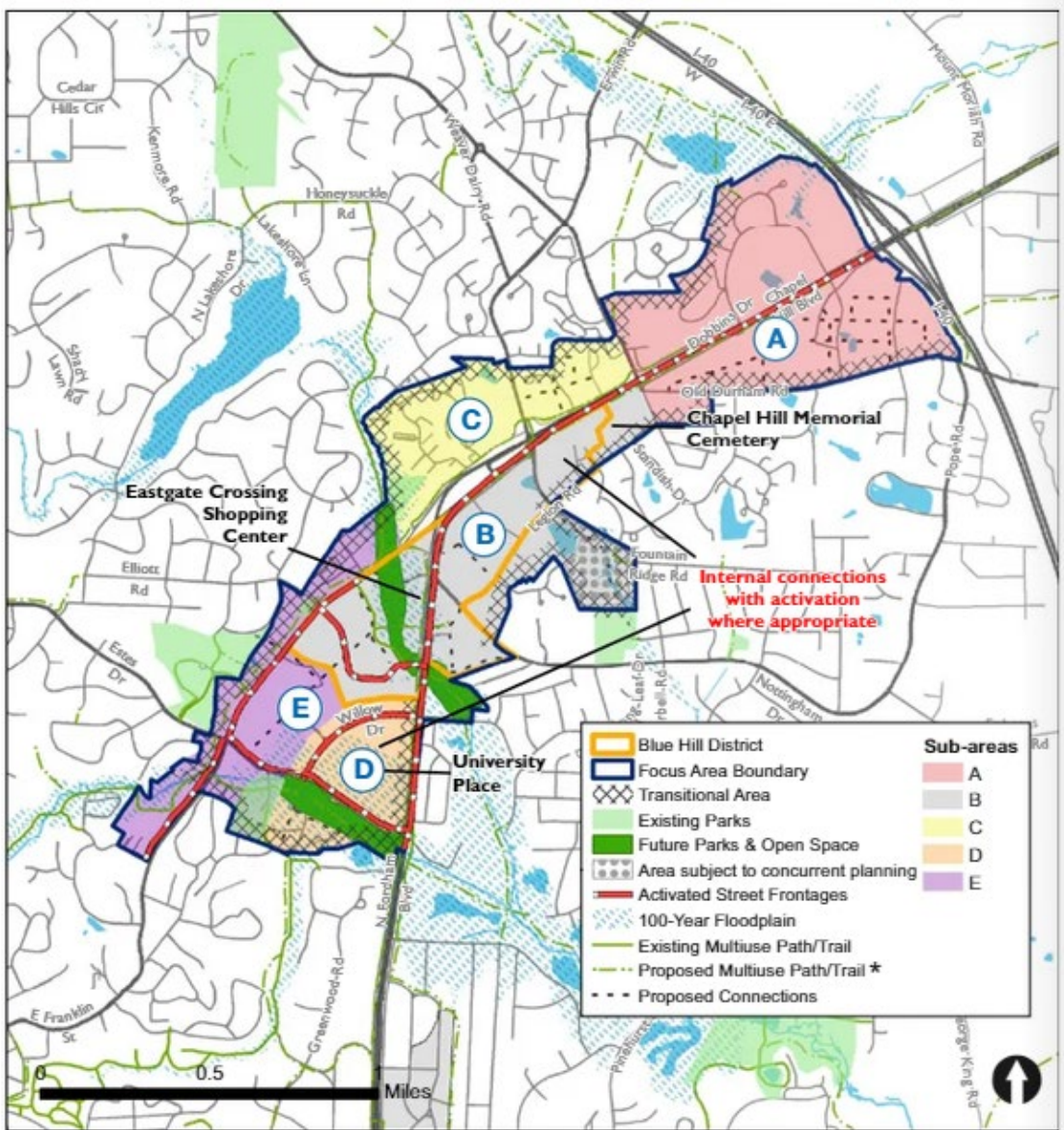


An aerial photograph of a suburban residential area. The landscape is a mix of green trees and grey buildings. A multi-lane road runs diagonally from the bottom left towards the top right. In the upper right, there is a large commercial or industrial complex with several large white-roofed buildings. The overall scene is a typical suburban development with a mix of housing and commercial spaces.

