

# Proposal to Pave Paradise

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26.5 years

# The Uglification of Chapel Hill

- General agreement: current lot is an eyesore
- But it's temporary
- Rush-to-fix could result in permanent eyesore (2-6 story parking garages)



# The Promise of: Central West Small Area Plan (SAP)

- Mixed Use Development
- 2-4 Stories
- Green spaces (think Southern Village green)
- Retail spaces → gathering places for neighbors / community
- Tree-lined streets in keeping with surrounding neighborhoods
- Provides “sense of place”
- Provides a walking destination to surrounding neighborhoods
- Small market / restaurant / coffee shop /

# Long term process in effort to “get it right”

Central West Small Area Plan | x CentralWest\_SmallAreaPlan\_20 x +

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## COMMUNITY ENGAGEMENT

The Chapel Hill community was invited to actively participate in the Central West Focus Area planning process through multiple events and ongoing e-communications. These included the following:

### Community Workshops and “Report Out” Sessions

Two half-day community workshops were held during the Central West planning process. The first, held on March 2, 2013, focused on a discussion of perceptions about the Focus Area, concerns and issues related to potential changes in the area, and a range of visions for the future. On May 18, 2013, the second workshop asked for feedback on a large number of potential planning principles and objectives to be used to guide the evolution of a planning concept for the area and explored responses to a series of conceptual land use alternatives. Both sessions were well attended and provided information that was subsequently summarized by the Steering Committee in its development of a final list of Central West Principles and Objectives (presented in Chapter 3), and in the further iterations of concept plans.




Figure 1.4: March 2, 2013 Community Workshop




Figure 1.5: May 18, 2013 Community Workshop

November 26, 2013

Introduction & Planning Process • 5  
Prepared for the Town of Chapel Hill, North Carolina by Rhodeside & Harwell

- **Other actual photos from the CWSAP final report:**

# This is what “mixed use” looks like in CWSAP

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Figure 4-2: Example Images: Mixed Use Development





# Residential Development


The screenshot shows a web browser window with two tabs open: "Central West Small Area Plan" and "CentralWest\_SmallAreaPlan\_20". The address bar shows the URL "https://www.townofchapelhill.org/home/showdocument?". The browser interface includes a search bar, navigation icons, and a table of contents on the right side. The table of contents includes an orange square icon, followed by the text "Re", "Of", "Re", "Co", "Ins", and "Table".

Figure 4.6: Example Images: Residential Development


# Residential with Mixed Use

allowed, buildings in this area will have smaller footprints to preserve the

**3-4 Story Residential**



**3 Story Mixed Use**



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# Green Spaces

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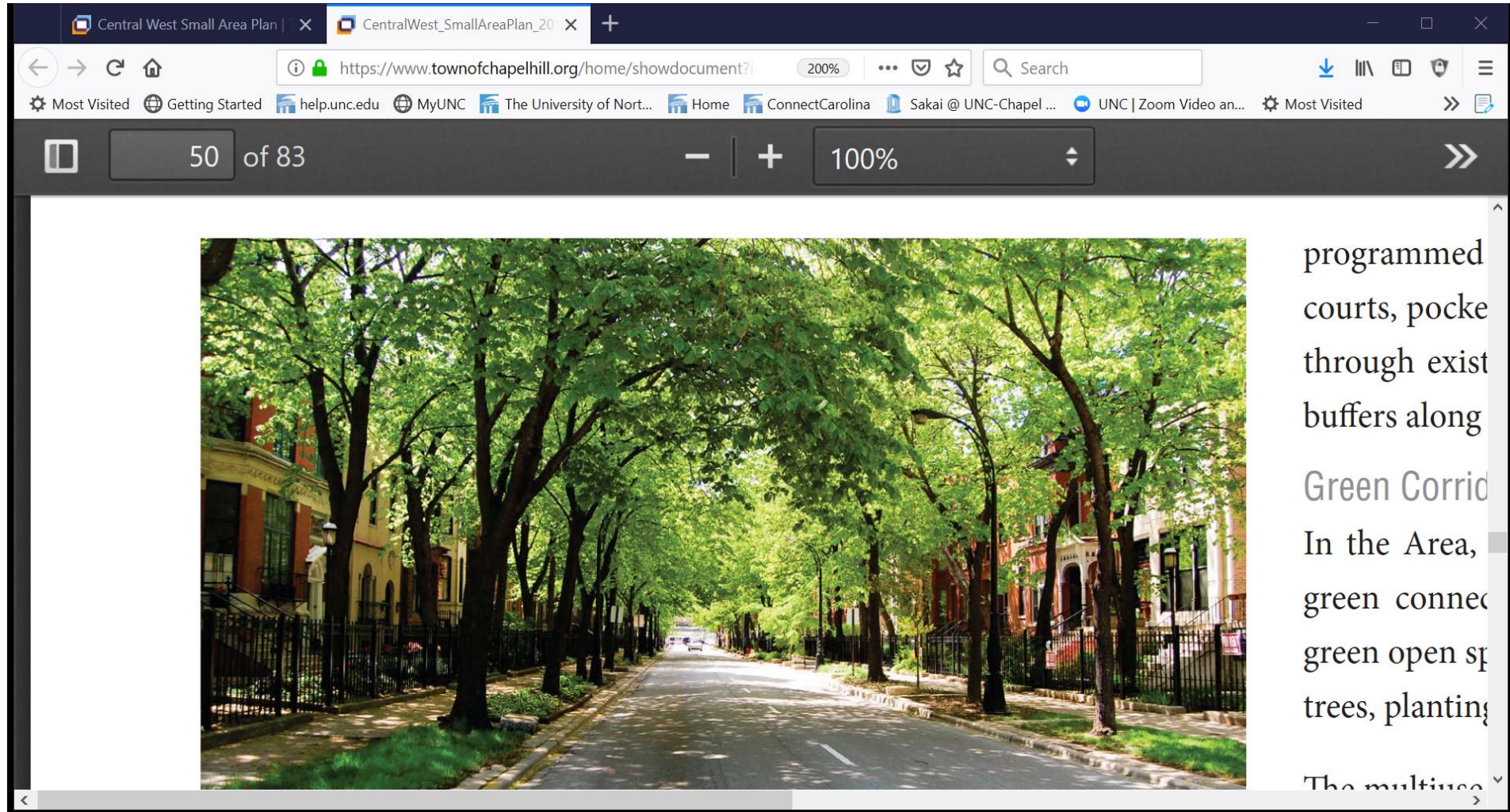
Figure 4.10: Example Images: Green Open Spaces

