;
- To function with the minimum of organization needed to keep the process moving; and,
- To have local community members serve as volunteer facilitators; co-chairs who lead their groups and stay above the fray.

With these aspirations and framework as the bedrock, the process began.

Development of the Themes

The public phase of the Chapel Hill 2020 process began with a community-wide visioning session held on September 27, 2011, in which 475 people participated. Throughout the Chapel Hill 2020 process, the community worked tirelessly, attending community meetings and thinking creatively about the goals for the town. The Chapel Hill 2020 comprehensive plan is a product of these values, aspirations, and ideas of the community.

Over the course of the Chapel Hill 2020 process, six themes were identified upon which the comprehensive plan would focus. The six themes are an umbrella under which the goals of the community were developed and organized.

The six key themes include the following:

- **A Place for Everyone:** This theme explored diversity and inclusion in a family-friendly, vibrantly creative environment. Participants focused on creating a welcoming community for all with special emphasis on the arts, teens and the need for affordable housing.
- **Community Prosperity & Engagement:** This group focused on sustaining the financial health of the community by creating a safe, vibrant, connected

community. Participants examined economic development, affordability and existing neighborhoods.

- **Getting Around:** This theme included the study of all modes of transportation needed for an inclusive, connected community. Participants explored the potential for regional partnerships linking to thriving greenways, sidewalks and other options within the town.
- **Good Places, New Spaces:** An exploration of what Chapel Hill of the future should look like, this group focused on Downtown but also on land use throughout the town including in existing neighborhoods, balancing respect for the old with the prospect of the new. Discussions of development co-existed with consideration of open space and the rural buffer.
- **Nurturing Our Community:** Environmental sustainability is at the core of this theme. Participants examined the many aspects of people's interaction with our natural habitat, from parks and open spaces to protecting water quality and solid waste disposal.
- **Town & Gown Collaboration:** Collaboration with UNC on life-long learning and innovation is the centerpiece of this theme. Participants aspired to use the intellectual and financial capital of the University to help the town flourish.

After the themes were identified and the co-chairs/facilitators were appointed, community members were free to choose which theme they would like to work on; they were also free to participate in several theme groups. Working Session meetings were held and participants developed goals for the themes. During Reporting Out meetings, participants shared key points from their discussions with other theme groups. Eleven theme group meetings were held in elementary, middle and high schools throughout Chapel Hill, averaging 150 participants.

Major Topics

In addition to the themes, the participants also considered the major topics that are present in the community; these include important community issues, challenges, and realities. The major topics included the following:

- **Town-Gown collaboration:** The Town of Chapel Hill and the University of North Carolina at Chapel Hill currently collaborate on transit, safety, the Downtown Partnership, planning, and other activities. Could the evolution of Main Campus and Carolina North be a model for town-gown collaboration? Such town-gown partnerships could provide many benefits for students, faculty, and community members.
- **Transportation corridors:** The town is comprised of many



For more information about the themes and their associated goals, see the Chapel Hill 2020 comprehensive plan document

transportation corridors including Martin Luther King Jr. Blvd., NC Highway 54, and 15-501. Many questions surround these transportation corridors, such as should growth occur in these areas? If so, what type of development is desirable in each corridor and at what intensity? Determining the answers to these questions will help plan for the town's development and economic future.

- **Schools:** The town's excellent public schools are the hallmark of the community, and they are also intertwined with the tax rate, real estate values, employment, and other factors. Homeowners in Chapel Hill pay 32% of their property tax bills to the Town of Chapel Hill to fund the Town's operating budget. The balance of this tax payment is split between Orange County (56%) and the Chapel Hill-Carrboro City Schools (12%). Unlike most counties in North Carolina, half of Orange County's budget is allocated to the school system. This means that 40% of a Chapel Hill homeowner's tax payment supports the school system. Therefore, the Chapel Hill-Carrboro City Schools system's future is aligned with Chapel Hill's. The need for new school sites, whether the schools should be encouraged to grow upwards on existing sites or outwards on new sites, and whether they could share facilities with other entities are questions that will face Chapel Hill in the future. The Chapel Hill-Carrboro City School system will soon begin a planning process of its own which will look in depth at these issues.
- **Solid waste:** In 2000, Orange County assumed management of the countywide solid waste system; at the beginning of 2012, Orange County had not yet identified a solution for future waste disposal. With the landfill scheduled to close in 2014, the question of whether Chapel Hill should seek its own solution for this important public service has come to the forefront.
- **Downtown and parking:** During the September 27, 2011, visioning session, many participants shared their ideas about downtown and cited parking as the largest concern for both business owners and visitors. Is more parking needed? Does the community need a comprehensive educational campaign about existing parking options? Or perhaps more creative partnerships with owners of private lots? Participants said that the success of downtown and parking availability are intertwined issues that deserve attention during the development of the Chapel Hill 2020 comprehensive plan.
- **Infrastructure:** Capital facilities (such as a new police station, programming space for Parks and Recreation, and other needs) should be considered by the community in the near future. Renovating existing facilities or building

new spaces are options that the community will need to weigh. In addition, for FY 2011-2012, the Town has replaced funding for street maintenance from annual operating expense with the use of bond funds approved for street improvements. In the future, the bond funds will run out, but the annual need for street maintenance will continue. Providing funds for roads as well as other Town infrastructure will be an important “big rock” for the community in the next few years.

- **Greene Tract:** In the early 1980s, Chapel Hill, Carrboro, and Orange County collaborated to purchase the 69-acre Greene Tract, located in northwest Chapel Hill, as a potential landfill site. While the Greene Tract was subsequently removed as a landfill site, it remains a publicly-owned resource which falls under Chapel Hill’s and Orange County’s planning jurisdiction. Collaborative planning for the site’s future will be a challenge for all three communities, and the Chapel Hill 2020 process should be the catalyst for this discussion.

The town is complemented by the richness of the University of North Carolina at Chapel Hill — its history, its physical beauty, its intellectual, entrepreneurial and artistic capital, a world-class health care enterprise, and the dynamic idealism of students and faculty. Together, the community’s residents, students, employees, and visitors have created a vibrant, curious, and welcoming town, and the community strives to build upon this base and looks forward to the future.



CHAPTER 2 OUTREACH EFFORTS

CHAPTER 2: OUTREACH EFFORTS

The Chapel Hill 2020 process had a number of initial goals, but foremost amongst these was for the Chapel Hill 2020 comprehensive plan to be a “people’s plan,” based on extensive public participation. At the beginning of the process, the Initiating Committee set the goal of touching 10,000 people during the Chapel Hill 2020 process. The aspiration of including all people who live, work, play, study, invest, or pray in Chapel Hill spoke to the desire to make the Chapel Hill 2020 process one of many voices resulting in one vision.

The Chapel Hill 2020 public participation surpassed any other process of its kind undertaken by the Chapel Hill community. Through the working session meetings, outreach efforts, face-to-face discussions, tavern talks, and more, the Chapel Hill 2020 outreach efforts successfully met the goal of reaching 10,000 people and easily surpassed this.

Outreach Meetings (September 2011 – April 2012)

In addition to holding Working Session and Reporting Out meetings, the Outreach Committee and Town staff also went out into the community to meet with people. Committee members and staff attended Board meetings, meetings in people’s homes, public festivals and Open Houses.

Special Topic Presentations (January – March 2012)

More than 20 special topic presentations were held to provide information on timely and important topics. The following special topic presentations were held during the Chapel Hill 2020 process:

- January 5, 2012: Changes in the Nation’s Healthcare System
- January 10, 2012: Retail, Housing, and Economic Development in Chapel Hill
- January 19, 2012: Demographics, Land Use, and Transportation
- January 25, 2012: Carolina North Development Agreement
- January 25, 2012: Priority-Drive Budgeting
- February 2, 2012: Chapel Hill-Carrboro City Schools’ Future Focus
- February 6, 2012: State of the Community
- February 6, 2012: Issues of OWASA
- February 9, 2012: Chapel Hill’s Police and Fire Departments – An Overview
- February 10, 2012: Chapel Hill’s Future Transit Network
- February 22, 2012: Directions in Chapel Hill Tourism
- March 13, 2012: Community Survey
- March 15, 2012: Form-Based Codes 101

The Outreach Committee and Chapel Hill 2020 co-chairs also encouraged stakeholders to attend “Can We Heal Our Local Waterways?” a water quality workshop sponsored by Friends of Bolin Creek on February 11, 2012.

These presentations were attended by community members and Town staff, and the presentations helped inform the community about issues pertaining to the community and provided a base of information from which the community could work on their theme group’s goals and actions.

Resource Library (Available throughout the process)

To complement the special topic and respond to data requests from the theme group participants, the Town staff and Resource Committee created an online Resource Library. This included links to existing studies and plans as well as videos of the special topic presentations. A “Snapshot of Chapel Hill” was published in February 2012, to provide information about Chapel Hill and to summarize and share some of the key pieces of information participants requested during their work in theme groups.

2020 Innovation Unconference (January 2012)

The Town also sponsored a series of less traditional meetings with the aim of gathering the thoughts Generation X and Generation Y community members. One example includes the 2020 Innovation Unconference which was on January 21, 2012, at the University of North Carolina at Chapel Hill’s campus, and Chancellor Holden Thorp was the keynote speaker. On the 2020buzz.org blog, Scott Sherrill, a graduate student in the Masters of Public Administration at the University of North Carolina at Chapel Hill student described the purpose of the event with the following:

An “unconference” is a meeting style that was influenced by open space technology, a mediating/facilitation style developed in the 1970s. At the beginning of an unconference, a pitch session is held, and the participants have the opportunity to write down and announce topics they want to talk about in each session. The ideas will populate a time and room grid, which will determine the schedule for the day and the location for each topic. Similar topics may be combined to make sure there is room for everything, and participants can place hashtags next to the event they want to attend.

Over 50 people attended the unconference and discussed topics such as innovation, entrepreneurship and technology.

Tavern Talks (February – March 2012)

As a part of the outreach efforts, the Town also organized a series of meetings called “Tavern Talks.” Each meeting focused on a specific theme, and the meetings were held over the course of three nights, (on February 2nd, February 16th, and March 1st); on each night, two meetings are being held simultaneously.

The purpose of the Tavern Talks were to engage people in the Chapel Hill 2020 comprehensive plan in a setting that was informal and open to all thoughts and ideas about Chapel Hill’s future and growth. The meetings were held at restaurants and bars in Chapel Hill with the idea of going where people already are – to natural gathering spots in Chapel Hill.

All were welcome to attend the Tavern Talks, but the meetings are especially geared towards those who were 40 years old and below who live, work, play, study, or invest in Chapel Hill. 58.1% of Chapel Hill’s population is between the ages of 15-45 years old (Source: 2010 US Census), yet this group was underrepresented at many of the working session meetings. The Town’s hope was that these meetings provided an opportunity for people of the X and Y generations to come together, talk about their community, and share a pint, be that beer or root beer!

Future Focus Workshop (February 2012)

To initiate a community discussion about if, where, and at what intensity growth should occur, “Future Focus” workshops were held in February 2012. These exercises in visualizing a new built environment and seeing its fiscal impacts was a new approach for Chapel Hill. More than 150 community members participated in the three workshops and provided their thoughts on the following:

- What downtown should be like in the future;
- Whether growth should occur in Chapel Hill’s key transportation corridors; and if so,
- What type and degree of change to the built environment would be desirable.

These sessions and follow-up analysis enabled the Town staff to write growth policy statements for these focus areas, including Downtown, North Martin Luther King Jr. Blvd/I-40, South Martin Luther King Jr. Blvd/Homestead Road to Estes Drive, Highway 54, North 15-501, and South 15-501. More information about these focus areas can be found in the Chapel Hill 2020 comprehensive plan document.

Chapel Hill 2020 Outreach Efforts

Accurate as of: 3/26/12



In addition to meetings, the Town used the project blog (2020buzz.org), newspaper articles, advertisements, election mailings, direct mailings, and public flyers to share information with the community.

ACTIVITY	DATES	NUMBER IN ATTENDANCE
Face to face meetings/discussions/ focus groups		
Chapel Hill Bus rides	10/18 & 10/19	75
Asian Parent Night	10/19	150
Rainbow Soccer	10/22	50
Farmer's Market - University Mall	10/22	129
Chapel Hill-Carrboro Chamber of Commerce Open House @ Triangle Office Equipment	11/3	34
NAACP meeting	11/5	25
Education Fair @ El Centro Hispano	11/5	40
Oakwood Park Grand Opening	11/5	30
Ministerial Alliance	11/7	8
Teen Support Coalition Meeting	11/7	6
Latina Mommas (Stay at Home Latina Moms)	11/8	25
Young Professionals	11/8	34
Laurel Hill Homeowners' Association	11/8	23
Carol Woods	11/10	19
Chamber of Commerce Quarterly Orientation	11/10	9
Carrboro Book Fair	11/12	12
UNC Employee Forum (Staff) Executive Meeting	11/15	22
Chapel Hill Optimist Club	11/16	12
Habitat for Humanity - Burmese, Sharon, Black homeowners	11/19	16
Downtown Business Owners	11/21	10
UNC Student Kick off	11/29	53
Human Services Advisory Board	12/5	4
Chapel Hill Holiday Parade - vehicle & volunteers	12/10	100
Northside Community Watch Meeting	1/10/12	14
Chapel Hill Employee Forum meeting	1/12	14
Habitat for Humanity - Latino & African American	1/14	23
Chamber of Commerce Breakfast	1/24	200
People of Burma - Community Meeting	1/28	35
Club Nova - Transportation Survey	2/1	15
Faith Tabernacle Wellness Fair	2/4	75
Chapel Hill Rotary Club	2/21	35
Department of Aging - Focus Groups	2/29	11
Dogwood Acres Homeowners Association	2/29	20
3rd Sector Alliance - Non profits @ El Centro	3/8	33
Sunrise Rotary Club	3/13	27
Parents of Autistic Children	3/12	27
		1415

Other activities/events for Chapel Hill 2020 Planning Process

Accurate as of: 4/18/12

DATE	EVENT	LOCATION	ATTENDEES
Sept 27th	Open House / Kickoff event	East Chapel Hill High	400
Oct 6	Stakeholder meeting	East Chapel Hill High	220
Oct 22	Community Open House	University mall	300
Oct 27	1st Theme Group meeting	Ephesus Elementary School	150
Nov 19th	Theme Group Reporting Out	Chapel Hill High	175
Dec 1st	Theme Group Working Session	Frank Porter Graham Elementary	138
Dec 15	Theme Group Reporting Out	East Chapel Hill High	159
Jan 10th	Dwight Bassett - Retail, Housing, and Economic development	Council Chamber	48
Jan 12	Theme group working session	Glenwood Elementary	156
Jan 19	Demographics, Land Use and Transportation	Council Chamber	11
Jan 21	UnConference	UNC Hamilton Hall & Student Union	80
Jan 25	The Carolina North Development Agreement	Council Chamber	23
Jan 25	Priority Based Budgeting	Council Chamber	17
Feb 2	Chapel Hill - Carrboro City Schools	Council Chamber	24
Feb 2	Tavern Talks	Kildare's & West End Wine Bar	73
Feb 6	OWASA and Our Water Supply	Council Chamber	35
Feb 6	State of the Community (Chamber of Commerce)	Council Chamber	26
Feb 7	Theme reporting Out	Chapel Hill High	130
Feb 9	Garrett presentation to DCRP	UNC Planning School	25
Feb 9	Police & Fire departments	Council Chambers	15
Feb 10	Rapid Transit	Council Chamber	30
Feb 11	Heal Our Waterways	Botanical Garden	150
Feb 11	Youth Summit	Carrboro High School	60
Feb 15th & 16th	Community Visioning - Future Focus meetings	Friday Center	90
Feb 16th	Tavern Talks	Caribou, Crunkleton	40
Feb 22	Visitors Bureau/Tourism of the future	Council Chamber	38
Feb 23	Theme Group Working Session	Estes Hills Elementary School	138
Feb 28	Future Focus follow up	Town Chamber	30
Mar 1	Tavern talks	WXYZ, & Jack Sprat	45
Mar 15	Form-Based Codes (2 sessions)	Town Hall & Chapel Hill East	60
Mar 20	Theme Group Reporting Out Session	Chapel Hill High	124
Mar 21	15/501 South Corridor Discussion meeting	Southern Village	25
March 28th	Budgetopolis	?	42
Apr 12	Theme Group reporting Out	Rashkis Elementary School	67
Apr 14th	Earth Action Day Booth	Southern Village Park	25
April 24th	Theme Group reporting Out	Chapel Hill High School	115
April 17th	Community Wide Neighborhood Meeting	Town Hall	15
April 18th	15/501 South Corridor Discussion meeting	Southern Village	35
April 19th	15/501 South Corridor Discussion meeting	Southern Village	25
			3359



CHAPTER 3 COMMUNITY INPUT

Chapel Hill/Carrboro Chamber of Commerce

RECOMMENDATIONS FOR CHAPEL HILL 2020

March 5, 2012

Chapel Hill 2020 Chairs Rosemary Waldorf and George Cianciolo,

Thank you for inviting the business community to actively participate in the Chapel Hill 2020 process. We know how important it is to have the business community involved in the revision of the Town's comprehensive plan and we are pleased to have been invited to help facilitate their participation.

Please accept the following recommendations and survey results for inclusion in the Chapel Hill 2020 process and the forthcoming comprehensive plan.

The goals, objectives, tactics and metrics recommended below are derived from the following sources

- Four focus groups including downtown businesses, small business, major enterprise and community leaders (60 participants)
- Two meetings of the Chamber's Public Policy and Economic Development Committee (40 participants)
- A real-time texting survey of Chamber annual meeting attendees after a presentation by Mrs. Waldorf (170 responses)
- A mailed and electronically distributed survey to the Chamber membership (115 participants)
- The 2004 "Toward a Sustainable Community" written by the Council on a Sustainable Community
- Chamber volunteer and staff participation in a host of Chapel Hill 2020 meetings and workshops

Thank you again for the opportunity to participate.

Positively,

Aaron Nelson
President and CEO

Kristen Smith
Director of Public Policy and Member Engagement

Chapel Hill 2020 Theme	Goal	Objective	Tactics	Metrics
Good places and new spaces: Downtown & Development	Chapel Hill has a detailed and specific master use and zoning plan, including a form-based code, that determines what can be done and where.	So that our community can have a Land Use Management Ordinance that reflects our Town’s economic, social and environmental objectives and creates a respectful and efficient process for addressing future community development	Rewrite and reform the Land Use Management Ordinance to reflect the recommendations of the most recent consultant’s report on LUMO Create and apply new zones including ones for industrial/manufacturing and entrepreneurship	The cost and time involved in the development application and approval decreases An improving reputation of the development review process measured through survey to users and participants in the process
		So that neighbors, development professionals, and transportation planners know what type and kind of development will go where So that the community has a more proactive, rather than reactive, approach to development So that the development process is less arbitrary and less costly So that the Town is prepared to support new and different kinds of businesses	Establish new standards on the type and size of projects that require review by the Town Council and allow small projects to be approved by staff, mid-sized projects to be approved by the Planning Board and large projects by the Town Council Create a simpler, more customer- and merchant-friendly municipal sign ordinance that promotes businesses and maintains community aesthetic	
Good places and new spaces: Downtown & Development	Chapel Hill improves the development approval process and the Town facilitates the development it desires.	So that the community has a more proactive, rather than reactive, approach to development So that the development process is less arbitrary and less costly So that neighbors, developers, and transportation planners know what type and kind	Conduct a comprehensive economic impact analysis of all proposed developments Continue to hold joint advisory board/committee “hearings” for developers Create an electronic permit center Establish new standards on the type and size of projects that require review by the	The cost and time involved decreases Increased number of permits applied for online An improving reputation of the development process measured through survey to users and participants in the

		of development will go where	Town Council and allow small projects to be approved by staff, mid-sized projects to be approved by the Planning Board and large projects by the Town Council Increase business community representation on town committees Improve how Town committees work and what is sent to them for comment	process
Good places and new spaces: Downtown & Development	Chapel Hill plans for projected population growth.	So that the community will have a proactive, not reactive approach to projected population growth So that transportation, schools and other infrastructure planning can be done well	Plan to accommodate annual population growth of 1.9% per year (average annual growth over the last ten years)	Number of new residential units approved, permitted and built
Good places and new spaces: Downtown & Development	Chapel Hill has a clean and safe downtown.	So that residents and visitors are safe and feel safe So that downtown looks and smells in a way of which residents can be proud	Modify the panhandling ordinance to prohibit panhandling within 25 feet of an ATM, outdoor dining, preschool, children’s museum or parking pay station Become a national model for successful community-based policing with a sufficient number of officers assigned to the downtown Partner with the Downtown Partnership to fund a dedicated clean-up crew in the downtown	Number of police incidents in TC-1, TC-2, TC-3 Citizens, business owners, and visitors survey responses regarding perceptions of cleanliness and safety
Good places and new spaces: Downtown & Development	Chapel Hill has a street, sidewalk and parking infrastructure that supports a thriving downtown.	So that, shoppers, visitors and employees can get where they need to when they need to So that downtown enterprises thrive So that downtown draws-in, delights and	Implement the recently drafted downtown master plan Improve the downtown street network with new north/south cross streets to create shorter blocks and new corners in the Town’s center	Business Improvement District Revenue Sales tax revenue in TC-1, TC-2, TC-3 Assessed value of downtown property

		earns return visits from visitors and residents alike	Roll back downtown parking enforcement on the west end of Franklin St. to 6:00pm Transfer downtown parking management to the Chapel Hill Downtown Partnership Utilize downtown parking as a business recruitment and retention strategy	Number of publicly owned and publicly available parking spaces Number of tows in TC-1, TC-2, TC-3 Number of downtown master plan recommendations implemented
Chapel Hill 2020 Theme	Goal	Objective	Tactics	Metrics
Town & Gown: Learning and innovation	Chapel Hill actively encourages and supports entrepreneurship, particularly at the University.	To retain and increase local talent, capital and jobs	Create additional incubator/accelerator space to support entrepreneurs Encourage the location and expansion of University-based spin-offs in Chapel Hill Create a zone or otherwise designated entrepreneurial area	Number of spin-offs located in Orange County Number of patents from University Jobs created by University-related enterprises
Town & Gown: Learning and innovation	Chapel Hill supports private enterprise.	So that small and mid-sized enterprises can thrive alongside state and state-owned enterprises.	Encourage the Town, the University, and the UNC Health Care System to coordinate economic development initiatives in Chapel Hill.	Number of private state-owned and state-supported enterprises in Chapel Hill.
Town & Gown: Learning and innovation	Chapel Hill supports the continued success of the University and the health care system.	So that the Town's top employers can continue to grow jobs and have an increasing positive economic impact So that our community can continue to be proud of hosting one of the nation's best universities and best healthcare systems	Support the University's development of Carolina North, 123 W. Franklin, and the UNC Healthway where the Town will serve as facilitator, not simply as a development regulator Encourage and support infill and redevelopment on the main campus Expedite the processing of applications for new facilities off the main campus	Growth of University and UNC Health Care system payroll

Chapel Hill 2020 Theme	Goal	Objective	Tactics	Metrics
Getting Around: Transportation	Chapel Hill's bike and pedestrian sidewalks and trails improve connections between and among residential, retail, office, institutions and employment centers.	So that workers, residents and visitors can get where they want to go when they want to go there	Adopt a sidewalk and trail master plan with connecting residential to retail and office in mind	Total town sidewalk mileage Total town bike path mileage Connectivity between residential and employment and shopping destinations
Getting Around: Transportation	Chapel Hill Transit is a system that works for working people.	So that Chapel Hill transit is a viable and reasonable community option for working people	Prioritize serving in- and out-commuters as key constituents in the development of transit plans	Percent of people using the bus to commute to work
Getting Around: Transportation	Chapel Hill encourages use of new, novel and alternative modes of transportation.	To relieve congestion and shorten travel time to work and to other destinations	Include the use of Zipcars/WeCars, ride share, bike rental, and other creative solutions in transit and transportation planning	Use of new modes of transportation
Getting Around: Transportation	Chapel Hill has an exceptional road, signal and park-and-ride infrastructure needed to meet the needs of residents and commuters.	To relieve congestion and shorten travel time to work and to other destinations	Identify road and intersection improvements that that will improve mobility and decrease congestion Implement road infrastructure improvements recommended by NC 54/I-40 study Explore locating park and ride lots in rural buffer	Customer service surveys Park and ride usage Transit ridership Road and intersection congestion
Chapel Hill 2020 Theme	Goal	Objective	Tactics	Metrics
Community prosperity and engagement: Fiscal sustainability and public safety	Chapel Hill is one of the greatest places to start and grow enterprises.	So that we are known for being "open for business, to business" So that Chapel Hill can retain and recruit employers and support job growth So that enterprises feel welcome and supported	Chapel Hill facilitates local enterprise expansion and recruits great new local employers and service providers Allow existing enterprise to easily make modifications to current facilities Adequately fund the economic development	New company creation Reputation as business friendly Increased number of privilege licenses

