

The Future Is Now

PEOPLES ACADEMY
OCTOBER 2019





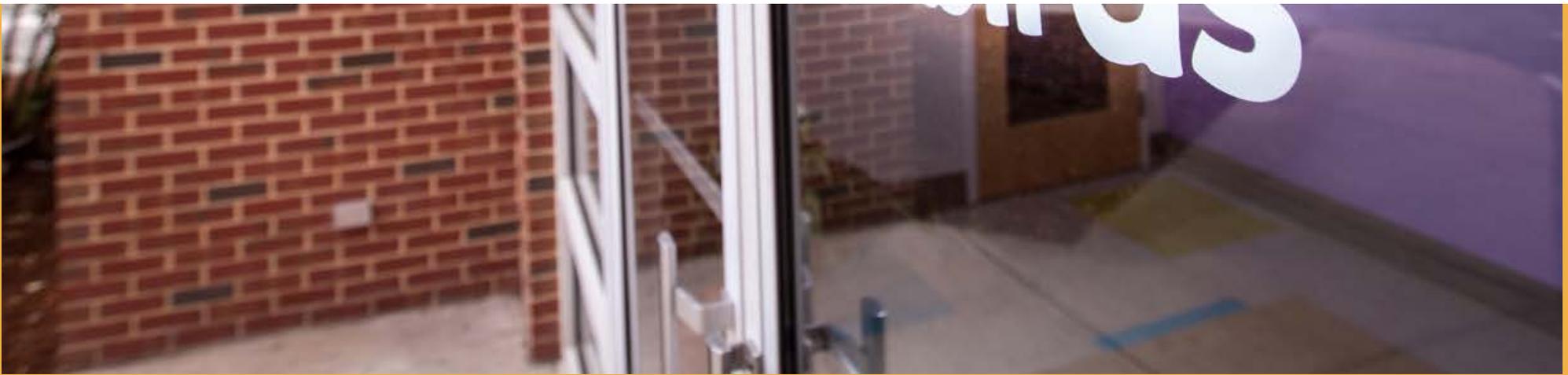
About us

- 0 1 Economic Development
- 0 2 Planning
- 0 3 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:

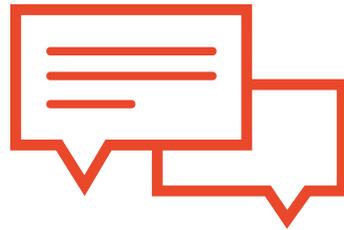
Output of Medical School, Pharmacy School (and research), Applied Sciences and Technology

Commercial Development Strategy

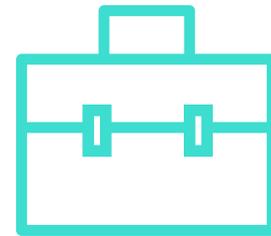
Town/Gown
Relationship



Tell Our Story



Work is the life
of the Town



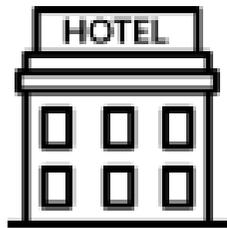
What do we do?

