

Project	Land Use Efficiency	Housing Mix & Affordability	Walkability / Bikeability
115 Chapel Point	Facts: 155 -170 units on 19 acres (~19 units/acre). Analysis: Dense for site; continue optimizing units vs impervious surface •	Facts: Studios -3BR, 10% affordable (65 - 80% AMI). Analysis: Good variety incl. micro-units; aligns with affordability goals •	Facts: Near Eubanks P&R, sidewalks, shade, greenway link. Analysis: Strong internal network; Town should invest in connections beyond Carraway •
247 Meadowmont (Cedars)	Facts: 10 units on 0.67 acres (~15 units/acre). Analysis: Reasonable density; aligns with FLUM	Facts: 10 senior 2BR units only. Analysis: Narrow mix, but larger Meadowmont already fulfills affordable targets	Facts: Located in highly walkable area, trail to shops/school, bike parking. Analysis: Favorable; PC recommends bike/golf cart storage in garage
Barbee Chapel	Facts: 342 units on 10.5 acres (~33 units/acre). Analysis: Adequate density	Facts: 318 apartments (1 -2BR), 24 townhomes. Analysis: Meets housing needs; no concerns	Facts: Near East54 & Meadowmont retail, NC-54 greenway link. Analysis: Strong connections but requires safe crossings
Chapel Hill Crossing	Facts: 422 -578 units on 16.3 acres (~26 -35 units/acre). Analysis: Efficient density	Facts: Wide mix (rowhouses, cottages, MF <800 sf); 15% affordable rentals @80% AMI. Analysis: Strong diversity; need affordable ownership too	Facts: 7 -20k sq ft commercial, incl. micro-retail; 0.7 mi to Wegmans. Analysis: Walkability depends on crossings; Gateway needs critical mass
Hillmont	Facts: ~17 units/acre on main parcel (excl. RCD/Block D). Analysis: Reasonable density ‘	Facts: 390 -500 rentals; 7 -10% affordable; 500 - 2000 sf. Analysis: Diverse but lacks micro-units; Council should push affordability ‘	Facts: ~0.75 mi from Meadowmont via paths/tunnel; new crosswalk planned. Analysis: Walkability limited; Town should enhance Stancell Dr. ‘
South Creek	Facts: 688 units on 43 acres (~16 units/acre). Analysis: Could support more density; preserve ~80 acres under review ‘	Facts: 526 condos, 102 TH, 60 rentals; many <1000 sf. Analysis: Diverse, for-sale focus helpful ‘	Facts: Opposite Southern Village; 30 - 45k sq ft retail; trails. Analysis: Very walkable, but crossing South Columbia critical ‘

157 E. Rosemary	Facts: 56 units on 0.33 acres (~168 units/acre). Analysis: Very efficient ‘	Facts: 25% affordable (80% AMI); condos. Analysis: Strong affordability, well distributed ‘	Facts: Downtown, walkable to UNC; 3k sf retail. Analysis: Highly walkable location; enhances neighborhood mix ‘
Gateway	Facts: ~25 units/acre (senior) or low 20s (TH). Analysis: Reasonable; no concerns ‘	Facts: Studios -3BR (525 -1400 sf). Analysis: Favorable; no concerns ‘	Facts: 0.75 mi to Wegmans; limited retail; Durham schools. Analysis: Walkability uncertain; depends on future Gateway buildout ‘
860 Weaver Dairy	Facts: 525 -575 MF + 105 -135 TH on 45 acres (~14 -16 units/acre). Analysis: Reasonable given constraints; ~21 -24 units/acre on disturbed land ‘	Facts: MF (studios - 3BR), TH (3 -4BR); 10% affordable MF, 15% affordable TH. Analysis: Strong affordability mix ‘	Facts: Greenway connection; walkable to Chapel Hill North, schools, parks. Analysis: Walkability strong ‘

Mixed Use / Transit	Parking	Design / Placemaking	Environment / Stormwater
<p>Facts: Adds residential to Carraway Village; 1/10 mile to BRT. Analysis: Transit access strong; boosts viability of retail mix •</p>	<p>Facts: ~1.2 -1.5 spaces/unit; TH garages; surface lots. Analysis: PC recommends minimizing surface parking; explore pervious pavers and unbundling •</p>	<p>Facts: Two mews, gazebo, playground. Analysis: Appropriate amenities; waiver for new rec facilities acceptable •</p>	<p>Facts: Preserves forest north of stream; storm pond for 100-yr storm. Analysis: Developers should reduce upland RCD disturbance, protect habitat corridor •</p>
<p>Facts: N-route bus stop nearby; golf cart shuttle. Analysis: Strong accessibility for seniors</p>	<p>Facts: 21 spaces (2.1/unit), > Town max, underground. Analysis: Garage oversupply contradicts PC policy; recommend reduction/unbundling</p>	<p>Facts: Vacant lot; small open space; minimal outdoor amenities. Analysis: Opportunity for open space as community amenity; encourage front-door orientation</p>	<p>Facts: Site cleared; no RCD. Analysis: Must restore green space with native species</p>
<p>Facts: Near GoTriangle & Town buses; greenway expansion planned. Analysis: Well-connected; more service may be needed</p>	<p>Facts: 1.4 spaces/unit, mostly surface; max impervious ratio. Analysis: Overreliance on surface lots undermines pedestrian realm; unbundling urged</p>	<p>Facts: Some green pockets, entrance all-@e. Analysis: Pedestrian realm diminished by parking; playground suggested</p>	<p>Facts: Flat site; removal of 10 houses. Analysis: No major concerns</p>
<p>Facts: Served by D bus; bike path easements. Analysis: Greenway forthcoming, but Eastowne crossing critical</p>	<p>Facts: Huse uses structured; northern parcel ~85% surface; ~1 space/BR. Analysis: Pedestrian-friendly design; recommend unbundling and min. ratios</p>	<p>Facts: Outdoor gathering spaces; structured parking supports design. Analysis: Internal pedestrian realm unusually strong</p>	<p>Facts: Preserves forest edge; no RCD encroachment. Analysis: No major concerns</p>
<p>Facts: On bus line, near Friday Center hub. Analysis: Transit supportive, but car trips likely unless walkability improves ‘</p>	<p>Facts: Higher than PC policy. Analysis: Reduce ratios; unbundle parking ‘</p>	<p>Facts: Block D forest amenity, unprogrammed. Analysis: Valuable open space; urge clarity on Blocks A -C ‘</p>	<p>Facts: Restores stream in RCD; Blocks A -C largely forested. Analysis: Tree canopy connection needed; 100-yr storm standard urged ‘</p>
<p>Facts: NS bus, BRT planned, Morgan Creek greenway. Analysis: Excellent TOD location; enhance Zapata/Dogwood links ‘</p>	<p>Facts: ~1.5 spaces/unit avg; condo garages; 2.5/unit THs. Analysis: Reduce TH ratios; unbundle parking ‘</p>	<p>Facts: Market St extension, parks, heritage site. Analysis: Strong place-making potential; street grid may be excessive ‘</p>	<p>Facts: Some RCD incursions; steep slopes. Analysis: Town must review stormwater carefully ‘</p>

Facts: On downtown bus lines. Analysis: Excellent transit access ‘

Facts: Path planned to Old Chapel Hill Rd; \$25k in-lieu for bus shelters. Analysis: Bus access inadequate; adjacent properties limit improvements ‘

Facts: Central 7 acres reserved for commercial; ground-level retail possible. Analysis: Location suboptimal for retail; wait-and-see approach reasonable ‘

Facts: 22 structured spaces, likely unbundled. Analysis: Ratio supports TOD; PC urges formalizing unbundling ‘

Facts: 1.45 spaces/unit, bundled, all surface. Analysis: May be adequate; PC urges unbundling ‘

Facts: MF 1.8 -1.9 spaces/unit (950 -1100); TH garages + driveways. Analysis: Excessive vs Town policy; negotiate reductions & unbundling ‘

Facts: Class A construction, patio, plaza linkage. Analysis: High-quality architecture and community space ‘

Facts: Ponds, dog park, clubhouse; 66.9% impervious. Analysis: Lacks cohesion; PC urges coordination with adjacent sites ‘

Facts: Greenway separated from road; traffic calming; green spaces. Analysis: Promising but dependent on execution; building elevations not yet provided ‘

Facts: Mostly impervious already; permeable patio, 100-yr storm standard. Analysis: Adequate ‘

Facts: Clear-cutting planned for forest patch; 2 ponds for stormwater. Analysis: Preserve canopy if possible; 100-yr standard responsive ‘

Facts: Several streams; RCD incursions for road/greenway; 17% impervious. Analysis: Generally avoids protected areas; careful review needed ‘

Sustainability

Facts: GBI One Globe certification, all-electric, EV-ready, dark-sky lighting. Analysis: Strong sustainability commitments •

Facts: Energy-efficient design, EV trickle outlets. Analysis: Encourage all-electric, Energy Star appliances

Facts: Not specified.
Analysis: N/A

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Analysis: N/A

Facts: Stream restoration; stormwater per LUMO. Analysis: Push for 100-yr commitment ‘

Facts: Structured condo parking, unbundled potential, car-share suggested. Analysis: Aligns with TOD/affordability goals ‘

Facts: All-electric, EV-ready, battery storage.
Analysis: Strong sustainability measures ‘

Facts: Not specified.
Analysis: N/A ‘

Facts: EV-ready garages, 5% EV chargers, all-electric.
Analysis: Positive sustainability features ‘