

Possible Joint Development Project between the Town of Chapel Hill and the
University of North Carolina at Chapel Hill
Neighborhood meeting: March 6, 2017 5:30-6:30 PM
Giles F. Horney Building, 103 Airport Drive, Chapel Hill NC 27514

MEETING NOTES



Preliminary Site Test Plan

Overview by UNC and Town staff reviewed interests in pursuing the proposed project:

- New facility to replace aging/inadequate facilities
- Partnership opportunity in central location
- Long-term view of the Town and University's needs
- Compatibility with surrounding uses over time

Challenges identified for discussion included:

- Complexity of approval processes (Town, University, Board of Trustees, Board of Governors, and Legislature)
- Phasing and timing of the concept
- Stormwater
- Building impacts (lighting, noise, visuals)
- Buffers and landscaping
- Access and circulation

During the discussion, participants confirmed the known challenges and added the following:

- Informal paths through the property are used by adjacent residents (one citing traffic on Barclay as unsafe for children)

- Clay soils contribute to stormwater runoff conditions; there are flooding issues already; water runs from the runway across Estes Drive Extension through the property and on to the neighboring properties.
- Would the uses on site run 24/7 and what kind of impacts would they have (visitors, lights, traffic)
- The visual impact on the neighborhood should be considered (architecture, lighting, buffering)

Questions that require additional follow-up include:

- Does the design of Estes Drive Extension require changes?
- How would the provision of safety services be impacted by the constraints on Estes Drive?
- What is the plan for proposed pedestrian and bicycle improvements on Estes Drive Extension (Carolina North) and on Estes Drive to the east of Martin Luther King Jr. Blvd?
- Why can't the existing police station property be used for this project?
- Can the facilities be built on the Carolina North property instead?
- Can a parking deck be built on the Carolina North property where the existing student parking lot is?
- Can we provide information about the current police station site
- How will the engagement process be designed to include neighborhood inputs and address concerns?

Note: staff will provide additional follow-up on the website.

Sign up at <http://www.townofchapelhill.org/EstesProject> webpage for Town Gown e-news updates and future notifications!

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