- 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



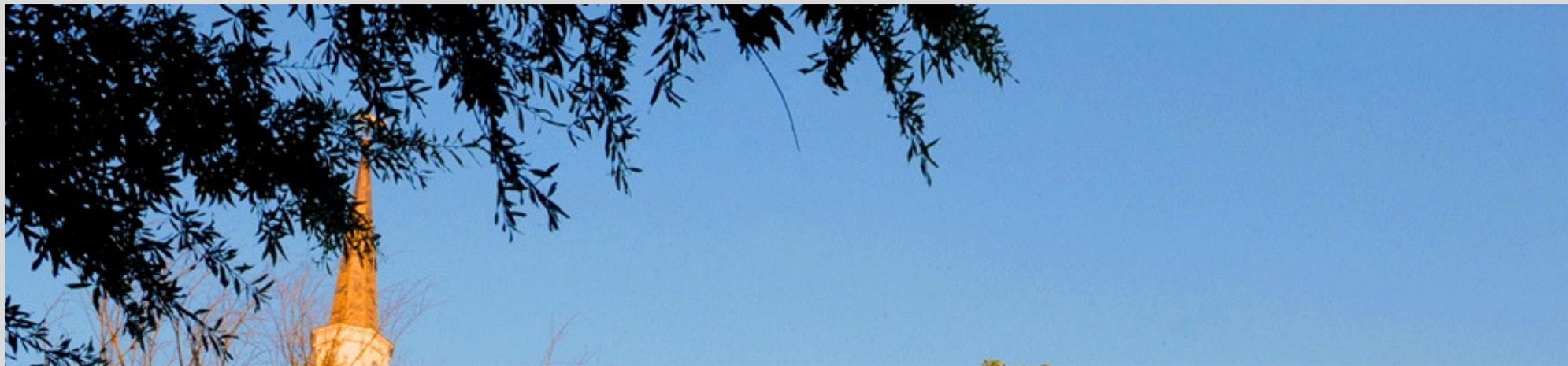
Group discussion

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

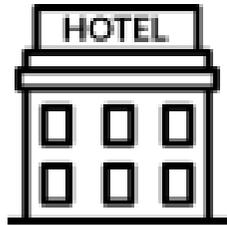