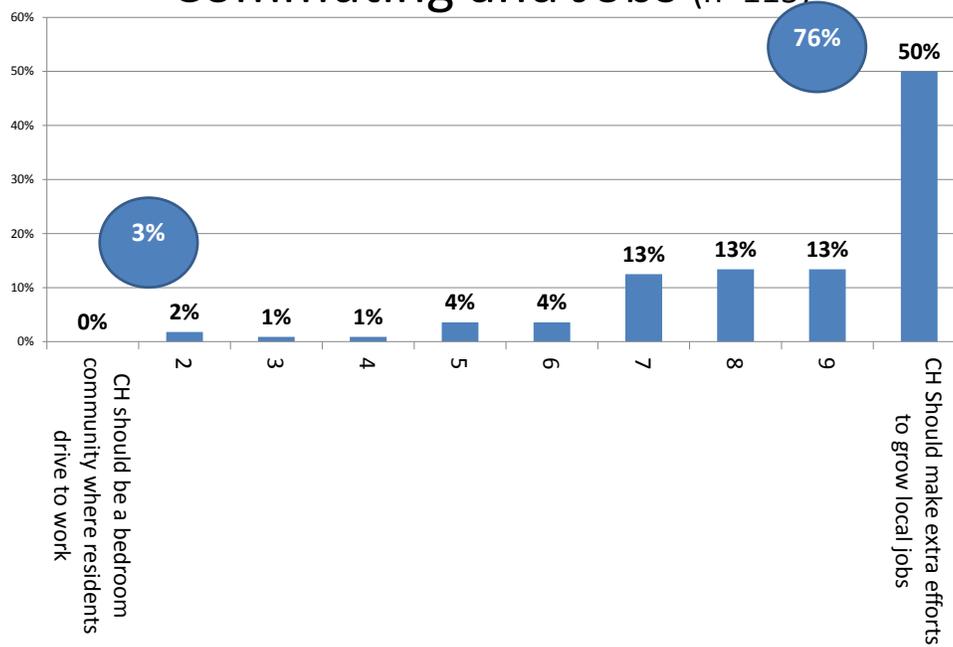
			department Expand incubation and acceleration facilities Market our community to existing and prospective enterprises Market our community as a great place to start and grow enterprises	
Community prosperity and engagement: Fiscal sustainability and public safety	Chapel Hill has a strong local economy with a diverse and growing supply of jobs with more local residents working locally.	So that we have sufficient jobs to meet the needs of the local population So the children of our community can see a working future for themselves in our community So town residents do not have to drive out of the community to find work opportunity So that the wages earned in our community are spent in our community So that we can decrease commute time, thereby also decreasing carbon emissions and increasing civic participation So we grow our middle class So we increase local revenues to support needed government services	Market Chapel Hill and our region as one of the greatest places to grow and start enterprises Create a cluster-based economic development strategy working to recruit and retain enterprises in specific, agreed-upon clusters Adopt an enterprise retention and recruitment strategy Prepare, via local public school system, an educated workforce ready to succeed in post-high school and professional pursuits	Increase in jobs per citizen from 80 per 100 to 90 per 100 by 2020 Adoption of an agreed upon set of employment clusters we desire to expand Job growth in the adopted clusters Improving jobs per worker ratio Median income Average wages earned by local workers Average commute time Number of jobs Ratio of jobs per worker
Community prosperity and engagement: Fiscal sustainability	The retail that serves the residents of Chapel Hill is located in Chapel	So that we capture the sales tax from purchases made by local residents So that we reduce	Identify missing retail categories and recruit them Support development and/or redevelopment that creates	Retail sales Commercial development square footage approved

<p>prosperity and engagement: Fiscal sustainability and public safety</p>	<p>and feels safe.</p>	<p>safe in and outside of their homes</p> <p>So that fear (of crime) is not a reason keeping residents from visiting downtown or patronizing stores, restaurants, and/or bars</p> <p>So that safety never makes it difficult to recruit or retain residents, employees or students</p>	<p>ordinance to prohibit panhandling within 25 feet of an ATM, outdoor dining, preschool, children’s museum or parking pay station</p> <p>Become and national model for successful community-based policing with sufficient officers assigned to the downtown</p>	<p>and property crime rates</p>
<p>Chapel Hill 2020 Theme</p>	<p>Goal</p>	<p>Objective</p>	<p>Tactics</p>	<p>Metrics</p>
<p>Nurturing our Community: Environmental sustainability</p>	<p>Chapel Hill will increase the amount of land that is within its city limits and under its control and jurisdiction.</p>	<p>So that we have more room to accommodate projected growth</p> <p>So that new retail just on our border can be part of our community</p> <p>So that those who enjoy municipal services can be a part of funding them</p>	<p>Expand municipal boundaries to include the southern rural buffer.</p> <p>Consider annexing the development around Star Point in northern Chatham County.</p> <p>Explore other uses in the rural buffer, such as schools or park-and-ride facilities.</p>	<p>Property and sales tax revenue from land previously outside the city limits</p>
<p>Nurturing our Community: Environmental sustainability</p>	<p>Chapel Hill secures permanent access to and is a good steward of its water supply.</p>	<p>So that Chapel Hill residents, businesses, the University and Hospital are never at risk of running out of water</p>	<p>Secure Orange County’s Jordan Lake water allocation to ensure a reliable long-term supply</p>	<p>Number of gallons to which OWASA has guaranteed access</p>
<p>Nurturing our Community: Environmental sustainability</p>	<p>Chapel Hill can increase the number of residential units, amount of office space and square feet of retail opportunities while continuing to be an exception steward of the natural environment.</p>	<p>So that we can continue to be a sustainable community balancing environmental stewardship, social responsibility and economic prosperity</p>	<p>Continue to hold joint advisory board/committee meetings and hearings</p> <p>The Town’s Sustainability Office is moved under the Economic Development Department</p>	<p>Open space per capita</p> <p>Median income</p> <p>Unemployment</p> <p>Rate of poverty</p>

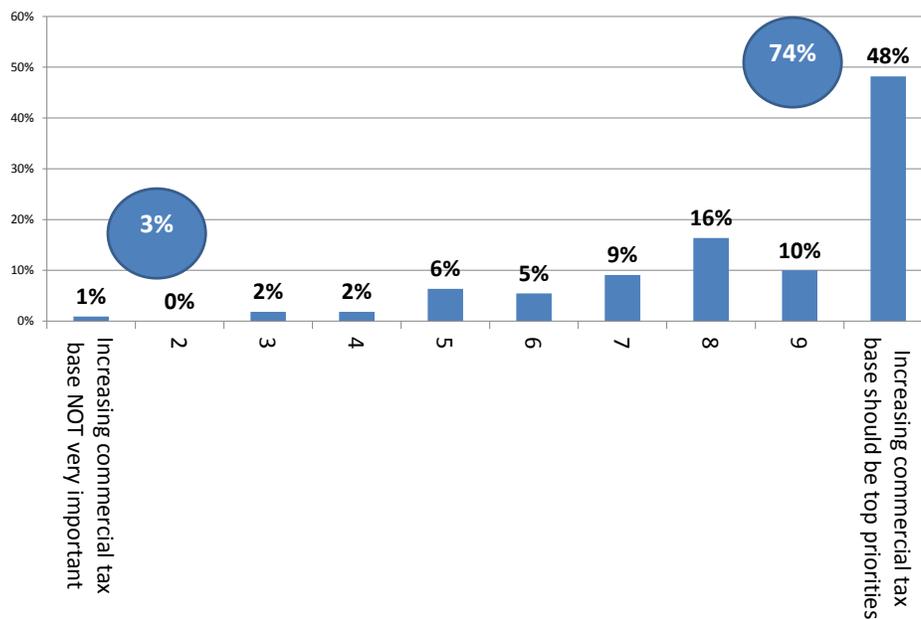
Chapel Hill 2020 Theme	Goal	Objective	Tactics	Metrics
A Place for Everyone: diversity, cultural vibrancy, & the arts	Chapel Hill has an adequate supply of workforce housing.	So that those who want to live in our community can afford to So that we can keep our young people and allow our seniors to age in place	Community Home Trust can serve those with up to 115% of median income Identify new and diverse funding sources – not only relying on builders and developers – to create workforce housing	Percent and number of rental housing units priced affordable to people making 80% of median income Percent and number of for sale units priced affordably
A Place for Everyone: diversity, cultural vibrancy, & the arts	Chapel Hill encourages and supports arts and culture as a community health and economic development strategy.	So that we draw and keep creative, talented people in our community So we build a regional and national reputation as an arts destination	Move the Town’s Public and Cultural Arts office to under the Economic Development Department	Number of working artists
A Place for Everyone: diversity, cultural vibrancy, & the arts	Visitors to Chapel Hill have an increasing positive impact on the local economy and community.	So that the Town can maximize potential tax revenue from hotel, restaurant, and retail sales from visitors	Allow for bed and breakfasts as a permitted use within town limits Target the mid-week business traveler Encourage visitors to stay an extra day. Have a clean and safe downtown	Hotel occupancy Number of meetings/conventions held Requests to Visitors Bureau/Visitor leads
A Place for Everyone: diversity, cultural vibrancy, & the arts	Chapel Hill is a welcoming community to all people regardless of race, color, creed, religion, sexual orientation, gender disability, national origin veteran status or political affiliation.	So that we can be successful and thrive	Adopt affirmative strategies that communicate our openness and welcoming of all people	Percent of minority populations Number of minority owned and managed enterprises

Chamber Of Commerce Survey

Commuting and Jobs (n=115)

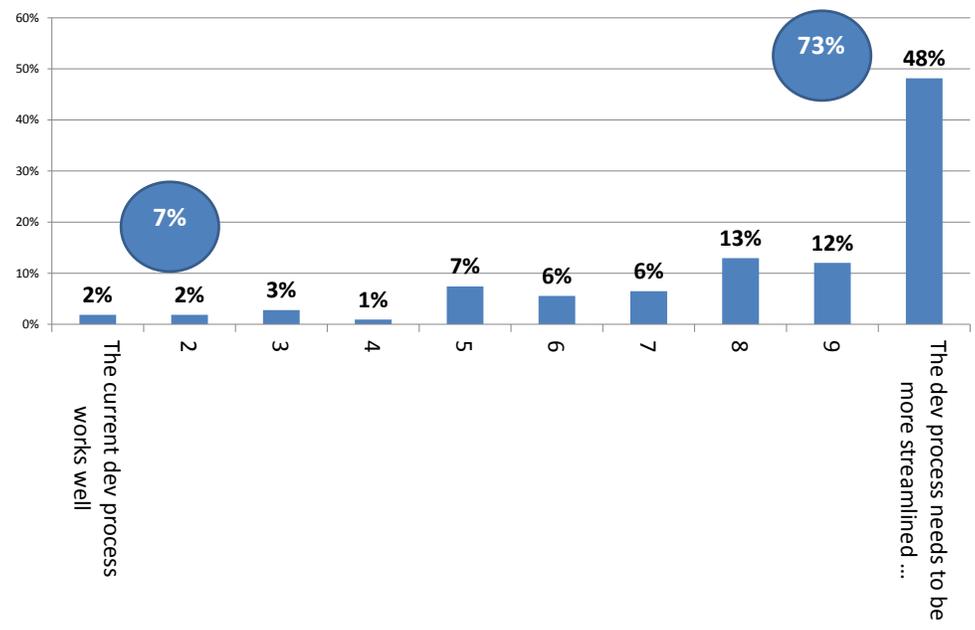


Commercial Tax Base (n=115)

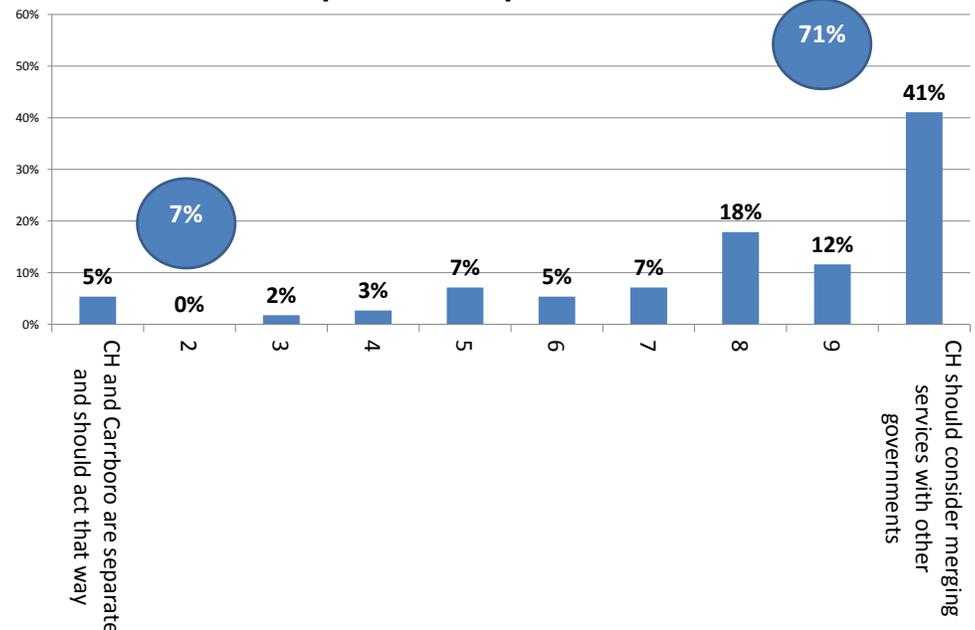


Chamber Of Commerce Survey

Development Process (n=115)

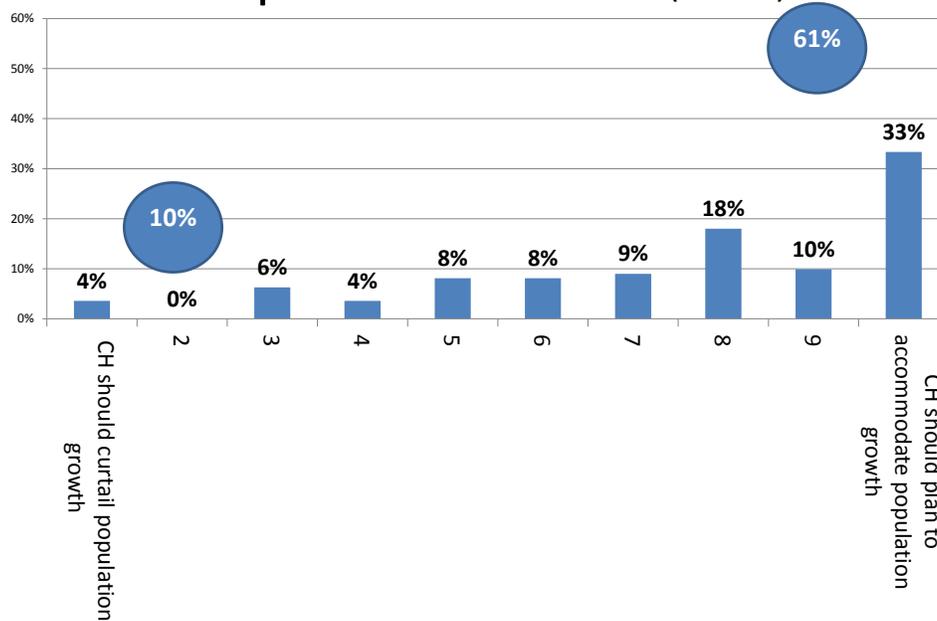


Municipal Cooperation (n=115)

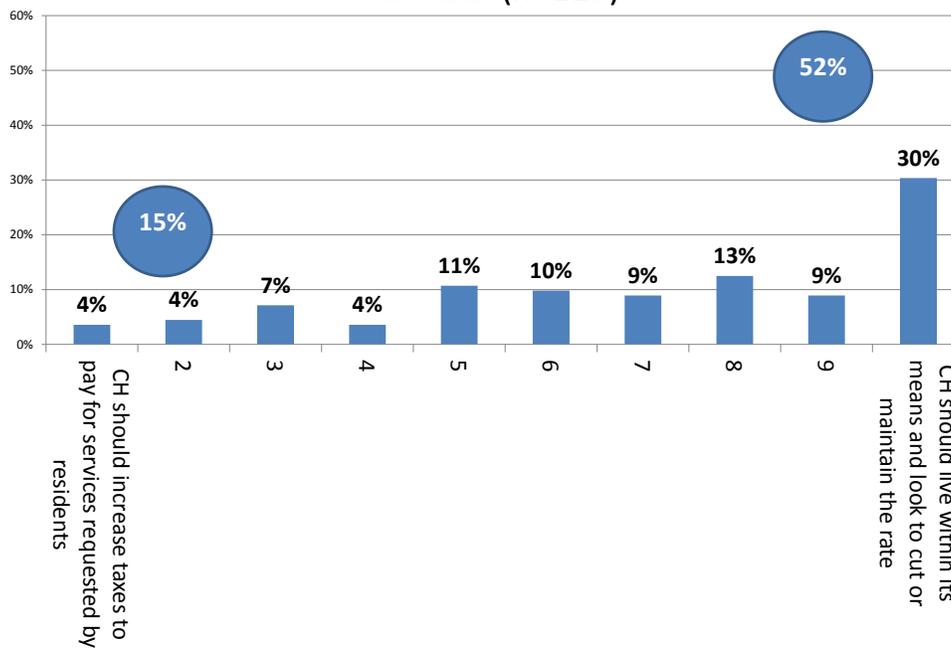


Chamber Of Commerce Survey

Population Growth (n=115)

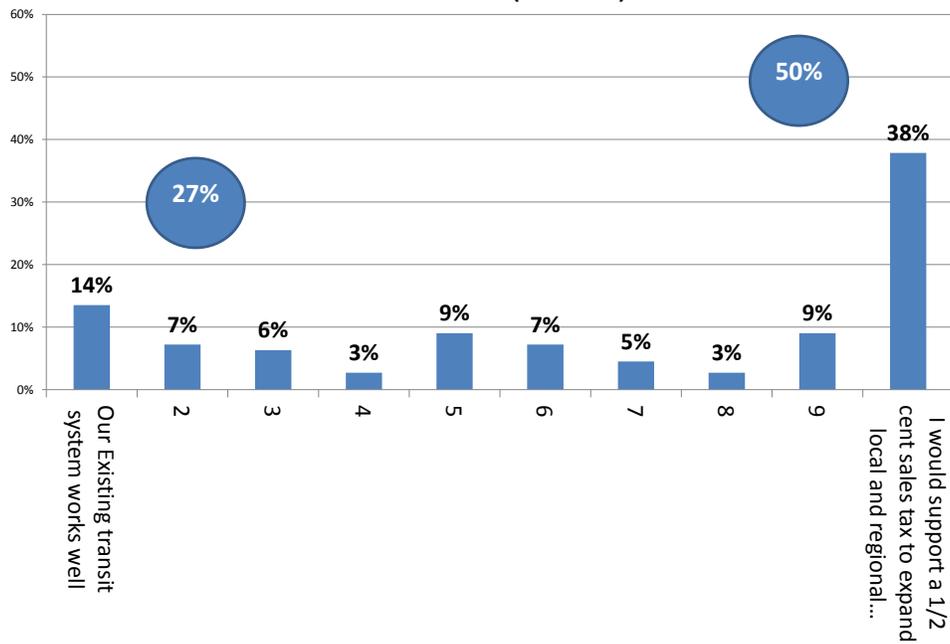


Taxes (n=115)

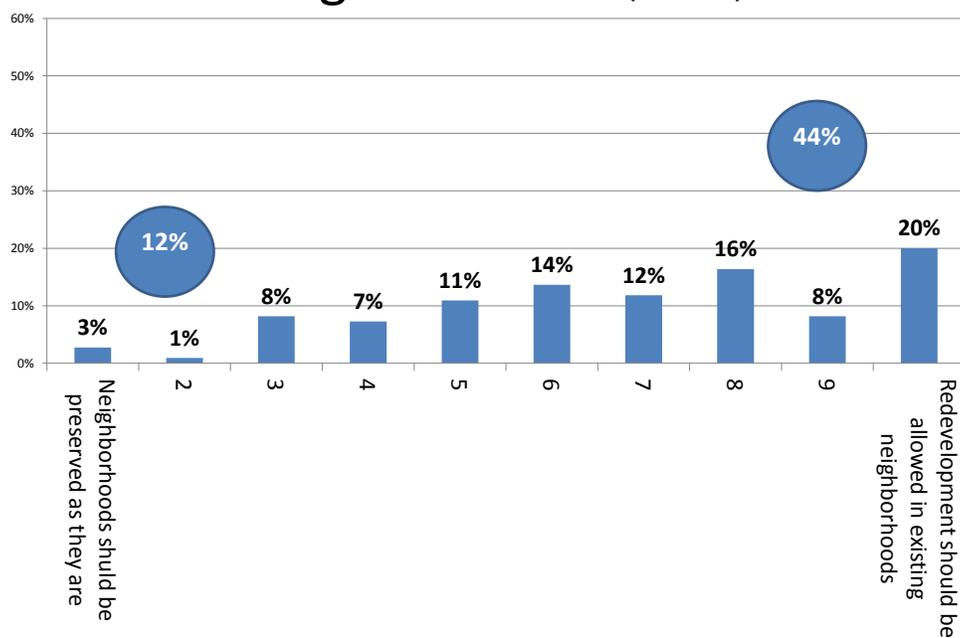


Chamber Of Commerce Survey

Transit (n=115)

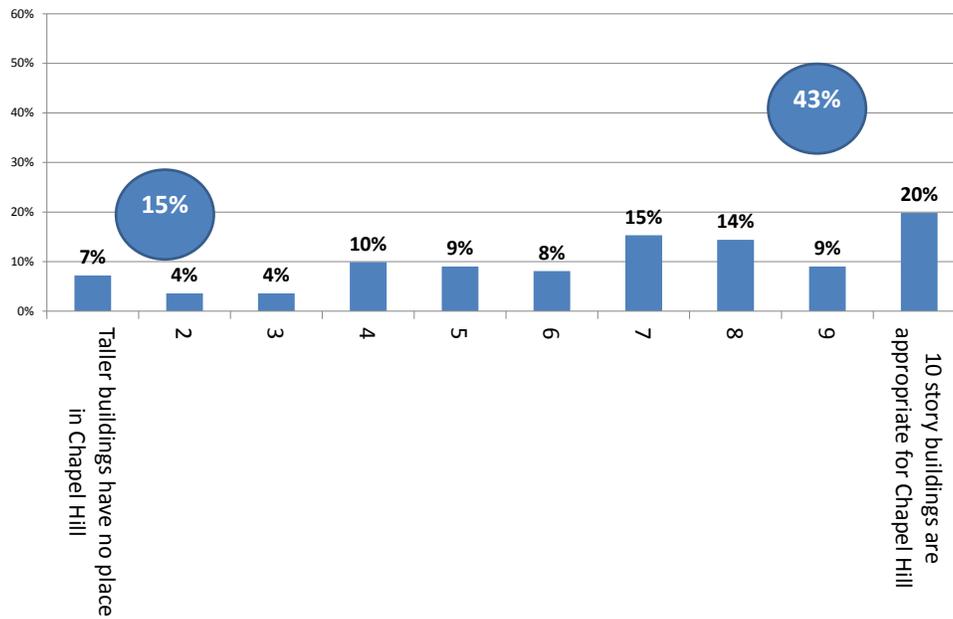


Neighborhoods (n=115)

