The Future Is Now

PEOPLES ACADEMY

OCTOBER 2019
About us

01 Economic Development
02 Planning
03 Building Services
Economic Development

www.Open2.Biz
email us at inquire@open2.biz
Mission

Taking our place on the map as a world class center for research and development

Vision

Support opportunities to put Chapel Hill’s people to work, and create economic prosperity for all, now and in the future

TARGETS:
Output of Medical School, Pharmacy School (and research), Applied Sciences and Technology
Commercial Development Strategy

Town/Gown Relationship

Tell Our Story

Work is the life of the Town
What do we do?

- Business Retention
- Business Expansion
- Business Recruitment
- Addressing Barriers to Growth
- Marketing Chapel Hill's Business Climate
- Promoting Available Commercial Space
- Relationship Building with Community Partners
- Growth of commercial tax base
A hotel is interested in coming to Chapel Hill!

As the Economic Development Officer, what questions do you have? What do you want to know about this project?
Downtown
What is Downtown?
PARTNERS

THE TOWN IS PART OF A DOWNTOWN ECOSYSTEM

- Chapel Hill Downtown Partnership
- LaUNCH
- UNC and UNC Healthcare
- Businesses & property owners
- Neighborhood stakeholders
- Downtown resident communities
- Arts & culture community
- Visitors & patrons
Group discussion

The hotel project has chosen a location in Downtown Chapel Hill.

What are key questions or considerations from

- Nearby neighborhoods
- Downtown Business owners
Planning
Planning - Two Dimensions

Long-Range Planning

Community Vision

Current Planning

Review of proposed development projects
Long-Range Planning

What should go where?

How to connect different parts of the community?

What is an appropriate location for the proposed hotel development?
Chapel Hill has changed a lot!

Chapel Hill at end of 18th Century

Chapel Hill today
Why We Plan

01 To protect health and safety

02 To empower the community to shape its future

03 To protect property rights

04 To ensure that Chapel Hill remains a healthy and prosperous community for all
Approach to Long-Range Planning

Protect what we love and add what we need!
Planning Tool Box

- Plans
- Codes
- Public Investments
Orange County Rural Buffer

System developed to:

- Protect rural landscape
- Promote vibrant towns
- Creates way to promote collaborative planning
Key Principles of Planning Process

01 Empower residents, businesses, and other stakeholders to participate in the planning process

02 Build a shared vision for how neighborhood or community should change over time

03 Implement the vision
Create Great Places!
How can I be involved?
chartingourfuture.info

Email Questions to: future@townofchapelhill.org
Group discussion

Is Downtown Chapel Hill a good location for new hotels?
Current Development
What we do

- Primarily responsible for reviewing applications for new development in Town
- Share information and receive feedback from stakeholders
- Shepherd applications through advisory board and Council process
Typical Development Review Sequence

- Project Submittal
- Staff Review
- Advisory Board Review
- Council Review
- Final Permitting
Technical Team Review

Engineering
Fire
Housing
Inspections
IT
NCDOT
OC Solid Waste
OWASA
Parking Services
Parks and Recreation
Planning
Police
Public Works
Stormwater Engineering
Traffic Engineering
Transit
Advisory Boards

- Planning Commission
- Community Design Commission
- Environmental Stewardship Advisory Board
- Historic District Commission
- Housing Advisory Board
- Transportation and Connectivity Advisory Board
- Board of Adjustment
Town Council

Key Functions

- Evaluating whether proposal meets Town policy interest
- Appropriately involving public
- Addressing stakeholder concerns
- Following adopted Town procedures and requirements
Council Meetings
Group discussion

The proposed Downtown hotel has submitted plans for a permit.

What are key priorities for
- Council and Advisory Boards
- Neighbors and other stakeholders
- Developer
Building Services
What we do

**GOAL:** Verify compliance with minimum codes to provide for the health, safety and welfare of the public by protecting them from dangerous and unsafe buildings.

- Provide helpful **support and guidance** to residents & developers wanting to embark on construction projects
- **Accept, review and issue permits** and plans of all sizes for safe construction
- Provide **inspection services** during the course of construction to ensure adherence to minimums and/or designs
- **Issue certificates of compliance/occupancy** at the end of projects that meet this goal
- Provide **Code Enforcement** services (maintenance of new and existing)
What is a code?

Set of minimum standards that guide decision making toward our goal (health, safety, welfare).
What is a code?

Set of minimum standards that guide decision making toward our goal (health, safety, welfare).

How many NC codes?

Can you name any?
11 plus 1

- Residential
- Energy Conservation
- Rehabilitation
- Electrical (NC & NEC)
- Mechanical

- Accessibility
- Existing Building
- Plumbing
- Fuel Gas
- Building Code
- Administrative Code

plus Fire Prevention Code
How does what we do benefit you?

Think about the “GOAL”:

- Safety- Life
- Safeguards property, values (+/-)
- Insurance
- Real Estate Transactions
- Peace of Mind
Group discussion

The proposed Downtown hotel has a permit and wants to begin construction.

What kinds of things do you think inspectors need to look for?
What we verify during construction

- DP Rating, size and type of windows based on location and proximity to neighboring properties
- Slope of ramps, height of stairs risers (rise and run)
- Materials being used- fire ratings required, sizes, allowed locations
- # and size of steel in the ground supporting the building and walls
- Connections throughout the building structure
- Hookup of the utilities within the building
- Amount of room provided to allow people in, out and around the building
- Safety features such as alarms, railings and guards, dampers to prevent smoke passage, and emergency lighting
- Signage and accessibility elements
- Approval from other agencies (State Agencies, Duke, Health Dept, OWASA)
- Compliance with zoning conditions, other approved plans and adherence to the designed system/ plans
- And more!
Quick video
Opening Day for the Downtown Hotel

- Located within walking distance to shops and restaurants
- Provides public meeting space for anybody to use
- Provides jobs in Chapel Hill
- Increased Downtown spending and sales tax
- Provides parking for guests and visitors
- Green roof system to manage stormwater
- Addresses an existing and future need for hotel space in town
- Safe ingress and egress
- Safe to occupy
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Ribbon Cutting!