THE TOWN IS PART OF A
DOWNTOWN ECOSYSTEM

- 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



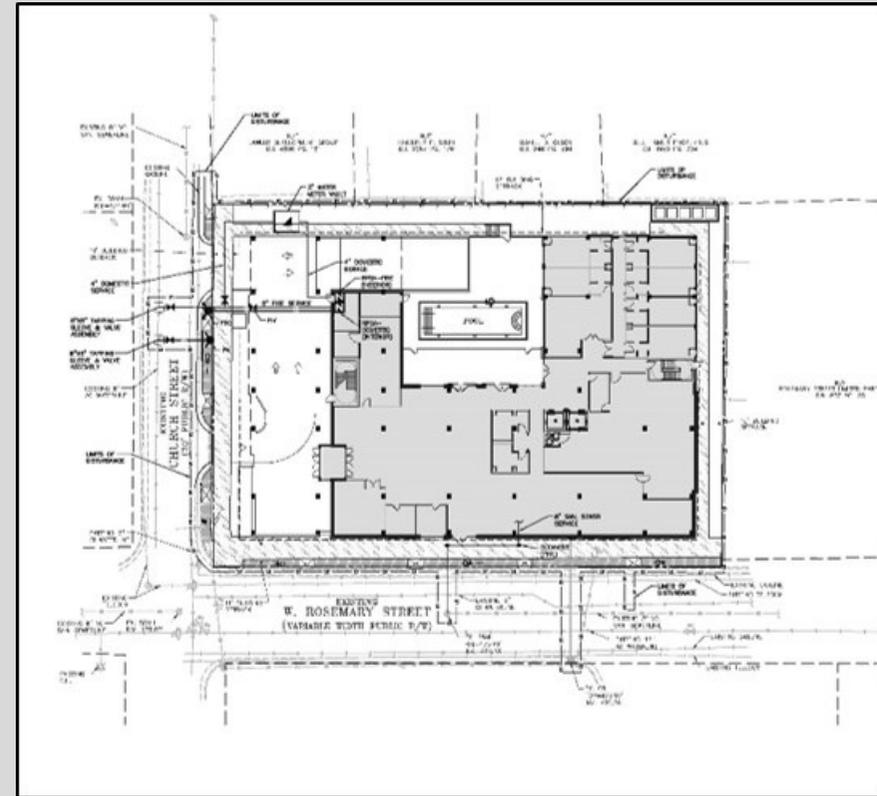
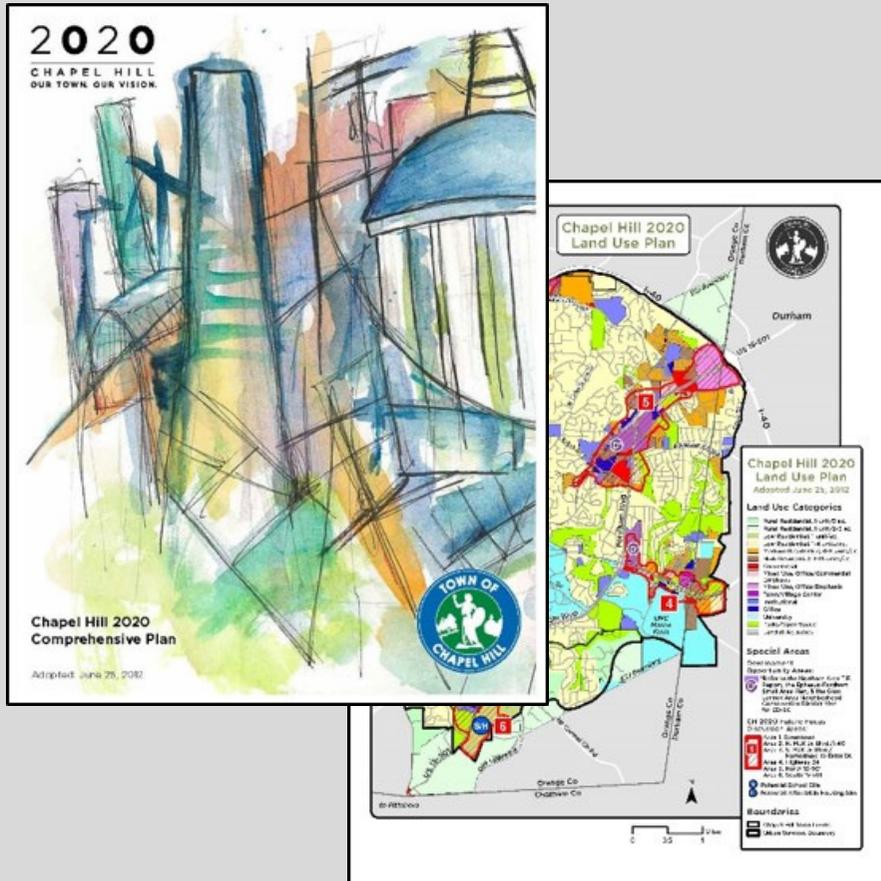
Planning



