



Advisory Group Implementation Meeting

One Exchange Plaza, Room 809

January 23, 2014, 12:00pm – 2:00pm

Stuart Levin, Chair

Attendees: Deborah Ross, David King, Joy Wayman, Jerry Bolas, Kenneth Withrow, Trisha Hasch, Charles Yelton, Gene Bressler, Wesley Wyatt, Sen. Josh Stein, Tom Skolnicki, Jane Doggett, Speros Fleggas, Preeth Patil, Wally Bowman, Will Allen

Notes

Attachments: Draft memo from Maggie Connor, Summit Facilitator

A) Executive-level Summit/Future Course of Blue Ridge Corridor Group

Consensus

FOCUS ON BLUE RIDGE ROAD

- Streetscape improvements
 - Improve transit with agreement on need for multimodal approach for safety and mobility
- Initiate Wade Avenue pedestrian improvements
 - Don't let the perfect be the enemy of the good-make sidewalk improvements now for modest amount (\$200-300,000) with consideration of more prominent bridge in future
- Follow through on Hillsborough/Blue Ridge grade separation
 - May be pushed back to 2019 based on competing Beltline project moving forward first BUT likely to score high on Strategic Mobility Formula

Comments

- What are areas to work on now
- Get corridor in shape (demo project) which would give group time to work on larger issues
- Group should agree to a schedule to accomplish a few things
- Identify what is untouchable
- Summit—collaboration difficult. Focus on something achievable. Remind people who is in the corridor including major stakeholders of regional and statewide significance. Provide a visual/snapshot. Make connection to State master plan. Explain consensus items and ask 'who can bring resources to the table to build on what is already happening.' Then ask for a report back.
- Create an action plan (1st phase)
- Lay the foundation for Economic Development potential which may require a more detailed financial analysis (? ULI consult)

Recommendations (from chair)

- Formalized group to move efforts forward
- Structured corridor group could be initiated relatively quickly thru existing group-discussions have been ongoing with Hillsborough St Community Services Corporation
- Hire a part-time person to assist with implementation process and communications
- Stakeholders contribute financially
- Costs approximately \$50K per annum as of recommendation from Jason Epley, executive director of NC Downtown Development Association who authored proposal
- Lack of a structured group will hamper ability to move forward in absence of accountability to each other

Note: submit comments to Maggie Connor, summit facilitator no later than Jan 31.

E-mail Maggie at maggie@1over1.com

B) Michael Birch, Morningstar Law Group (representing Tribridge Development)

- Residential property of potentially 500-700 residences + office + retail on Landmark Drive
- 1st zoning approved under the new UDO
- Will result in more intense development in this area with 2-3x increase in dwellings vs. current apartment complex
- Focus based on Blue Ridge Corridor study on strong market need for office and higher density residential space in the vicinity
- Retail development adjacent to the hospital complex could provide needed pedestrian-accessible services for the hospital's staff and visitors without the need to drive or cross Lake

C) Stakeholder Updates

- Centennial Biomedical Campus Master Plan update effort ongoing
- TTA working on long term lease for District Dr. park and ride lot to facilitate provision of amenities at site
- Highwoods 95% leased indicating a rising demand for space along the corridor
- Prairie Ridge working with NCSU to build recreation and education services at Schenk Forest
- Fairgrounds working on maintenance issues to facility

D) Next Meeting-Thursday March 20, 2014 12-2 PM site TBA

Notes

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