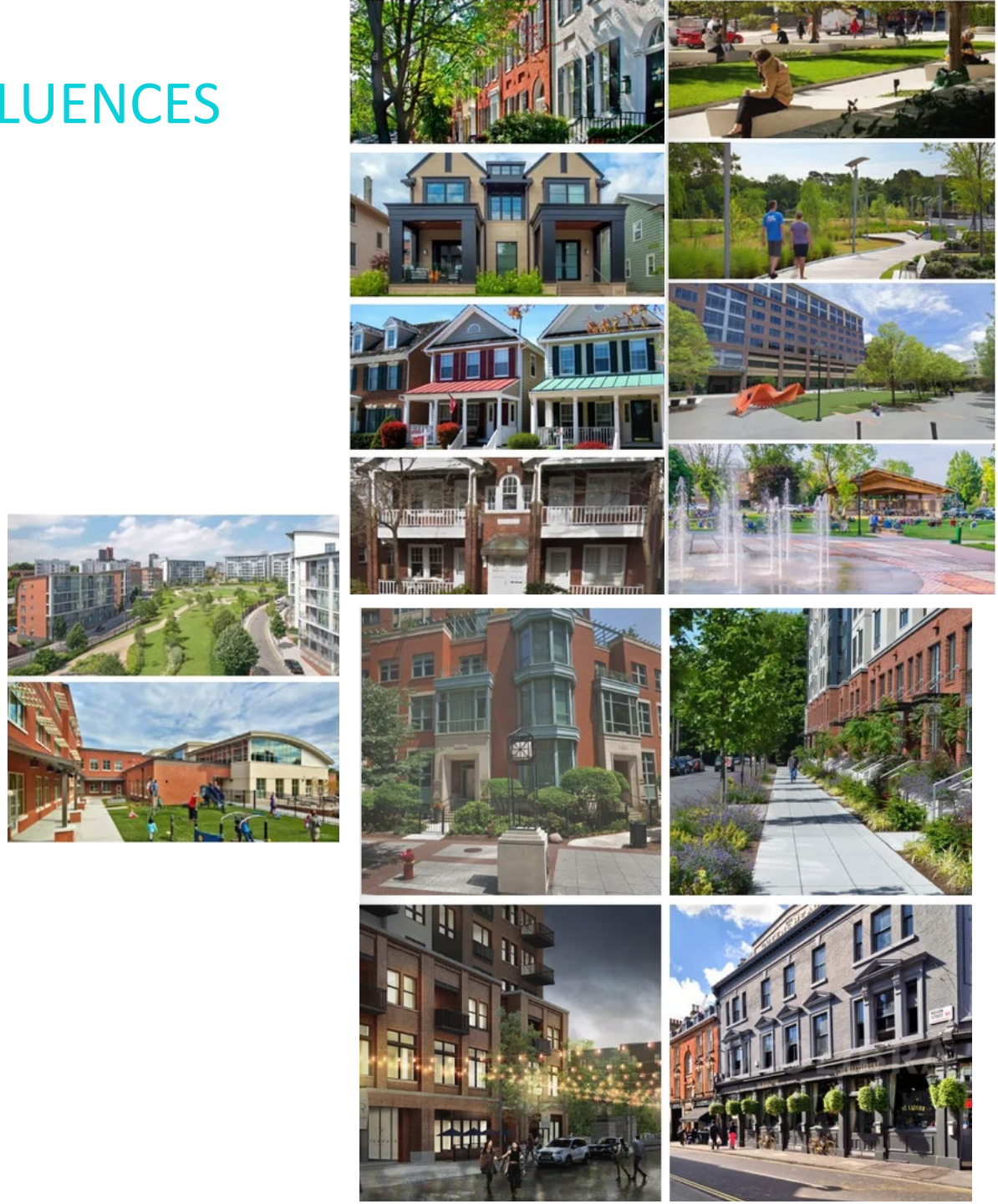
Parkline East Village



PAST AND ONGOING PLANNING INFLUENCES



* See Mobility Plan for more information about proposed multi-modal improvements





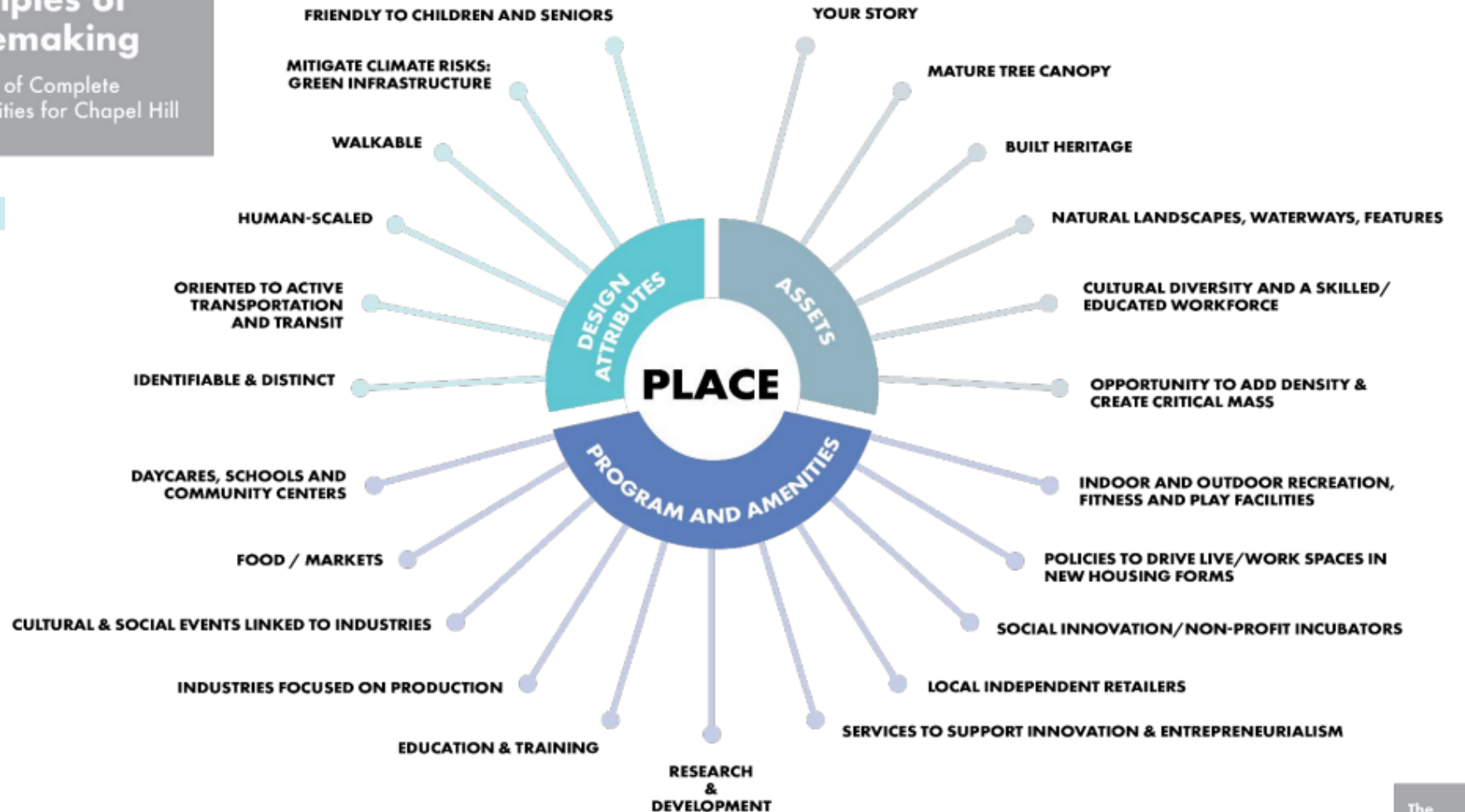
PAST AND ONGOING PLANNING INFLUENCES