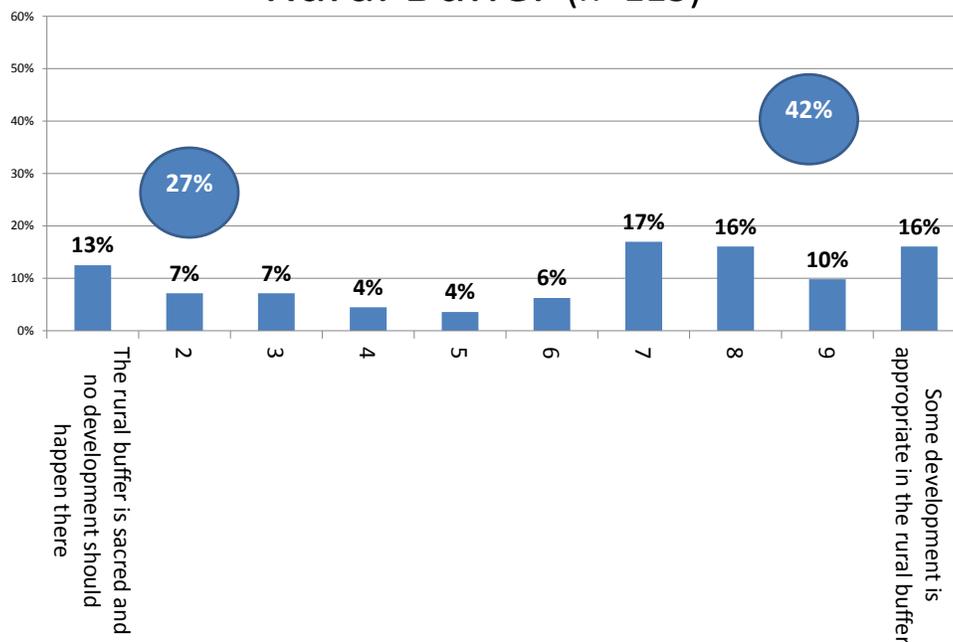


Chamber Of Commerce Survey

Building Height (n=115)

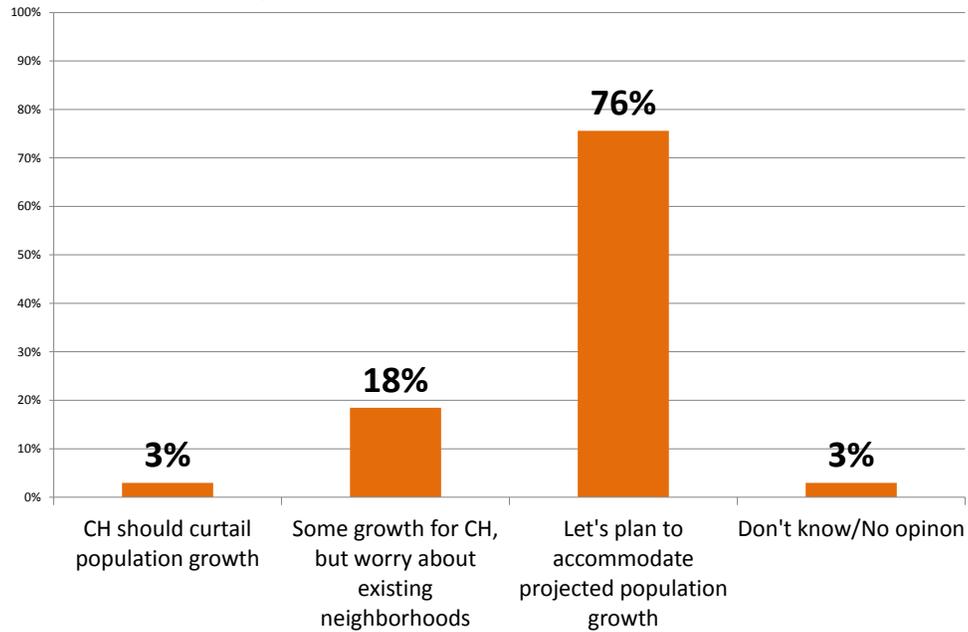


Rural Buffer (n=115)

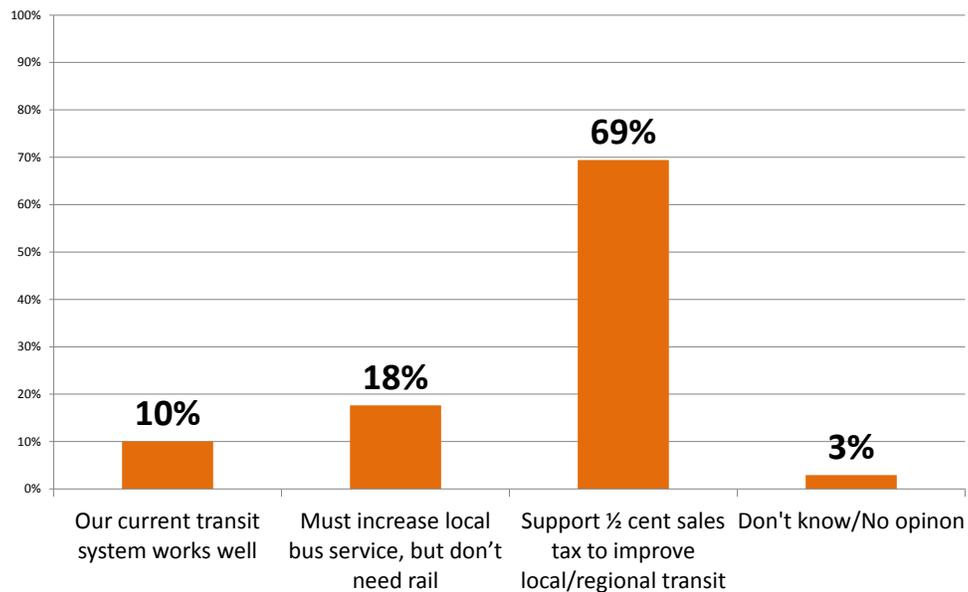


Chamber Of Commerce Survey

Population Growth (n=170)

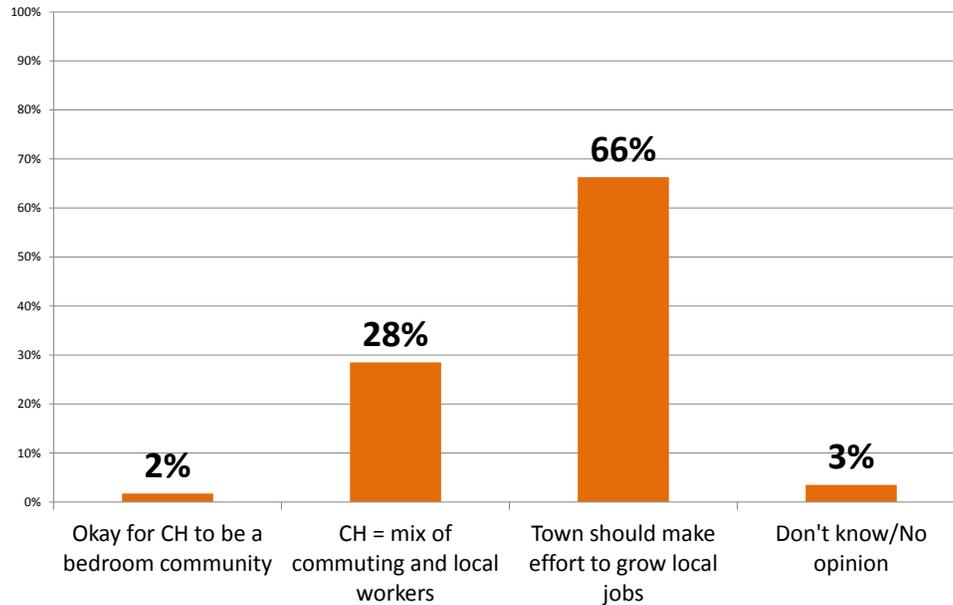


Transit (n=168)

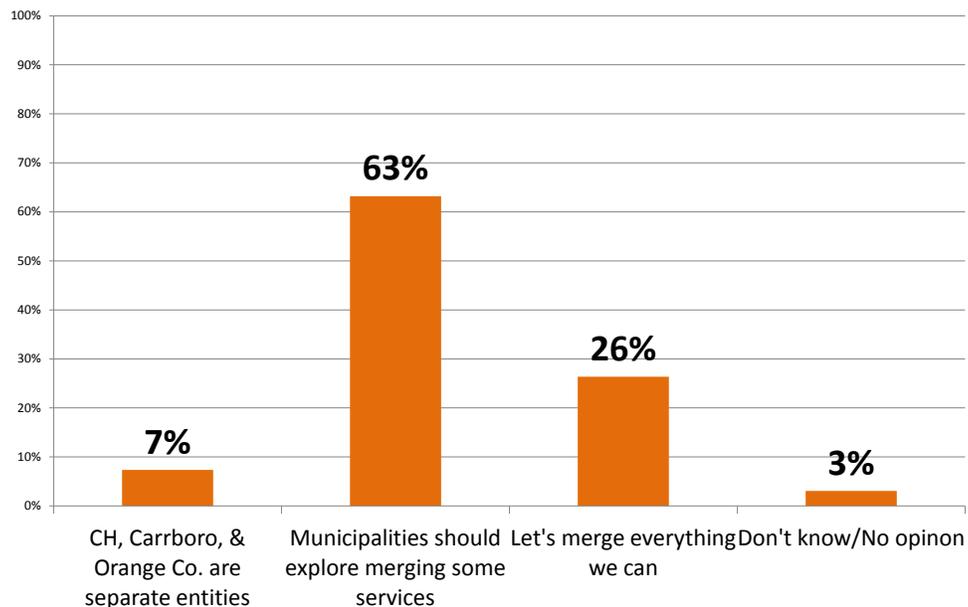


Chamber Of Commerce Survey

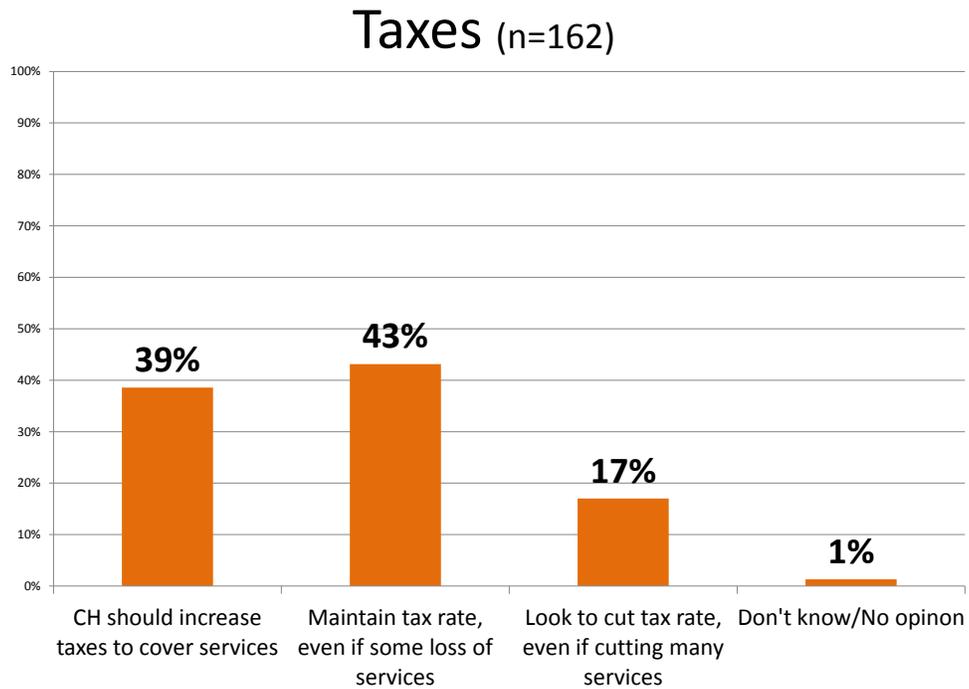
Commuting and Jobs (n=165)



Municipal Cooperation (n=158)



Chamber Of Commerce Survey



The Downtown Partnership

SUBMISSION TO VISION 2020 LEADERSHIP TEAM

If the goal is to make Downtown Chapel Hill a vibrant, diverse, welcoming, and pedestrian friendly environment with a mix of retail, office, residential, medical, educational, religious, research, entertainment and arts-oriented uses, the following development incentives must be in place. Recognizing that the cost of these incentives vary, it is nonetheless imperative that the Town dedicate the resources necessary to achieve them. The University of North Carolina is a world class institution. It deserves and demands a world class downtown as its front door.

Downtown must be, and be perceived by citizens, as clean and safe. The Downtown Partnership, as downtown's managing entity, should hire a private company to contract for clean and safe services. These services must include a team of trained professional ambassadors who patrol downtown 18 hours a day, seven days a week. The Downtown Ambassadors would provide custodial, security (as an adjunct to the Chapel Hill Police Department), visitor orientation, and social outreach services as a minimum. The cost is between \$330,000 and \$350,000 annually. This amount would cover all equipment, uniform, supervisory, payroll, retirement, and administrative costs.

Provide that the following uses be uses-by-right in downtown, and as such require no additional approvals from the town other than building permits, zoning compliance, and certificates of occupancy.

- Retail
- Restaurant
- Entertainment, to include night clubs/bars
- Residential
- Office, to include medical office
- Research, to include wet labs
- Religious
- Education
- Museums
- Art galleries and artist studios
- Automobile service
- Grocery stores

Establish a three tiered system of permitting new construction or rehabilitation, as noted above, as follows.

- 0-25,000 square feet- staff level review and approval only with a 60 day (2 month) guaranteed review period.
- 25,001-80,000 square feet- staff and Board and Commission level review and approval only with a 120 day (4 month) guaranteed review period.
- 80,001 square feet and above- staff level, Board and Commission level, and Town Council approval with a 240 day (8 month) guaranteed review period.

Denials of permits at the staff level and/or Boards and Commission level may be appealed within 60 days of the denial to an Appeals committee. That Committee shall be comprised of the Mayor, Town Manager, and the Town's Economic Development Officer and shall rule on that appeal within 60 days of its filing. Denials by the Appeals Committee may be appealed to the Town Council within 60 days of the Appeals Committee denial.

Create an expedited approval process for any other Town required permits for Downtown businesses of 90 days or less.

Adopt the following development principles as contained in the Downtown Development Framework and Action Plan, and adopt the specific projects as part of the Town's Capital Improvement Plan.

- Create new north-south and east-west streets in Downtown, as called for in the Plan. Within the Cameron-McCauley and Northside neighborhoods only those new streets approved by the respective neighborhood associations would be created.
- New streets should avoid destroying existing businesses and owner occupied housing.
- The new streets should be designed as called for in the Plan to include landscaping, green space, and streetscaping elements.
- Future parking deck sites as identified in the Plan should be acquired and used as surface lots until the Town can build the decks. The new decks should be financed so as not to cause the price for hourly, daily or monthly parking to be over 80% of existing market prices for public parking.

Research whether a transit transfer station can be developed on the new north-south street called for between Church and Columbia.

There have been 47 acres of "opportunity sites" identified in the Development Framework and Action Plan, generally in proximity to the parking deck sites. Funds should be allocated in each fiscal year to begin the acquisition of those sites to offer as development sites for future downtown private or public projects

Research the advisability of moving from a use-based zoning code to a form-based code, at least for Downtown. This will have positive benefits for Downtown by giving the development community a clearer understanding of the design standards for development and allows for easier Town review of mixed-use projects.

Regional mass transit should be available and centered in Downtown Chapel Hill, should Orange County voters approve the transit tax. The bus/light rail system will encourage density and a mixture of uses and should include direct links with, or easy connections to, the UNC Medical Complex.

Resolve the conflicts that currently exist between the Zoning Code/ Land Use Management Ordinance and the Northside and Cameron-McCauley Historic Districts with respect to overlapping physical boundaries and incompatible development requirements.

The Town should utilize Tax Increment Financing (TIF) or what is known as synthetic TIF to finance the acquisition of recommended properties and construction of capital improvements called for above, to the extent allowed by the North Carolina Statutes.

Friends of the Downtown Submission to Chapel Hill 2020

INTRODUCTION

A vibrant, vital, and economically sustainable Downtown is essential to Chapel Hill's future and should serve as the focal point for visitors and residents alike. Downtown should respond to the needs of students, residents, businesses, and visitors. Our downtown should serve as a center of the Town's life and contribute to its economic development. It should be a harmonious, accessible, sustainable, and well-designed mix of commercial, residential, and public spaces that respects the Town's unique heritage and visual character. It must be a place that can be enjoyed with a feeling of safety and security at all times.

GOALS

In order to achieve this, the Friends of the Downtown propose the following goals:

- The Town of Chapel Hill should develop, adopt, and implement a comprehensive Downtown Master Plan that includes the following strategies:
 - * Create a physical and economic plan for the coming decades
 - * Expand the commercial retail areas beyond the Franklin Street core to include Rosemary Street and the streets that connect these two
 - * Develop a clear articulation of desired uses, building heights, massing, and other physical features employing form and function-based zoning
 - * Create public spaces for a variety of indoor and outdoor uses
 - * Improved pedestrian, bicycle, and vehicular transport, both within the area and in terms of connections to the Town as a whole
 - * Develop means by which financial support can be provided to achieve the goals and plan for Downtown.
 - * Maintain the essential and unique character of the area and Chapel Hill as a whole, including the preservation of the tree canopy and other environmentally responsive features
- Streamline the development/land use review process so that buildings and uses that conform to the Master Plan will receive expedited review. Such a process should also provide greater clarity and certainty to developers and others wishing to invest so as to foster such investment.
- Improve public/mass transportation to and around Downtown to allow greater ease of access for weekdays, evenings, and weekends. Such improvements could include the use of loop shuttles, changing bus routes to address commercial needs as well as those of students, and construction of a transfer station in an appropriate location
- Develop adequate parking - both through public and private means - in ways that do not absorb valuable residential and commercial space nor impair the architectural integrity of the area.

- Provide enhanced assistance – both financially and through other means – for the Downtown through
 - * Support of events such as Festifall
 - * Publicizing businesses and other Downtown-centric ventures
 - * Creation of space for start-ups and other entrepreneurial activities.
- Employ collaborations between the town and other major stakeholders, such as UNC and UNC Health Care, to enhance the Downtown
- Enhance Safety and security through upgrading lighting – both overhead and at street level – greater/more effective police patrols, improving sanitation, and encouraging orderly street life and pedestrian traffic
- Consider expanding the commercial/retail and community areas along No. Columbia Street and Martin Luther King Jr. Blvd. to the Hillsborough St./Umstead Rd. intersection in recognition of the demand for such spaces created by Carolina North

Habitat for Humanity of Orange County

WHO WE SERVE

Habitat for Humanity of Orange County offers homeownership, and the opportunity it brings, to hardworking families who live in substandard, overcrowded, or unaffordable rental housing, and who cannot afford to purchase a home in our community through conventional means. These families perform critical, but lower-paying, work in Orange County such as construction workers, home-health or daycare workers, or work in the service industry. They earn less than 60% of the area median income; the average income of a Habitat homeowner is 48% of the area median income, which is about \$34,000 for a family of four, the average household size among Habitat homebuyers.

In Habitat's Phoenix Place subdivision of 50 green certified homes in the Rogers Road community in Chapel Hill, the demand among qualified buyers far exceeds the demand. To date, Habitat has received 240 applications from families interested in purchasing a home in Phoenix Place. Of those, 93 met Habitat's basic qualifications. Based on Habitat's building schedule of 12-15 homes per year, HHOC has approved 43 homebuyers, less than half of those who qualified. The majority of the families approved for Phoenix Place are employed by UNC or UNC Health Care. Some of the families approved were living in public housing or rental housing that is subsidized through the Section 8 voucher program. By becoming homeowners, these buyers create the opportunity for other families on the long waiting lists for public housing and Section 8 to be served.

Homeownership changes lives and it stabilizes and revitalizes communities. A national study found that children of homeowners are 116% more likely to graduate from college than children of renters and 59% more likely to become homeowners themselves within 10 years of leaving home. (Boehm & Schlottmann, University of Tennessee) Habitat has provided the benefits of homeownership for over 600 children in Orange County.

HOW WE DO IT

With support from community volunteers and donations from individuals, faith congregations, foundations, and businesses, Habitat for Humanity of Orange County builds and sells new homes to qualified families through an affordable, no interest mortgage. Future homeowners also invest 325 hours of sweat equity building Habitat homes. Their mortgage payments are used to build more Habitat homes in Orange County.

To date, Habitat has built 207 homes in Orange County, 62 of those homes in Chapel Hill. Another six homes will be completed and sold in Phoenix Place over the next few months, and five more are under construction. The materials and sub-contracted labor cost to build a Habitat home in Chapel Hill is about \$77,000. The cost of a finished lot is about \$50,000.

Each year, Habitat raises over one million dollars in private donations and collects close to \$450,000 in mortgage payments from its homeowners to fund its operations and home construction programs. However, Habitat also relies on public funding, especially for land purchase and infrastructure development. For example, the cost to produce a lot in Phoenix Place is about \$50,000 per lot. Of that amount, 75% or \$37,500 per lot was provided by a combination of HOME and CDBG funds (both federal housing programs administered by local government), and Orange County Affordable Housing Bond Program funds. Without that public funding, Habitat would not have been able to develop Phoenix Place.

Since the funding for Phoenix Place lots was secured, the Affordable Housing Bond Program funds have been used up, and HOME and CDBG funding have been cut nearly in half as the result of federal budget cutting. Habitat is not alone in relying on these funds; the other non-profit affordable housing providers in Orange County also rely on these public funds to create housing for a wide range of housing needs, from the homeless to those earning up to 80% of median income. With no new sources of public funding for affordable housing on the horizon, the production of new, affordable rental or for sale housing and the preservation of existing affordable housing stock through repair and rehabilitation will certainly decline while demand continues to increase.

WHAT WE NEED GOING FORWARD

For people who work in lower paying jobs in Chapel Hill, it is increasingly difficult to find quality, affordable homes within reasonable commuting distance to their employment. Habitat for Humanity of Orange County will continue to call on people and institutions to give generously to provide affordable, safe, energy efficient, healthy homes for the families who qualify for our homeownership program. We will continue to seek out creative ways to decrease costs and increase revenues. However, without reliable sources of public funding our ability to provide affordable housing and contribute to the strength and diversity of the Chapel Hill community will be diminished.

One potential source of funding for a wider range of affordable housing options are payment in lieu funds contributed to the Town's Affordable Housing Fund under the Town's Inclusionary Zoning Ordinance. Developers who receive approval from the Town Council make a payment to the fund rather than build affordable units in their development. In the past, payments in lieu have rarely been approved, as the Council has preferred that developers create the units within their projects. However, units created under the Inclusionary Zoning Ordinance most recently have been smaller condominium units that often require additional public subsidy to make them affordable to those who earn less than 80% of the area median income. Providing the necessary subsidy to these units further decreases the amount of subsidy available for all types of affordable housing, including housing for families with children, and for those at the lower end of the affordability range.

Habitat for Humanity supports the creation of an ongoing affordable housing technical advisory group representing affordable housing providers and advocates reviewing development proposals and offering recommendations to the Planning Board and Town Council regarding how developers can best meet the requirements of the Inclusionary Zoning Ordinance. This group could make meaningful contributions to the process of deciding when a payment in lieu would serve the overall housing needs in Chapel Hill better than units built within the development would.

Other possibilities in addition to payment in lieu funds to support a full range of affordable housing needs include dedicating general funds for affordable housing, and floating a general obligation bond for affordable housing. Both options have been proposed as part of the Northside and Pine Knolls Community Plan adopted by the Town Council in early 2012 to address affordable housing in those neighborhoods.

In the current economic and political climate, proposals to raise revenues for affordable housing may not have popular support, especially without education and advocacy aimed at building that support. But if the residents of Chapel Hill are earnest in their desire to achieve a more economically and socially diverse community by preserving and increasing the supply of housing that is affordable to a broad range of residents, they must be willing to create new resources and/or reallocate existing resources to achieve that goal.

Orange Politics

PROGRESSIVE PERSPECTIVES ON CHAPEL HILL 2020

The comprehensive plan is Chapel Hill's guiding vision. In the past it has been used to guide land use policies and other programs, and in the future it is expected to also directly influence the Town's budget. It has never been more important to articulate a clear vision of a Chapel Hill in which we all hope to live. As much as we love Chapel Hill, and look back fondly on the days we first came to know this wonderful community, we also accept the fact that more people fall in love with this town every day and growth is an inescapable part of our future. The choice before us now is not whether to grow, but how.

Many general principles are broadly held by most residents in and around Chapel Hill. It's good to protect the environment, to have a diverse community, to teach our children well. But where we don't all agree is how best to make these things happen. The Comprehensive Plan needs to address these difficult issues if it is to be of any use in guiding future decisions. The hard discussions about these areas of difference have been notably absent from the 2020 process, but we are ready to have them. To that end, we offer the following suggestions as starting points for real conversations about our future.

SUSTAINABILITY AND SMART GROWTH

- Create a networked community that enables people to efficiently get anywhere in town. Support transit and walkability by prioritizing construction of sidewalks, bike lanes, and greenways that feed into major transit corridors to decrease driving and encourage healthy, active lifestyles.
- Support transit use by focusing development in corridors that are well-served by transit. Ensure enough critical mass of residents, businesses, and other destinations to sustain transit. Concurrently, the Town should improve walkability in residential areas by permitting limited neighborhood-scale development outside of transit corridors and centers.
- Preserve the rural buffer and strategically located open spaces. To do this efficiently, the Town should collaborate with other government entities to best utilize the resources we have left, target places for infill redevelopment, and create public spaces that connect the community.
- Rethink the suburban mindset of the current zoning and Land Use Management Ordinance. Consider new tools, such as form-based zoning, and new processes, such as modeling software and web-based forums about proposed development, with the goal of helping the Town better articulate what it wants to see and giving developers more guidance and predictability in the review process.
- End the ineffective Neighborhood Conservation District program, which unfairly offloads development into less privileged neighborhoods, and implement a Town-wide program to help residential areas maintain character and cohesion while experiencing change and infill.