Planning - Two Dimensions

Long-Range Planning

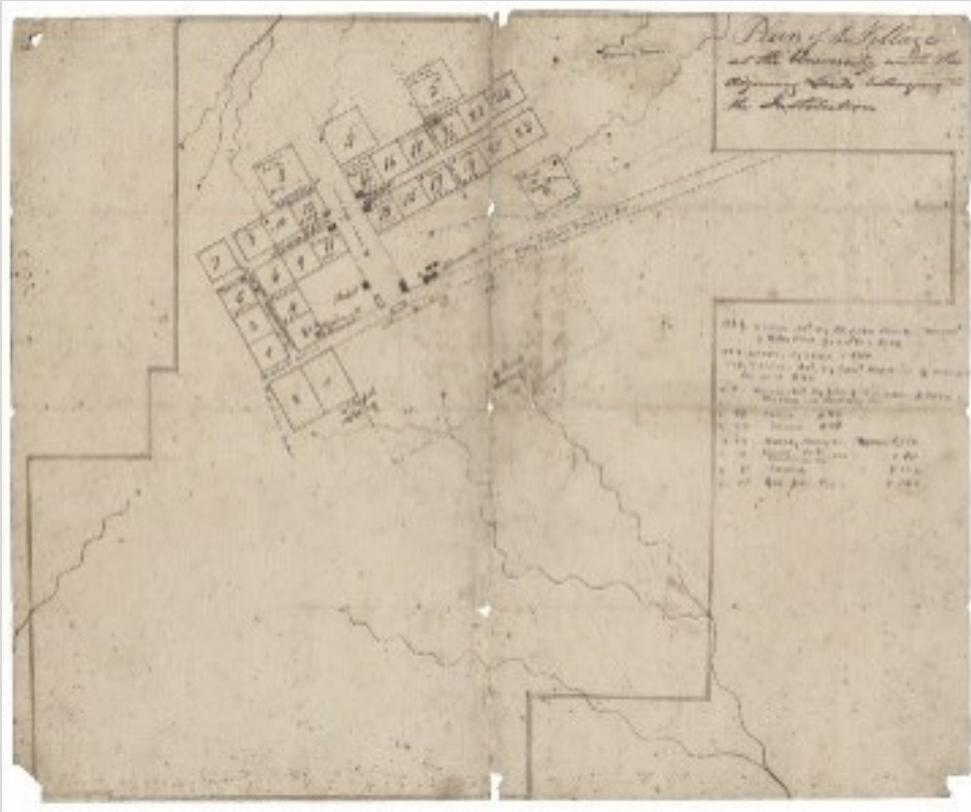
Current Planning



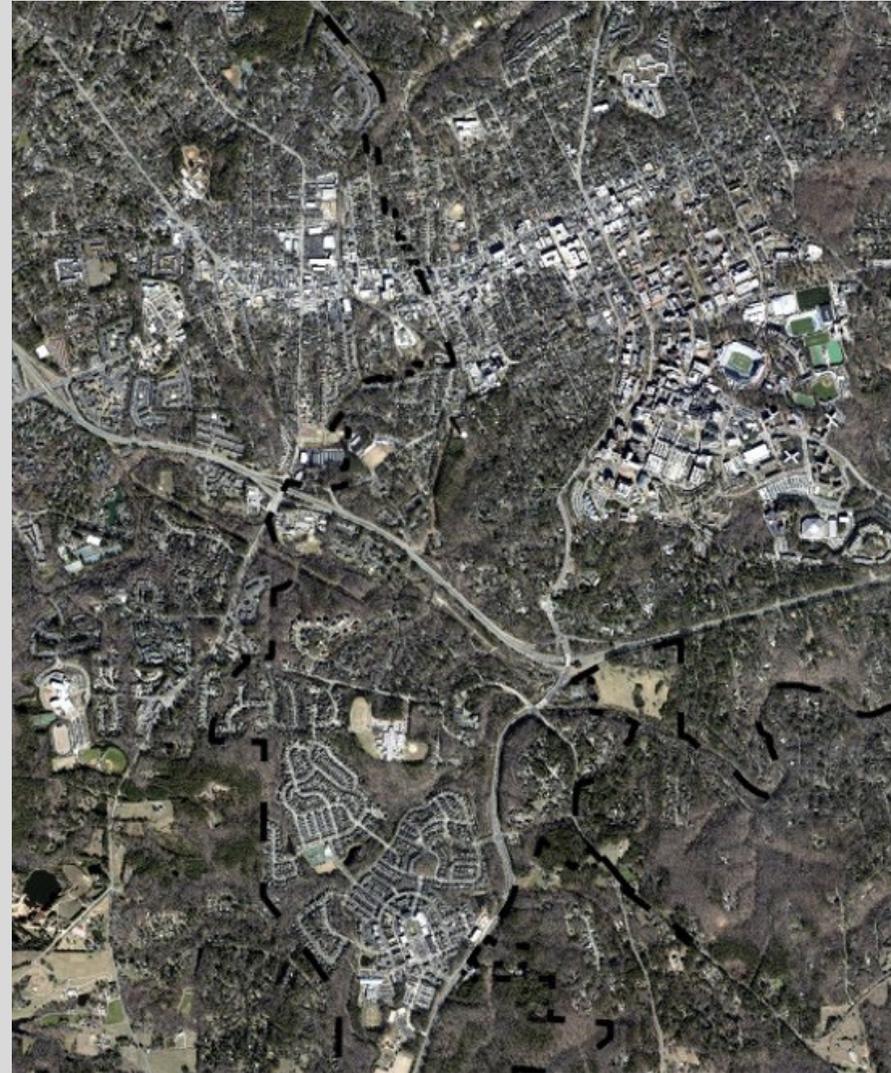
Community Vision

Review of proposed development projects

Chapel Hill has changed a lot!



Chapel Hill at end of 18th Century



Chapel Hill today



Why We Plan

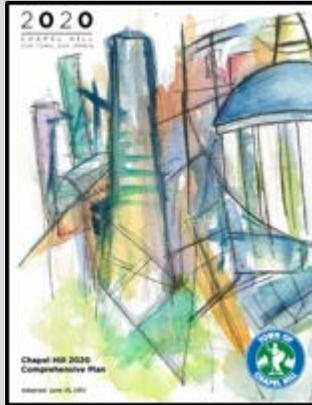
- 0 1 To protect health and safety
 - To empower the community to
- 0 2 shape its future
- 0 3 To protect property rights
 - To ensure that Chapel Hill
- 0 4 remains a healthy and prosperous community for all

Approach to Long-Range Planning



Protect what we love and add what we need!

