



SHAPING OUR FUTURE

A Transportation + Land Use Initiative

Transit Oriented Development (TOD) Update

Planning Commission 2-7-23



AGENDA

- **BACKGROUND**
- **PLAN CONTENT**
- **NEXT STEPS/ LETTER OF SUPPORT**
- **DISCUSSION**



BACKGROUND



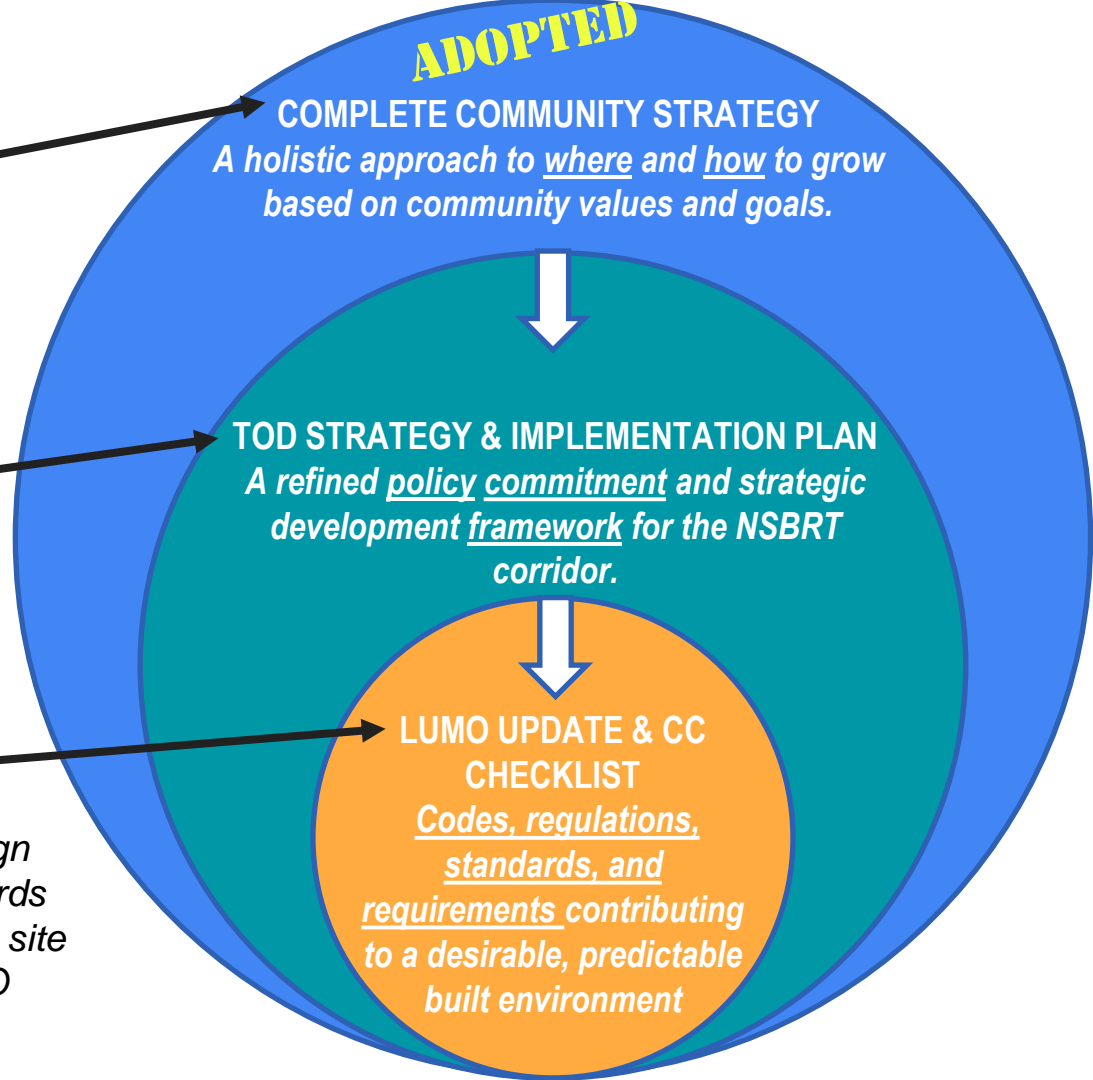
Complete Community is implemented at the Focus Area scale