DOWNTOWN

- With a captive audience of students and workers, and a compact, pedestrian-friendly layout, downtown is the prime location for focusing denser, transit-friendly development. The smart growth principles listed above should be especially focused on our town center.
- Preserve the walkability of downtown by continuing to privilege pedestrians, bicycles, and

transit over automobiles and parking.

- The proposed Downtown Development Initiative holds much potential for Chapel Hill, but to best serve the Town and increase public support, the plan should undergo a process of community education and feedback so key refinements can be made.
- Increase wayfinding signage, maps, and online tools to help people use our downtown. This should include better directions to parking, but also signage that promotes car-free transportation. Raleigh’s new walking signs are an example of a low-cost way to make navigating downtown easier for visitors.
- Downtown parking is rarely at capacity and should primarily be for visitors. As transit service increases, phase out rental spaces in Town-owned downtown parking lots. Encourage those who currently rent spaces to use the Town’s park-and-ride lots.
- Rethink the Land Use Management Ordinance to better regulate taller, more urban buildings and land uses. Add criteria to better deal with daylight impacts, street-level pedestrian and cyclist experience, connections to other buildings, infrastructure, transit services, and environmental impact, to name a few.
- Identify and implement solutions to the problem of absentee ownership of vacant commercial buildings. Vacant and underused buildings reduce the sense of value of the whole community and send a message that no one cares about downtown.

CAROLINA NORTH

- Re-establish an advisory committee to help guide town policy and monitor the University’s development of Carolina North for the duration of its build-out and beyond.
- Ensure the satellite campus is not designed and built primarily for cars by advocating for land-use patterns that are compact, walkable, and mixed-use. Keep future fixed-guideway transit options open by preventing development that would preclude or discourage future use of the rail line.
- Create more pedestrian- and bicycle-friendly linkages between the main campus, downtown, and Carolina North, in addition to frequent and consistent transit service.
- Seek opportunities at Carolina North for development of affordable housing for staff and/or students.
- Encourage the University to create space for an educational garden to provide produce for low-income residents and teaching and research opportunities for students, faculty, staff, and community members.

DIVERSITY AND SOCIAL JUSTICE

- Continue collaborations with Orange County and the Town of Carrboro to extend sewer and water to residents of the Eubanks-Rogers Road Neighborhood, create a community center, and mitigate the effects of the landfill and illegal dumpsites.
- Discourage gentrification with new tax abatement programs to keep low-income residents in their homes, and delay increase in taxes until the property is sold.
- Continue to implement the Town’s Affordable Housing Strategy, and seek new ways to create and sustain affordable housing for a wide range of income levels. Create housing strategies for both owners and renters, in recognition of the fact that demographic changes and the University’s growth will lead the number of renters in Chapel Hill to increase. Collaborate with the University and UNC Hospitals to develop and provide housing for their employees.
- Strengthen the ability of the Community Policing Advisory Committee to independently investigate and address potential problems. Seek strategies that will improve actual public safety while reducing incidents of inappropriate use of police force and racial/ethnic profiling of immigrants and people of color.

- Continue and expand the Good Neighbor Initiative to improve cohesion in diverse neighborhoods.

ECONOMY

- Implement economic development strategies that look beyond retail, and develop better strategies for sustaining small, locally owned businesses and attracting new businesses to our community. Consider a revolving loan fund for start-ups and businesses needing bridge capital.
- Encourage microbusiness, such as home-based business, consulting, gardening, and food trucks by reducing barriers to their operation and providing resources to assist and connect entrepreneurs.
- Bring publicly accessible high-speed Internet to more places to encourage new media companies and foster a connected culture.
- Embrace the creative class with events and campaigns that tout the creativity and openmindedness of our community. Encourage development of small-scale business around the arts, music, food, and other cultural amenities. Embrace our character as a young town.
- Work with other local government entities to establish a countywide economic development body that can view our interconnected economies holistically. Open and accountable government
- Although the Town has made great strides in improving public communication, it also has neglected one half of the conversation, which is listening to people. New programs and collaboration with other local governments are needed to build transparency, trust, and understanding of local government.
- Utilize modern tools for citizen interaction. The Town website should act as a meeting place for people to learn about and discuss issues openly, to both observe and be a part of government processes (such as development review, budgeting, or long-range planning), and to climb the ladder of engagement toward public service.
- Help residents to get the information they want about events, decisions, regulations, and more by reaching people where they are—whether at a neighborhood playground or online. The Town should work to make all public data more open, accessible, easily searchable, and standardized to make it easier for residents and the media to find, understand, and use the information that belongs to us.
- Work to better engage different communities in local government by recruiting and training advisory board members, holding public hearings in different venues and formats, making useful information more available online and offline, and creating opportunities for meaningful online interaction between residents and community leaders.
- Establish a new advisory board to address the broad issues around how to more effectively reach out to all Chapel Hill residents and get more people, from a wider range of backgrounds, involved in local government. For example, this committee could advise staff and the Town Council on online and offline communication strategies, shaping and facilitating more effective public meetings, improving the usability and functionality of the Town website, helping residents get information, use of social media and mobile technologies, and best practices in open government. In addition, board members would act as ambassadors, helping to make Town resources more accessible and relevant to diverse constituents, and also by bringing good ideas back to the Town on behalf of the community.

OPEN AND ACCOUNTABLE GOVERNMENT

- Although the Town has made great strides in improving public communication, it also has neglected one half of the conversation, which is listening to people. New programs and collaboration with other local governments are needed to build transparency, trust, and understanding of local government.

- Utilize modern tools for citizen interaction. The Town website should act as a meeting place for people to learn about and discuss issues openly, to both observe and be a part of government processes (such as development review, budgeting, or long-range planning), and to climb the ladder of engagement toward public service.
- Help residents to get the information they want about events, decisions, regulations, and more by reaching people where they are—whether at a neighborhood playground or online. The Town should work to make all public data more open, accessible, easily searchable, and standardized to make it easier for residents and the media to find, understand, and use the information that belongs to us.
- Work to better engage different communities in local government by recruiting and training advisory board members, holding public hearings in different venues and formats, making useful information more available online and offline, and creating opportunities for meaningful online interaction between residents and community leaders.
- Establish a new advisory board to address the broad issues around how to more effectively reach out to all Chapel Hill residents and get more people, from a wider range of backgrounds, involved in local government. For example, this committee could advise staff and the Town Council on online and offline communication strategies, shaping and facilitating more effective public meetings, improving the usability and functionality of the Town website, helping residents get information, use of social media and mobile technologies, and best practices in open government. In addition, board members would act as ambassadors, helping to make Town resources more accessible and relevant to diverse constituents, and also by bringing good ideas back to the Town on behalf of the community.

Third Sector Alliance of Orange County

THIRD SECTOR ALLIANCE OF ORANGE COUNTY

MARCH 14, 2012

CHAPEL HILL 2020 CHAIRS ROSEMARY WALDORF AND GEORGE CIANCIOLO,

The Third Sector Alliance met earlier this week and drew up the following recommendations for Chapel Hill 2020.

The Third Sector Alliance is made up of vibrant, grassroots nonprofit agencies with their fingers on the pulse of the community. The alliance takes a creative and collaborative team approach to make and promote social change with an eye towards conserving Chapel Hill's most precious resource, its citizens.

The mission of the Third Sector Alliance is to bring nonprofits providing services to Orange County residents together to:

increase each nonprofit's effectiveness in meeting the needs of the community by sharing information and knowledge;

provide support to each other to strengthen each of our agency's resources and capacity to serve the needs of the community.

strengthen our collective power in order to serve the needs of our community members;

provide comprehensive information to Orange County residents and local government officials and employees about the human service needs in our community.

Thank you for your consideration of these recommendations.

Sincerely,

Susan Prothro Worley, Convener

Third Sector Alliance

THE THIRD SECTOR SUGGESTS THE FOLLOWING ADDITIONS AND REVISIONS:

GOOD PLACES, NEW SPACES

GPNS5.2: Fund and support an affordable housing strategy that encourages stability so that people facing challenges such as mental or physical disabilities, divorce and separation, domestic violence, aging, and low incomes can stay in their homes.

GPNS6.2: Help low-income people remain in their neighborhoods and not be forced out by development.

COMMUNITY PROSPERITY & ENGAGEMENT

CPE2.2: Create a better, well trained workforce, with job-ready citizens. Assist and encourage an educated workforce.

Develop avenues for high school youth ready for work, incorporating partnerships with the public schools that include charter schools.

Fund and support quality, affordable child care to ensure a well-trained and prepared workforce.

Fund and support the third sector, recognizing that the nonprofit community is a significant cog in the economic engine that drives this community.

CP3.2: Address pan-handling by addressing the underlying causes of poverty, homelessness and exclusion, funding the third sector, and through partnerships with the public and private sectors.

Promote full community engagement and participation, given that a connected community is one in which all are sought out and listened to.

Promote and fund volunteerism throughout the community.

GETTING AROUND

GA4.2: To the phrase “create more efficient bus routes” add “with evening and weekend hours that correspond to community needs.”

GA7.1: To the phrase “allowing access for all members of the community to get to businesses, activities, etc.” add “at hours that correspond to evening and weekend and classes.

A PLACE FOR EVERYONE

PFE1.2: Multiple, safe spaces for teens catering to youth with a variety of interests, talents, and access (understanding that one facility will not meet the needs of all).

PFE1.1 To the phrase “So people from different cultures, ages, and economic groups...” add the words “and abilities.”

PFE1.2: Fund and partner with the third sector (area non-profit organizations) to enrich our community.

PFE3.2: Make affordable housing information and support available to all community members who would benefit from it.

Partner with third sector agencies to ensure affordable and accessible housing.

Transportation Board

PLANNING FOR NON-MOTORIZED TRANSPORTATION A VISION FOR BICYCLING IN CHAPEL HILL

DISCUSSION

After examining the 1st draft of the 2020 Vision plan for Chapel Hill as a guide (see page 4), I have summarized the key points that relate to bicycling in the following bullets.

- More Bicycling Infrastructure: Bike Lanes, Cycle Tracks, Separated Paths
 - * For Recreation
 - * For Transportation
- Better Connectivity
 - * Between Neighborhoods and Businesses
 - * Between Neighborhoods and the University
 - * Between Neighborhoods and Neighborhoods
- Support Bicycling at Businesses
- Reduce Speeds and Street Widths
- Provide Bicycle Parking
- Encourage Intermodal Connections

It is clear that bicycles are already an important mode of transportation in Chapel Hill, as evidenced by the number of bicycles parked on the campus of the University of North Carolina at Chapel Hill (UNC) and at other areas around the city. Unfortunately, the Town does not currently count the number of bicycles, so there are no accurate measures of how many people are bicycling. However, the presence of no less than five bicycle stores in the area indicate a demand for bicycles among area residents. In addition, the success of the Go Chapel Hill - Carrboro Spring Roll Ride would support this conclusion, while the ReCYCLERY, a local nonprofit that helps interested residents learn bicycle mechanics, has also grown substantially over the past few years. Also considering the large amount of feedback provided during the 2020 Visioning process regarding bicycling in the Town, it is clear this is an important issue.

VISION

Chapel Hill should become a town in which all modes of transportation can safely and conveniently use transportation facilities to access destinations and meet needs. For bicycling, all skill levels should be safely accommodated on bicycle facilities by 2020.

IMPLEMENTATION

Without a schedule for implementation and measures of accountability, any plan will likely not meet its goals within a reasonable timeframe. The mnemonic SMART (Specific, Measurable, Attainable, Relevant, and Timely) could be helpful in framing the recommendations for improving bicycling in Chapel Hill as part of the 2020 Visioning process.

SHORT TERM: 1 YEAR

- In the short-term, the town should begin to investigate providing a tax credit to businesses that provide substantial (15+ spaces) high quality, i.e. covered, bicycle parking.
- The town should also consider incentives for businesses to apply for the Bicycle Friendly Business designation.
- Adding Bike Lanes should be considered in every routine repaving by NCDOT.

NEAR-TERM: 1-3 YEARS

- A tax credit should be in place to encourage businesses to provide bicycle parking.
- Adding Bike Lanes should be considered in every routine repaving by NCDOT.
- A non-motorized connectivity index should be considered to evaluate neighborhood connectivity and ensure that those neighborhoods that are not connected to safe bicycle/ pedestrian facilities are prioritized for pedestrian and bicycle improvements.
- If possible, synchronize investment in bicycle facilities with NCDOT Division of Bicycle and Pedestrian Transportation improvements, as detailed in the NCDOT Project Prioritization document. Set a schedule for meetings between town staff, TJCOG, NCDOT, and other partners to work towards a complete network of bicycle infrastructure.
- Begin counting bicyclists to determine where the most people are bicycling.

MID-TERM: 3-5 YEARS

- Adding Bike Lanes should be considered in every routine repaving by NCDOT.
- Every neighborhood should have been evaluated for connectivity to non-motorized transportation facilities. Create a prioritization scheme for adding new bicycle infrastructure.
- Town staff, TJCOG, NCDOT, and other partners should begin holding regular meetings and identifying long-term connections, significant gaps, and areas of interest in terms of bicycle infrastructure.

LONG-TERM: 5-10 YEARS

- Adding Bike Lanes should be considered in every routine repaving by NCDOT.
- Town staff, TJCOG, NCDOT, and other partners, using the connectivity index and bicycle and pedestrian improvements prioritization scheme, should work towards the goal of creating 1 mile of new bicycle infrastructure each year.
- A count program for bicyclists should be in place.
- Transit should better accommodate bicyclists by upgrading to new front racks, which hold three bikes instead of two, if possible.

SPECIFIC RECOMMENDATIONS

- Regional Connections
- Provide safe bicycle infrastructure from Chapel Hill to the American Tobacco Trail.
- Improve safe bicycling connections between Chapel Hill and Carrboro, particularly along Estes.
- Increase bicycle carrying capacity of buses (TT, Chapel Hill Transit) by one, so that three bikes are allowed on the bus.
- Consider installing high-quality covered bike parking at all bus stops.
- Others?

EXCERPTS FROM THE DRAFT 1 OF THE 2020 PLAN

SHORT TERM GOALS: 1 YEAR

THEME 3

Goal 1: Provide a high-quality holistic transportation system that encourages the use of all modes of transportation.

Objective: Provide additional modes of transportation as well as facilities and infrastructure to accommodate these alternative modes. Increase accessibility and mobility. Reduce congestion and need for fuel consumption. Support an active and healthy lifestyle.

- Add park & ride capacity, bike lanes, sidewalks, local and regional transit programming and connections, and public relations to promote alternatives to driving.

NEAR TERM GOALS: 1-3 YEARS

THEME 3

Goal 1: Connect Neighborhoods to Businesses and Schools

- Use existing bikeways, walkways, and transit to connect neighborhoods and commercial districts and expand those networks.

Goal 2: Make an adaptable transportation network to support both dense and suburban development.

MID-TERM GOALS: 3-5 YEARS

THEME 2

Goal 6: Promote a safe, vibrant, and connected (physical and person) community.

Objective: A community where people can play, experience diverse neighborhoods, feel comfortable, enjoy energy on the streets and a sense of community increases participation in the community, generates more business for merchants and attracts residents who want to and can afford to live, play, and work, and spend in Chapel Hill.

- Safe bikeways, alternative forms of movements, transit-oriented development.

THEME 3

Goal 2: Connect neighborhoods with greenways and sidewalks; also access businesses and schools.

Objective: Makes travel safe and easy; promotes active lifestyles; provides access to business and schools. Enables bicyclists of all skills levels to cycle; pulls non-motorized vehicles off the street.

- Create greenways, sidewalks, and bikeways that connect places and are not only for recreation.
- Have better connections between existing residential street networks.
- Provide striped bike lanes.

- **Goal 3:** Connect neighborhood businesses and schools.

Objective: Makes travel safe and easy; promotes active lifestyles; expands the ability of our community to access nearby places and to meet their needs; allows access for all students to schools and activities.

- Build connectors between existing (isolated) residential street systems (bicycle and pedestrian only)

LONG-TERM GOALS: 5-10 YEARS

THEME 1

Goal 1: Family friendly, accessible exterior and interior places.

- Expand the greenway system to provide better connectivity around town thus promoting alternative modes of transportation other than cars.

THEME 2

Goal 1: Foster success of local business.

- Make businesses more accessible (bike, walkable, train stop)

THEME 3

Goal 2: Connect to a comprehensive regional transit network

Objective: Partnerships can save money; Chapel Hill is in a regional economy and people from around the Triangle need access to work, recreational, and health centers.

- Provide well-lit, attractive, and patrolled hubs; have hubs that support multiple modes of transportation through providing bike racks and other amenities; create more efficient bus routes.

Burmese Translations

<p>Because we cannot speak their language, they will not offer us a job. Workers take advantage because we cannot speak English. Worker who work together who don't finish their job but we have to finish for them.</p>	<p><i>Many of the Burmese comments have grammar issues (arising no doubt from translation issues), but I think their concerns are still clear.</i></p>
<p>According to government fixed income, when our family are 50-100 they keep us as the family income are high so we have the problem here. Same time we have to buy Health insurance for all of our children's and we never go to the hospital but when we go to hospital the bill came to come and it never stop. While when we sick, we're not dare to go to hospital. Always we said be careful you will sick if you sick we cannot pay the bill. We said this because we don't want them to get sick. Because of that they don't have opportunity to play outside. Sometime when they got cold and cough, we said don't cough in front of your teacher, they will tell us to see the doctor, and we don't want to go to the hospital because we don't have money.</p>	
<p>When people go to hospital they use telephone interpreter and people can't understand medical terminology</p>	
<p>My name is Pan Ba Wah. The thing that I want to ask is when I live in my county I cannot travel freely but where I live in this county I travel freely, Why?</p>	
<p>We live by our self but sometime people come and break our car and people cannot find who did this to us.</p>	
<p>When they call us they don't call only people who can speak English. When we arrive here they tell us, if you cannot speak English we will not hire you. When we arrive, people didn't give us time till we learn the language</p>	
<p>I start work in in UNC on May 2010. After a year on May 2011 I was layoff and they said you have to reapply. I reapply if but now already 8 months they didn't call me back. Those who lay off after me they already call back to work. Our head of the family also have health problem, he cannot work. I have 3 children and I need job.</p>	
<p>Want to get an organization that will help our people. People who will help us in our community before we can stand by our own feet. <i>Such as:</i> looking for job, learning language, traveling, female fellowship or relationship, education, health</p>	
<p>Want to get a job. (Panlay Htoo). Live in middle (don't know what that's mean). Cannot speak their language they while they discriminate us. Cannot speak their language, that while they don't give us job.</p>	
<p>Need jobs. I work for 4 years but I don't get permanent and now I have to lay off and I wait 4 months. already but they don't call me back yet.</p>	
<p>Transportation: bus system to habitant. Jobs, water bills, electric bill high, low income families should get more food stamps.</p>	
<p>When we go to hospital we need interpreter in person. We can't understand when they use telephone interpreter.</p>	
<p>Any volunteer teacher who want to come and help! We want volunteer teacher to come to our house and teach us English. Ti Bo Ki, Kingswood Apt, 1105 W. NC Hwy 54 Bypass, Chapel Hill NC 27516</p>	

<p>We thank all Chapel leaders who help our people who live here in Chapel Hill. I like this community because I have full opportunity to live free and secure here. I feel like people discriminate us because we cannot speak English language.</p>	
<p>When I live here in Chapel Hill one thing that makes me unhappy is my supervisor. He's not happy with us if we finish work early. He scorns us and if we finish work late he scorns us, so it is really hard for me.</p>	
<p>Want to understand and speak more English Language. Ki Ti Ban, Kingwood Apartment, 1105 W. NC Hwy 54 Bypass, Chapel Hill NC 327516</p>	
<p>Language problem. Difficulty in getting job. Old age, difficulty with getting job. Hard for temporary worker. Payment increase but while salary not increase. When they make a mistake they said sorry! But when we make a mistake they said no! Work for 4-5 years already but never increase in salary and never get permanent job.</p>	
<p>Transportation. A place for communicating with government officer. Law and regulation for our community and opportunity for our community. Law and regulation for our community and opportunity. I want to know our opportunity and opportunity for our community. I want to know our opportunity and regulation. Education regulation.</p>	
<p>In our family we have 4 people. Only one person is working. Every month we finish all our income. He work for 4 year, but he still didn't permanent job. No insurance and no Medicaid. So we worry because as human being, same time we can get sick. It is very scary for us. (Bee Ta Bo).</p>	
<p>On October I was lay off and now it's already four months they didn't call me back. I want to go back to work.</p>	
<p>The thing that we need: jobs, no house, live in an apartment not comfortable and not free, language, people discriminate us because we cannot speak their language, Work for long time but no benefits because not stable job.</p>	
<p>Those who have no job those who have part time should get government house. In work we want our leader to treat us equally. We don't want them discriminated, people and workers.</p>	
<p>Important is job! If we don't have job, we cannot live in the house (apartment) please help us that we will get a permanent job. Thank you very much; it is our request to you.</p>	
<p>Give opportunity for our children to get more education. Example...for summer camp. Because our children need to learn for American life style. Most the family low income they cannot send them for summer camp.</p>	
<p>I am not happy because I cannot speak their language. I go to school but I cannot learn. I cannot remember all the things that I learn. I'm happy because my children can go to school. I am happy because the weather is good.</p>	
<p>All our leaders! Please create more jobs for the refugee people who arrive here.</p>	
<p>We cannot speak the language that while we have to sop for our work. Now we have a difficulty we cannot pay our rent.</p>	
<p>I have to pay my rent but I have only part time job so I don't have enough money that while I have a difficulty to pay it.</p>	
<p>About the bill... thing that we bought from company we pay it on time. We want the company to be faithful with us. We don't want them to cheat us too much so we need your help.</p>	
<p>When I go to hospital at UNC I have problem that I cannot speak people language, we don't know the place and we don't know how to ask, we need people who will help us in interpreting.</p>	

<p>Important point: job, feel like discrimination by people, not equally treat, in our life, language important or work hard important</p>	
<p>Lay off from work already, 5 months now I still have no job. Many bills that I have to pay. Please help me to contact with my job.</p>	
<p>Need permanent job. Even we cannot speak language, we need job. Temporary worker can be a permanent work not only in UNC but also in other place if they have work they can accept English</p>	
<p>In a family, when a head of the family layoff the whole family will be in problem. Only when the head of the family has job, children can go to school or will lean peacefully.</p>	
<p>Problem, big problem accident. Family problem, because low income. Language barrier and people blame us. Discriminate. Language, experience, ethnic and skill different</p>	
<p>Need social worker in our own language or who can speak our language. Need somebody who will educate us while we live in USA. Need Mayor to see or meet us more.</p>	
<p>I need new place to live. I need a job that will be helpful for my family. I need help for health.</p>	
<p>Bus transportation to habitat. Better job, school for adult or ESI, teach us about the American Citizen test, at Smith Middle School an Chapel Hill High School, we need more help for new students who don't know much English.</p>	
<p>Need work. Living standard between low income and high income. When you get a job - Medicaid and food stamp cut. You have to run like an American. We are not naturally born here. We don't have any basic (?) Prices are too high - tax too high - rent too high. We have to struggle everyday. Pay kids insurance - kid has health problem. Pay lunch at school. Envelope came from school raise? If we cannot put our kids feel sorry if possible. Review form about Medicaid-Health Choice and school lunch. Sometimes our kids need something we cannot afford it.</p>	

UNC 2020 Meeting Notes

Needs gas station and grocery store downtown.
Cultivate a more diversified business community on Franklin

Nurturing our Community

Promote community clean up days	
Clean up degraded areas: increase funding	
Spread awareness of waste disposal processes	
More information about trails and ways to enjoy the environment (biking and hiking). + 1 increased promotion including on campus and Battle Park?	<i>+1 supposed to be "plus"? Or maybe +1 just signifies that more than one person said this.</i>
Spread info about places to drop off compost - info about local private composting companies/educate people on how to recycle (i.e. take off bottle caps, solo cups, etc.)	
Open green space easily (perhaps equally available for students and town residents to facilitate greater interaction)	
Hold community forums about the Meadowmont public transit development	

Getting Around

Student taxi service	
Increased promotion of parks with bike-friendly paths	
Make UNC (area) bike-friendly. Share the road.	
Increased bus service between Carrboro and Chapel Hill on weekends. +1	
Lack of interconnectivity of bike trails/greenways.	
Transportation routes through campus on game days.	
We need public transit linking Chapel Hill/RTP with metropolitan area.	
Bike rental service for students that want to try out biking.	
Flat rate taxi.	

