

A REPORT ON THE HILLSBOROUGH ROAD NEIGHBORHOOD PARK ROAD A

The purpose of this agenda item was to present the Hillsborough Road Neighborhood Park Subcommittee Report to the Board of Aldermen. This report recommended a road access option through the park.

Mayor Nelson made the presentation.

The following resolution was introduced by Alderman Mark Dorosin and duly seconded by Alderman Joal Hall Broun.

**A RESOLUTION APPROVING THE ROAD ALIGNMENT FOR
THE HILLSBOROUGH ROAD NEIGHBORHOOD PARK
Resolution No. 72/2003-04**

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen accept the subcommittee report, approve the road alignment option to serve as a guide for the Park Design Committee and direct staff to reinstate the design committee so that they can work along with Site Solutions to design the Hillsborough Road Neighborhood Park.

WHEREAS, the Mayor and Board of Aldermen reviewed the information provided.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE

Section 1. The Board hereby accepts the subcommittee report.

Section 2. The Board hereby approves the road alignment option to serve as a guide for the park design committee.

Section 3. The Board hereby directs staff to reinstate the design committee so that they can work along with Site Solutions to design the park.

Section 4. That the Park Design Committee consider the following items when designing the park: traffic calming devices, a drop off area, and parking only on one side of the road.

Section 5. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this the 18th day of November, 2003:

Ayes: Joal Hall Broun, Mark Dorosin, John Herrera, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: Jacquelyn Gist

Absent or Excused: None

REVIEW OF THE HILLSBOROUGH ROAD NEIGHBORHOOD PARK DESIGN

The purpose of this agenda item was for the Board to approve the Hillsborough Road Neighborhood Park Design Committee's Park Design recommendation and direct staff to work with Site Solutions in completing the park master plan.

Derrick Williams, with Site Solutions, made the presentation.

Alderman Herrera requested that a drop off area be included in the plans.

Mayor Nelson asked that the Sustainable Builders be contacted about removing the house. In addition, Mayor Nelson suggested that the park be named the Martin Luther King Park.

The following resolution was introduced by Alderman Joal Hall Broun and duly seconded by Alderman John Herrera.

**A RESOLUTION APPROVING THE HILLSBOROUGH ROAD PARK DESIGN
Resolution No. 176/2003-04**

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the Hillsborough Road Park Design Committee's Park Design.

WHEREAS, the Mayor and Board of Aldermen reviewed and approved the RFQ announcement.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE:

Section 1. The Board hereby approves the Hillsborough Road Park Design.

Section 2. The Board hereby directs staff to work with Site Solutions on completing the master plan.

Section 3. That the park be named the Martin Luther King, Jr. Park.

Section 3. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, John Herrera, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: None

REVIEW OF THE MARTIN LUTHER KING, JR. PARK MASTER PLAN

The purpose of this agenda item was for the Board to review the Martin Luther King Jr. Park Master Plan. The town staff recommended adoption of a resolution approving the master plan.

Derrick Williams, with Site Solutions, made the presentation.

[Alderman Broun arrived at the meeting.]

The following resolution was introduced by Alderman Joal Hall Broun and duly seconded by Alderman Jacquelyn Gist.

**A RESOLUTION APPROVING THE
MARTIN LUTHER KING JR. PARK MASTER PLAN
Resolution No. 28/2004-05**

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the Martin Luther King Jr. Park Master Plan.

WHEREAS, the Mayor and Board of Aldermen have reviewed the master plan.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE:

Section 1. The Board hereby approves the Martin Luther King Jr. Park Master Plan.

Section 2. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 5th day of October, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, John Herrera, Michael Nelson, Diana McDuffee, Alex Zaffron

Noes: None

Absent or Excused: None

Report from the Hillsborough Road Park Subcommittee

The Board of Aldermen is interested in seeking development of the Hillsborough Road Park as soon as possible. To this end, the Board of Aldermen established a subcommittee to resolve the outstanding issue of road access to the park. This subcommittee (Jacquie Gist, Mark Dorosin, and Michael Nelson) was charged with reviewing options and making a recommendation to the full Board of Aldermen. The purpose of this report is to transmit the committee's recommended option.

