



CCES Discussion 3-1-2019

At the Council Committee on Economic Sustainability meeting on 3-1-2019, the Committee discussed the following questions regarding the DRAFT Guiding Statements for the Charting Our Future Project:

- Has the Council's goal of creating a sustainable and resilient Town been appropriately captured in these draft Guiding Statements?
- If so,
 - Have any themes been missed?
 - Do any of the Guiding Statements require additional detail?
 - Are any of the Statements too detailed?

In general, the CCES thought the DRAFT Guiding Statements were in keeping with the Council's goal of creating a sustainable and resilient community. The CCES did discuss the following revisions/issues related to the Guiding Statements:

1. Add explicit references to innovation and entrepreneurship;
2. Acknowledge college town benefits and opportunities especially related to student housing and transitions from neighborhoods to campus;
3. Include in the introduction, an acknowledgement that changes to the Land Use Management Ordinance may be needed to enable some of the Guiding Statements;
4. Reflect that sustainable and resilient also includes economic sustainability and economic resilience;
5. The need for a diversity of housing types including the continuing need for single-family detached dwellings;
6. The need to protect the Town's single-family neighborhoods since investment in the Town's neighborhoods may be curtailed, if the community is concerned that neighborhoods may change;
7. The Guiding Statements that "Encourage a diversity of housing types" and "Promote distinctive, safe & attractive neighborhoods" could be contradictory, but both should probably be included since duplexes, triplexes, and accessory dwelling units can provide affordable units provided they are carefully designed for inclusion in some single-family neighborhoods. We need to ensure a balance between both of these Statements;
8. The connection, between environmental sustainability and protections and the necessity for compact communities which have a certain level of density in order to protect green spaces and tree canopy, needs to be explicit in the Guiding Statements as well as the need to integrate green spaces into developments;
9. Acknowledge the need to address the "Missing Middle" in housing. The "Missing Middle is defined as follows by MissingMiddleHousing.com:

“Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options.”

10. In the preamble, be more explicit about the challenges of climate change and underscore that responding to climate change is one of the rationales behind the Guiding Statements;
11. Include a Guiding Statement about equity including proactively addressing, through planning, historic exclusion; social justice; access to transit; environmental justice; mitigating displacement; and actively seeking inclusivity;
12. In terms of environmental stewardship, discuss explicitly alternative energy issues, such as the need for solar panels and electric vehicle charging;
13. Stress the Town’s value of a Connected Community in terms of ensuring both the infrastructure for multi-modal connections including bikes and scooters, but also enjoyable walkable spaces. Get the streets right!
14. Emphasize the need for activated, desirable, and visually appealing public streets because the effective design of such streets helps to create a vibrant civic life. The character of every community is largely defined by the view from the street, whether you experience that street on foot, on a bike, or in a car;
15. Be clear about how parking should be treated because the public realm should not be defined by parking and the impact of parking lots on the environment should be considered as well. In the Guiding Statements, include a broad statement about minimizing the impact of parking on public realm, and within each Focus Area, address the appropriate solution;
16. The community benefits that it might be advisable to incentivize in the Land Use Management Ordinance rewrite should be included in the Guiding Statements. These include, but are not limited to affordable housing, open space/plazas within developments, flood control measures, and utilization of sustainable development practices like the Green Area Ratio; and,
17. Edit Guiding Statement number 8, “Preserve and maintain Chapel Hill’s appearance & quality of development...” to delete the references to “where necessary.”