A Place for Everyone

A Chapel Hill festival (Festifall?). More promotion to UNC	
Have a University day to open the doors to the youth of the town.	
Helping the neighborhoods that need it the most then when we can start building on a safe and more welcoming community.	
Cultural/Ethnic Festivals: food, music, crafts that are traditional.	
A place where people can just sit and hang out like at Weaver Street Market in Carrboro.	
Diner en Blue: community gathering and University potluck.	
Open the University to the Town: fairs, athletic celebrations, etc.	
Discounted athletic tickets for community members.	
Franklin Street Market	
Community auction	
Old car show	
BBQ competition +1 featuring Franklin St. restaurant/Chapel Hill ones and student entries	

Town and Gown

Coordinating innovative ideas and plans from UNC students and local business	
It's great having a student on the Transit Board - we should keep that up	
Student representation on other Boards as well. +1	
Partnerships between local businesses and Kenan-Flagler/Entreneurship minor	
Local Businesses might help sponsor student groups	
Promotion of more activities on festivals local businesses offer internships: marketing, etc.	

Human Services Advisory Board Meeting – December 5, 2011

I would like to see buildings in Chapel Hill limited in height and to my eye more in scale with my "feeling" of the character of Chapel Hill. I think Green Bridge is too tall and the new building to go up on Franklin will be, in my opinion, too tall.

I also prefer a more traditional brick façade that harmonizes with the "feel" of the university.

I believe both of these opinions of mine are in the best financial interest of the town and will make the town more appealing to business and resident alike.

Every time I turn around there is another project that is being presented like a done deal by Dwight - and he is working hard, bless his soul - mentioning 7 story buildings. I believe that that height is not good for our town.

Vision - a Chapel Hill that stands out as progressive and inclusive - a model for other towns nationally and globally

Alternative to governmental funding for all services - raise taxes and have UNC students pay fees for living in our town.

Vision - health is included in all sections of the comprehensive plan. Housing and jobs are available and pay enough for average people to live here.

Vision - a town that balances a vibrant business, social, and academic community with the casual green environment that helps make Chapel Hill livable.

Alternative to governmental funding for all services - sustainability and "pride in our community" fund fueled by citizens who want their community to be better. Private-Public partnerships. Increase taxes.

How often do you travel downtown? What could make you travel downtown more often?

I work downtown, but better bus service would make travel easier.

Once a week. More free parking

More restaurants with outdoor seating. More connected street grid.

More useful shops

What do you like LEAST about Chapel Hill?

the suburbs

poor sidewalks

lack of non-vehicular connectivity and sprawl

lack of/limited bike lanes

No place to buy not-boutique items like socks at an affordable price.

Agreed - lack of "regular stores"

What stores outside of Orange County do you shop? Name (3)

Mostly online - clothes, electronics

Target, DSW, PetSmart

Costco

Target, Southpoint (clothing stores), Richie's (shoe store)

Target

What (3) Town services do you benefit from most?

Transit	
transit, trash collection, library	
library, transit, tennis courts	
parks and greenways	

Tavern Talks 2/16, The Crunkleton

A design review process reminiscent of the LEED certification process: incentivize good design through point system ("good design"= modern but draws inspiration from historic NC or CH architecture)	
Form Based Code!	
Look at Bull City Forward for ideas about incubator space for startups. "Innovate Raleigh" conferences - ideas about startups. Surprising that there's not more focus on innovation and startups. Look at Ann Arbor, Austin, Eugene	
Form-based code is necessary. Visually look like Chapel Hill, but in a modern way.	

From the "Nurturing our communities" group

What is the #1 action that our community should take in regards to environmental protection?

transit connectivity, especially with other communities	
TRANSIT (choo choo!)	
Create dense, highly connected areas that reduce resource demands on a per capita basis	
More bike trails and enforcement of traffic laws. Transit	
Create more and better bike lanes thru Orange County plus connecting to Durham - downtown and Duke	

Where should growth occur in Chapel Hill?

along high density corridors in center city	
Franklin and Rosemary, MLK, 54	
Downtown, 86, 54, 15/501	

What is your #1 thought regarding growth in Chapel Hill?

Growth is good if we do it smart.	
Focus on density and walkability.	
it's gonna happen... plan for it	
Growth is necessary: let's have a say in how it looks	
Design should play a more integral role in planning decisions. It would be great to have an architect or architecture board involved in decision making - more than the community design commission.	<i>Somebody else wrote "this is a great idea" with an arrow pointing to this comment</i>
We should not be afraid of growth but it needs to be smart. People should be able to work-live-play in the same community.	
Don't approve any project that does not incorporate sustainable features.	
Revitalize the University Mall.	

How can we balance environmental protection and sustainability with a growing community that provides a place for all and stable tax base?

More reasonably sized homes!	
half cent property tax inc. for affordable housing	
TRANSIT ORIENTED DEVELOPMENT	
Rental over commercial inclusionary housing for rental units. Support local businesses and the Arts. Protect greenspace for parks and greenways.	

Encourage businesses to locate in Chapel Hill so we don't need to travel to Durham for basic needs.	
A bedroom community is NOT sustainable. Chapel Hill needs to incentivize the development process for mixed use.	
Density with incentives for environmentally conscious building. Practices (energy efficiency, alt. energy) and emphasis on local business	
DENSITY. Traffic and parking? Light Rail	
density and inclusionary housing	

Tavern Talks 2/16, Caribou Coffee

East Chapel Hill H.S. needs more affordable housing in the area around the school. The area around the H.S. needs higher density to allow kids to walk to school.

David Brown, Chapel Hill. wdbmbal@aol.com

How can we support and encourage artistic and CREATIVE activities in Chapel Hill?

I love the public art. They did a really nice job in Southern Community Park.

^ Now how to extend to other neighborhoods/communities.

Encourage business and arts org. partnerships +1

Open a graffiti wall

Create a town arts center.

Cyber Café

Use University Mall as a cultural community arts center.

Town "grants" to develop art areas.

Outdoor concerts in a public space? There are already indoor venues.

How can we make Chapel Hill a safe community for all?

Troop 835, judoughty@aol.com

Bike lanes

encourage active neighborhood listservs (like in Durham) where neighbors communicate, get to know each other, and keep an eye out for each other, and police have another means to communicate with residents

Community watch groups

It's already quite a safe community

Have a more active police force

More police officers

Salt rifles

More sidewalks, especially on major roads (such as Weaver Dairy)

Somebody else wrote "I agree with that"

How can we encourage a culturally vibrant community?

Bring the gays.

Participatory dance.

Performance spaces. Literary/spoken word events NOT on campus. Encourage cultural partnerships between community and arts orgs.

In reference, someone else wrote: "Yes. Create a CH Arts Center for visual/performing arts"

Reach beyond "usual suspects" for events and festivals. Engage minority communities and ask them to share their art, music, etc.

Need to create events that engage the 21-50 crowd. They are now moving to or hanging out in Durham/Raleigh/Carrboro. Is Chapel Hill going to become a college town and retirement community only?! Make it more affordable for them to live here. Create a place that has a more vibrant and diverse arts scene to attract them

In reference, someone else wrote: "facilitate partnerships with cultural and arts organizations on campus designed to attract this crowd. We can be both and more!"

Create _____ spaces public spaces that are inviting to all ages, etc. with public art, green, interactive art/architecture/play structure/seating. And have them change so people want to see what is there and feel welcome in the space.

second word began with "se", had maybe 5-7 letters, couldn't tell what it was

What do you like LEAST about Chapel Hill?

High cost of living for non-professional/non-UNC affiliated workers (+1)	
The art scene in CH trends to be old. How to engage younger crowd? Has CH lost its funk?	
Parking downtown is a major pain - I avoid coming downtown except for special events.	
Not engaging to under-college-age youth.	
difficulty of parking	
Trend towards high rise buildings	

What stores outside of Orange County do you shop? Name (3)

Target, Walmart, Southpoint	
Marshalls, Walmart, Lowes	
Kohls, Target (+1)	
Southpoint	
Sporting goods store	
Apple Store	

Of the following (3) concerns, which do you consider the most important and why?

1. Creation and preservation of park lands

2. Focusing development in areas outside of existing communities

3. Integrating commercial and residential development in the same neighborhoods

Creation and preservation of park lands: greenways need to connect!	
park lands. We need a lot of parks in Chapel Hill. It is important.	
Number 1 because I like to play in parks	
3. Concentrate development instead of spreading all out	
1. It is core to the character of the town.	
2. Give Orange County residents reasons to live/shop/walk/play in county	
3. Make places in CH that are interesting besides just Franklin St.	

What (3) Town services do you benefit from most?

pick up of trash and recycling, public transit	
Parks and Rec classes and Special Olympics	
Cable, sewage, electricity	
Parks and Rec	
Curbside yard debris pickup! Curbside waste collection! Parks and Community Centers. Greenways	
public transport and Wifi	
buses, water, education	
Greenways, curbside trash and yard debris removal, education system	

What do you like MOST about Chapel Hill?

safe	
Big trees	
East Chapel Hill high school	

Ackland Museum	
lots of parking	
Emphasis on food culture	
Cultural opportunities with museums, Carolina Performing Arts, Playmakers Rep, Carrboro Arts Center, Cats Cradle, etc.	

How often do you travel downtown? What could make you travel downtown more often?

smaller, more frequent shuttles from South Rd and U-Mall	
Rarely. I would travel downtown more if there were more unique restaurants and shoppin. Less chain stores.	
Free Parking. (+1)	
Or validated parking for all businesses downtown	
Buses on weekends would make it easier for kids and teens to get downtown	
Free Parking - the predatory towing companies are KILLING downtown because people can't go where they can't park. So even if students park there, you have got to figure that out.	

If new development were to occur in Chapel Hill in the next 10 years, what type of development would you like to see?

open space	
Something to encourage exercise and fitness	
open space	
places to shop - Target. We need to keep sales and tax \$ in the county	
True mixed-use, walkable living communities - homes, theater/performing, grocery store/market, businesses, retail, education (NOT JUST RESTAURANTS)	

Would you support a tax increase to maintain "free" transit? Why or why not?

yes because us transit all the time!	
Free transit would be a good use of tax.	
Yes.	
No - people value what the pay for!	
No - enough is enough!	
Yes. It helps with accessibility and offers perceived affordability for students and residents - keeps unnecessary cars off the roads preserving spaces for visitors.	

TOCH Employee Survey, 1/20/2012

What have you heard about the 2020 Planning Process? (74% responded)

Attempt to determine and prioritize concerns	
Basis of future budgeting	
Change the way we do things	
How to put the 2020 signature on his email	
Replaces the comp plan and will include all stakeholders	
That what gets in the plan gets funded and what doesn't does not with possible job loss	
To determine the future	
Tool used to find out what services citizens desire	
Process to involve the citizens in thinking about where the town is headed	
John Bjurman covered sessions that he attended	
Citywide planning process	
Tied to priority budgeting	
#1 goal of the town is to create a new comp plan	
Involving the silent majority	
Shape the future of Chapel Hill	

What things do you like most about Chapel Hill?

Franklin Street	
Free bus service	
Job security	
Openness	
Town is clean and safe	
UNC basketball	
Variety of people	
Walkability	
Like living in a college town	
Preservation of trees	
Liberalness	
Low crime rates	
UNC History	
Benefits	
Greenery	
Good schools	
Smaller organization	
Forward thinking	
Trails at Horace Williams Tract 2	
UNC Football	
Diversity	

What do you like least about Chapel Hill?

Having to be politically correct
Fake façade from the community about open inclusion
Everything has to be decided by a committee
Mindset that growth is negative
Town senior management
No pay raises
Sense of entitlement from student to residents to elected officials
Lack of funds to repair buildings
Taxes too high
Insufficient affordable housing
Overly bureaucratic
Speed limit
The fact that I have to shop in Durham
Pay and pay compression issues
15/501 towards Chatham County - congested
Traffic/lack of parking
Small but noisy and influential groups drive the decisions

The Chapel Hill 2020 results are going to drive the spending of our tax dollars for the future. What would you like elected and administrative officials to consider in all budget decisions?

Future fiscal impact
Raises
Reinvesting in town infrastructure
SPENDING WISELY
Design and creation of additional recreational areas
Police department building
Pay and pay compression issues
Cut unnecessary spending
Economic growth and environmental concerns need each other to work
More businesses to take the strain off of tax dollars from citizens
It is ok to have a tax increase to pay for the things the community demands
Carefully review externalizing functions
Education
Mixed use development
Affordable housing
More community enrichment programs

Carol Woods Meeting (11/10/11) Recap

Carrboro/Chapel Hill connection - they are our nearest neighbor, are there significant connections to the planning process for them? Anything that we do is going to affect them.	
Appreciate meeting with them to get their input but it is pretty clear that when it comes down to implementation, the Seniors are pretty much an invisible group and their concerns will not be captured in the final plan.	
Extra territorial jurisdiction and annexation has gone crazy.	
There is to be a resolution presented to Chapel Hill Council on 11/21 to slow growth/expansion and most of our support that (see plan of Steve Salmony (sp?))	
We can no longer "grow our way out of our problems" and need to adjust all planning to deal with what we have instead of always seeking the next new biggest thing!	
The Shaping Orange County Future plan was comprehensive and had the input of various sectors of the community. We need to review the recommendations from that plan and see how many are salvageable; how many did we implement; what worked and what did not. There were concrete recommendations and not this pie in the sky feeling associated with the 2020 plan. One recommendation was that no school would be built with a large parking lot - only a lot sufficient for the staff at that facility. But we did not adhere to that in the interest of the wealthy parents who wanted their children to be able to drive to school. Now we have problems with running out of land for other expansion projects. The growth options plan of Orange County (1975) should be revisited.	
John House is an expert in this area and should be allowed greater rein to develop a workable plan.	
The Master Aging Plan has some very good recommendations and should be a part of the Chapel Hill 2020 plan.	
Open a large bookstore on Franklin Street	
Reduce public art budget by 1/2	
Keep free bus service	

Transit Survey Results

Any other comments you wish to share about the Chapel Hill Public Transit System and/or the EZ Rider?

Ask drivers to be more student oriented since they make up the bulk of the ridership	
More buses available during weekends	
More total service maps available to help plan trips	
More customer service training for drivers	
Additional bike racks	
More courtesy extended to handicapped and elderly riders	
Have drivers enforce rule for elderly riders getting a seat	
More computer screens around town to tell when the next bus is coming (they have them on campus)	

Tavern Talks 3/1, Jack Sprat

Chapel Hill has a lovely downtown - my hope for the future is that the shops and restaurants expand to more of a circle/square shape instead of long and skinny. That way it will be much easier to walk around! Good luck with 2020! P.S. model Northampton, MA	
I support up-zoning. Let's zone for what we want!	
Raleigh has first Fridays - Chapel Hill should have 2nd Fridays. Flash mobs for businesses	
Friday 5 pm meet-ups at local places	
1.1: Stop/prevent urban sprawl by creating/maintaining the rural buffer. There is a counter result: infill, redevelopment. Let's acknowledge that in the Comp Plan rewrite.	<i>One person filled out a series of flash-cards in response to the goals/ideas listed on the big posterboard at the Jack Sprat. The goal/idea in question is denoted at the beginning of each comment (e.g. "1.1" for this comment.)</i>
2.2: Downtown CH needs a vibrant development/redevelopment of Rosmary St. 2 parallel downtown streets with cross streets like Princeton, NJ.	
3.1: Our current development/redevelopment process discourages expansion of current businesses and recruitment of new businesses.	
3.2: Give town staff more approval authority. Beef up P.B. membership with more technical expertise. Town council approval only for very large projects - like Asheville.	<i>P.B = planning board?</i>
3.2: Use P.B. for long range planning. Use CDC for current development day-time meetings - not evenings. Evenings for speech making. Beef up boards with experience, expertise.	
6.0: Allow neighborhoods to evolve. Stop NCDs - why should town bear cost and responsibility for what is essentially a HOA task.	
6.1: Allowing neighborhoods to evolve instead of all NCDs will upgrade some neighborhoods that are becoming dated - a bit run down. Increasing density in some neighborhoods makes sense (Granny Flats, etc.)	
6.2: Protecting neighborhoods should not mean "Don't build/redevelop anywhere near us"!! If our forefathers closed the door decades ago, where would we all live?	
7.1: Keep start-ups here (UNC wonderful source of brainpower, entrepreneurial spirit. We need to reap benefits)	
7.2: Fix our development review process so that businesses like BCBS can stay here and expand instead of moving to Durham.	
8.1: Let's not forget that we have established a greenbelt around us (rural buffer). That is our main tree save/open space. Inside the urban services boundary we should have infill, increased density.	
9.2: Establish nodes of high density along transit corridors and downtown in specific locations - not continuous (i.e. Glen Lennox, then Ram's Plaza - not continuous along 15-501 for example)	

How often do you travel downtown? What could make you travel downtown more often?

Think Asheville: grid of streets, much night life, restaurants, street activities, safe, parking, fun	<i>Somebody else wrote "New York City!" in response to this</i>
used to visit downtown as a student; less relevant needs now - can have them met elsewhere; parking is often a challenge as well as pedestrian/vehicle congestion	
not often, due to parking issues and lack of businesses and restaurants that would pull me here.	

Develop Rosemary Street! Cross streets. No more Rosemary Decks! Should have approved Rosemary Square! Need more 140 W. Franklins on Rosemary St! Good to council for approving shortsprad lofts!	
--	--

What do you like MOST about Chapel Hill?

UNC sports, UNC campus, UNC students	
Franklin Street because of all the entertainment	
Campus resources	
UNC	
There aren't signs everywhere! :) Too many signs make places look terrible	(age 26)
community feel, people watching, the lively streets	
Small town feel	(age 23)
Many places to "hang out", cultural events	
The vibrant arts and cultural scene on campus and in the town.	
The "home" feel. The short drive distance, to get <u>anything</u> .	
UNC!!! What would we have without it? [town needs to work with UNC and support its mission]	

What do you like LEAST about Chapel Hill?

congestion	
empty stores in Greenbridge	
congestion uptown	
traffic and parking	
Lack of parking. I almost went home tonight because I couldn't find free parking until last minute.	
Downtown has become too UNC student oriented. Needs balance of age activities. Maybe if Rosemary St. was fully developed?	<i>In response to this, 3 other comments: "strange dichotomy - how can we unify?" and "agreed" and "concur: balance of all ages(30+) :)"</i>
The restaurant and retail options. The lack of 30-45 age groups.	
Many of my friends drive to Durham to do their shopping.	<i>Somebody else wrote: "I drive to Durham to do my shopping!"</i>

What stores outside of Orange County do you shop? Name (3)

Verticle urge, Amazon, music and arts	
TARGET	
Target, Pet Smart, Home Goods	
TJ MAXX	
Old Navy	
WALMART, Kroger, Bed Bath and Beyond	
Petsmart (Chapel Hill needs a pet supply store!), some place to buy clothes	
Target, DSW, PetSmart	
Southpoint mall, Pet Smart, Marshalls	

Would you support a tax increase to maintain "free" transit? Why or why not?

YES	
No because some peopol Don't ride a Bus.	
only if it was only to the pepol who ride The Bus varyr often.	<i>interesting spellings of "people"...</i>
YES	
Yes, I benefit	

No. Cost of living is high in Chapel Hill. I appreciate the service, but I would like to see the town creatively use land more efficiently before new taxes	(age 26)
Yes! This is how we support each other as a community - we all pay so that we can all use it - and help the environment!	(age 27)

What (3) Town services do you benefit from most?

Bus! (+2)	
trails	
cops	
sidewalks	(age 28)
bike, trails, fire fighters	
Parks	
Parks/frisbee golf courses	(age 27)
Bus! Trails!	(age 27)
Transit	(age 22)
bus, library	
the bus system	(age 23)
trash collection	(age 23)

If new development were to occur in Chapel Hill in the next 10 years, what type of development would you like to see?

Good Italian restaurant.	(age 21)
Larger off-campus houses for students. Student zoned neighborhood.	(age 21)
a real club	
More stores. More places to buy essentials.	(age 23)
affordable housing in neighborhood style.	
Live Jazz Club.	
Outdoor concert area with farmer's market	
Outdoor markets (+1)	
more safety	
higher-density mixed use	
a place to buy	
art stores and studios	Somebody else wrote "Yes!" in reference

Tavern Talks, 3/1, WXYZ

Would you support a tax increase to maintain “free” transit? Why or why not?

No. I don't use Chapel Hill Transit enough to support a tax increase solely for that purpose.	<i>In contention to this, somebody else wrote: "I don't want to drive my car in a community without transit - imagine the traffic - Yuck!"</i>
Yes (+2)	
Yes. ____ consensus of visions.	<i>I couldn't decipher the second word.</i>

How can we encourage the students to become more involved with the community?

more volunteer opportunities	
Find appropriate offices for civic engagement and collaboration (more on University side of the town)	
Make space for new, student-started companies a priority so they feel like being invested in the town isn't something they'll lose after graduation.	

How can the Town/community pull on the Intellectual Capital of the University?

promote itself as a subject worthy of study	
Use the ideas found in “Power of Pull” to make the town a pull platform with respect to physical space, civic engagement.	

What do you like LEAST about Chapel Hill?

Extremely limited connectivity of greenways, bike paths, and walking facilities.	
Daytime Parking	
1. Parking Downtown. 2. Run down look of parts of downtown.	

What stores outside of Orange County do you shop? Name (3)

Target	
Kroger	
Wal-mart	
Dick's Sporting Goods	
Southpoint	

What (3) Town services do you benefit from most?

transit services, solid waste collection, parks and green spaces	
greenway systems, great schools, recycling and solid waste collection	
parks and greenspaces, waste and recycling, transit	
transit, public safety, solid waste	
police/fire, transit, schools	

Of the following (3) concerns, which do you consider the most important and why?

1. Creation and preservation of park lands

2. Focusing development in areas outside of existing communities

3. Integrating commercial and residential development in the same neighborhoods

3. Our space in CH is small and it should be used wisely	
1. All concrete is not appealing. Need bike/walkable space combined with mass transit, streetcars	

3

How often do you travel downtown? What could make you travel downtown more often?

Every day - but a direct bus route from Friday Center would make travel to downtown easier.	
Not often. More leisure time and income and a bike.	
Everyday.	
Would go downtown more often if there were a safe way to walk/bike	
Less than once a week - and I live a mile away from Franklin Street. Need more parking, especially low-cost/free parking with use of downtown businesses. Also, dog-friendly spaces downtown would make me want to spend more time downtown (e.g. outdoor dining that allows dogs, urban dog parks such as the one in Dallas, TX)	
Every day - I work, eat, and go out downtown. Would like to see it grow.	

What do you like MOST about Chapel Hill?

proximity to UNC events	
TREES	
Convenient transit system	
Lots of arts programs and fun restaurants. Great school systems.	

If new development were to occur in Chapel Hill in the next 10 years, what type of development would you like to see?

Walkable, connected communities with places to live, work, and play.	
Retail that is useful - urban target	
Maker labs and incubators to jumpstart local production and capitalize on the innovative ideas coming out of UNC.	
Luxury apartments and apartments for students	
Affordable office space - similar to affordable housing. Maximize density building - 7-11 stories.	
1. Work Centers - places where independent contractors and self-employed persons can come together and work with VOIP, internet and basic desk space. 2 Technology-based industries, salesforce or other data tracking services. Electronic medical records companies	

Would you want to live in dense development (4+ stories)? Why? Why not?

Yes Yes Yes	
Yes! Dense development if done right makes it easier to get from place to place! It also makes places more attractive and interesting.	(age 26)
Not here where there are lots of rooms for rent in single-family homes. It feels nicer.	(age 23)
if it created more affordable rental opportunities for young (underpaid/frugal) professionals!	
Yes! More people, more shops, more local money and community feel.	(age 27)
if it was central to many necessities (i.e. grocery, transportation, coffee!, etc)	
If I was young and single or retired. Families need space.	
Yes because it conserves space but I would not like not having a yard. If it was on Franklin it would be fine because I could go on Franklin.	

What would you like to see in Downtown?