The committee reviewed road connectivity needs, parking needs, and recreation needs before making a recommendation. The committee's recommended connection is attached.

Several key points are worth noting:

- a. The committee is recommending using an existing road bed rather than create new road. The goal of the committee was to preserve as much undeveloped land as possible for recreation uses.
- b. The committee is recommending minimizing impervious surface by providing On-Street parking rather than parking lots.
- c. The number of parking spaces (54) is viewed as the maximum. It is the strong sentiment of the committee that the parking be reduced further. However, a decision on further reducing spaces is not possible until park uses are finalized--some uses are more traffic intensive than others. Because this is a neighborhood park, we wish to encourage citizens to walk and bike. Further, reducing parking will increase the space available for recreation amenities.

The committee believes that creation of this road will meet several goals:

- a. Provide access to the park from both directions.
- b. Decrease the response time of public safety officers (fire and police) to the surrounding neighborhoods
- c. Create commuter access to the bike/pedestrian corridors, which will eventually access the Horace Williams tract from Tripp Farm Rd.

The committee acknowledges that this issue highlights conflicts between two community goals: needed recreation space and neighborhood connectivity. The committee sought a solution that balanced both goals. The committee, after examining numerous options, chose the one that largely utilizes an existing roadbed. By doing so, little additional land is disturbed for the road.

A memo from the Mayor is attached.

Source: November 18, 2003 Board Agenda

Memorandum

To: Board of Aldermen
From: Mayor Michael Nelson
Re: Hillsborough Road Subcommittee

As you know, Jacquie Gist, Mark Dorosin, and I were appointed by the Board of Aldermen to serve as a subcommittee to resolve the issue of the road access to Hillsborough Road Park. The committee met several times over the course of the past 4-6 weeks and we have prepared a recommended solution.

There are several points that I would like to make about this solution.

First, the committee tried our best to resolve the conflict between recreation needs and neighborhood connectivity. We tried to do so in a way that preserved as much recreation space as possible while following the community's desire for connectivity and public safety access to surrounding neighborhoods.

Second, let me address the issue of consistency. Although the board has been applying our roads policy consistently in the past 6-8 years, that hasn't always been the case. Over a decade ago, the board voted to delete a connection at Cobblestone Drive at the request of neighbors. This was the politically expedient thing to do, but it opened the board to criticism and, more important, made it difficult to enforce the connector roads policy later on.

In fact, over the course of the following 5 or 6 years, each time the issue of neighborhood connectivity arose in conjunction with a proposed subdivision, the opponents pointed to the board's decision at Cobblestone Drive as evidence that we were not fairly applying the policy because we deleted the connector in one case but not others.

The next big connector controversy was in the Wexford subdivision--about nine years ago. The Wexford residents pointed to the Cobblestone decision as support for their request not to connect. The board said, in essence, "we made a mistake with Cobblestone, and from here on out we are going to apply this policy consistently." Further, we promised the Wexford and Cates Farm residents that their connector would not be the only one. We have kept that promise by supporting connectors at Autumn Drive, for example.

We also are criticized by developers for requiring connectors that they say raises the cost of their projects.

It would put the board in a very difficult position--with both developers and neighbors-- to exempt ourselves from the very policy we require others to adhere to.

Third, there is a very serious safety issue. There is a long stretch of Hillsborough Rd with no entrance into the neighborhoods to the east. From the entrance to Spring Valley (Morningside Dr/Blue Ridge Rd) to Fair Oaks (Park View) there is no connection into the neighborhoods. This creates a very serious public safety issue. In cases like fires, heart attacks, and strokes, a quick response time is essential to saving lives.

Fourth, Diana points out that if we are serious about requiring a bike/ped corridor from Tripp Farm Road to Carolina North, we need this extension of Tripp Farm. This connection will make the bike/ped access much more efficient for our commuters and will encourage its use.

