

Mayor's Focus Group for the Southern Area – Town of Chapel Hill

Focus Group Meeting – Friday November 1,
2019 101 Market Street, Southern Village. 1:00
- 3:00

In attendance

- Allen Buansi, Council Liaison
- Rachel Schaevitz, Alternate Council Liaison
- Alan Rimer, Compass Committee Representative
- D.R. Bryan, Southern Village Business Representative
- Susana Dancy, Compass Committee Representative (member SV HOA President)
- Pastor Ben Williams, Christ United Methodist Church representative
- Patrick Abele, Chapel Hill-Carrboro City Schools
- Delores Bailey, Kidzu Representative
- Kathy Roberts, Dogwood Acres Resident

Brief of Previous Meeting-

Acknowledgement of the distributed minutes- The matter of the discussion of whether Kidzu should pay or not was simply an item of discussion.

Alan has not been able to sit down with the director of the museum in Durham at this time. He will also meet with East West Partners regarding short and long term plans for Obey Creek, looking at potential integration with other development.

Presentation on Kidzu Children's Museum

Melanie Levinson presented details related to Kidzu's history, current operations, and vision for the proposed future site within the southern focus area. Current operations at University Place where square footage has fluctuated over the years and is currently 8500 sq ft. They see 90,000 visitors per year.

Different schemes shown for how the site could be developed. Conceptual designs are just that, but avoiding being narrow minded about what development around Kidzu will look like and thinking about larger picture at request of council.

Kidzu constituents are looking for outdoor space. Spatial planning- with real footprints and types of uses. Not specific uses, just generic. Shows how important structured parking is.

What about size and scale and filling space? What are complimentary uses to kidzu, considering further development of the site and surrounding parcels. One of the comments from town council- is there enough space to create this dense environment?

Why would they need to be visible? This piece maybe be for a while the southern most mark of water and sewer- and the mark of where “you are entering in to chapel hill.” It may be more important to have something like kidzu- of public importance and community value. Park, retail, residential, walkability and future growth were important factors in this location. Visibility was not the highest factor

How does it relate to Obey Creek/ Development agreements? Obey creek was driven by commercial value, not community value. With an attempt to try to make it more palatable. Will Kidzu be different? What is the intrinsic value of Kidzu –what does it bring to the overall picture? Discussions with town staff have begun on what a Development Agreement process could entail for Kidzu in this location.

Report on items of interest

1. Disposition of Town property- Town Staff relayed an email from the Town Attorney relaying the opportunities in which the Town can choose to sell or lease property.
2. Financing of Structured Parking- Staff shard a memorandum from the Town Business Management Department on revenue bonds. *If there is sufficient income, shouldn't the Town be able to add the bond since it could be paid for in revenue?* This is a critical point – to have structured parking. *Can a revenue be through tax increase?* Some sort of collective parking solution and opportunity in some fashion. How do we approach this as a collective solution for the area? It may have some public price tag, but will most likely be paid for by private users.

Discussion of thoughts on Goals and Objectives for the Focus Group (additions or modifications to the list provided at the meeting)

Acknowledge that we do not know what Obey Creek will be

Acknowledge impacts to existing development and include Kidzu and other opportunities as development types

Prioritize transit, emphasis on bikeable and walkable over **vehicular**

Develops an open process for **lease or sale** of town property

Investigate other means of ingress for Scroggs Elementary

Work with CUMC to **address their needs**

In determining the best possible place for Park and Ride lot, **acknowledge Federal Transit Authority and other ties**

Other items for Next Meeting

Focus on Sketch plans, both Kidzu and others. Will these sketches be sufficient for a Development Agreement?

Alan Rimer to provide update to Council later in November and has confirmed that a January recommendation from the focus group is permitted.

DRAFT