Planning Tool Box



- Plans

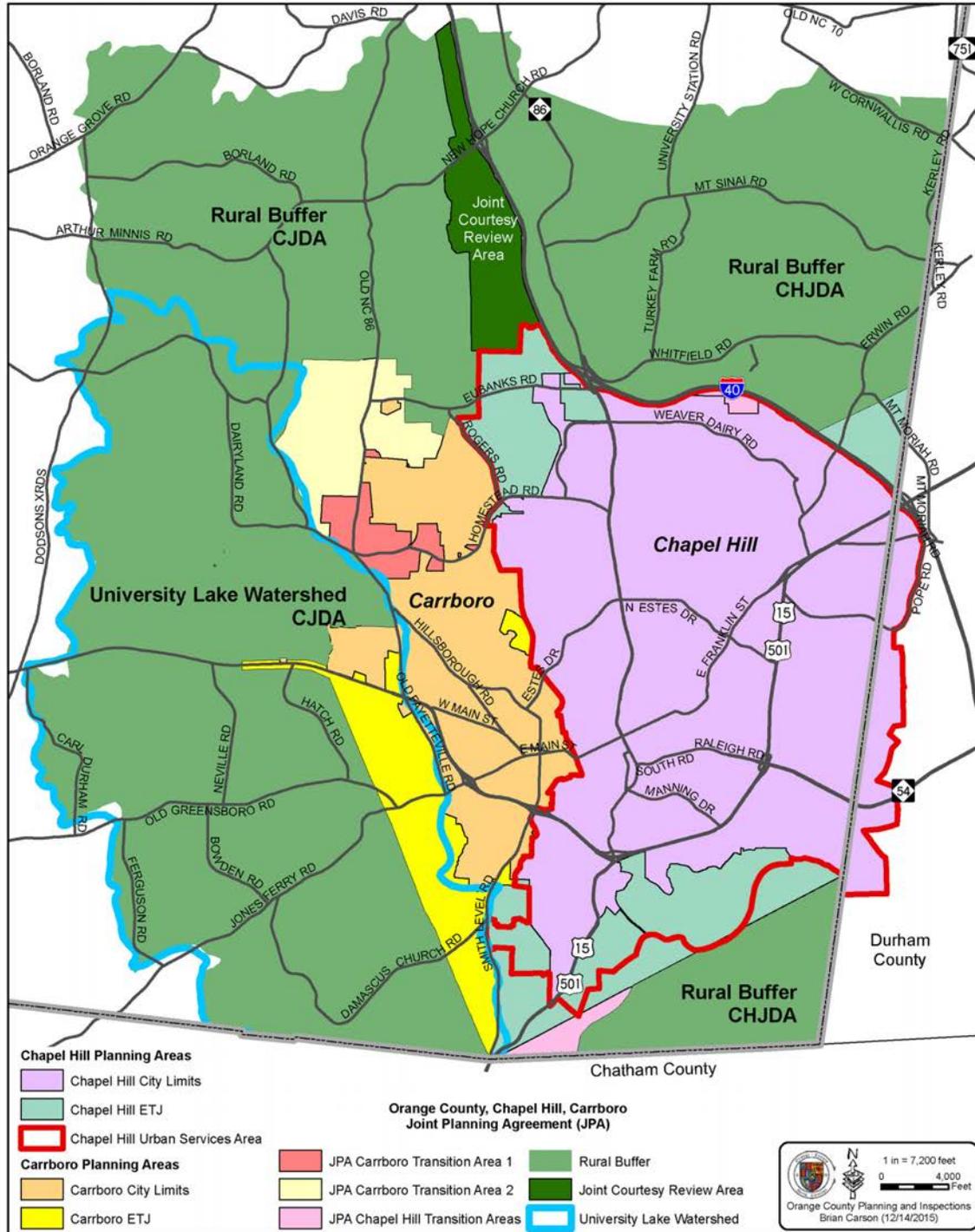
This is a screenshot of a page from a planning document, likely a code or ordinance. It contains a table with multiple columns and rows of text, including headings and sub-sections. The text is small and difficult to read, but it appears to be a detailed regulatory or planning document.

- Codes



- Public Investments

Orange County-Chapel Hill-Carrboro Joint Planning Area



Orange County Rural Buffer

System developed to:

- Protect rural landscape
- Promote vibrant towns
- Creates way to promote collaborative planning



