

# City

## Town council to address park-and-ride lot proposal

By **BLAKE DICKINSON**  
Staff Writer

A proposed N.C. 54 park-and-ride lot on the University-owned Mason Farm property could move one step closer to reality Monday at the Chapel Hill Town Council meeting.

The construction of the park-and-ride lot depends on the council's approval of an application by the town for a special use permit to allow the 512-space lot, which would be accessed from the Laurel Hill Parkway. The parkway is under construction by the University as part of the Continuing Education Center.

This application was discussed by the council at public hearings on

March 20 and April 10.

The focus of discussion at the hearings was the possible impact of the lot on Finley Forest residents. During the meetings, council members requested consideration of alternate sites on University-owned property and a redesign of the lot to provide additional buffers for the Finley Forest development.

In response to these recommendations, the town staff contacted University officials. The University agreed to slight alterations in the lot location but could not provide a different location.

The changes to the plan would shift the paved area of the lot from Finley

Forest and would provide a 163-foot buffer between the lot and the housing development.

Construction of the parking lot would begin by April 24, 1990, and be completed by April 24, 1992, if the town council grants the special use permit Monday.

According to a memorandum from the town manager, the lot's cost to the town would be small due to the provision of the land by the University and grants from the federal government's Urban Mass Transit Administration fund.

This project is one of four park-and-ride facilities included in the five-year Capital Improvements Program

adopted by Chapel Hill in 1988.

The council will also receive a presentation from The Rosemary Group on the Rosemary Square project.

Rosemary Square is a hotel-parking-shopping complex proposed for the corner of Rosemary and Henderson streets behind the Franklin Street Post Office.

The council has extended the life of the project four times since its original deadline for closing December 31, 1985. The current

closing date is September 30, 1989, and it includes a termination clause that would release the town from "any and all obligations to close." This clause would end the agreement between the town and the developers if the new deadline is not met.

James Adams III, the executive officer of The Rosemary Group, is expected to discuss design alternatives and the program's financial plan.

The Rosemary Group has received little response from investors on the

sale of 188 hotel-condominium units which was expected to provide \$32,612,850 to finance the project.

Monday's presentation is no cause for undue concern, said W. Whitfield Morrow Jr., president of Fraser Development Company of North Carolina, one of the three groups currently working to develop the project.

"It's really just a chance for us to get together with the town council and see where we go from here."

## Taylor to present town budget

By **TOM PARKS**  
Staff Writer

Chapel Hill's town manager will officially present his preliminary budget to the town council tonight.

Town Manager David Taylor's report includes a proposal to increase the town's annual property tax by 1.5 cents per \$100 evaluation to 52.5 cents.

Council member Jim Wallace said the proposed budget should not meet with any great opposition from the council.

The council has confidence in Taylor that it has not had in past managers, but the council will go over the budget with a "fine-toothed comb," he said.

The council will quickly pass over the budget tonight and save the greater part of the budget discussions

for later work sessions, Wallace said.

The council will hold a public hearing on the budget in May to allow residents the opportunity to discuss the recommended budget.

The council is scheduled to adopt the budget on May 22, a month before the deadline of June 23.

Council member Art Werner said Taylor has done a good job of holding down expenditures in town budgets in past years.

"We're the only governing body (in the area) that has not raised taxes in the last seven years," Werner said.

Chapel Hill has not raised taxes since Taylor became town manager in 1982.

"We've had several years without any increase because of a rapidly increasing tax base," Wallace said.

Now the rate of the tax base

increase in development is decreasing, and the town must raise its revenue in other ways to provide the high level of service town residents expect, he said.

One possibility the council may consider to reduce expenditures is curbside garbage pickup.

In the past, whenever curbside pickup has been proposed it has met great opposition, Wallace said.

Taylor's budget report said the town could save \$150,000 a year by picking up trash at the curb instead of from backyards.

Wallace said the town's elderly have opposed curbside pickup, as have others who feel backyard pickup is a service the town should provide.

Curbside pickup "does not seem politically popular in this town," Werner said.

## Town Meetings

### Monday, April 24

#### Chapel Hill Town Council

7:30 p.m. Municipal Building 306 N. Columbia St.  
Included on the agenda: Presentation of the recommended budget for 1989-90, a public hearing on the proposed park-and-ride lot at N.C. 54 and the Rosemary Square monthly report.

#### Orange County Board of Commissioners

6:30 p.m. Orange County Courthouse Margaret Lane and Churton Streets, Hillsborough.  
Included on the Agenda: A work session on a site for the new airport.

### Tuesday, April 25

#### Carrboro Board of Aldermen

7:30 p.m. Town Hall 301 W. Main St.  
Included on the agenda: Public hearing on the county's transition area and recommendations on development in the rural buffer.

### Thursday, April 19

#### Orange Water and Sewer Authority

7:30 p.m. Carrboro Town Hall 301 W. Main St.  
Included on the agenda: Monthly meeting of the board of directors. Discussion of the preliminary budget for 1989-90.

DTH Graphic

## Council to address vending

By **CHARLES BRITAIN**  
City Editor

The Chapel Hill Town Council will discuss an ordinance Monday concerning sidewalk vending by downtown merchants and other special activities.

The ordinance was proposed by the Chapel Hill-Carrboro Downtown Commission's vending committee following discussions with the Downtown Chapel Hill Association and a group of West Franklin Street merchants.

In August 1988, the council amended the sidewalk ordinance to allow sidewalk vending on Thursdays through Saturdays of paintings and sketches, flowers and the merchandise of downtown merchants. This amendment expired in December.

The Downtown Commission requested in January that the town extend the sidewalk ordinance.

Town Manager David Taylor has recommended that the council approve the commission's request to allow sidewalk vending.

In a memorandum to the council, Taylor said, "We believe sidewalk sales and events have the potential to attract some additional customers downtown and, thereby, to benefit downtown merchants."

The proposed ordinance would allow vending by merchants and other artists on downtown sidewalks, any day of the week.

Many merchants are concerned that sidewalk vendors will take revenue from downtown businesses.

In a letter to the Downtown Commission, R.H. White, general manager of University Square, said, "Our experience has been that permitting street vendors to operate competes unfairly with many of our merchants either directly or indirectly."

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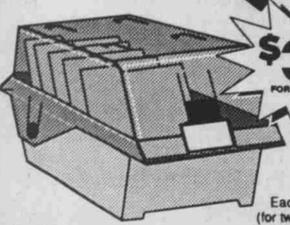
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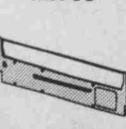
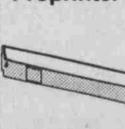
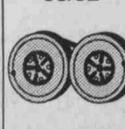
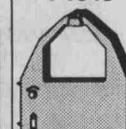
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