Concert venue	
Book store	Somebody else wrote: "Great idea!!!"
Healthy food stores that people don't have to drive to.	

an arts center/and or public performance space	<i>Somebody else wrote: "Yes! That's not central to UNC; Chapel Hill (the town) deserves a space all it's own!"</i>
grocer store akin to Trader Joe's (smaller, less chainy)	<i>Somebody else wrote: "Yes!"</i>
Better parking!	
Better mix of shopping!	
restaurant, saloon and billiards	
A mall or outdoor gathering space similar to Fayetteville Mall in Raleigh or the Tobacco District in Durham.	<i>Somebody else noted "Like"</i>
a bookstore	
Grocery Store	
Better adult entertainment (no... not that kind)	
Live Jazz Club: 2-piece 3-piece 5-piece whatever. Bring in locals	
I think that it is fine.	

What kinds of new spaces should Chapel Hill create?

Food Trucks	
Dog parks!	
Bike lanes	
Indian restaurant	
fress food market	
develop Rosemary St.	
I love the Varsity theater but I'd also love a mainstream movie showing theater!	
Small town grocery!	
community gardens	
An arts center - public space to make art, perform, hear concerts and gather for cultural events.	
Too many gaps on Franklin St. Develop Rosemary St. Incubator space to allow UNC start-ups to stay and grow. Gap in 30/40 somethings. More housing downtown. How to get grocery store downtown? Adult music/dance venue - more live music!	

What in Chapel Hill should be preserved/conserved?

Top of the Hill!	
the Varsity Theater	<i>Somebody else wrote "Yes! The Varsity has charm but could use some help! Maybe some community outreach."</i>
Affordable housing!	
Stop NCDs! (town needs to evolve, change)	<i>Somebody else wrote "Disagree!"</i>
Basker Bull carving on Franklin Street	<i>Somebody else wrote "It was not that good to begin with"</i>
The churches on Franklin	
Historic district houses	
Original UNC campus quads	
Old CH cemetery	
Battle Park	
Old Chapel Hill High School (oops too late)	

Carol Woods - 2/14/12

Town & Gown: Learning & Innovation

Town and gown appear to be constantly "at odds." (We the public learn this mostly from the UNC publications). It's monstrous that tuition is rising, especially for in-state students. Best "we" (UNC Board) cut back... like smart politicians, and maintain the current price of education!!!	
These items are well, or more than well, represented. Medical care is evolving quite well with various clinics being built off campus, for much easier access. Tons of programs for seniors abound, and no one may claim to be left behind. And, there are plenty of opportunities in Chapel Hill and the triangle for learning experiences, besides the various athletic activities. Simply, not enough time to take advantage of all.	
These are very good asses for Chapel Hill but the town council should not sacrifice the livableness of the town to high density developments to enable more people to live in the town limits.	
No new centers. Use what we have. Surely places can be found for lifelong learning and other classes.	
Basic education and training for an increasingly foreign work force.	
Everything we do should be done with focus on the University and keeping it the great phenomenon it is.	
We have got to get more shopping here - Target, Costco, etc. I head for Durham to do most of my shopping beyond groceries.	
We may need to make compromises to survive - make them carefully.	

A place for everyone: public safety & diversity. Cultural & Artistic Vibrancy

Stop trying to attract more residents, especially retired, handicapped and HOMELESS people! Tourists are OK, particularly the high-school seniors who are thinking about college at UNC :)	
Activities abound. The visitors' center needs a better location and parking. The signage is better to lead people around - but more are needed as is the size and the color rendition.	<i>Italicized words were hardly legible, could have been something else.</i>
only welcoming to the wealthy, even our school teachers can't live in town.	
I've enjoyed downtown events like Apple Chill it's artisans, crafts persons and performers.	
I doubt CH will ever become "a place for everyone"! Let's not kid ourselves!	
Use the University! That is what people move here for. Make it more accessible. The Ackland and Hill Hall are underused now.	
As the IFC shelter transitions to a residential rehab program to assure there will still be a place for emergency shelter.	
Follow Carrboro example of turning a vacant space (church or large store) into a community center. Encourage UNC to move Bulls Head bookstore or a branch on Franklin Street, as long as there is no private book store there.	
good.	

<p>More attention should be paid to pedestrians: construction/repair sites do not provide a safe walkway. Right turns on red lights should be ended. More restaurants and shops should be geared to the post-college ages. A few blocks of downtown Franklin could be make a walking street (no traffic) with a charming circulating pseudo-tram around the periphery (e.g. on Rosemary, Cameron) for 10 cents.</p>	<p><i>personal note: I lived a block off of a pedestrian-only street when I studied in Sevilla, and with the right conditions, they can be wildly successful. No tram, but bike a large bike lane down the middle, with benches/trees along the edges to encourage anyone visiting downtown stores/restaurants to hang out. It made the street much more of a destination, even if you had no real business to do. It was THE place to be in town, after class or on weekends to meet with friends or just explore and people watch. In my opinion, if Franklin St. has a downfall, it's that the only place to just be (stay for any amount of time) is inside specific stores. Of course, Franklin St. is far too important as a thoroughfare now to make a drastic change (Rosemary could possibly be widened to make up for it?), and downtown Chapel Hill (surrounding streets) would probably need higher density to make this a viable option, though a pedestrian-only street might also act as a park to bring more students from campus.</i></p>
---	--

Keep the town unique.	
-----------------------	--

Art fair, book fair, international fair.	
--	--

Good places and new spaces: Downtown & Development

partnerships with high school students in different areas: sports, science, the humanities, home economics (nutrition, child care, etc.), culinary school, money management.	
--	--

The long vacant Yates building near the center of town cries out for communal use, as a library, an arts center or a meeting place. The town should find a legal way to take possession, either by buying it or condemning it. Otherwise it is a wasteful eyesore.	
--	--

I think there needs to be an emphasis on light industry (industrial jobs) to attract income to the county. That is a much better source of income than just retail growth which as far as I can see simply recirculates money. Industry produces income. And it shouldn't just be something for UNC to do - we need a committee or something. Then actively recruit it.	
---	--

rarely go downtown because of parking	
---------------------------------------	--

Aim to unite towns of Chapel Hill and Carrboro, especially police departments.	
--	--

We need much more effective design review before new buildings are built. Recent buildings have been almost unbearable assaults on aesthetics. They are not in keeping with the traditional attractiveness of our community. By and large the university has done a better job in this regard. However, the new music building is an absolute atrocity. And to think that it is located at the front door of the university! The plans for it are not complete, and something must be done before the planned addition is constructed.	
--	--

Be reasonable about development. The town could really use a Costco more than another coffee shop.	
--	--

In the downtown area, there is a problem with VAGRANTS. They take up many public benches. It's disconcerting when one seeks a place to sit and rest for a while. I hope a solution can be found - and that this problem will be addressed, seriously. Thank you.	
--	--

I would like to see an area made into a mall without cars in downtown Chapel Hill - with a trolley to nearby parking lots. I think it would draw downtown business and be a beautiful and pleasant place to shop, meet friends, have lunch, etc.	
Who let the non-setbacks for East 54? Absolutely terrible. Chapel Hill talks green spaces but does not protect or demand them from big developers. High rise buildings are overwhelming the charm of Chapel Hill. Who says high density is good for Chapel Hill? I have lived here for over twenty years and the quality of life has gone down.	
Encouraging existing assets such as support for neighborhoods where there is already a strong cooperative feeling e.g. helping by supporting youth centers sustain supervised activities, etc.	
1. Downtown needs a grocery store. Housing development is good downtown, but provide housing for those evicted by high-rises such as as Greenbridge. 2. Continue to protect neighborhoods such as Glen Lennox. 3 Provide more affordable housing. I applaud current requirements, at least. 4. Keep current rules for Peach and Justice Plaza.	
Planning is not constant. Projects are subjected to years of delays, semi-approved and then negated by the Council after all parties have approved the project. And yet, the town cries for more revenue!	
The parking situation continues to be a laugh (= it sucks). The food-truck policy is a no food truck policy.	
Support HABITAT! Give credit to students (high-school and college-age) who are encouraged to contribute (time and energy) to our community!	

Community prosperity and engagement: Fiscal Sustainability

These may be problems we bring on ourselves... but I don't want to change	
There should be more good affordable rentals and houses.	
Sadly, although we are the most prosperous county in NC, we have 8,000 people on food stamps. Very sad.	
I'm not sure which topic this response should go under. I would like for the town to have a broad base of retail stores to meet my basic needs - such as the old Belks at the mall or maybe a Target. The town has many wonderful specialty shops. Now that I have to limit my driving I am much more aware that we need retail to supply clothing and housing needs. Roses is great but I'd like to have another option in Chapel Hill - accessible by Chapel Hill Transit.	
Don't get too fancy! Art is fine and should be part of the equation, but in slim times may have to be put on hold. Do not let the various boards get greedy. Most of them are and should remain voluntary - not a free ride to a permanent gravy train.	
Neighborhood affordability is not a concept that applies to CH. Our service workers (from UNC to C. Woods) live elsewhere - Durham, Chatham, Alamance - or northern Orange - not here!	
Chapel Hill town council and subsidiary committees have "gentrified" all of Chapel Hill's requirements to such an extent that it prohibits small developments from housing to new churches. The fees to even get to the building stage are prohibitive and automatically preclude the development and prospering of small groups. Why does church sanctuary need a bathroom when there is one in the building next door? Why is simplicity restricted and only a "Cadillac" model allowed? Why are new simple houses only in Habitat groups if a person wants simplicity. Chapel Hill caters and demands facilities that only the wealthy can afford.	
Economic development is good, but keep it planned and zoned, not like Texas, unchecked and unzoned.	
Need to continue support for homeless shelters and Habitat for Humanity	
Make it possible for minority (African Americans, Mexicans, etc.) to live here by keeping housing costs low.	

Getting Around: Transportation

bicycle trails, sidewalks	
I don't use it - but Chapel Hill seems to have the cheapest best bus system I know of. (I don't leave Carol Woods anymore)	
Buses should have schedules not tied solely to student schedules. Light rail should connect Carolina North to downtown and Carrboro, and a triangle rail system that links to Amtrak and the airports.	
Is it possible to reduce the width of Franklin St. and use more in parking on both sides? That would increase the parking spaces available by quite a bit - and parking is certainly the main problem downtown.	
Shuttle from Seymour Center to Carolina Springs, Manley Estates, mall, etc. Very good saves lots of gas.	
Keep and expand the bus system.	
The free bus is essential to making everything else work.	
Free bus is wonderful.	
Available and affordable commuter transportation for our lower wage basic work force from where they live in surrounding areas into the employment centers of Chapel Hill.	
The town buses are wonderful. Wish they ran at night.	
We celebrate the efforts towards improving transportation, including light rail. Extended hours are important - or special accommodations for 2nd and 3rd shift workers. Regular bus service stops early. Why not targetted routes to accommodate other shift needs? (smaller vehicles) Surveys would be useful to assess needs as a guide. We owe this to those who serve our community and at a low wage scale. We need to be just and nurturing to all.	
Great bus system! I'd love some on Sunday also.	
Bus system is excellent. Taxis are more abundant now (even though I have never taken one). Light rail/mass intercity transit is needed to keep up economic diversity and relieve severe parking shortages. Permeable parking lots should be encouraged along with underground parking.	
Free bus transportation is essential.	
Bike paths and sidewalks as roads are refurbished. Run buses late enough to use to get home from sporting and cultural events - at least 11:00 PM.	
ESSENTIAL	
Keep our wonderful, free bus system. Extend, if possible, to more neighborhoods. Light rail system to Durham	
Excellent bus system	
The buses have shown to be a sterling idea. But why not on weekends, too?	

Nurturing our community: environmental sustainability

Keep what we have! Don't budge.	
Water availability, use, distribution, conservation and recycling. Greenways, walks, bike trails, protection of waterways.	
Keep adding green spaces, parks, and paths! Stress recycling. Push green projects wherever possible.	
Our rural buffer is important to protect. We also need to live up to our promise to the Rogers Rd. neighborhood. Chapel Hill needs to be known for its racial justice - not its history of discrimination.	
Keep up the good work!	
Chapel Hill is doing well in these areas. Protect the rural buffer!	

Water is essential for our existence. Any plans must consider the impacts on our water supply. Both quantity and quality.	
All of these are important.	
1. Keep our trees. Provide open spaces. 2. Develop new landfill, close present one. Install methane-capture system in new landfill. 3. Continues strict recycling. 4. Retain parks, buffers, greenways.	
I want to emphasize the importance of water - how consistently central it should be as plans are made for public safety, health and wellbeing. Water is a vital resource of more basic concern in terms of our economic life than oil or gas or any other commodity. It's availability and potability affects every individual, institution and business in the community and the world.	
Hang in there on planning and saving space for parks, free children's playgrounds, environmental preservation, safe bike paths and walkways.	

Unlabeled Comment Cards from April 2012 Theme Group Meetings

Form based zoning will not proceed simply as planned - much disagreement will ensue. Incremental growth for the next 10 years is preferable in order to assess both success of the plan and to give opportunity to change direction if necessary

Approve Form-Based Zoning so permitting will be streamlined and predictable and more economical for developer and more economical re staff time needed. Entrepreneurial/small business incubators: partner with UNC Carolina North plans. Build roads, sewer lines, water service and adequate police and fire infrastructure to attract business people and support inevitable population growth.

Expand tourism opportunities by allowing bed and breakfasts, etc. Ram's Plaza area should capitalize on CH strengths such as music venues/restaurants. These can be taxed accordingly. Development should not occur in the rural buffer. No framework for development can be created before a financial model is vetted - i.e. cost of infrastructure and supporting population growth.

Allow existing enterprises to easily make modifications to current facilities. Go to Form Base Code Zoning. Set goal to increase commercial tax base to 25% and design plan for this. Allow some development in the Rural Buffer, parking lot, commercial, schools. Collaboration of services with Carrboro and Orange County. Annex Starpoint SELL 523E Franklin and other town properties. Allow bed and breakfasts. Go ahead with Ephesus plan and revise Hwy 54 and 15-501 corridor. Create cost effective space for business incubator. Improve lighting on Franklin St and Rosemary. Approve the Edge Project.

Great experience! I am really glad we have a group focused on the community good and sharing of the commons and community wealth.

Approve Priority-Based Budgetting for 2 years that reflect real needs first (Police and Fire as a key piece of safety and security which is #1 need expressed in our community survey). Promulgate to community that new building in an area will be "odd" looking until the rest of the area is built up.

I like the overall framework of the corridors discussed, AND I believe professionals who will be risking their own money should be mostly free to make the final suggestions. Chapel Hill needs to connect as many roads as possible to save time, gas, and allow better public transit.

Educate community that the status-quo, moderate development, longterm dense development sequence is a sequence and should be expected. The business component will increase the tax base and create jobs. Allow duplex, triplex, quadriplex townhomes in addition to dense condo-apt buildings.

Educate the community that development, like life, has no guarantees. If we want more jobs, more goods and services, Chapel Hill must decide to establish areas for mixed use, business areas, buildings up to 6 stories high and stop agonizing about exact guarantees about future revenue. Educate community that activity on main roads gives a vibrant atmosphere.

Merge Chapel Hill and Carrboro Municipal Governments and Services. Allow for bed and breakfasts (change zoning). Implement an entrepreneurial zone overlay. Chapel Hill News Bldg - 523 E Franklin - make it into incubator space. I'd like to figure out what is Chapel Hill's SparkCon/BelleChere/Full Frame etc.

Establish a goal for Business Tax base and zone/build to reach those goals.

Consider Form Based Zoning to eliminate micro managing of development process.

Mary Jane has noted that it's felt the "future focus" process was misinterpreted as a "site development" exercise, not the "land-use vision" it was supposed to be. Yet, we're still using these 5 zones as valid. This needs to be addressed before moving forward.

Nurturing (environmental) group: Comp Plan Draft 1. 1: Seems to be a diluted version of our goals; 2. No mechanism for taking these goals and creating standards, milestones, metrics, monitoring and review.	
We're being asked to move on to a new phase, but are the groups ready to do so? We need to poll each theme group to see if they feel ready to move forward.	
Allow mother-in-law quarters. Make building triples-4-plexes.	
Encourage seniors to move here (no education costs). Stop university from buying more property (we need the tax payers). Seriously consider year-round schools (use buildings all the time) and recreational facilities.	
NOC.3.0: Goal : "Protect, acquire, and maintain natural spaces/green spaces and undeveloped areas like significant natural heritage sights/areas from development for dedicated parks, greenways, entranceways and undisturbed natural areas."	
Please add to Goal #3 NOC.2.0 and Goal #8 NOC 2.0: Objective: secure permanent access to and remain an exceptional steward of its water supply. Implementation: secure Orange County's Jordan Lake water allocation to ensure a reliable long-term water supply that will adequately support projected population growth and planned commercial development. Measurement: number of gallons of water to which OWASA has guaranteed access.	
Please add to Goal #3 NOC 8.0: Objective: increase the amount of land within city limits and under its control/within its jurisdiction. Implementation: Expand municipal boundaries to include Southern Rural Buffer and consider annexing area around Star Point in Northern Chatham. Explore limited development in rural buffer - maybe more park and rides? Metrics: property and sales by revenues from land outside the current city limits.	
Please add to Goal #2 4.0/ Goal #4 NOC 4.0 maintain a review process. Implementation: Continue to hold joint advisory board/committee meetings and hearings, move town's sustainability office into the economic development department. Measurement: open space per capite, median income, poverty rate. Objective: Increase the number of commercial square footage and housing while continuing to be an exceptional steward of the environment and natural resources.	
Please continue to support Park and Recs programs as they help children with disabilities. Do NOT cut funding! Our kids need the individualized attention that these programs provide so do not just look at the numbers to justify budgets and needs.	
Parks and Rec needs to continue to provide and expand activities for individuals with special needs and support for including individuals with special needs in other activities available to all. Free space for meeting places for nonprofits (e.g. Autism Society).	
Wonderful opportunities for my son with autism at Parks and Recs inclusion and adapted programs. Only place where my son is able to socialize, and is welcome (outside of school). We never miss the Sunday Fundays, Friday fun nights, adapted Rec - and couldn't stress the importance of these events.	
CPE 3.2 - strongly agree with improving walkways for health, safety and environment for all people, including those with disabilities. Exceptional Children's division needs complete overhaul - need a comprehensive autism plan distric-wide, partner with community resources like TEACCH and others - better training for all staff who come in contact with students with autism.	

2020buzz.org Comments

Good places and New Spaces

An important style & height of buildings point of info I learned by attending the Feb. 15 & 16 presentations/discussion groups at the Friday Center:

Buildings above 4 stories tall have construction requirements (probably state law) that raise the cost of construction, thus raise unit prices somewhat, though the increased number of available sale or lease units likely offsets the increased construction cost a bit. However, residents and Town Council members should keep this in mind.

Related info, which I and some residents are already aware of but obviously many in Chapel Hill are not aware of or are oblivious to: a permitting process for building, renovating, expanding in Chapel Hill which takes 3-8 years costs hundreds of thousands, even a million, dollars, so results in higher price units for sale if the project is able to be done at all, with less money put into architectural innovation. Thus, the one owner of several empty buildings on Franklin Street would be reluctant to spend the huge amount of money fighting for renovation (new tenants usually also want internal reconfiguration of a retail or office building) until the Town has a rational permit procedure AND improves street patterns (the shorter more walkable blocks with cut-through streets Franklin-Rosemary Streets) with more parking close to each business location.

Modestly sized open and/or green spaces within projects add to the appeal, but large open spaces invite vagrants and panhandlers, lose income-producing space for projects, thus discourage many possible projects from ever coming to Chapel Hill.

Our new expanded Town Library will have larger meeting rooms for “gathering,” the University Square planned renovation will also have an inner courtyard green space, and we must avoid overdoing one kind of space if we are going to achieve balance between “the environment” and economic sustainability and social equity, a balance which has been lacking for over a decade in Chapel Hill.

February 18

I especially feel the need for this recommendation: “Consider a new alternative buffer process that will allow developers to work with planning staff (rather than the design commission) to propose more flexible alternative buffers and streetscapes. Urban and infill projects are more complex than suburban greenfield projects, and the Town must provide developers with the flexibility needed to build smaller, context appropriate streetscapes and buffers.” This recommendation is also greatly needed: “. Either in the LUMO or in separate by-laws, the Town should amend the required background for the various boards and commissions. This allows the town to make appointments to various boards and commissions that are knowledgeable as to the intent and purpose of their body.” The consultants acknowledge Chapel Hill’s intense interest in tree canopy and landscaped parking areas. I add with strong emphasis that tree canopies must not impede lighting of streets and sidewalks (as they particularly do on Franklin St. – so trim trees), and parking area landscape trees for shade should be tall enough to allow good sight lines all around for a safe feeling.

February 11

I agree that writing/revising/renovating the Town Comprehensive Plan with its LUMO (Land Use Management Ordinance) is the first and ultimate goal of all these informational and resident input meetings. To do this, the next highest priority must be to establish our current most-needed priorities for the excellent suggestion of establishing a Priority Budget instead of plugging Town money into all the established subjects in the Town Budget. A growing population, no matter what projections you prefer, makes adequate Police and Fire personnel a top need along with a new, larger more adequate Police Department building. The suggestion to work with Carolina North to establish such a building there, still close to MLK Blvd., sounds reasonable to me. This would also free up the great location where the current deteriorating Police Dept. building stands. Related to this is the sensible idea of moving and/or consolidating several Police sub-stations which are also on valuable commercial corridors to allow revenue-producing entities to locate in those spots. Lighting for safety and easier after-dark movement is the next-highest priority that I see. Chapel Hill's existing lighting is out-dated, much reduced in output from its original lumens and almost nonexistent in many areas, including residential streets. At age 60 or even before, many people cannot see or drive at night without good lighting. Lack of consistent lighting also deters many working people from taking public transportation during the dark months of the year, because they would have to walk several blocks in near-darkness. Lack of adequate lighting also keeps older residents, who have more free time, from attending some night events in Chapel Hill. Instead they prefer renovated Downtown Durham, SouthPoint, etc. Jobs within Chapel Hill is likely the next highest priority, achieved via UNC researchers with spin-offs and an easier, shorter, less costly permitting process for new businesses. If we achieve a broader tax base, our house prices may come down so that workers in Chapel Hill can find "workforce" housing to live and work here. "Affordable" subsidized housing through the Community Land Trust will continue, and we should support those units with enough payments-in-lieu to maintain the affordable housing units we have. Regional planning for Rapid Bus Transit and possibly Lite Rail both sound do-able as our population inevitably increases, so our density will increase. My one caution is that the Town must continue to provide for private vehicle travel, for a great number of reasons. We attract many retirees here for the intellectual and cultural events at UNC (as well as Duke U. and even NCSU), and that population wants to go free of schedules (at last) in the safety and comfort of a personal vehicle, door-to-door-to-garage. Most retired couples that I know and have known in 12 years in Chapel Hill have 2 cars, because the wife and husband each have differing interests and schedules, including extra medical appointments. Many younger couples I see have 3 cars, 1 a van or truck for hauling children or large items. Therefore the current plans being shown, concentrating on major corridors and incorporating some retail development with stations sounds correct, as long as no one anticipates that 40%-50% of those who live in Chapel Hill will suddenly use public transit instead of private vehicles most of the time and especially at night.

February 10

In reading over the Agenda Items for tonight, I'm in agreement that GPNS.4.0 "Promote UNC; Entrepreneurship should be environmentally and transport friendly" was among our goals. As was the interpretation of it in GPNS.4.1 "[provide a] Range of housing options for all income levels, Integrated, Barrier free, Accessible and Open the community". I don't, however, see how GPNS.4.2 flows from this. I specifically take exception to the first line "Small area plan for areas surrounding CN" Should be catalyst for enhanced opportunities (i.e. educational, commercial, & residential development). Property tax neutral. Are we missing some punctuation here? Perhaps it was intended to say "Small area plans (areas to be specified). Areas surrounding CN should be catalyst for enhanced opportunities..." I think this is important to clarify.

February 7

I'm not sure this is the proper thread for this, but I feel the need to note the sites that have been targeted by the Occupy groups, all of them. The Plaza in front of the court house/post office feels like "downtown" and invites gathering as much as the Franklin/Columbia intersection, including the Planetarium, the Johnston Center area and McCorkle Place. The Yates Building has become a focal point because it has been empty, and is a locally accessible site. I suggest that there be some thought toward town purchase of the properties to convert to a public use. The properties are privately owned, and I understand the socio-economic rebellion occurring when one property owner can afford to let their property collect dust while in such a prime location. It is worth the investment to buy commercially attractive property rather than let individuals hold them until the property value increases so they can make a profit. It is up to the town to recognize the feasibility of investing. I would hate to see situations such as the one surrounding the Colonial Inn in Hillsborough repeat itself in Chapel Hill over a centrally located, empty, deteriorating building. Carrboro could note the availability of the building being targeted for occupation as well, as it is in a prime, central location, location, location.

