

Town Council

May 1, 2019



DRAFT

A large, light-colored version of the Chapel Hill logo is positioned in the background. It features a sun, trees, and a blue skyline silhouette. The word "DRAFT" is overlaid in large, grey, sans-serif capital letters across the center of the logo.

Today's Meeting

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CHAPEL HILL
Charting Our Future in Info
A Land Use Initiative

Purpose

- Review the Blueprint for NC 54 & South 15-501 Gateway / Southern Village Park and Ride
- Review feedback from April 5, 2019
- Provide additional feedback on the Blueprint for each Focus Area





NC 54

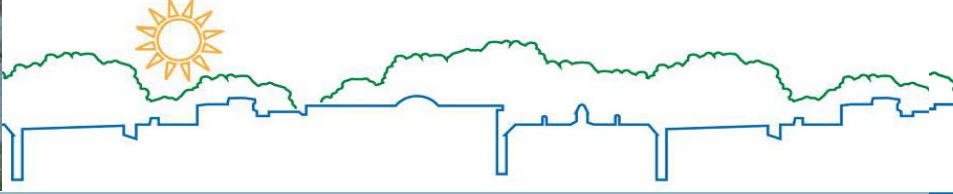
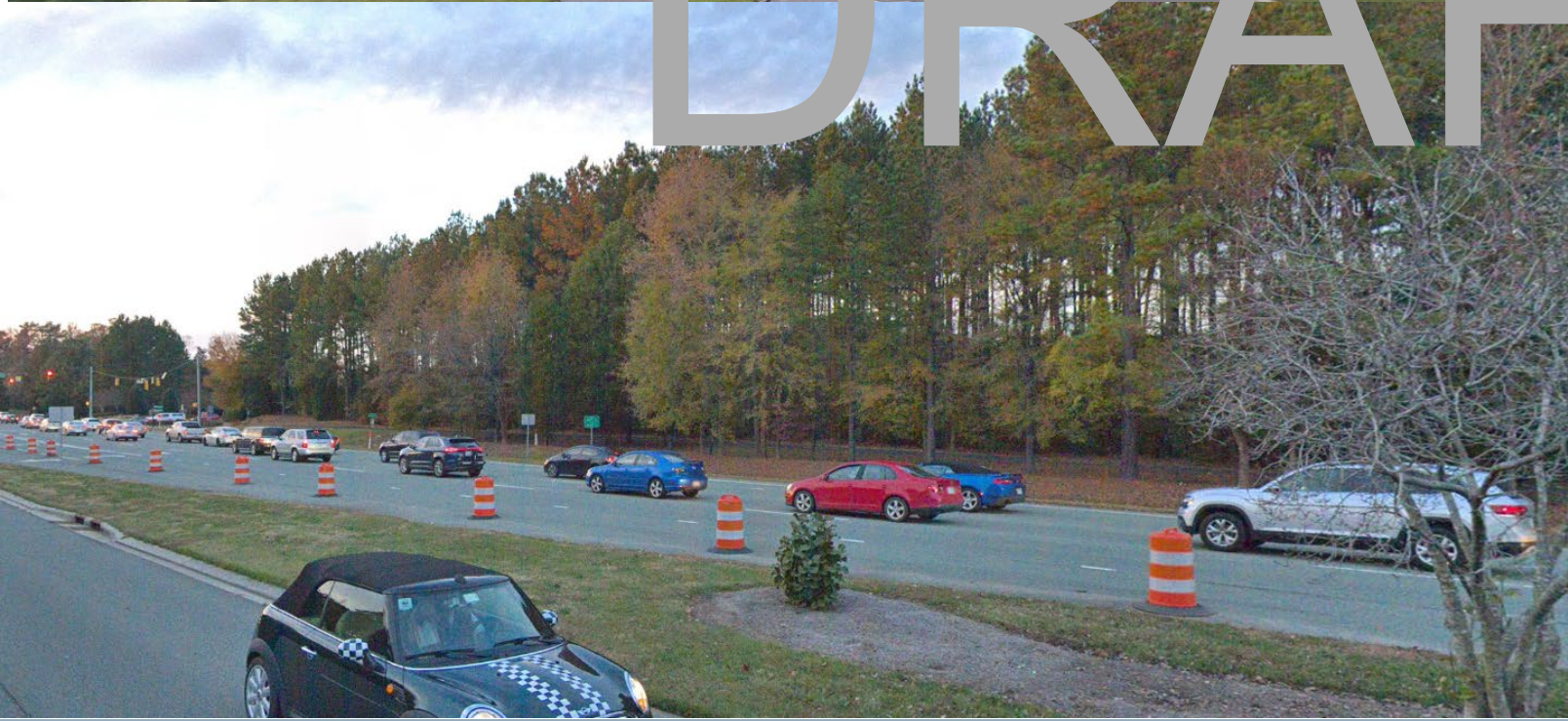
Employment centers with a green gateway to Chapel Hill.

