

### 1. Land Use Efficiency

- **Typical:** Most projects cluster between **15–35 units/acre** depending on site constraints (e.g., Hillmont, Barbee Chapel).
  - **Excels:** **157 E. Rosemary** with **168 units/acre** — an unusually efficient use of land in a downtown context.
  - **Typical Example:** **Barbee Chapel** (33 units/acre; reasonable urban density).
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### 2. Housing Mix & Affordability

- **Typical:** Projects often provide a **range of unit sizes (studios–3BR)**, with **7–15% affordability**, usually rentals (e.g., Chapel Hill Crossing, Hillmont).
  - **Excels:** **157 E. Rosemary** — 25% affordable, ownership condos, evenly distributed.
  - **Typical Example:** **Chapel Hill Crossing** — broad mix, 15% affordable rentals at 80% AMI.
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### 3. Walkability / Bikeability

- **Typical:** Most have **some internal sidewalks, bike storage, and partial greenway connections**, but overall walkability often depends on external infrastructure (e.g., Hillmont, Chapel Point).
  - **Excels:** **South Creek** — across from Southern Village, with extensive amenities and future BRT greenway connections.
  - **Typical Example:** **Hillmont** — walkable with nearby paths but constrained by roads (e.g., crossing NC-54).
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### 4. Mixed Use / Transit

- **Typical:** Most projects are **primarily residential**, with transit nearby and sometimes modest retail planned (e.g., Weaver Dairy).
- **Excels:** **South Creek** — integrates retail/office (30–45k sq ft), strong transit/BRT, major greenway.

- **Typical Example: 860 Weaver Dairy** — future commercial reserved, but primarily residential with bus access.
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## 5. Parking

- **Typical:** Ratios often hover around **1.2–1.5 spaces/unit** for multifamily, sometimes exceeding PC's recommended minimums (e.g., Barbee Chapel, Chapel Point).
  - **Excels: 157 E. Rosemary** — minimal (22 structured spaces), unbundled, aligned with TOD.
  - **Typical Example: Barbee Chapel** — 1.4/unit, mostly surface, standard for suburban MF.
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## 6. Design / Placemaking

- **Typical:** Many include **small greenspaces, pocket parks, or clubhouses**, but are often compromised by surface parking (e.g., Barbee Chapel, Gateway).
  - **Excels: South Creek** — Market Street extension, multiple parks, heritage site, strong integration of civic spaces.
  - **Typical Example: Gateway** — has green elements but lacks cohesion and coordination with neighbors.
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## 7. Environment / Stormwater

- **Typical:** Most projects **commit to 100-year storm standard**, with some stream restoration but also RCD incursions (e.g., Hillmont, Chapel Point).
  - **Excels: Chapel Point** — preserves large forested buffer, removes invasives, careful with upland RCD.
  - **Typical Example: Hillmont** — restores stream but also develops heavily around RCD areas.
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## 8. Sustainability

- **Typical:** Basic commitments like **all-electric buildings and some EV readiness** (e.g., Weaver Dairy, Hillmont).

- **Excels: 157 E. Rosemary** — all-electric, EV chargers for all spaces, battery storage, permeable pavers.
  - **Typical Example: 860 Weaver Dairy** — EV-ready garages, 5% chargers, all-electric MF.
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☑ This synthesis shows **157 E. Rosemary and South Creek** often stand out as positive models, while others like **Hillmont, Gateway, or Barbee Chapel** reflect more **typical suburban development trade-offs**.