February 6

I would like to see buildings in CH limited in height and to my eye more in scale with my "feeling" of the character of Chapel Hill. I think Greenbridge is too tall and the new building to go up on Franklin will be, in my opinion, too tall. I also prefer a more traditional brick facade that harmonizes with the "feel" of the university. I believe both of these opinions of mine are in the best financial interest of the town and will make the town more appealing to business and resident alike.

January 4

One way our group can make a huge contribution to the land-use part of the comprehensive plan is to make recommendations about the process we'd like to see for defining the town's objectives and figuring out how to translate those objectives into specific recommendations for specific places. I'd suggest that we recommend a process that combines the big picture with a closer look at individual neighborhoods: Step 1: Developing a town-wide understanding of the growth we can expect and how much of that we want to and are able to accommodate — two different issues. Over and over, I've heard citizens voicing their desire to retain the village feel of Chapel Hill; if we listen to them it means that the sky is not the limit for development in town and that we'll need to plan carefully to accommodate future growth so that it won't be made at the expense of the town's character or livability or environmental viability. Information on potential population growth, retail/commercial demand, town financial situation, etc. will come from other theme groups, I assume primarily from Community Prosperity, along with their recommendations for the future. At some point, I'd like to find a way for citizens to have direct input in voting for the kind of growth they'd like to see and what trade-offs they'd be willing to make to accommodate that vision. Step 2: Adopting a neighborhood-based planning process. Chapel Hill isn't a place with a single "character," it's a collection of individual and diverse neighborhoods (residential and commercial and civic) that together make up the town. The comprehensive plan process should identify important neighborhood planning areas (downtown, CH North, Rams Plaza/University Mall area, Rosemary Street, Northside, etc.), characterize them (what's there now in terms of function/form, size/density? is it a place of development opportunity or is it a place we want to preserve?), and develop a vision for the future (what do we want to preserve/improve? what important physical attributes should be maintained (architectural style, scale, intensity of use) to preserve physical character?). Kimberly's suggestion #2 about "stability-repair-redevelopment" would fit in here, as well as suggestion #3 about neighborhood preservation. Again, citizen input would be important. Other cities have used this model to help maintain character while enabling change and development. For example, see the neighborhood plans available at the City of Seattle planning department website: <http://www.seattle.gov/neighborhoods/npi/plans.htm> Step 3: Integrating the town-wide vision with the neighborhood vision to allocate planned new growth/development in the areas that are most suited for it.

*December 14, 2011
continued on next page*

Step 4: Repair the development review process. Dave's suggestions (#8) about the LUMO process are well made. Currently, there is too much ad hoc development going on; we need a document that will let us set out our vision for the future and give us a yardstick to measure specific development proposals against. In addition to addressing process issues, some additional Big Rocks that I see for our group to work on: 1. Creating a list of key places that have the largest impact on the town's character, defining that character, and recommending that it be preserved during subsequent development/improvement. Offhand, my list would include (1) downtown, with its human-scale "urban" feel (2) our major gateways and transit corridors, with their "parkway" character (much of Fordham Blvd., MLK, Highway 54), (3) the Historic District, (4) the Rural Buffer and its open, natural spaces. 2. Creating a list of new places we'd like to see. Kimberly's list contains several of these ideas (entrepreneurial spaces, affordable new housing, functional outdoor space). I'd add to her recommendations for outdoor space to say that we need more urban civic/public spaces — the town in the past has focused on outdoor recreational space and green space but could benefit from creating more gathering spaces in more developed areas, such as pocket parks, plazas, outdoor eating places. There's been a lot of talk about encouraging start-up businesses — should we be encouraging affordable commercial space in the same way we encourage affordable housing? Those are my thoughts for now. Looking forward to the meeting Thursday and seeing where we go from here.

*December 14, 2011
continued from previous page*

<p>There are a couple of relevant planning studies in the online Chapel Hill Economic Development materials (http://www.townofchapelhill.org/index.aspx?page=63) that point the way toward possible redevelopment of some of our under-used centers. Check out: Ephesus Church Road/Fordham Boulevard Small Area Planning and Traffic Analysis. May 16, 2011. This shows the possibility for redeveloping the land and roads in this area to add 1084 residential units, 285,000 Sq. ft. of retail, 386,000 sq. ft. of office, open space, bus rapid transit routes, and a 280,000 sq. ft. hotel. http://www.townofchapelhill.org/Modules/ShowDocument.aspx?documentid=9795. Draft Downtown Development Plan, Progress Report. 10 June 2010. This is a 10 year program to provide adequate parking, correct problems in the road and block system, make it easier to develop downtown than in the outskirts, add a bus transfer facility, improve land use, etc. http://www.townofchapelhill.org/Modules/ShowDocument.aspx?documentid=6806. They present bold ideas that indicate the possibilities for remodeling key areas of town to make them more productive. They help to envision potential changes. Consider how they might contribute to our group's thinking.</p>	<p><i>December 14, 2011</i></p>
<p>At our December 1st theme group meeting, we agreed to share some ideas online about what the essential elements (or "big rocks") of our statement and goals should be. I can't figure out where else to post this but righthere, since the Dec 1 notes are part of a larger page on the Town website and it does not accept comments. Here are the words or phrases that I jotted down that I think should be prominent: Sustainable land-use patterns that connect people to each other, Development and redevelopment, Carolina North, Support and enhance downtown as the heart of our community, Compact, Walkable, Green space, Neighborhoods, Urban. I look forward to reading and discussing our new statement and goals at this Thursday's meeting!</p>	<p><i>December 13, 2011</i></p>
<p>At the December 1 meeting, we talked about identifying specific areas in town that might be appropriate for infill/redevelopment. I suggest we review the town's Long Range Transit Plan, which identifies a half-dozen of these areas along major transit routes. This could be a way of selecting new areas for "denser" development, maximizing mass-transit opportunities without threatening existing neighborhoods.</p>	<p><i>December 6, 2011</i></p>
<p>Missing in most/all discussion of growth in Chapel Hill is the subject of architecture. We need to more fully control the "look and feel" of Chapel Hill moving forward. The quality of architecture, the aesthetics of architecture will large determine the beauty of Chapel Hill now and in the future.</p>	<p><i>December 4, 2011</i></p>
<p>We did this once, even within living memory. In the late 1940's Chapel Hill engaged an architect and created a design overlay for the downtown. The design was what we would call "Williamsburg" and every downtown building into the early 1950's was designed in this style. Many examples remain today. Fortunately, the concept did not, because the outcome would have been a set of buildings frozen in time- just like Williamsburg. Instead, the 1950's saw an explosion of new and wonderful ideas in all social and economic areas. Included were design, population movement and the way our towns and cities worked. The architecture changed to reflect the times. "Beauty" is subjective and beyond legislation. Our Historic Districts have appropriate measures for determining compatibility with context which are legal and effective means to introduce community review of design and we may check them out for direction.</p>	<p><i>December 11, 2011 (in response to comment above)</i></p>

<p>As much as I love the “Village” feel of the brick walls and narrow streets of Chapel Hill, I realize that we are far past being an actual village as long as we have a Starbucks, Gap, CVS or any other national franchise on Franklin Street. The automobile has changed Franklin Street to a channel for cars with pedestrian access. It is nice to retain as much historic “feel” as we can, and certainly historic preservation is a viable option. We have to acknowledge that traffic concerns on Franklin Street have been addressed by bypassing and re-directing by one-way street traffic diversion, but the design is not ideal. Parking has been addressed with park-and-ride lots and Wallace Parking Deck, but there will be traffic no matter how convenient we make the bus service. Wallace Deck is underutilized as a venue for artists. The court house area has been a traditional public area, but is also underutilized. If we were a village we would have a daily gathering there. We are not Old Salem nor Williamsburg, but we have potential to use our historic heritage more like Hillsborough does, with more activity centered around the intrinsic mixing space between Chapel Hill and the University. We offer the commercial opportunities on Franklin Street to students who walk or bus there, and those residents who work or live near Franklin street. The popularity of Chapel Hill is evidenced by the events that draw thousands of visitors, but the town powers-that-be treat this not as a marketing opportunity but as a nuisance. We have to decide that we have grown and deal with it, realistically.</p>	<p><i>February 6</i></p>
<p>We need ways for recapturing the village in downtown Chapel Hill. Here are ideas I’ve seen work in other cities: 1) Allow restaurants to set out small tables on sidewalks for diners. (Yes there is room). 2) Close off a few streets to traffic downtown to provide a gathering place. Adjacent restaurants can serve food a drink. Example: the short street of Henderson between Franklin and Rosemary, next to the old post office. 3) Allow food street vendors. Example: hot dog cart, roasting chestnut vendor during cold months (popular in Europe). 4) Bring back the flower ladies. 5) Make the parking garage on Rosemary more attractive with better lighting, and improved the looks of the skyway. A little paint can go a long way. Also provide free parking for a certain length of time. Downtown Chapel Hill is pretty boring and a bit sterile. Providing places for people to gather, outside seating at restaurants, and street vendors will provide life to downtown. Other towns and cities do it. We can too.</p>	<p><i>November 17, 2011</i></p>
<p>These are all great ideas for the downtown except closing off streets. Closing streets has led to business mortality in many other towns, but creating gathering spaces is very important. We probably need more streets (please check out the Kling-Stubbins downtown evaluation completed recently which compares CH to other successful towns relative to connectivity and street patterns) which include more storefronts and more sidewalks. We definitely need a change in our parking policies. The flower ladies have, with one exception, succumbed to age and too few buyers. We do need a greater population downtown- both workers and residents, to support the next generation of flower ladies, vendors, etc. The suburban visitor is not enough life-support for them to make a living.</p>	<p><i>December 13, 2011 (in response to comment above)</i></p>
<p>Town & Gown: Learning & Innovation</p>	
<p>I am interested in saving as much land as possible and maintaining natural water resources. I am in favor of the Obey Creek development project as a community performing arts center. The footprint of land used is less than all other development choices and the park and ride lot across the street could be used during evenings and weekends. Having a state of the art 1000 seat theater could truly be an asset to the Town of Chapel Hill. I also am in favor of the Parks and Recreation Department constructing indoor Tennis courts. We have none except for one private club in town. I know money is tight, but can we at least write it into the Comp Plan as a desired goal.</p>	<p><i>April 23</i></p>

<p>What do we know? There will be many more 70+ year olds in town in 2020 than there are now. CCRC's in the area already have long waiting lists. A number of colleges are building or converting building for senior living. Students work/learn through these facilities and activities already exist on campus. And it helps the school, financially as well as in terms of diversity. Sure hope Holden reads this.</p>	<p><i>April 16</i></p>
<p>The Nurturing Our Community theme group has included an objective of "Partner with UNC to promote and fund fiber to the home in support of telecommuting and home businesses in order to reduce vehicular use and the need for parking." This objective is associated with our goal of reducing the carbon footprint of the community. I would like to see the Town and Gown group include a similar objective referencing the intent of the GIG-U project under whatever goal you believe it is most closely associated with.</p>	<p><i>April 2</i></p>
<p>It is not clear to me what financial contributions UNC makes to the operations of the town's systems and services. I suggest we have a straight forward presentation of those facts. Since the town houses more than half of the students enrolled at the University, I think we need more substantive goals about how we all live together. I continue to believe that students cannot live with a car at their front door—we don't have the space. However, currently the student stores is about the only place in walking distance to get practical items. I was looking for nails on Franklin Street. The one sad hardware store was closed so I was reduced to Walgreens. I did not search them out. Unless Franklin Street has supplies for living, everyone has to have a car to get reasonable priced items. The bus system works well for classes but not for shopping. We need people at the table from UNC who are not PR people but who know about the operations of housing, feeding, and moving students particularly since half of them live among us, not on campus and there need to be several who can speak substantively about the real problems to taking particular actions.</p>	<p><i>January 7</i></p>
<p>We need to focus much of our attention on the importance of the Carolina North development. This will be, without doubt, the single largest project in the town's history. How will the surrounding area change? Will there be adequate density zoned for the area to maximize its potential? How will it affect roadways to the area, most especially Estes Drive? These and many more questions require that we spend a good amount of time on the project – but I see little mention of htis specific item in any documentation thus far.</p>	<p><i>November 25, 2011</i></p>
<p>One issue we discussed was off-campus housing and the challenges it presents, especially given there does not appear to be an office of off-campus housing at UNC. I think this issue has to be handled carefully so that the students are not victimized. Re: the moratorium for Northside and Pine Knolls neighborhood, I think the UNC students are being blamed for the changes and although I think all neighbors should be respectful of neighbors and their property, I think this situation is complicated. First, someone in these neighborhoods are selling their homes and they are being bought by "developers," not students. The buyer is then either building or renovating to accommodate multiple students (or renters). Perhaps criticism should be directed at either the person selling or the person buying.</p>	<p><i>November 15, 2011 continued on next page</i></p>

One may argue that the new residences are improving the neighborhood from an aesthetic and / or tax assessment perspective. Next, I think one should be careful in trying to preserve “black” neighborhoods. I can appreciate the intent, but this could be misconstrued that non-blacks are not welcome in these neighborhoods. We respect to affordable / workforce housing, I think we need consensus on how “affordable” and “workforce” are defined. I’ve talked to some who can “afford” to live in CH, but they chose to live in surrounding counties because they feel the CH property taxes are too high. So despite being able to afford to live in CH, they chose not to. This increases the tax burden on those who do live in CH. Given the CH property taxes, would CH workforce and / or UNC workforce choose to live in CH or would they choose to live in surrounding communities? I’m not sure how this information could be captured, but it does not appear that high-rise condos are too desirable for the workforce or families with children. Finally, perhaps the Community Land Trust initiative could be expanded to encourage more workforce housing. I understand that many graduate students (law, medical school, etc) qualify for CLT housing and although they need to live in CH too, I’m not sure that is the intent of the CLT.

*November 15, 2011
continued from previous page*

t one of the earlier CH2020 programs, it was mentioned that K-12 schools would be considered in the Town and Gown Theme. I’m not sure if this is still the intent and I think there will be some overlap, perhaps with the “Place for Everyone” theme. Regardless, I thought I would share some comments. I’m very supportive of K-12 education and that is one of the reasons I moved to CH. I wanted to live in a community that prioritizes education and I wanted to live in a community with families where parents take a genuine interest in their children’s education. I live in CH and pay CH Taxes, Orange County Taxes, and CH-Carr school taxes. I am happy to contribute to CH/Carr School tax. I know of families who live in CH (ie, pay CH-Carr school taxes) who choose to send their children to private schools or who choose to home-school their children. Many CH residents do not have children. Every CH resident should have to help support the schools, but support should also be provided by anyone taking advantage of the schools who don’t pay the CH-Carr school tax or who don’t pay CH property taxes. I take the bus to campus every day and I notice that there are many school children boarding school buses at apartment complexes. This is at the time of day when elementary school children are boarding the school buses. I understand from others that high school students whose families live in apartment complexes are also boarding school buses. Are landlords of apartment complexes contributing to the schools, and if yes, is an appropriate amount from apartment complexes contributing to the public school system? Next, approximately 50% of my property taxes for Orange County goes toward education. Given I live in CH and pay CH-Carr school tax, it is not clear why I am also paying Orange County education taxes. Finally, how do the funds from the NC Education Lottery get distributed to CH-Carr schools?

November 15, 2011

The CH property tax bill includes Orange County taxes, CH/Carr School tax, and CH tax. I have friends with CH mailing addresses, but they live in either Orange, Durham, or Chatham counties. I understand that only one-fifth of people with CH mailing addresses live in CH (and pay CH property taxes). It is not clear to me how folks who have CH mailing addresses but who do not pay CH property taxes contribute to the services provided by CH, if in fact they are provided CH services given that they have a CH mailing address. Perhaps, CH should consider annexing some of the areas that have CH mailing addresses but who don’t pay CH property taxes.

*November 15, 2011
continued on next page*

I'm not sure if this refers to expanding the "rural buffer" but I think this should be considered. It is not sustainable for CH residents who pay property taxes to subsidize all the services provided by CH when they are being used by others. It is also not clear how the Orange County taxes that are paid by CH residents are different from the CH taxes, especially with respect to education and services. It appears that there are duplication of services and this is not efficient, especially in these economic times. This may be naïve, but I have asked friends and no one appears to know. I think if people appreciated what services they are paying for, that this would help the CH2020 initiative decide which initiatives should be prioritized and how these will be paid for. Finally, we discussed this at the meeting, but it is not clear how UNC contributes to the costs of the services provided by CH including safety, fire, transportation, parks and recreation, and environment and development. I think this information will be shared during the CH2020 process.

*November 15, 2011
continued from previous page*

We discussed the transit system, but I thought I would share some additional comments. First, I would like to say how much I appreciate the wonderful bus service. I take the bus daily to campus. I live in CH and pay CH property taxes and I am happy to contribute to the service. While riding the bus, in addition to students, there are people that mention that they live in Durham and/or Raleigh and drive to a park and ride lot to catch the bus to campus. In addition, I have colleagues at work who live in the Pittsboro area and they take the bus to campus too. I think CH residents need to appreciate how the surrounding counties are assisting with the operating expenses for the bus service. Given the number of riders from surrounding counties, I think it is important to ensure that there is an appropriate amount contributed to the service. If not, an alternative approach would be to charge non-CH residents a nominal fee for the service. This approach did not work for the library, but I think CH needs to be more insistent that those people who do not pay CH property taxes assist with funding the services provided by CH. Finally, my bus route stops at several apartment complexes. Many people get on the bus that are not UNC students. Are landlords of apartment complexes contributing to the bus service through their property taxes, and if yes, is an appropriate amount being contributed to assist with the operating expenses of the bus service.

November 15, 2011

I think the minutes reflect the discussion that took place while I was in attendance. With respect to Comment/Discussion #6, I don't understand the comment re: good off-campus housing. After reviewing the minutes of some of the other Theme groups, it appears that there may be some overlap with the Town and Gown remit I don't think this is a surprise, but I think it is critical that all ensure that there is communication across Themes to minimize duplication of effort and to manage expectations. I look forward to the list of collaborations between UNC and CH. Next, we can look to see if there are deliverables and timelines that are consistent with the CH2020 initiative. I understand that there is a Director of University Relations (Linda Convissor). Perhaps she or someone from her team would like to assist with the Town and Gown Theme. I know of recent examples of positive collaborations between the Town and CH including but not limited to the Community Garden with input from the NC Botanical Garden; the events coordinated between Playmakers, Wilson Library, the Ackland, and the Varsity Theatre to heighten the issues and history surrounding the Parchman Hour and the Freedom Riders; and the Wells-Fargo marathon collaboration between CH, UNC, and Endurance magazine. I'm sure that there are many more examples. These should be highlighted as we identify other opportunities for positive collaborations between the Town and UNC.

November 14, 2011

Getting Around: Transportation

In a meeting between the 2020 leadership and some citizens concerned about the direction of the 2020 process, Rosemary Waldorf mentioned that our theme group is not showing enough attention to the needs of private car travel. I think I am accurately representing the majority of our theme group attendees to say that we consider the needs of private car travel well represented elsewhere, and we feel that relying on that mode of travel is neither sustainable or desirable. And that therefore we need to place particular emphasis on bicycle, pedestrian, and public transit. There has been one vocal member of our group supporting private car use, and she does believe it to be desirable and sustainable. Since she speaks for a good-sized swath of our population, even a majority, this dissenting view should be mentioned. The other thing I think is under-discussed in our output is how best to support public transit, which is a vital form of our community “commons,” not least for its value in supporting a more diverse community (= less affluent people need it more). We have had some discussion of light rail, touching on its pros and cons. I am currently not willing to swing hard for or against it, or to detail some alternative plan to the one currently proposed. What I am more certain of is that both political problems, and even with those resolved, the long time frame to implementation of rail service, make improved bus service, including bus rapid transit, a key priority for our community. I believe the University should be a major player in making this a really urgent priority. This is needed now, not in “Chapel Hill 2020.” Further, I want to go on record as opposing a “high density, transit-friendly 86 corridor” at this time. I have a lot of distrust of the current development ethos and do not have any confidence that any semblance of the rural buffer can be maintained if we begin to erode the rules and regs in place at this time.

March 16

I was very impressed with all the comments made in the Transportation session on Jan 12, 2012 and Maria Palmer’s leadership abilities. It was my first time at any of the Chapel Hill 2020 work sessions. There was concern about whether there is enough time for us to be able to accomplish all that we need to do. I agree, it is a big job! A lot of the focus centered on transportation relating to the growth of Chapel Hill: what is our vision for transportation and the need for justification of various modes such as bikes, bus, auto, and light rail. Transportation is a big issue and it appears that light rail was a big theme: what do we want it to do, where do we want it to go and how do we build the infrastructure to support it. The committee wants input from all the different neighborhoods. In our talks let’s not forget our newly expanded Chapel Hill Public Library, which will be re-opening in a little over a year! We need a public transit bus system which will bring patrons as close as possible, with better signage for the foot path, especially from Franklin Street. There will be plenty of bike racks for bikes at the library, but bus transportation to get patrons there, is also essential.

February 7

I propose closing off less-frequented residential streets to through traffic, and allow access only to bicycles, pedestrians and vehicles of residents of that particular street.

December 4, 2011

Bike lanes are touted as necessary to get more folks out of cars and onto bikes. But even if the Town connects all the currently unconnected segments of roadway which have bike lanes, they will still be too unsafe for most people. it will cost even more than traditional bike lanes, but to make the roads safe for cyclists, bikes must be physically separated from cars. Canada provides a model – in many cities they have erected plastic bollards where we use white paint, as a separator. Can the Town try this in a single location, as a test?

December 1, 2001

I want to raise a topic that merits discussion by your group: the routes and technology of intracity transit plans. This is particularly relevant because the County may soon decide to put a transit tax on the ballot to fund transit projects in Orange County. What will that tax fund? Highest on the priority list appears to be the link between Durham and Chapel Hill, which would join a rail link beginning in northern Raleigh, traveling to Cary, RTP, Durham and then Chapel Hill. My questions is this our highest need? What about Highway 54 congestion? A consultant to the MPO said this north south public transit link would not alleviated congestion there. Should we invest big bucks in a fixed rail system that would not directly serve Carolina North or many Chapel Hill commercial centers? Below is an excerpt from a letter I sent to Council.

November 15, 2011

I commend you for conducting long-range planning with other jurisdictions for efficient public transit. However, I would prefer the Council not lock itself into the “local preferred alternative for the light rail alignment” for Chapel Hill as proposed tonight by staff. It would be better to keep open the possibility of an upgraded bus system using roads. Such a “best bus” system would join Durham and Chapel Hill without the high costs of building a fixed guideway. This so called “transit system management system” or “best bus” as referred to by the professionals, is simply an upgraded bus system without the expense of a guideway that could serve Durham and Chapel Hill and points in between. I propose you keep this more flexible option open and on the table because the funds for the proposed staff fixed guideway option are not certain and could be years away. Wouldn't we rather put our transit dollars toward a system that would serve Carolina North and other commercial centers in Chapel Hill as well? The present high priced fixed guideway proposal links Durham destinations with Meadmont and UNC Hospitals, while missing most of our commercial centers. If asked to help to fund such a transit system through an additional transit tax, which route and which technology would Orange County voters favor?

November 15, 2011

I agree with many of the comments I read in the meeting minutes. I would also like to add that one of the big barriers to increasing walking and bicycling are the lack of continuous sidewalks and good lighting in many older neighborhoods and the lack of off-street bike paths. We live near Franklin Street and several greenways but find ourselves driving for even short errands because of safety concerns. The lack of contiguous off-street bike paths also prevents our family from biking for errands and leisure and taking greater advantage of parks and greenways. I know retrofitting neighborhoods for sidewalks is very costly, but without giving residents better access to existing sidewalks and greenways from their homes, few people will ever take advantage of any new pedestrian and cycling infrastructure. Thanks for the opportunity to provide feedback!

November 8, 2011

Community prosperity and engagement: Fiscal Sustainability

I am interested in saving as much land as possible and maintaining natural water resources. I am in favor of the Obey Creek development project as a community performing arts center. The footprint of land used is less than all other development choices and the park and ride lot across the street could be used during evenings and weekends. Having a state of the art 1000 seat theater could truly be an asset to the Town of Chapel Hill. I also am in favor of the Parks and Recreation Department constructing indoor Tennis courts. We have none except for one private club in town. I know money is tight, but can we at least write it into the Comp Plan as a desired goal.