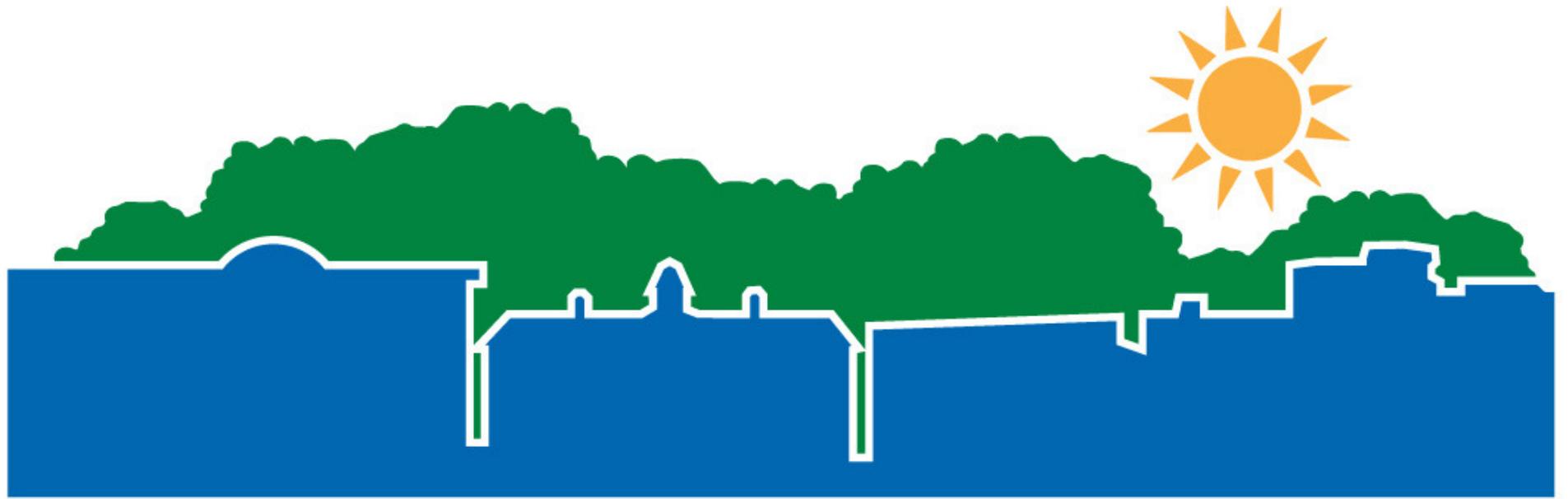


Key Principles of Planning Process

- 0 1 Empower residents, businesses, and other stakeholders to participate in the planning process
- 0 2 Build a shared vision for how neighborhood or community should change over time
- 0 3 Implement the vision

Create Great Places!





CHAPEL HILL

ChartingOurFuture.info

A Land Use Initiative

Video

FLUM Explained



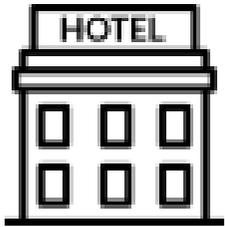
How can I be involved?

