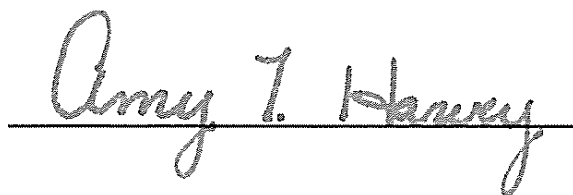


I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2022-12-07/R-10) adopted as amended by the Chapel Hill Town Council on December 7, 2022.

This the 8th day of December 2022.

A handwritten signature in cursive script that reads "Amy T. Harvey". The signature is written in black ink and is positioned above a solid horizontal line.

**Amy T. Harvey
Deputy Town Clerk**



A RESOLUTION APPROVING THE COMPLETE COMMUNITY FRAMEWORK, INITIAL PILOT PROJECTS, AND AUTHORIZING NEXT STEPS (2022-12-07/R-10)

WHEREAS, there has been concern in the community that Chapel Hill does not have enough land to accommodate its future housing needs; and

WHEREAS Chapel Hill currently has an unsustainable, land-intensive approach to growth; and

WHEREAS, better land use planning requires clearly identified and protected Natural Areas and a shift away from auto-oriented development; and

WHEREAS, better land use planning requires the protection of Natural Areas, a clear plan for the provision of local, community-based parks, denser housing forms and a high quality pedestrian public realm, and a greater mix of uses in close proximity; and

WHEREAS, dense housing that is designed around driving and with significant parking detracts from the longer term sustainability of Chapel Hill and is not desirable moving forward; and

WHEREAS, sustainable denser forms of growth need to be supported by active transportation options so that less land is allocated to vehicles, driving and parking; and

WHEREAS, active transportation options such as walking and cycling require a safe, accessible and interconnected network of high quality public realm infrastructure and Greenways; and

WHEREAS, a Capacity Analysis determined that Chapel Hill does have sufficient land to meet future housing needs but only if a strategic, greenway-oriented development approach to growth is embraced; and

WHEREAS, the Chapel Hill Complete Community Framework outlines a way to plan and grow in keeping with a larger vision and a broad set of shared objectives that have been generated through a consensus building process; and

WHEREAS, a state-of-the-art Everywhere to Everywhere Greenway Plan is needed to deliver on the promise of a more sustainable and inclusive Chapel Hill that provides a diversity of housing options and true Active Transportation choices; and

WHEREAS, Community Leaders have stepped forward and are willing to advance Pilot Project(s) in collaboration with the Town of Chapel Hill.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Chapel Hill accepts the Complete Community Framework and will implement the vision through an update to the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Manager is authorized to prepare Comprehensive Plan amendments for the Council to consider for approval as described in the staff memorandum for the December 7, 2022 meeting.

BE IT FURTHER RESOLVED that the Town Council agrees to the pilot projects described in the staff memorandum and authorizes the Town Manager to be working on those initiatives.

BE IT FURTHER RESOLVED that Council requests Town Attorney review, as appropriate.

This the 7th day of December, 2022.

MEMORANDUM

To: Mayor and Town Council
From: Dwight Bassett, Economic Development Director
Jennifer Keesmaat, The Keesmaat Group
Date: December 7, 2022
Subject: Complete Community Framework and Pilot Projects

Overview: The [Complete Community initiative](#) is a follow-up to the 2021 Housing Report to:

1. Put "instruments in the cockpit."
2. Look at everything on the map.
3. Hire a top-level planning consultant to chart alternative strategies.
4. Hold deep conversations with the community about needs, options, and trade-offs.

The Complete Community Strategy provided a process update, an overview of the capacity analysis, and introduced the long list of pilot projects and evaluation criteria for the pilot projects.

The capacity analysis reviewed recent development patterns, presented a series of maps related to topography and development areas, and reviewed criteria for trade-offs for discussion.

Background

- The Town worked with the Housing Report consultant (Business Street) to develop an Request for Proposals (RFP) for a team to conduct a future vision based on "meeting the need" for housing.
- The Town hired a team comprised of Jennifer Keesmaat & Alex Mather with The Keesmaat Group, Jennifer Hurley with Hurley~Franks & Associates, and Rod Stevens with Business Street to complete the Team.
- At the June Council Committee on Economic Sustainability, Jennifer Keesmaat was introduced to the Council.
- The Team worked to develop a list of individuals to talk about this plan and gain perspective. At the same time, the Team developed a Capacity Analysis for the future housing growth of Chapel Hill and where it might occur.
- There were public meetings, interviews, focus groups, and meeting with many stakeholders. This process led to developing the framework for a Complete Community strategy and recommendations for a pilot project as a stake in the ground for this new way of thinking.

Other Materials:

- Housing Report - ([Housing Report](#))([Presentation from September 2021](#))
- [Input from the first round of interviews](#)
- [List of individuals to be interviewed for the second round.](#)
- [Final input from interviews](#)
- [Steering Committee](#)

Meetings:

- Council Meeting, November 30, 2022 - [Presentation](#)
- Council Meeting, November 2, 2022 - [Presentation](#)

- Council Committee on Economic Sustainability, October 7, 2022 presentation on Planning Systems Evaluation (**separate project**) [Presentation](#), [Video](#)
- [September 28, 2022, Regular Council Meeting -Update](#)
- [Updated Work plan 9-2022](#)
- [September 15, 2022 - Community presentation](#)
- [Input from the first round of interviews](#)
- [List of individuals to be interviewed for the first round.](#)
- Council Committee on Economic Sustainability (September 9, 2022) - [Presentation](#), [Video](#)
- Council Committee on Economic Sustainability - [Special Meeting, August 18th \(video\)](#)
- Council Committee on Economic Sustainability -Jennifer Keesmaat introduction (June 2022) - [Presentation](#), [Timeline and work plan](#), [Video](#)
- [Housing Report](#)
- [Presentation from September 2021](#)
- Council Work session, June 21, 2022 - [Council meeting](#)

Implementation of the Strategy:

Based on the discussion during the Council's November 30, 2022 work session, staff recommends the following steps to begin implementing the strategy:

- Update the Town's Comprehensive Plan with Complete Community Framework as the guiding vision
- Update the Town's Comprehensive Plan to include the Everywhere to Everywhere Greenways Plan.
- Initiate the Everywhere to Everywhere Greenway pilot project by pursuing federal funding and providing updates to the Council on resource needs for implementation through the 5-year budget strategy and annual budget processes.
- Initiate the Midtown (short-term) Pilot Project and the Parkline (long-term) pilot project.
- Develop a process for regular reporting by staff on implementation status should the Council and community can track progress on implementation.

Implications:

- A public hearing process will be needed to update the Comprehensive Plan. That update can include elements such as the Everywhere to Everywhere Greenway Plan, a study of Natural Areas, and coordination across existing plan components to clarify the Strategy's guiding role.
- Town staff can begin implementing the pilot project to pursue federal funding for greenways immediately.
- Additional resources will likely be required if funding is secured to manage and construct a large-scale greenways program or other changes to the development management process. These needs can be an ongoing topic in the Town's 5-year budget strategy and annual budgeting processes.

Conclusion:

Acceptance of the strategy and the pilot projects is the beginning of a new way of envisioning and creating the future of Chapel Hill. While the pilot projects set the direction, the strategy and the follow-on work, including comprehensive plan updates, a review of the planning system (underway), and future updates to the regulatory system in Chapel Hill, including the Land Use Management Ordinance, will make the bold ideas from the Strategy the regular way of managing growth and change in the community.