

## **New Hope Creek Corridor Advisory Committee**

### **Minutes of Meeting of June 13, 2019**

(Present: Fowler, Healy, Hogan, Kent, Harrison, Korest, Stephanie Rodriguez)

- (1) Stephanie Rodriguez, the new tenant manager for Solis Patterson Place, attended the first part of our meeting. She wants to coordinate with us on the trail connecting the development (first occupancy in August) with the New Hope Bottomlands trail and to get residents involved in our activities. Jane Korest will work with her on the trail. Healy suggested that we look at the landscape plan for the slope to see if native plants will be used. Stephanie's contact information is Stephanie.Rodriguez@greytstar.com
- (2) Korest said that Brendan Moore will return to work after his paternity leave on June 24.
- (3) Healy said that there is a new informational sign at Sandy Creek Park, where the paved trail meets the bridge. It has pockets for informational pamphlets. Healy also said that Annette Smith had sent an email to those planning the fall Monarch Festival saying that the city did not feel able to put on a full festival this year. She suggested Monarch educational events, such as observation of the year's crop of cocoons and a butterfly release. Healy also noted that the low area south of the trail between the bridge and its continuation to Garrett Rd. had been flooded continuously for several months. We have had inundations after storms, but this is continuous. He suspects this is the work of a new beaver colony. Harrison cautioned that beavers may move over time.
- (4) Healy said that the City Council, following the lead of the Planning Commission, put off consideration of the Patterson Place Compact Neighborhood Plan until its August 5 meeting. Meanwhile Beacon Properties has submitted a site plan for the north side of 15-501 based on current zoning and relying on a curb cut from the NC Department of Transportation (which may have issues with it.) Healy will again testify, if asked. After discussion, it was agreed that our position would be unchanged: we would like a 300 foot Transitional Use Area if the property is rezoned, or, alternatively, to have the entire property removed from the Compact Neighborhood.  
Kent said that in considering zoning of property, one should distinguish density from intensity of use, with the latter based on traffic generation. Harrison said that the regional transportation advisory committee, on which he serves, will meet next week at GoTriangle to start discussion of alternatives to the LRT. He said there are arguments to make the alignment of the new system (BRT or some new technology) similar in many places to the LRT.
- (5) Harrison said that there is concern in Chapel Hill about impacts of construction in Eastowne by UNC Medical Center that might affect the high quality oak hickory forest between Eastowne and I-40. He suggests that there be higher density on the already developed part of the site, in exchange for leaving the natural forest intact. He also said that he no longer supports a bridge across I-40 connecting Eastowne with New Hope

Commons since it would cut across this area. Kent suggested that an alternative would be to enlarge the box culvert under I-40 to make it wildlife movement friendly.

Next meeting, 5 pm Thursday, July 11.