chartingourfuture.info

Email Questions to:
future@townofchapelhill.org



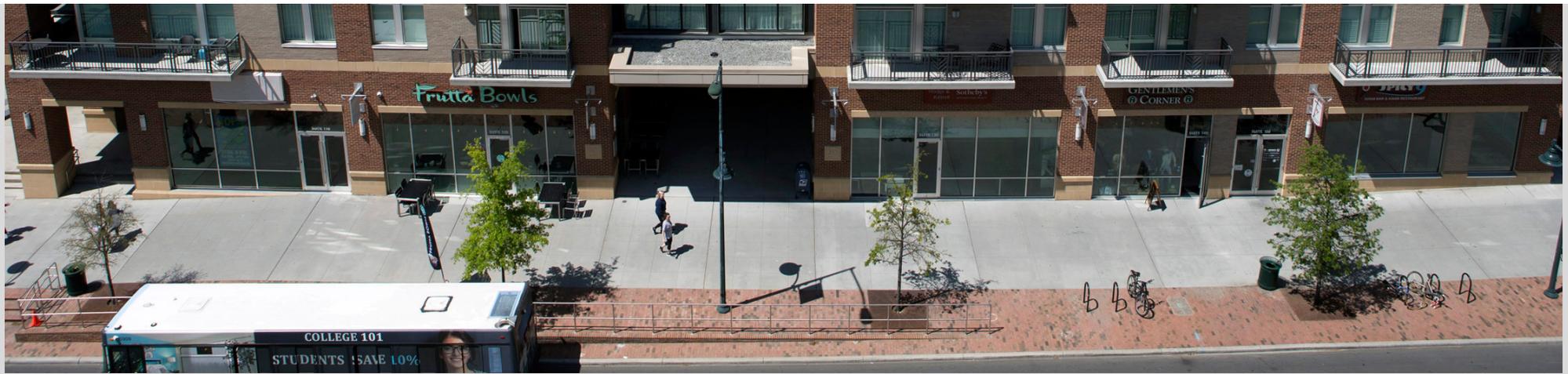
Group discussion



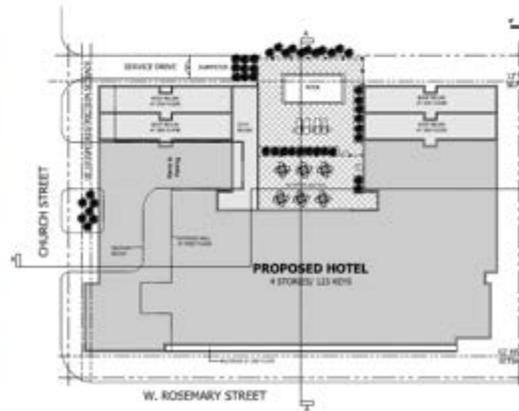
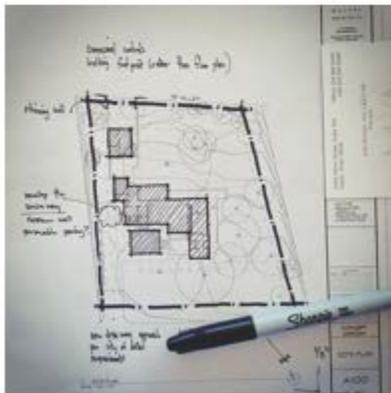
Is Downtown Chapel Hill a good location for new hotels?



Current Development



Typical Development Review Sequence



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



Group discussion

The proposed Downtown hotel has submitted plans for a permit



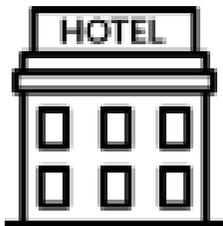
02 | RENDERING - ROSEMARY ST.

NTS



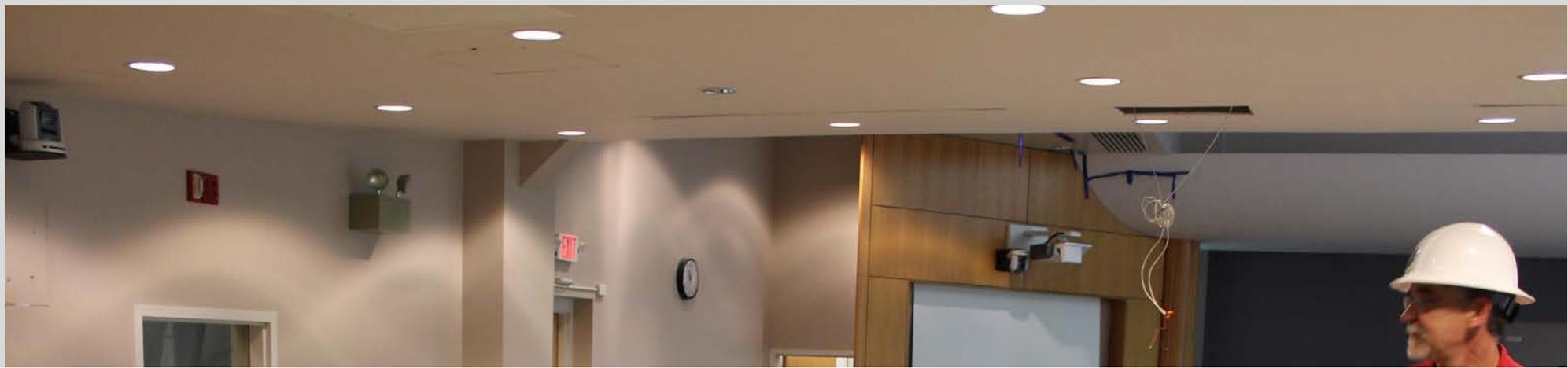
01 | RENDERING - CHURTH ST. AND ROSEMARY ST.