The NC 54 Focus Area blends established and anticipated employment centers with the corridor's defining existing feature—linear greenspace. The Focus Area considers the likely benefits of future transit service by encouraging compact, mixed use development highlighted by diverse and affordable housing options.

NC 54 Corridor



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- What changes (if any) in terms of Character Types should be made near the three planned light rail stations due to the discontinuation of the light rail project?
- Is the emphasis on shops & offices appropriate?
- Should buildings be placed closer to street or maintain treed buffer?
- Are less active office frontages appropriate along 54?



A graphic at the top of the page features a blue silhouette of a city skyline with green trees behind it. A yellow sun with rays is positioned above the word 'DRAFT'. The word 'DRAFT' is written in large, grey, sans-serif capital letters, with the 'A' partially overlapping the sun.

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South 15-501 Gateway / Southern Village Park and Ride

Gateway nodes providing a mixture of uses and housing types.

As two gateway nodes on the southside of Chapel Hill, this Focus Area includes a mixture of uses, housing types, and open spaces that respect the differences of the South 15-501 Gateway and the Southern Village Park and Ride. These areas are envisioned to improve connectivity within and to the Focus Areas as well as to future transit service.

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South 15-501 Gateway / Southern Village Park and Ride

Are the character types shown appropriate for the two nodes?

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What we heard; did we get it right?

- More options needed for Character Types – Include:
 - 6 story apartment buildings
 - 6 story multifamily, shops, and offices
- Indicate on the maps where active frontages should be
- Indicate on the maps where non-residential development is a must
- Signal in the text that the FLUM is a vision & may not be enabled in the near term through zoning
- Increase discussion of the desired character for each Focus Area especially street character
- Stress, in the text of the appropriate Focus Areas, where off-campus multi-family student housing is specifically desired
- Stress the connection between availability of transit & housing affordability in the text

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What we heard; did we get it right?

- North Martin Luther King Jr. Boulevard
 - Greater emphasis, in text, on BRT's influence on the corridor
 - Treatment of existing manufactured housing parks
- South Martin Luther King Jr. Boulevard
 - Enable downtown look & feel all the way to MLK and Hillsborough
 - Commercial node at MLK & Hillsborough with offices close to the street all the way to Downtown
 - Greater emphasis, in text, on BRT's influence on the corridor
 - Treatment of existing manufactured housing parks
- North 15-501
 - Omit "Uptown"
 - Continue transportation emphasis at the site of the former "Gateway Station"

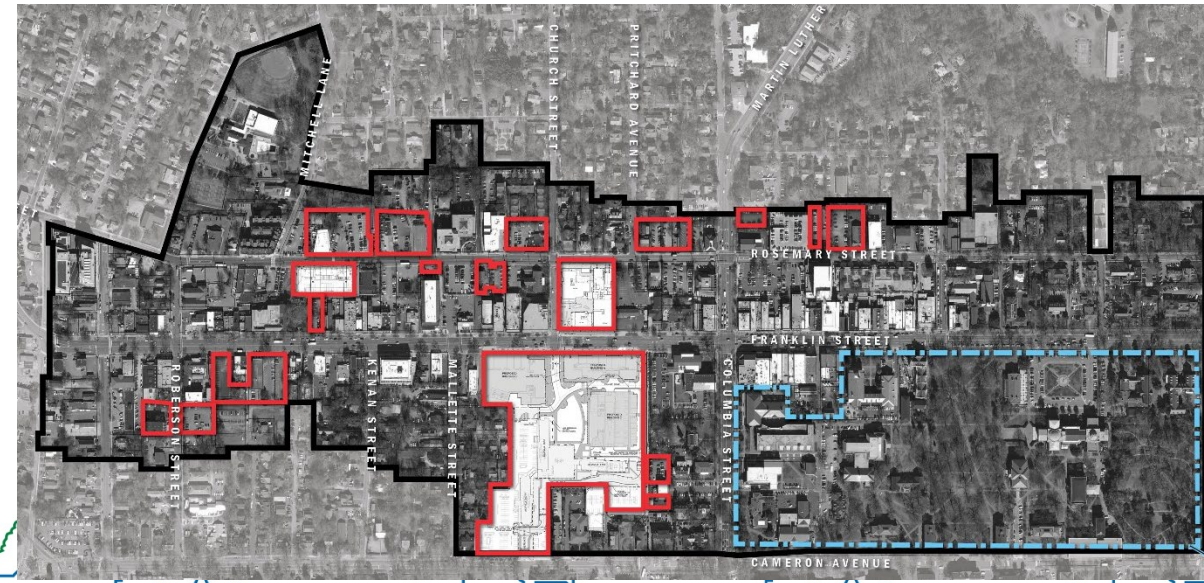
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What we heard; did we get it right?

- Downtown
 - Increase size of the Focus Area
 - Increase the number of Character Types permitted
 - Be more granular
 - Stress the need for year round residents & additional office/commercial uses

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Questions?



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