TOD is implemented at the Station Area scale



Development and design regulations and standards are implemented at the site level through the LUMO



BACKGROUND

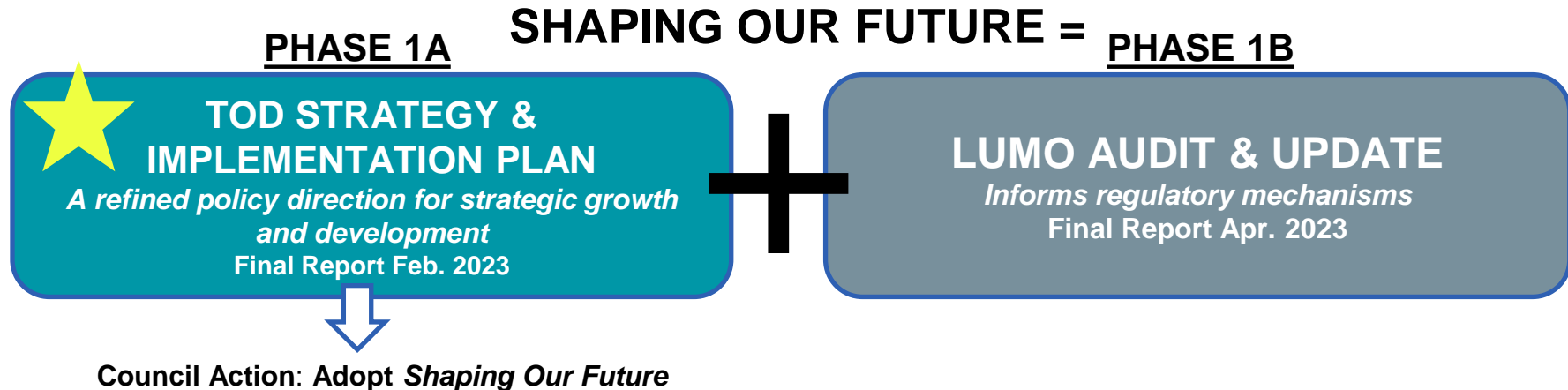


SHAPING OUR FUTURE: A TRANSPORTATION AND LAND USE INITIATIVE

Supports vibrant, walkable development in areas identified for growth (Focus Areas) across Chapel Hill.

Creates homes, services, and jobs; attracts transit riders; connects neighborhoods; and leverages public and private resources to implement the community's vision.

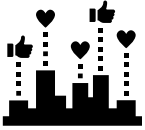
Two phases:



PLAN CONTENT



ENGAGEMENT Focus groups, one-on-one interviews, open houses, webinars, pop-ups, Town Council updates



MARKET ANALYSIS Current land uses, land availability, vacancy rates, land prices, rents, price points, stakeholder interviews, development and redevelopment opportunities, gaps between feasible development and available resources



ACCESSIBILITY ANALYSIS Missing bike/ped network links and barriers to multimodal travel



STATION AREA CONCEPTS Illustrative examples of TOD scenarios guiding policy development, regulatory recommendations, and estimating the potential development capacity