COMPLETE COMMUNITIES STRATEGY

Principles of Placemaking
Elements of Complete Communities for Chapel Hill

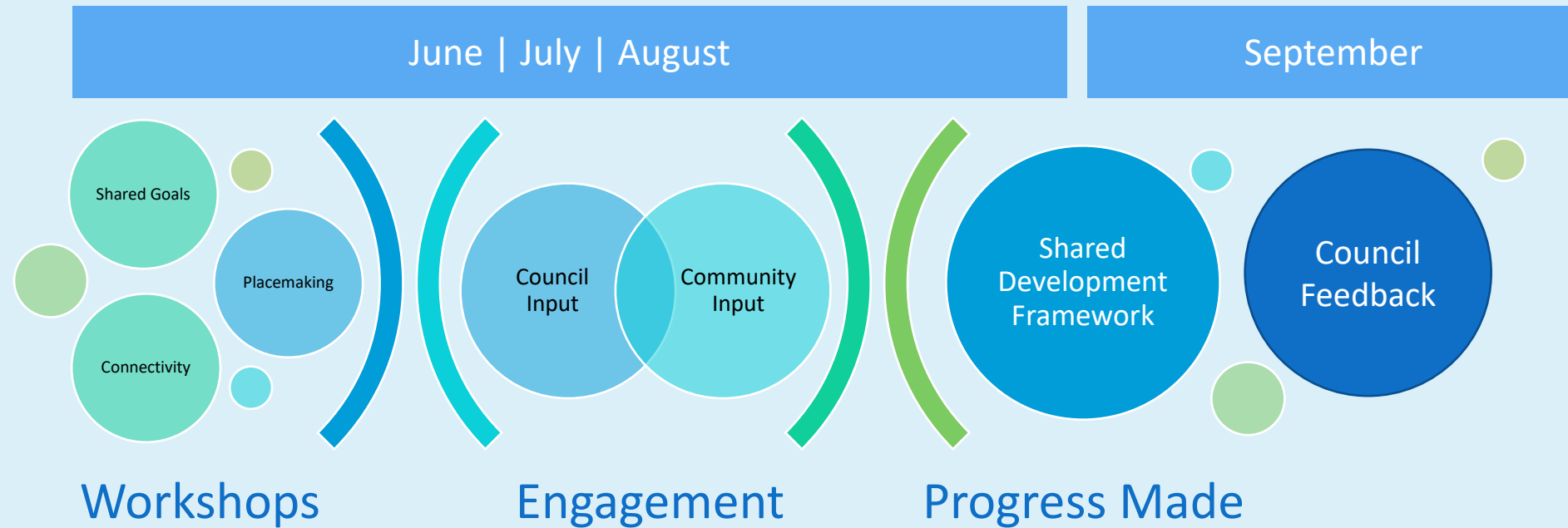
Anatomy of a Complete Community



Where we are



Project timeline



A Parkline East Village

Proposed Development Framework Diagram



- Area Extent of 4 Current Development Projects
- - - Multi-use Trail
- - - Pedestrian Connections-Primary
- - - Pedestrian Connections-Secondary
- Courtyard, Green, Park, Gathering Space, Greenway, Stormwater, RCD
- Build-to Edge
- ★ Entrance Feature



9-12-22









The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

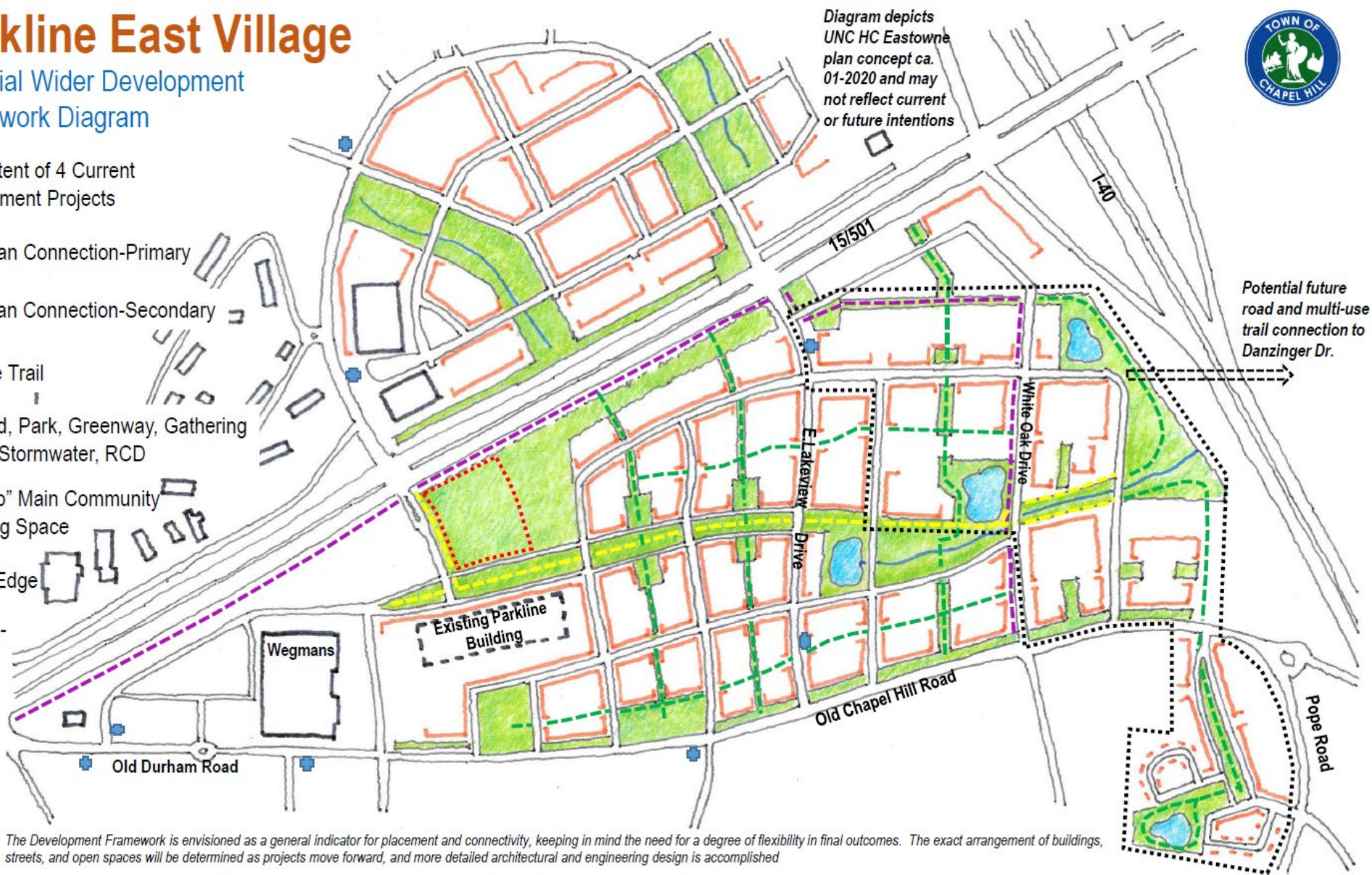


B

Parkline East Village

Potential Wider Development Framework Diagram

-  Area Extent of 4 Current Development Projects
-  Pedestrian Connection-Primary
-  Pedestrian Connection-Secondary
-  Multi-use Trail
-  Courtyard, Park, Greenway, Gathering Spaces, Stormwater, RCD
-  "The Hub" Main Community Gathering Space
-  Build-to Edge
-  Bus Stop-current



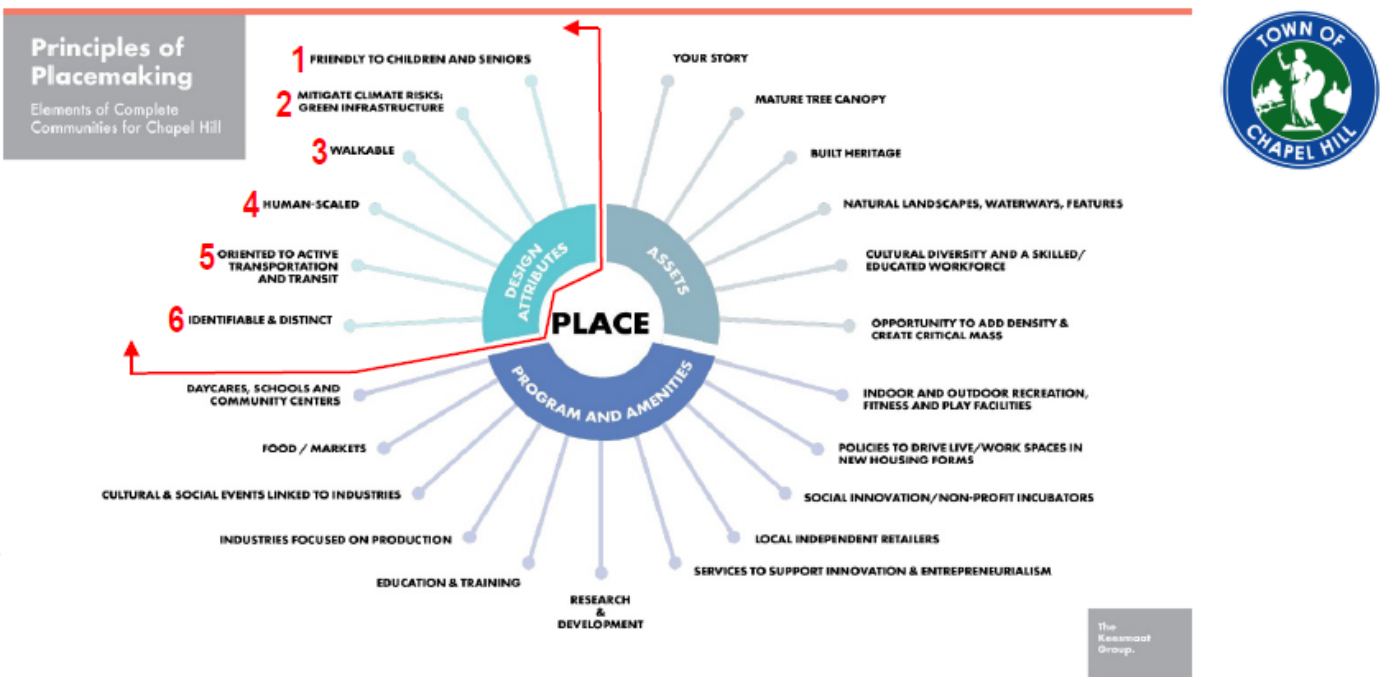
9-12-22

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

C Parkline East Village

How the Development Framework Responds to the Complete Communities Principles of Placemaking-Design Attributes

1. Friendly to Children and Seniors: clearly defined and comfortable pedestrian network; neighborhood parks and open spaces to enjoy; access to potential retail and neighborhood activities
2. Mitigate Climate Risks-Green Infrastructure: greenways/linear park/stream corridor act as main armature of green infrastructure; connected street network encourages walkability within neighborhoods rather than driving; opportunities exist for inclusion of on-site green infrastructure such as rain gardens, bioretention planters, parking lot filter strips, bioswales
3. Walkable: street and block layout provides clear pedestrian route definition; street trees to provide shade on sidewalks; primary and secondary pedestrian connections provide multiple choices for pedestrian travel
4. Human Scaled: street and block pattern sets consistent development pattern and module; pedestrian connections further subdivide blocks; architectural treatment of building ground floors to feature pedestrian-scaled elements
5. Oriented to Active Transportation and Transit: along potential improved 15/501 transit route; connected streets and pedestrian routes provide multiple ways to integrate and connect to transit
6. Identifiable and Distinct: greenway and open space system helps divide up the scale of development, allowing opportunities to articulate sub-neighborhoods with varying characters; proposed gateway features to denote transitions into various neighborhoods



