



Project Overview

- Thomas & Hutton, on behalf of LCD Acquisitions LLC and Landmark Properties, Inc, asks for feedback on a Concept Plan for 175 residential units in one building with structured parking.
- The site is at the corner of Martin Luther King Jr. Boulevard and E. Longview Street. The site consists of two lots with a total of 1.84 acres.
- The proposed building consists of six stories of residential units and three stories of parking, including one level below grade. The building would be eight stories on Martin Luther King Jr. Boulevard and six stories from E. Longview Street.
- The applicant is considering affordable housing options and will discuss those with Council.

Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .	
Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
<ul style="list-style-type: none"> • The property is a small infill site served by existing infrastructure. The site is also located along the future Bus Rapid Transit corridor. 	
Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
<ul style="list-style-type: none"> • The project is in the South MLK Boulevard Focus Area, Sub Area C of the Future Land Use Map (FLUM). • This Sub Area includes Multifamily and Commercial/Office as primary uses. Townhouses are a secondary use. • The FLUM shows the site with an activated street frontage and recommends a height of eight stories with four stories at the front setback line. 	
Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
<ul style="list-style-type: none"> • Martin Luther King Jr. Boulevard is served by several bus routes. • There are sidewalks along the site’s frontage but no bike lanes. • The site is along the North-South Bus Rapid Transit corridor. • The Mobility Plan calls for improved bike lanes and markings at major intersections along Martin Luther King Jr. Boulevard. The plan also calls for shared use paths and signal detection at major intersections. 	
Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
<ul style="list-style-type: none"> • Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan. 	

	Goal 4: Plan for Excellence in the Public Realm and Placemaking
	<ul style="list-style-type: none">• Planning staff have discussed the Concept Plan with the Town's Urban Designer. Please see attached Urban Design Assessment.

Project Location