# Green Gathering Spaces to Enhance Sense of Community: WSM lawn-type destination

The image is a screenshot of a web browser window. The address bar shows the URL <https://www.townofchapelhill.org/home/showdocument?i>. The browser interface includes navigation buttons, a search bar, and a list of bookmarks. Below the browser window, a document viewer displays a photograph of a public lawn gathering space. The photo shows a large, open green lawn with many people sitting on chairs and blankets, some playing instruments. The scene is outdoors with trees and buildings in the background. To the right of the photo, a portion of a text document is visible, containing the following text:

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park facilities  
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facilities such  
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# A Green Corridor: Estes Drive?

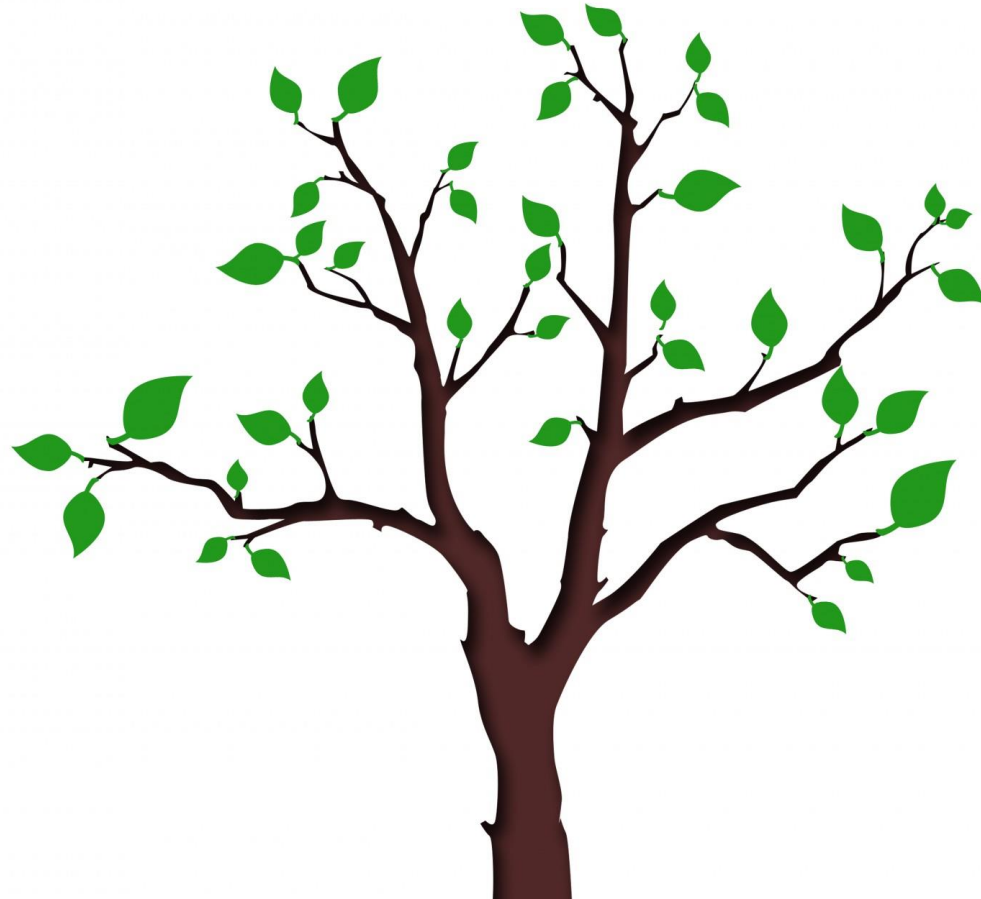


The screenshot shows a web browser window with two tabs: 'Central West Small Area Plan' and 'CentralWest\_SmallAreaPlan\_20'. The address bar shows the URL 'https://www.townofchapelhill.org/home/showdocument?'. The document viewer interface includes a page indicator '50 of 83' and a zoom level of '100%'. The main content area features a photograph of a tree-lined street with brick buildings on either side. To the right of the image, the text reads: 'programmed courts, pocke through exist buffers along Green Corridor In the Area, green connect green open sp trees, planting The multine'.

# The Uglification of Chapel Hill?

- Rush-to-fix eyesore at 1000 MLK could result in permanent eyesore (2-6 story parking garages)
- Allow time for very careful thought & consideration
- Make good on promise of Central West Small Area Plan
- Tree Farm: Seedlings are now planted and will absorb carbon for 3 years, if you decide to apply state law.
- Tree Farm for 3 more years will mean less flooding.

For now, let's look at this:



With time and consideration, let's look at this:



