

**GUIDING PRINCIPLE 01**

ACTIVATE STRATEGIC LOCATIONS THROUGHOUT THE DEVELOPMENT FOR COMMON USES THAT BRING MULTI-GENERATIONAL RESIDENTS TOGETHER.

**GUIDING PRINCIPLE 02**

USE BUILT ELEMENTS IN THE PUBLIC REALM TO HONOR AND RESPECT THE HISTORIC ROGERS-EUBANKS COMMUNITY'S RICH, CULTURAL HISTORY.

**GUIDING PRINCIPLE 03**

PROVIDE SERVICES AND RESOURCES WITHIN WALKING DISTANCE THAT SUPPORT YOUTH, FAMILIES, AND THE ABILITY FOR SENIORS TO AGE IN PLACE.

**GUIDING PRINCIPLE 04**

ESTABLISH BUILDING SCALING AND HOUSING DENSITY THAT BUILD ON THE STRENGTHS OF THE SURROUNDING NEIGHBORHOOD.

**GUIDING PRINCIPLE 05**

PRIORITIZE RENTED AND OWNED AFFORDABLE HOUSING AND SUPPORT SPACE FOR SMALL BUSINESSES.

**GUIDING PRINCIPLE 06**

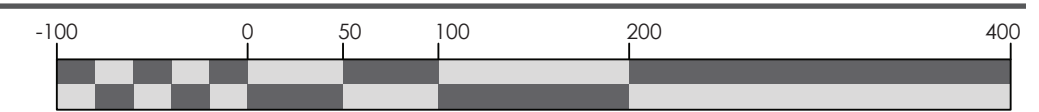
PROVIDE A NETWORK OF SAFE, CONNECTED STREETS AND PUBLIC TRANSIT TO ENABLE MOBILITY FOR RESIDENTS OF ALL AGES AND ABILITIES.

**GUIDING PRINCIPLE 07**

MINIMIZE THE IMPACT OF ROADS AND DEVELOPMENT ON THE NATURAL ECOSYSTEM WITHIN THE PRESERVE AREA.

**GUIDING PRINCIPLE 08**

USE NATURAL AND PAVED SURFACES TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND CONNECT TO NEARBY TRAIL NETWORKS.





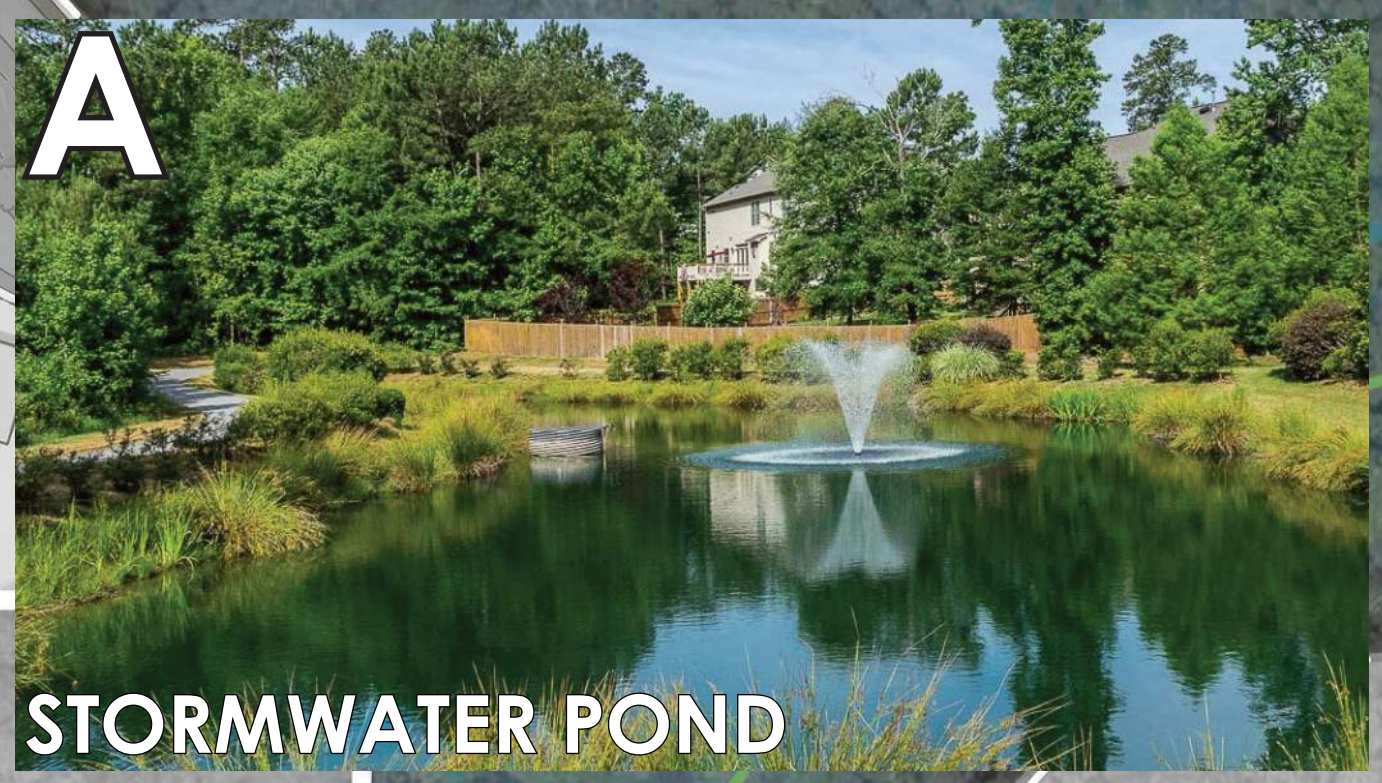
MAP "C"

# GREENE TRACT - CONCEPTUAL MASTER PLAN

## Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

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MAP "D"

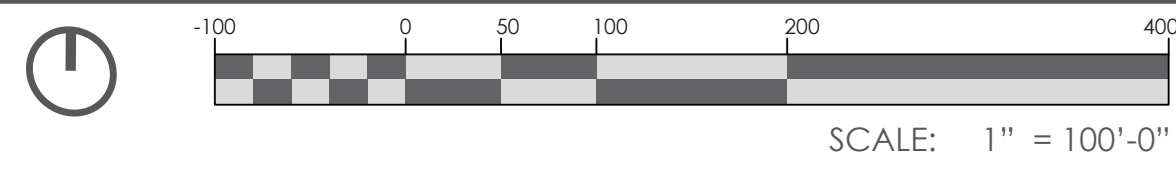
### GREENE TRACT - OPEN SPACE

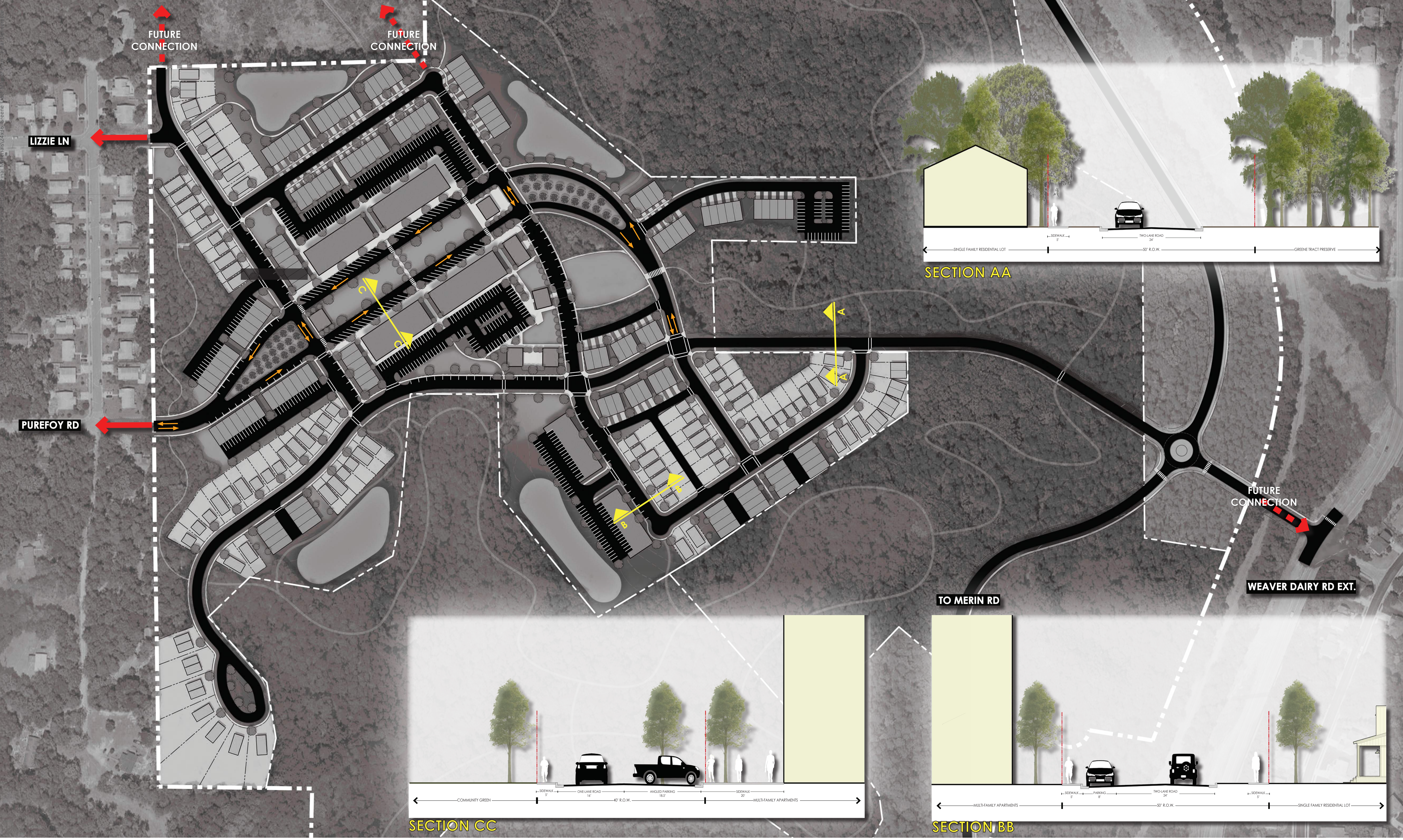
SEPTEMBER 22, 2024

**THOMAS & HUTTON**

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and proper description.

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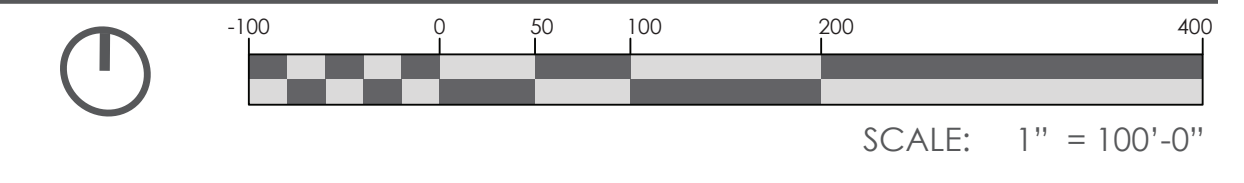
MAP "E"

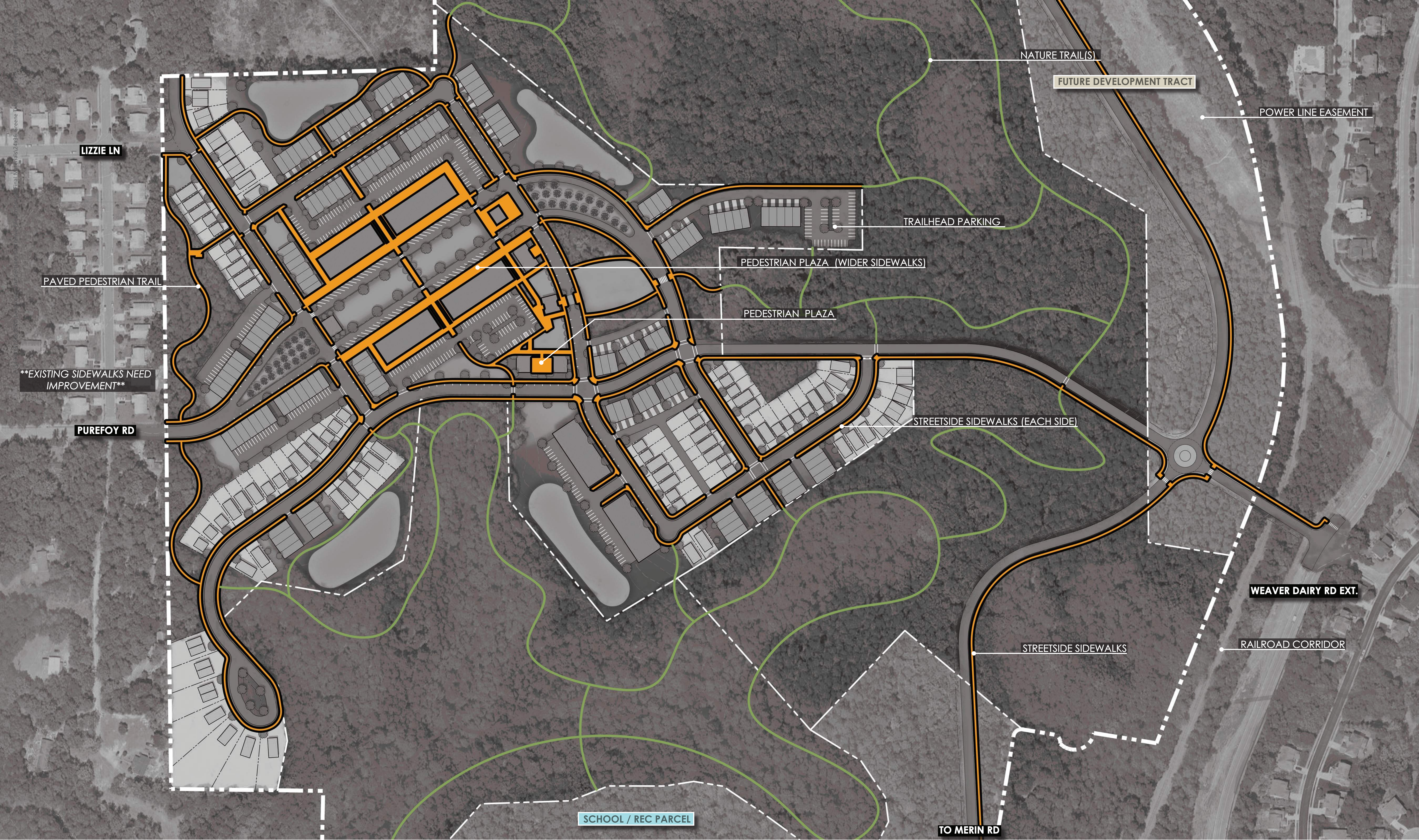
GREENE TRACT - VEHICULAR NETWORK

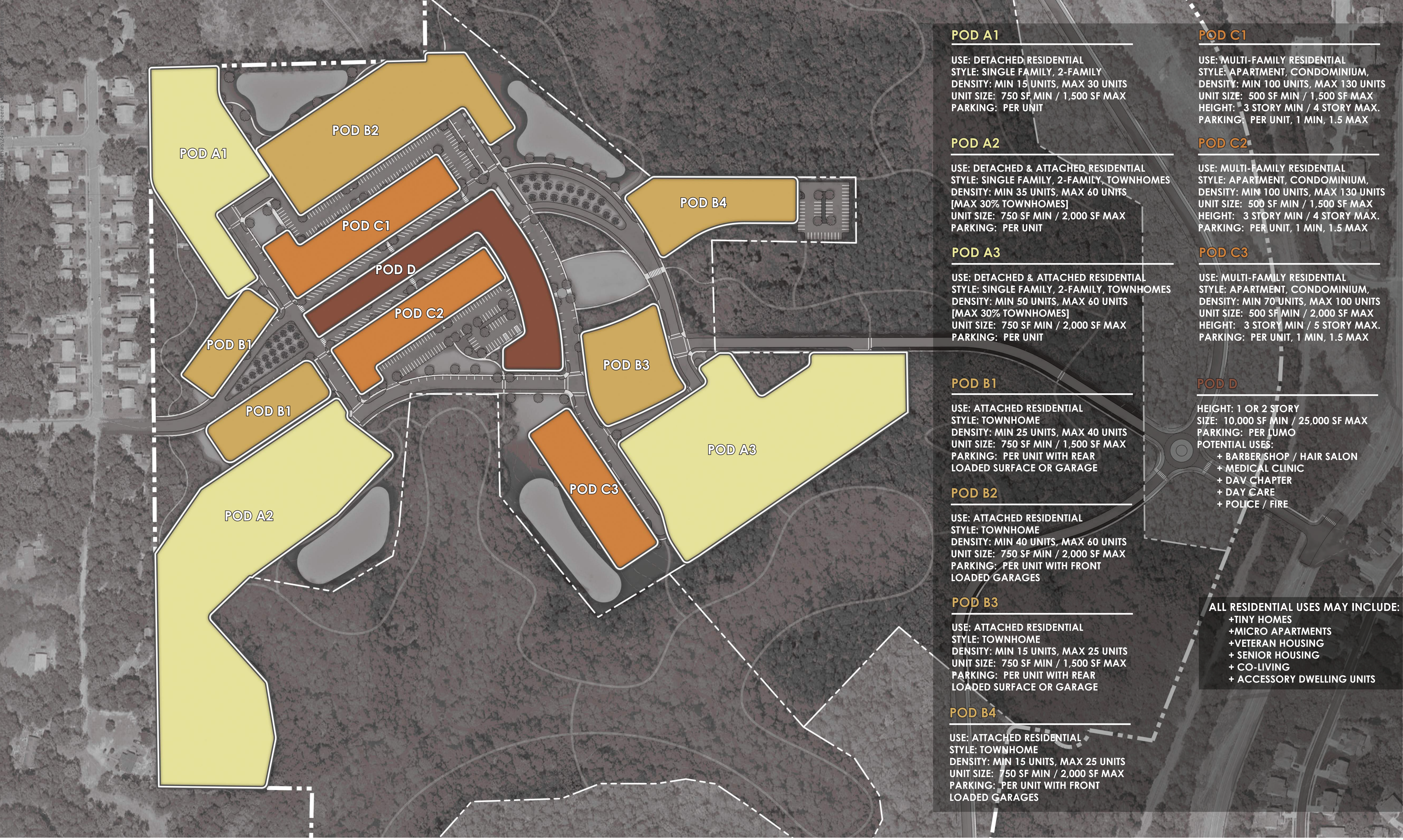
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**POD A1**

USE: DETACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY  
 DENSITY: MIN 15 UNITS, MAX 30 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT

**POD C1**

USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 100 UNITS, MAX 130 UNITS  
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX  
 HEIGHT: 3 STORY MIN / 4 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

**POD A2**

USE: DETACHED & ATTACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES  
 DENSITY: MIN 35 UNITS, MAX 60 UNITS  
 [MAX 30% TOWNHOMES]  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT

**POD C2**

USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 100 UNITS, MAX 130 UNITS  
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX  
 HEIGHT: 3 STORY MIN / 4 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

**POD A3**

USE: DETACHED & ATTACHED RESIDENTIAL  
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES  
 DENSITY: MIN 50 UNITS, MAX 60 UNITS  
 [MAX 30% TOWNHOMES]  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT

**POD C3**

USE: MULTI-FAMILY RESIDENTIAL  
 STYLE: APARTMENT, CONDOMINIUM,  
 DENSITY: MIN 70 UNITS, MAX 100 UNITS  
 UNIT SIZE: 500 SF MIN / 2,000 SF MAX  
 HEIGHT: 3 STORY MIN / 5 STORY MAX.  
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

**POD B1**

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 25 UNITS, MAX 40 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT WITH REAR  
 LOADED SURFACE OR GARAGE

**POD D**

HEIGHT: 1 OR 2 STORY  
 SIZE: 10,000 SF MIN / 25,000 SF MAX  
 PARKING: PER LUMO  
 POTENTIAL USES:  
 + BARBER SHOP / HAIR SALON  
 + MEDICAL CLINIC  
 + DAY CARE  
 + POLICE / FIRE

**POD B2**

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 40 UNITS, MAX 60 UNITS  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT WITH FRONT  
 LOADED GARAGES

**POD B3**

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 15 UNITS, MAX 25 UNITS  
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX  
 PARKING: PER UNIT WITH REAR  
 LOADED SURFACE OR GARAGE

**ALL RESIDENTIAL USES MAY INCLUDE:**

- +TINY HOMES
- +MICRO APARTMENTS
- +VETERAN HOUSING
- + SENIOR HOUSING
- + CO-LIVING
- + ACCESSORY DWELLING UNITS

**POD B4**

USE: ATTACHED RESIDENTIAL  
 STYLE: TOWNHOME  
 DENSITY: MIN 15 UNITS, MAX 25 UNITS  
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX  
 PARKING: PER UNIT WITH FRONT  
 LOADED GARAGES