Source: November 18, 2003 Board Agenda

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 14th day of November, 2006:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

REVIEW OF ALTERNATIVE DESIGN FOR MARTIN LUTHER KING, JR. PARK

During a March 14, 2006 worksession to discuss the adopted Capital Improvements Program: FY 2006-2007 through FY 2011-2012, the Board of Aldermen requested an opportunity to discuss the master plan and alternative design for the Martin Luther King, Jr. Park. Background information has been compiled for the Board's review. A resolution accepting this report was provided.

Dale McKeel, the town's Transportation Planner, made the presentation.

Alderman Zaffron asked about the cost of substituting an alternative design incorporating parking lots and removing the connector/parking combination.

Mr. Stewart stated that the town staff does not know what the difference in cost would be, but that his guess would be that the parking-only option would cost less.

Alderman Zaffron asked what the typical time is between concept review and final approval for a zoning permit.

Marty Roupe, Zoning Administrator, stated that it takes typically between six and twelve months.

Alderman Coleman asked what design changes would be needed to remove the connector road.

Anita Jones McNair, the town's Recreation and Parks Director, stated that design changes would be needed if the road were removed.

Alderman Coleman stated that he does not feel a lot of parking spaces are needed on the Fair Oaks side. He also stated that he feels that putting a connector road through the park puts children in danger and does not feel the neighborhood needs that connection.

Alderman Broun stated that she feels the connector road is needed because people other than neighbors of the park will be using the park

Alderman Haven-O'Donnell stated that she does not think the connector road is needed – a trail or bikeway would be a better use of that land.

Alderman Zaffron stated that he feels the park will be used by the community because of its size.

Mayor Chilton stated that he is concerned about child safety because of the angled parking. He also noted that most of the parking spaces are designed for people coming from inside the neighborhood rather than Hillsborough Rd.

Alderman Gist stated that she would like to see the connector road removed because the road would require removal of significant trees, because of concern for child safety, and the community did not ask for a road through this park

Mr. Stewart stated that if the Board does decide to remove the road from the park, the land use ordinance would need to be amended to change the street connectivity provisions and would require action by Chapel Hill and Orange County because this property is in the Joint Planning Area.

Mayor Chilton asked about shifting the Tripp Farm Road stub-out into private property.

It was the consensus of the Board to request additional information on lots adjoining the park property, the procedural steps needed if the Board wanted to remove the connector road, investigate the possibility of intermediate uses of the park property (walking trails, soccer). In addition, the Board requested that a further discussion of this matter be scheduled for early 2007 on how to proceed with the connector road issue.

DISCUSSION OF PLANNING BOARD RECOMMENDATION FOR A DEVELOPMENT MORATORIUM IN THE NORTHERN STUDY AREA

On October 3rd, the Board of Aldermen considered a proposal from the Planning Board and advisory board comments regarding a moratorium on rezonings, major subdivisions, and special and conditional use permit applications to be established in Carrboro's Northern Study Area. The Board of Aldermen referred the proposal to other advisory boards, neighboring governments, and the University of North Carolina at Chapel Hill. A resolution that provided an opportunity to respond to the Planning Board request was available for the Board's use.

Trish McGuire made the presentation.

Alderman Haven-O'Donnell stated that the New Horizons Task Force had received some emails from residents in support of the moratorium.

Alderman Gist stated that she was not in favor of a moratorium

Alderman Zaffron volunteered to work with the Chair of the Planning Board to develop a proposal for a process to study the NTA for the Board's review.

CONSIDERATION OF A CHARTER AMENDMENT CHANGING THE PROCESS FOR FILLING BOARD VACANCIES

The Board has had a number of discussions regarding the possibility of seeking a charter amendment from the General Assembly. An amendment has been proposed that would do the following:

- 1) If an unexpected Board vacancy left more than a year before the next general election, then the Board of Aldermen would call a special election to fill that vacancy until the next general election.
- 2) If an unexpected Board vacancy left less than a year before the next general election, then the Board would appoint someone to fill that vacancy until the next general election.

It was the consensus of the Board to reschedule this discussion for December 5th.