April 23

<p>I was at the Feb 16 meeting where groups discussed future development along several corridors. I was in the 15-501 N group and would like to see a reporting out of what the other groups came up with regard to future growth and development. As per my perspective, 15-501 N is quite well developed already for commercial use and would benefit more from improved connectivity and traffic circulation within and between shopping centers in the Estes, Elliot, Garret, Moriah triagle. I am not quite sure about the nexus between the need for increasing the tax base from commercial and mixed use redevelopment. Is there a market demand for both. I would love to see the studies supporting the need for the future redevelopment. Finally, I would like to see a more aesthetic and design focused approach to future development along the corridors. Driving on 15-501N is a visual and sensory assault, in terms of the scale of highway, the behemoth buildings and shopping plazas and their access roads. Convenient, Yes. Pleasant to visit, No.</p>	<p>February 20</p>
<p>After attending the Feb. 15 & 16 area-development information and group conversations (I focused on the 15-501 EphesusRd-FordhamBlvd. small area plan near where I live, then later the MLK Blvd. North area where The Edge is planned), I find it is necessary to remind Chapel Hill residents that after paying employees this Town has spent a lot of its budget money on parks, green spaces, and the rural buffer. Just tonight someone telephoned me to ask if I've heard any plans to add more apartments in Chapel Hill, just as one of our group attendees asked for as part of affordable workforce housing. We must get away from knee-jerk reactions that any town projects other than environmental vegetated zones are detrimental. We have many parks and green spaces, plus the NC Botanical Gardens and UNC Arboretum, but we do not have an adequate economic base. Both relate to our need for density of population areas if we are to be able to have ridership to justify and maintain a fuller and more frequent public transit system. Our group is especially headed toward this kind of a return to balance in Chapel Hill's sustainability.</p>	<p>February 17</p>
<p>My suggestion as a general goal is: "Chapel Hill will respect environmental, socially equitable, and economic sustainability while also respecting the similar efforts of the University as the intellectual and economic driver of our community. To reach these goals we will improve connectivity of roads and bicycle-pedestrian greenway paths to the extent possible. At this time we acknowledge the need and plan to incorporate life-skills programs into our homeless shelters as well as adequate parking near all businesses and Town venues. Public transit should evolve with consideration of our increasing population being dense enough or not to use expensive new types like rapid transit buses or light rail. Transparency and accountability will include the names of Yes and No voters on Town Council and all Boards and Commissions except when votes are unanimous."</p>	<p>February 10</p>
<p>Permit Process: Chapel Hill's permitting process requires rational rezoning with less dual zoning within small areas, to eliminate the need for Special Use Permits in most instances. The permit process should be complete in two years, the timeframe most businesses will give to their expensive efforts to get a permit.</p>	<p>February 10</p>
<p>Zoning: Chapel Hill should consider entrance roads into the municipality as places to demonstrate the vibrancy of the community and avoid constraining these much-travelled roads for only vegetation and pretty views. More development within the entire Triangle area is bringing more vehicles through our town, and Chapel Hill can capture some sales opportunities along Routes 54 and 15-501 and 86. Zones must be rational, omitting zoning changes in logically connected plots so that Special Use Permits are not needed in general.</p>	<p>February 10</p>
<p>Building Heights: Building heights in residential areas should not exceed 4 stories, or 3 stories plus an attic. Building heights in the Downtown and within commercial plazas should not exceed 4 stories along the sidewalks and not exceed 6 stories in set-back portions.</p>	<p>February 10</p>
<p>Building & House styles: Building and housing styles should be determined by the developer and/or architect. Chapel Hill needs less monotony in its brick building style. Future sustainable heating and water functions may require varying styles in different spaces.</p>	<p>February 10</p>

<p>Connectivity: Connectivity of roads for shorter time road trips and fuel savings and better emergency vehicle response times may require over-ruling area residents who tend to oppose new roads they will eventually use and loss of cul-de-sacs which reduce some safety needs.</p>	<p><i>February 10</i></p>
<p>Carolina North: Carolina North will become a mixed-use education-research-small business-residential development with village aspects. We should acknowledge that train transportation may go through the area and that a direct vehicle exit from Route 40 is virtually inevitable.</p>	<p><i>February 10</i></p>
<p>Sense of Community: Chapel Hill has many gathering places in reserved green spots and more planned within University Square renovation and our enlarged Town Library. Less emphasis on separate “neighborhoods” and greater emphasis on the good and welfare of the community as a whole must replace the divisive focus on neighborhoods while not totally omitting concern for abutters to new construction or other changes.</p>	<p><i>February 10</i></p>
<p>Response to Resident Petitions: Professional staff and/or elected officials should evaluate the underlying reasons for protest petitions and check the veracity of qualified signatures on paper and online petitions to the extent possible.</p>	<p><i>February 10</i></p>
<p>Cultural and Intellectual Resources: Chapel Hill will recognize the University and its associated activities as a primary magnet for newcomers and established residents. Access and parking to all UNC venues should be an ongoing goal.</p>	<p><i>February 10</i></p>
<p>Safety: Projected increasing population requires Police and Fire personnel adequate for our population. Our Police Department building is in poor condition, decreasing police effectiveness, so building a new Police Department building should be a top priority. Fire Department new response-truck equipment is also a priority.</p>	<p><i>February 10</i></p>
<p>Lighting: Good consistent lighting along streets in both commercial and residential areas increases safety and attendance at performances and businesses. Federal grants are available for energy-efficient public lighting. The aging of America and heavy retiree presence here makes lighting to enable older residents to drive at night a human rights issue.</p>	<p><i>February 10</i></p>
<p>Overall Summary: Chapel Hill must balance its attention to issues as soon as possible, to counter prior excessive emphasis on environmental concerns. One point to keep in mind: most homes in Chapel Hill have been built on steep slopes up or down from our roads, apparently due to roads being carved out to maintain less steep elevations up and down. My comments after attending almost all the Chapel Hill 2020 meetings so far ended up on “Comment Policy,” which is fine because I have been eager to introduce a holistic approach to Chapel Hill Town Council and activists for years now. My goal-statements “vision” is there along with comments on many of our subtopics. I agree that writing/revising/renovating the Town Comprehensive Plan with its LUMO (Land Use Management Ordinance) is the first and ultimate goal of all these informational and resident input meetings. To do this, the next highest priority must be to establish our current most-needed priorities for the excellent suggestion of establishing a Priority Budget instead of plugging Town money into all the established subjects in the Town Budget. A growing population, no matter what projections you prefer, makes adequate Police and Fire personnel a top need along with a new, larger more adequate Police Department building. The suggestion to work with Carolina North to establish such a building there, still close to MLK Blvd., sounds reasonable to me. This would also free up the great location where the current deteriorating Police Dept. building stands. Related to this is the sensible idea of moving and/or consolidating several Police substations which are also on valuable commercial corridors to allow revenue-producing entities to locate in those spots. Lighting for safety and easier after-dark movement is the next-highest priority that I see. Chapel Hill’s existing lighting is out-dated, much reduced in output from its original lumens and almost nonexistent in many areas, including residential streets. At age 60 or even before, many people cannot see or drive at night without good lighting.</p>	<p><i>February 10</i> <i>continued on next page</i></p>

Lack of consistent lighting also deters many working people from taking public transportation during the dark months of the year, because they would have to walk several blocks in near-darkness. Lack of adequate lighting also keeps older residents, who have more free time, from attending some night events in Chapel Hill. Instead they prefer renovated Downtown Durham, SouthPoint, etc. Jobs within Chapel Hill is likely the next highest priority, achieved via UNC researchers with spin-offs and an easier, shorter, less costly permitting process for new businesses. If we achieve a broader tax base, our house prices may come down so that workers in Chapel Hill can find “workforce” housing to live and work here. “Affordable” subsidized housing through the Community Land Trust will continue, and we should support those units with enough payments-in-lieu to maintain the affordable housing units we have. Regional planning for Rapid Bus Transit and possibly Lite Rail both sound do-able as our population inevitably increases, so our density will increase. My one caution is that the Town must continue to provide for private vehicle travel, for a great number of reasons. We attract many retirees here for the intellectual and cultural events at UNC (as well as Duke U. and even NCSU), and that population wants to go free of schedules (at last) in the safety and comfort of a personal vehicle, door-to-door-to-garage. Most retired couples that I know and have known in 12 years in Chapel Hill have 2 cars, because the wife and husband each have differing interests and schedules, including extra medical appointments. Many younger couples I see have 3 cars, 1 a van or truck for hauling children or large items. Therefore the current plans being shown, concentrating on major corridors and incorporating some retail development with stations sounds correct, as long as no one anticipates that 40%-50% of those who live in Chapel Hill will suddenly use public transit instead of private vehicles most of the time and especially at night. Huge amounts of information and data have been presented and made available on Town websites. Rezoning, re-rationalizing our rules and regulations is long overdue. Reality will not wait; it is pressing in upon us, so let’s get this done after all the excellent time-consuming work of all concerned with Chapel Hill 2020.

*February 10
continued from previous page*

I have been saying the below comment for a while now but no one seems to be listening or trying this idea throughout our great country of ours. What the Town of Chapel Hill needs (and so does every level of government) is a non-profit organization called “Friends of the Town of Chapel Hill Government”. This tax-deductible non-profit organization would have a board of directors made up of community individuals (you have to live in Chapel Hill) and the board raises money from any Chapel Hill resident/business/church/organization/etc and the organization uses the money to take pay for things in our community that the Town of Chapel Hill government, with its current tax base, doesn’t have money for. This way, we, as Chapel Hill residents, buy into the idea that we, the people, take care of our community. This is not a slap in the face towards the Chapel Hill government, but we help the Town of Chapel Hill by buying into the idea that, by living here, we are responsible for our town.

February 16

In the last theme group meeting the question of “what does ‘foster local business’ mean?” was brought up, but the discussion went in other directions to get through the list of topics. I wanted to reinforce a view that I think is very common in Chapel Hill, and perhaps not one adequately represented in our theme group. “Foster local business,” in my opinion, means that we should cultivate the entrepreneurship of Chapel Hill residents to start new businesses of all kinds, to assist existing resident business-owners in improving their businesses, and to assist resident business-owners when pressures from outside interests threaten their survival. “Business” is not just retail-business, and it does and should take place not just in zoned-commercial space. Residents with successful home-based businesses are in a better position to pay higher property taxes and support our community, for instance. What we want to foster is a spectrum of businesses owned by town residents, and that may include an easier vetting process for development or re-development, as compared to the process for non-resident businesses wanting to locate here.

*February 7
continued on next page*

I chose this theme group, rather than the groups primarily focused on environmental issues or housing or green space, because the results of this group's discussions have the most potential to threaten what I believe most people in Chapel Hill value in our community. (That our group output includes considering encroachment on our rural buffer speaks directly to that.) But I worry that the voices of all of those other CH2020 participants who chose to go directly to the environmental and other interest groups are NOT being heard here. I am concerned that "streamlining" and "making more predictable" and "making approvals faster" will set us up to make it easier for non-local businesses to set up shop here and threaten our resident business-owners' interests, threaten our green space whether through encroachment on undeveloped land or noxious approaches to increasing density, burden our sparse water supply and the inverse, increasing asphalt footprint which increases damage from floods during hurricanes. I strongly believe that we could make things easier and more predictable and more supportive for local residents with good business ideas to get started and for existing local businesses to relocate, redevelop, or otherwise improve without also making it easier for businesses with no interest in the welfare of our community to cost us in these areas. Unfortunately, some false metrics are getting the lion's share of attention in the financial discussions. To illustrate the need to "grow the commercial tax base" we've been given data mainly about the up-side in tax revenue. Of course, homeowners (and I am one) would love to "offset" our tax burden by getting "someone else to pay for it." But we do end up paying one way or another. With locally-owned business, wages stay in the town. That means a whole lot more to Chapel Hill than any amount of sales tax. Likewise, those local owners care about our community and contribute to it in innumerable ways. To give one very small example, when collecting donations for a school PTA silent auction event recently, almost every RESIDENT-owned business our group approached was very happy to give something. For the most part, businesses owned by non-residents had such decisions made elsewhere, not by the manager, and the results have been slim. If you add up the whole calendar of participation in town events, sponsorships, donations, and community engagement from our local business owners, the results are the incredible community Chapel Hill is. The LIVABLE community: the tree-filled, art-filled, event-rich, vibrant community with the best schools in the state and the best people in the state, who have high property values but who consistently drive (though not as successfully as we'd like) toward the goal of providing affordable housing to our town workers and teachers and others who work here. This happens through a combination of factors, but a primary one is CULTIVATING LOCAL BUSINESS. Durham is an outstanding illustration of the pipe-dream that is attracting outside business. The widening disparity between the rich and poor, the drain of resources out of the city into the hands of distant owners, the invasion in local politics of outside money. The blatant abandonment of water-supply demands and environmental sustainability. Poor schools The good parts of Durham are the ones the most like Chapel Hill, and the good businesses in Durham are the ones owned by people who live there. Fortunately, we are not Durham. The people in Chapel Hill choose to live in Chapel Hill. It would be easy enough to move across the border. As a stakeholder in this group, my point in writing this (since I cannot be at the meeting this evening) is to strongly encourage that we word our output to make it clear that "Foster local business" means fostering locally-owned business. That true prosperity is not a short-term grabbing at pipe-dreams about someone else footing the bill to make the place we live more excellent. Continuing to achieve prosperity is a long-term investment BY the people who live in Chapel Hill IN the people who live in Chapel Hill.

*February 7
continued on next page*

The purpose of business is to serve the community, and the responsibility of the community is to ensure that our businesses can thrive; a symbiotic relationship. Unlike the many places we choose NOT to live, I believe that (aside from the “let’s make it faster” crowd who see business and tax revenue as an end in itself) we have a great deal of appreciation in our town residents for striking a good balance, taking personal responsibility for improving our town, keeping tree-filled neighborhoods, art, transit, improving our commitment to town staff and low-income residents, and supporting our Town Council in vetting development projects with the same care and deliberation that our town has taken since the 1700’s. It takes a long time to build a wonderful thing, not long at all to destroy it. We need to look at the financial returns, but also look at the off-the-books returns in community involvement, living wages, and development that improves our community by people who care because they live here. Someone at the last meeting observed that we are hitting practical limits in growth and development. If we are considering annexation, or clear-cutting our rural buffer, then let’s also add to recommendations that should go into our Long Range Plan: “Determine when to halt development on undeveloped land and stop increasing density on developed land.” “Growth” can mean something entirely different than “more new buildings” or “more people living here.” Or maybe the term “growth” isn’t one we want to continue using at all. Mature things tend to stop growing physically larger, and Chapel Hill is a mature town. Perhaps “improvement” would be a better term for what we need to do in the next ten, twenty, or two-hundred years. Improving the climate for resident-owned business in order to improve economic sustainability and town prosperity.

*February 7
continued from previous page*

I would like to better understand how the University and other tax exempt organizations effect the town’s revenue. For example, I read that UNC Health purchased the property at Eastowne that BCBS has vacated. My uneducated assumption is that tax producing property has now become tax exempt property. Perhaps BCBS did not have to pay taxes either so it is a zero sum action. Unless we figure out a way to designate land that will be developed with tax paying businesses, we will of necessity become a community of well to do people who can pay the property taxes needed to provide the services one expects from a municipality or else pay high user fees which will produce the same homogeneous community. If that is what is required, so be it, but let’s get the facts in front of our eyes—revenue currently generated and from where, revenue shortfall for town budget, several scenarios of future revenue sources required from property owners, business tax payers, tax exempt organizations (what they offer or can that contributes to the town like the bus system, etc.).

January 7

Chapel Hill must get serious about tourism. Today the travel industry is one of the top ten employers in 49 states, plus the District of Columbia, benefiting every state and locality. (In Orange County travel and tourism is the fifth employer, generating 1,700 jobs at every skill level). Between March 2010 and July 2011, job growth in the travel industry was 84 percent faster than the rest of the economy. So far in 2011, the travel industry is responsible for 1 out of every 10 new jobs that have been created in the United States. “Every dollar we invest in attracting tourists is a dollar that comes back to us fifteen-fold,” says Governor Bev Perdue.

January 6

If we are to encourage tourism in Chapel Hill (encouraged and sustained tourism could mean less taxes for residents) we need to not only preserve the architecture of quality we already have, but also encourage and require excellent architectural design of future buildings. Excellent architecture is little talked about, but it will determine the “look and feel” of the Chapel Hill in which we live in the future, and the Chapel Hill which people will want to visit.

December 4, 2011

I was at the first session at East High, very lively but very hard to hear & communicate, I trust that improved. This community's recycling program is top notch and part of that is due to a very clear waste reduction goal, broadly endorsed, revisited through a formal process every three years, sustainable equitable funding and a high level of community participation. Success over twenty years! We can achieve similar success in our economic development prospects partly by setting some measurable goals and getting past some of our NIMBY fears and realizing some of what we opposed as a Town e.g. Southern Village have become a great success and I have to say more in spite of public policy and because of the persistence and vision and creativity of its developers. Now we know something and should use what was learned to move us forward instead of a set of regulations that keeps us knotted up. The most recent effort to put a boutique hotel at Southern Village, which could have been a great addition to that end of TOWN, near UNC, the hospital, etc. was beaten down. Another hotel slated for Charter Woods at the North End of Town was also beaten down. Right near the freeway? Yes/ Other hotels nearby? No. Proposed by a locally based developer with a good track record? Yes? right on a major thoroughfare? Yes, boost to local economy — the developer was not even planning a restaurant stating that there were many good restaurants w/in walking distance — meaning Timberlyne or Chapel Hill North? A good vision. Seemed like it. There are many other types of land use than the retail/office/residential that the mixed use advocates seem to see more of in our future. There is a crying need for industrial flex space that could enable things like a greatly expanded SugarLand bakery — honestly where will she go when she is 'forced' off Franklin St. outgrowing it or squelched by UNC and the Town's zoning and other policies? Raleigh? Just like Quintiles went to RTP or years ago the Bread Shop went to Pittsboro when they outgrew Franklin Street. My nephew has a very successful car painting and body repair business that is growing and may soon exceed his rented space in the outskirts of Chapel Hill. Do we want him? You want to speak of economic diversity? and working families. Most of his workers come from east of Raleigh Final point in relation to Carolina North, let's upzone some of the areas nearby where there are small homes on large lots and allow those homeowners like in Glen Heights to build rental units in their backyards if UNC won't provide the housing. This type approach could also take some pressure off North-Side and Pine Knolls for student rental housing. Get in front of the problem, not behind it. PS In less than two years we will have no place to put our trash and that will become a very expensive trip out of town to who knows where?

November 30, 2011

I think the idea of tourists and tourism has gotten a bad rap and some of it is justified. When you think of tourists you think of that loud family and their kids with ice cream all over their faces littering everywhere they go. Chapel Hill is not about tourists so much, but visitors. Visitors I think of as temporary neighbors. Friends, relatives, fans, students past and future, food lovers, foliage lovers, honeymooners. Encouraging more and more of these visitors to come here and to come back here is a serious and complicated task . . . and not without its pitfalls. There are dozens of new hotels on our county borders putting pressure on Chapel Hill to find new business. We have 30% unoccupied rooms. We have Franklin Street and other merchants in need of a boost. And we have conference attendees expecting help and resources and getting it from neighboring counties. We need to be in this business. Other cities in North Carolina have figured this out. Governor Perdue says for every \$1dollar invested in tourism the state gets \$17 back. And tourism creates jobs at every wage and skill level. Tourism doesn't harm the atmosphere, distort the sense of place, or pollute.

November 29, 2011

How can we extend the neighbor-to-neighbor community-building we get with Block Watch, and at the same time, meet some our financial challenges by heading off problems early? For example, one of my favorite stretches of street has landscaping the goes across several yards and does a good job of keeping stormwater where it falls; we spend a lot for engineers and big engineered solutions for stormwater when smarter landscaping, some rain barrels and a few rain gardens might make a big dent in the problem.

November 19, 2011

<p>Community engagement. As I was thinking about the school district's creation of a calendar for 2012-13 (a tough job because of changes by the NC GA), it came to me that I don't believe we have a way for all "community organizations" to share information. Our local media is sometimes helpful in this regards, but the schools (for example) make decisions about their calendar in a vacuum and how do they even communicate that to all who might also need to plan in advance? For example — the schools are currently considering whether to plan for Saturday weather make-up days (because there are few holidays left in the spring calendar). If they decided a particular day was a good candidate for going to school, I'm sure it would be helpful to everyone else (sports organizations, church youth groups, town events planners) to know that's a day to steer clear of (or at least have contingency around). To have a successfully engaged community (this theme), I think we need better communication between disparate community organizations, particularly around calendars and planning.</p>	<p><i>November 4, 2011</i></p>
--	--------------------------------

A place for everyone: public safety & diversity. Cultural & Artistic Vibrancy

<p>I was interested to learn about the studies that the town has conducted over the past couple of years and that those will be reviewed on Jan. 10. I am also glad there will be a presentation from the schools in the near future. I wonder if there are studies about social support, more emotional and neighborly, than clothing, housing, and food. Perhaps the police department has reports about how comfortable and safe people feel in their neighborhoods? Maybe IFC or Social Services knows about how comfortable people feel about reaching out for help when family and friends are not able to help. Maybe Mental Health Service community can provide information about how to describe and measure this and how we are doing? This social support is what will make a community or town sustainable.</p>	<p><i>January 7</i></p>
--	-------------------------

<p>As a part of the arts in Chapel Hill we need to discuss and encourage the art of architecture. We have seen in Chapel Hill in recent years the construction of a few buildings of excellent aesthetics, but more often buildings that lack good design. Architecture will largely determine the beauty of Chapel Hill in the future. We need to more rigorously influence now the buildings that are planned and designed.</p>	<p><i>December 4, 2011</i></p>
---	--------------------------------

<p>I am concerned at the lack of visible discussion about institutionalized racism in the community. We have evidence of a problem—lawsuit by sanitation workers and persistent educational underachievement of children of color. Solutions require a much deeper level of analysis since we have had this situation for 400 years. It will not be solved by this plan but it won't be solved by denying its existence as well. There need to be recommendations in all the theme areas that will include a resolute commitment to face the issue of institutionalized racism and learn an analysis to move us to deep work. I recommend the Racial Equity Institute's Dismantling Workshops conducted regularly in our area.</p>	<p><i>December 2, 2011</i></p>
--	--------------------------------

Nurturing our community: environmental sustainability

<p>I want the Town of Chapel Hill to hire a water resource policeman, an environmental planner, and a environmental/water monitor. I have spoken with several of our good people in local government besides more than a dozen residents, only to confirm that Chapel Hill does not have anybody doing these jobs so as a result enforcement of water and environmental ordinances, laws, rules and regulations DOES NOT HAPPEN!</p>	<p><i>April 23</i></p>
--	------------------------

<p>One item we have not addressed in our discussions is impervious surface ratios for new development. The present standards for residential may be fine, but a loophole in the present ordinance regarding commercial allows 70% impervious, far too high for healthy creeks and good water quality.</p>	<p><i>March 22</i></p>
---	------------------------

<p>Add or change to NOC 2.2 “Conserve land near streams....” change to ‘Conserve and protect’. also consider adding to this section: ‘Emphasize protection and conservation around streams in undeveloped or sparsely developed waterways’. NOC 3.0 consider adding, somewhere here or in NOC 3.1 or NOC 3.2 : ‘ Coordinate with Orange County and other jurisdictions in prioritizing the conservation and protection of wildlife core habitat and wildlife corridors.’</p>	<p><i>March 5</i></p>
<p>I would like to see 75 foot conservation buffers on both sides of creeks and streams. I would also like to see ponds and lakes preserved.</p>	<p><i>January 12</i></p>
<p>The ‘goal’ statement does not address renewable energy explicitly only obliquely in its last sentence on reducing carbon footprint.. While the Town has made several notable efforts on incorporating renewable energy like solar hot water on public buildings e,g, the old bus garage there is a lot more need for on site photovoltaics and solar hot water systems as well as super efficient buildings. We also have to learn to maintain the systems we do put in! The Town should investigate ways to enable the financing of the renewable energy and conservation retrofits or at least defer any property tax implications from these type improvement. The financing of such systems especially retrofits could be integrated into a low interest loan pool payable when properties are sold.I am aware that the Town is dabbling in some of these areas now along w using biodiesel in some vehicles, etc. The whole concept of the municipality pushing renewable energy options forward can be made stronger and more urgent along with the resources to help residents and businesses readily adopt the technologies.</p>	<p><i>December 9, 2011</i></p>
<p>I want to see people come out of the woodwork and donate all sorts of money to the chapel hill parks and rec to purchase real uniforms for all sports teams (including little league baseball all-star team), fix/repair fields (like baseball fields), gyms, etc, purchase new sports equipment, and even pay for peoples salaries (like me) to coach year round (football, baseball, basketball, etc) and turn chapel hill into a real sports town.</p>	<p><i>December 6 2011</i></p>



2020

CHAPEL HILL
OUR TOWN. OUR VISION.

chapelhill2020.org
2020buzz.org