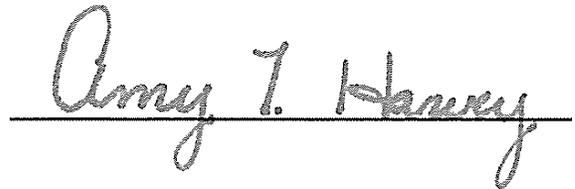


I, Amy T. Harvey, Acting Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2013-11-26/R-9) adopted by the Chapel Hill Town Council on November 26, 2013.

This the 15th day of January, 2014.

A handwritten signature in cursive script, reading "Amy T. Harvey", is written over a horizontal line.

**Amy T. Harvey
Acting Town Clerk**



A RESOLUTION TO ADOPT THE CENTRAL WEST SMALL AREA PLAN AS A COMPONENT OF THE CHAPEL HILL 2020 COMPREHENSIVE PLAN (2013-11-26/R-9)

WHEREAS, on June 25, 2012, the Council adopted the Chapel Hill 2020 Comprehensive Plan which is a reflection of the values, aspirations, and ideas of the community and provides a vision for the Town's future. In the Chapel Hill 2020 Comprehensive Plan, the area located near South Martin Luther King Jr. Blvd. was identified as a "Future Focus Area" that would require continued community conversation about its future. The Comprehensive Plan stated that the highest priority for this area was a community-based process to identify the future form of new uses in and near Estes Drive and Martin Luther King Jr. Blvd.; and

WHEREAS, during the adoption of the Chapel Hill 2020 Comprehensive Plan, the Council requested that Town staff work with the community to develop a process that would provide an opportunity for more focused discussion for this area that would ultimately provide the Council with additional direction for the area; and

WHEREAS, on October 24, 2012, the Council established a schedule, scope of work, name, Steering Committee structure and charge for the Central West Focus Area process; and

WHEREAS, on December 3, 2012, the Central West Steering Committee members were appointed and met since December 2012 to meet their charge and to develop a small area plan for the Central West Focus Area; and

WHEREAS, the Council held a Public Hearing on October 21, 2013, to hear comments from advisory boards and the public; and

WHEREAS, the Planning Board recommended that the Council approve the Central West Small Area Plan with the following revisions and conditions:

1. Create a stronger statement of purpose for the Small Area Plan that explains the key drivers for design (e.g. relationship to Carolina North; sustainability of walkable, bikeable, transit friendly design; density that recognizes existing land prices and project economic viability; fiscal impacts to the Town; respect for existing neighborhoods through edge design; and environmental conservation).
2. Before approval of any construction, conduct a Town-wide modeling analysis of the cumulative traffic impacts from the proposed development in all of the Focus Areas.
3. In 2015, UNC is scheduled to conduct a new Traffic Impact Analysis for Carolina North. At that time, reevaluate the proposed widenings of the Martin Luther King and Estes Drive intersection (in light of both the Central West and Carolina North Plan and the Bus Rapid Transit study) to improve overall mobility, make it more pedestrian/bike friendly, and a more attractive area than envisioned in the existing proposed plans.
4. Where the Focus Areas (considered together) are proposing significant cumulative development in a given watershed, conduct a watershed stormwater impact analysis of the potential cumulative stormwater volume impacts.
5. The stormwater management objective (Principle 11, Objective C) regarding use of Low Impact Development techniques is isolated and disconnected from the stormwater

management recommendations. To make the connection, repeat the elements of Objective 11 C in the stormwater recommendations of Section 6, particularly the reference to the Small Area Stormwater Management Master Plan. [Note: Objective 11 C reads: Require new development to capture additional runoff on site and have landscape designs that use low-impact techniques for controlling stormwater and site water, such as rain gardens.]

6. The tree canopy along Estes Drive and in the Central West planning area adds beauty to area as well as significant economic (e.g. property value) and environmental benefits. Add a stronger statement to the Small Area Plan about preservation of existing tree canopy.
7. Given Central West's proximity to and potential relationship with Carolina North, make a stronger statement in the plan about a UNC-town partnership on affordable workforce housing; and

WHEREAS, the Council has considered comments.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby approves the Central West Small Area Plan, as presented to the Town Council on November 26th with modifications approved by the Council¹, and amends the Chapel Hill 2020 Comprehensive Plan to include the Central West Small Area Plan as a component of the Comprehensive Plan.

This the 26th day of November, 2013.

¹ A link to the final plan as adopted will be provided here in February 2014.