

BOARD OF ALDERMEN

ITEM NO.: D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: JANUARY 9, 2007

TITLE: COURTESY REVIEW OF CHAPEL HILL DEVELOPMENT APPLICATION FOR GREENBRIDGE PROJECT

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. NOVEMBER 2006 STAFF LETTER TO PROJECT APPLICANT B. EXCERPT OF DRAFT VERSION OF PROJECT PLANS C. JULY 2006 STAFF COURTESY REVIEW LETTER D. DECEMBER 2006 STAFF MEMO TO TRANSPORTATION ADVISORY BOARD E. COMMENTS FROM ADVISORY BOARDS	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333 OR TIM TOBEN, PROJECT MANAGING PARTNER, GREENBRIDGE DEVELOPMENTS, 338-2656 OR PHIL MASON, PRINCIPAL PLANNER, TOWN OF CHAPEL HILL, 968-2728

PURPOSE

The Board of Aldermen requested an opportunity to conduct a courtesy review of the Greenbridge project, proposed in Chapel Hill's jurisdiction at the corner of Rosemary Street, Graham Street, and Merritt Mill Road. Design materials and associated information are attached, and the applicant has requested an opportunity to make a presentation. Town staff requests that the Board conduct a courtesy review and determine whether to forward comments to the Chapel Hill Town Council.

INFORMATION

At the Board of Aldermen's request, staff contacted the Town of Chapel Hill and requested information on a Special Use Permit application they have received for Greenbridge. Subsequently, staff contacted the project applicant directly about the matter (**Attachment A**). The project will be located on 1.26 acres between Rosemary Street, Graham Street, and Merritt Mill Road. The property abuts Carrboro's jurisdiction, with the centerline of Merritt Mill Road acting as the Chapel Hill / Carrboro jurisdictional split. Note that the Chapel Hill Town Council plans to hold a public hearing for the project on January 17, 2007. It is not certain but anticipated that the council will continue the public hearing to a date in either February or March.

The most recent version of project plans shared with Carrboro staff shows a 10-story building with a maximum height of 117-feet (**see Attachment B**). A mix of residential and commercial uses are proposed for the building, with 210 parking spaces planned to serve the building. The parking is to be located in two (2) below-grade levels. Additional information about the project will be provided by the applicant at the meeting, and a few other salient points are discussed below:

- Staff Courtesy Review, Summer '06. Of note, staff was invited to and did conduct a courtesy review for the project prior to the Board of Aldermen's recent request. Specifically, in July 2006 staff provided various comments about the project to the Chapel Hill staff (**Attachment C**).

Among other issues, staff explained the maximum building height in Carrboro's respective jurisdiction, conveyed information about downtown projects currently under review in Carrboro, and noted some design issues on the Merritt Mill side of the project based in part on proximity to the historic St. Paul A.M.E. church.

- Staff Courtesy Review of Traffic Study. Also of note, Transportation Planner Dale McKeel was invited to participate in discussions about and review of the project's traffic study. Mr. McKeel provided comments to the Chapel Hill staff at the time and more recently provided a summary of this information to the Transportation Advisory Board (at their request)(**Attachment D**). Most notable among Dale's comments was that the study did not analyze the Rosemary Street / Main Street intersection in Carrboro's jurisdiction.
- Carrboro Advisory Board Review. On December 7, 2006, the Planning Board, Appearance Commission, Environmental Advisory Board, Transportation Advisory Board, and Economic Sustainability Commission received a presentation on the project from the applicant. At staff's request, all comments from the advisory boards are directed to the Board of Aldermen for consideration of whether to share the information with Chapel Hill. All such comments are attached for your reference (**Attachment E**).

RECOMMENDATION

Town staff recommends that the Board receive a presentation from the project applicant, conduct a courtesy review, and determine whether to forward comments to the Chapel Hill Town Council.