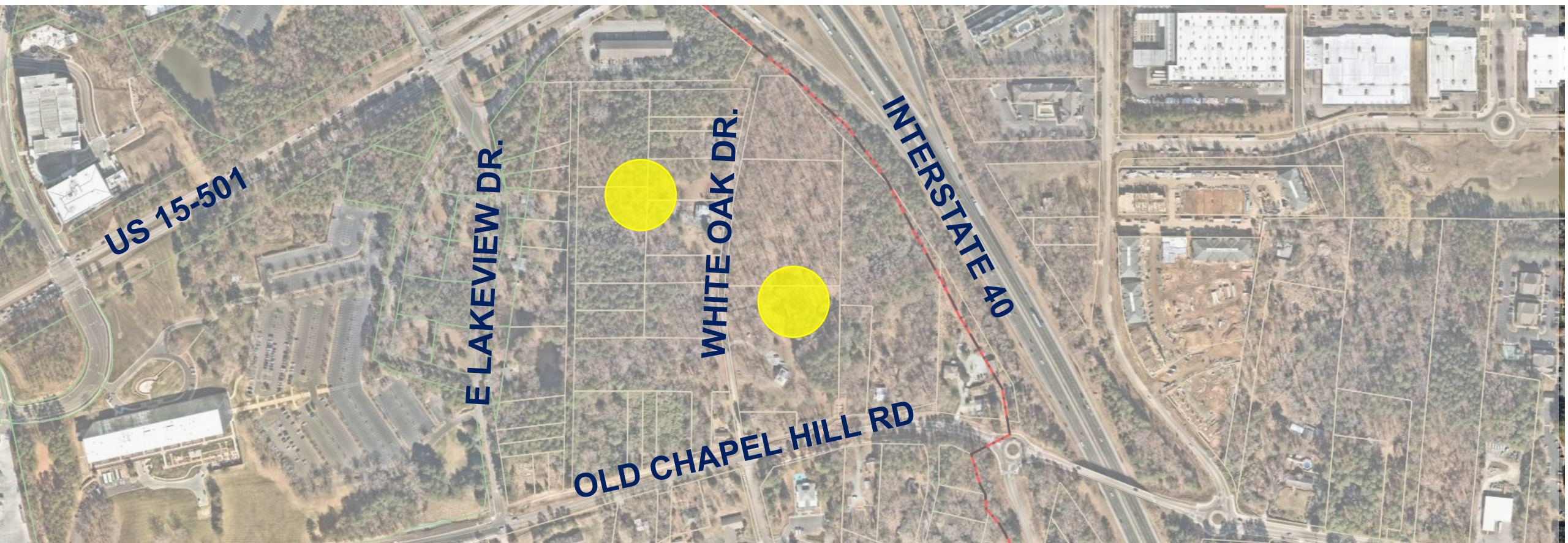


COUNCIL MEETING

CONCEPT PLAN

Gateway and White Oak

September 14, 2022





Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback
- Discussion of next steps





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-#*)





Project Summary

- ❑ Existing Zoning R-1
- ❑ 381 dwelling units
- ❑ Parking garages
- ❑ 9-acre site





Advisory Board Comments

Community Design Commission

- Too dense, out of scale
- Need more open space and buffers
- Create a sense of place
- Split up buildings
- Appropriate transition to single-family neighborhoods

Housing Advisory Board

- Serve under 60% AMI levels
- Affordable rents aligned with market

Stormwater Management Utility Advisory Board

- Measures for stream protection
- Retain more trees
- Consider permeable surfaces
- Siting of solid waste
- Green infrastructure
- Native plantings



Project Summary

- ❑ Existing Zoning: R-1
- ❑ 380 dwelling units
- ❑ Surface parking
- ❑ 16-acre site





Advisory Board Comments

❑ **Community Design Commission**

- Reduce extent of surface parking
- More internal connectivity
- More green space
- Integrate affordable units throughout

❑ **Housing Advisory Board**

- Expressed interest in reviewing a scenario that proposes affordable units that are interspersed within the site rather than dedicating land for future affordable housing development.
- Thanked the applicant for proposing a high percentage of on site affordable units (23% or 72 units)

❑ **Stormwater Management Utility Advisory Board**

- Southeast corner needs more study to include a complete stream determination of the project site, locations of streams, and the RCD
- Consider underground stormwater management and permeable pavement
- Clearcutting 97% of the site is too much. Need tree save areas along perimeters and interior
- Reduce the proposed 60% impervious surface
- Consider dispersing stormwater control measures throughout the site



Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-#*)