NTS



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

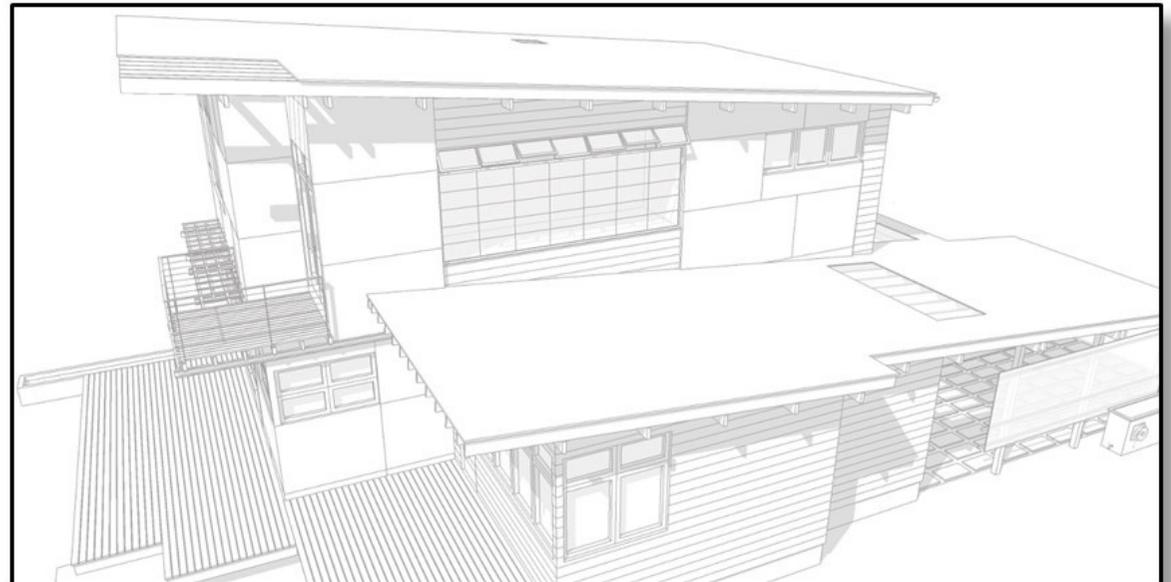
- Residential
- Energy Conservation
- Rehabilitation
- Electrical (NC & NEC)
- Mechanical
- Accessibility
- Existing Building
- Plumbing
- Fuel Gas
- Building Code
- Administrative Code

plus Fire Prevention Code

How does what we do benefit you?

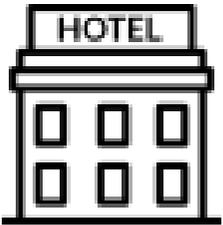
Think about the “GOAL”:

- 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

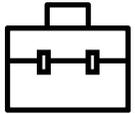
Opening Day for the Downtown Hotel



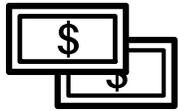
Located within walking distance to shops and restaurants



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



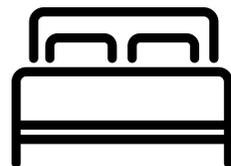
Green roof system to manage stormwater



Addresses an existing and future need for hotel space in town



Safe ingress and egress



Safe to occupy

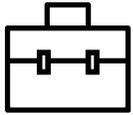
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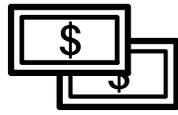
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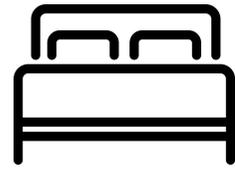
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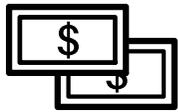
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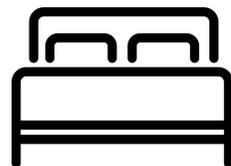
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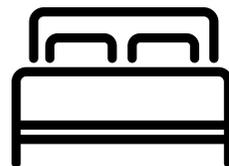
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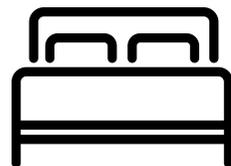
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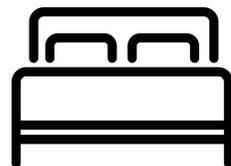
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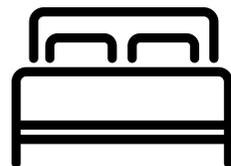
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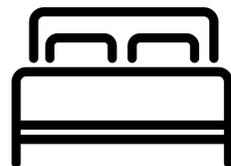
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Safe to occupy

ABC
HOTELS
CHAPEL HILL

ABC HOTEL CHAPEL HILL



A photograph of a modern multi-story hotel building at dusk. The building has a mix of dark grey and light grey panels. Many windows are lit up from within, showing warm interior lights. A large sign on the left side of the building reads "ABC HOTELS CHAPEL HILL".

ABC
HOTELS
CHAPEL HILL



• Ribbon Cutting! •