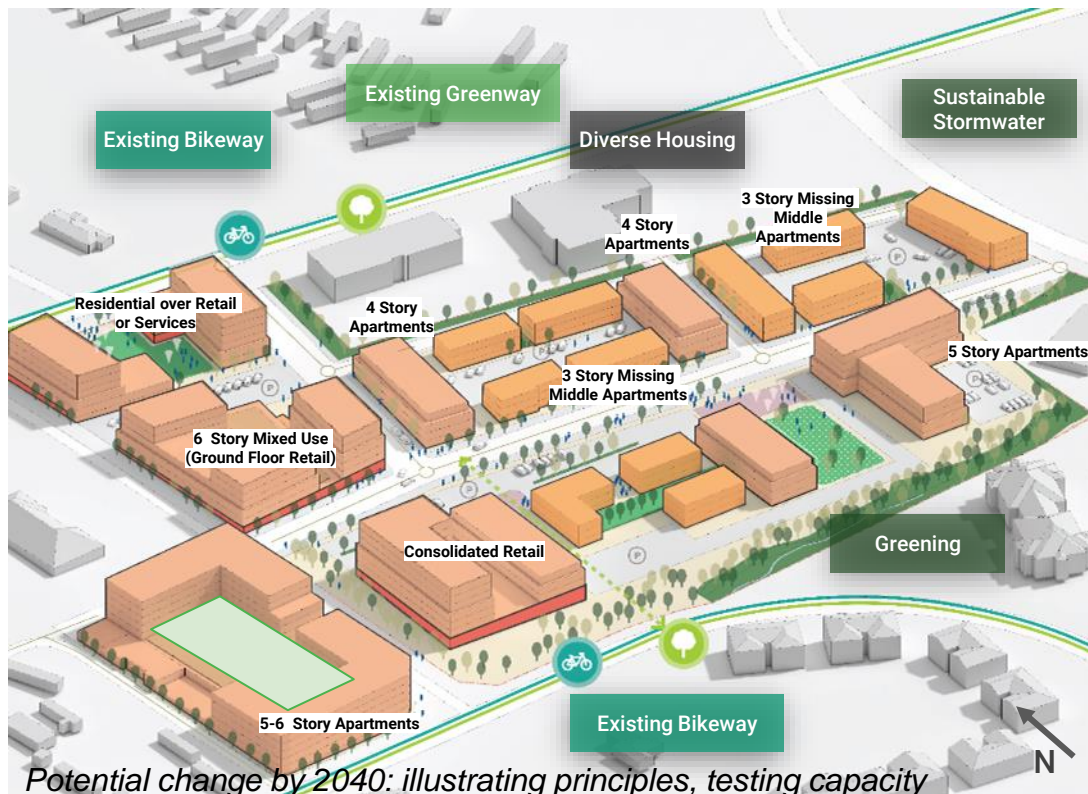


IMPLEMENTATION RECOMMENDATIONS Policy and regulatory tools meeting community goals, transit needs, and market projections; starting point for discussions and decisions related to LUMO Update

TOD Site: Timberlyne at Weaver Dairy

Draft: Work-in-Progress

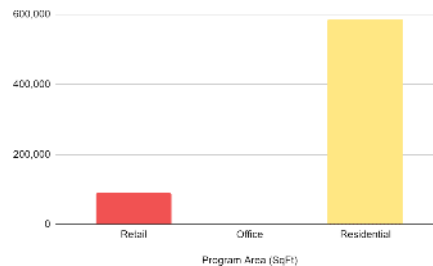
A SUSTAINABLE MIXED-USE COMMUNITY



Potential change by 2040: illustrating principles, testing capacity



Use Mix (Approx): Higher Density Scenario



Residential Units: 470-490

Retail / Mixed Use GFA: ~50-55,000 sq ft

DU/Acre: 30-40



MLK JR BLVD / WESTMINSTER DR TODAY

DRAFT – IN PROGRESS



Conceptual Rendering Martin Luther King, Jr. Blvd. at Westminster Dr.

COMPLETE COMMUNITY

- Transition and distribute building mass through smaller, connected buildings
- Greenery fully integrated into site design (street trees, medians, bioswales, public lawns, etc.)
- Minimal building setbacks create engaging street edges
- Vertical and horizontal exterior articulation breaks up monolithic buildings
- Human-scaled, active uses on ground floor of building frontages
- Buildings bound and define public outdoor spaces
- Complete Streets provide safe and comfortable routes to BRT stations and E2E greenway network
- Station area and streets connected to adjoining neighborhoods



IMPLEMENTATION RECOMMENDATIONS

AFFORDABLE HOUSING

- Development
- Programs
- Funding
- Planning/Regulation
- Zoning

ECONOMIC DEVELOPMENT

- Office
- Retail
- Downtown

MULTIMODAL ACCESSIBILITY & MOBILITY

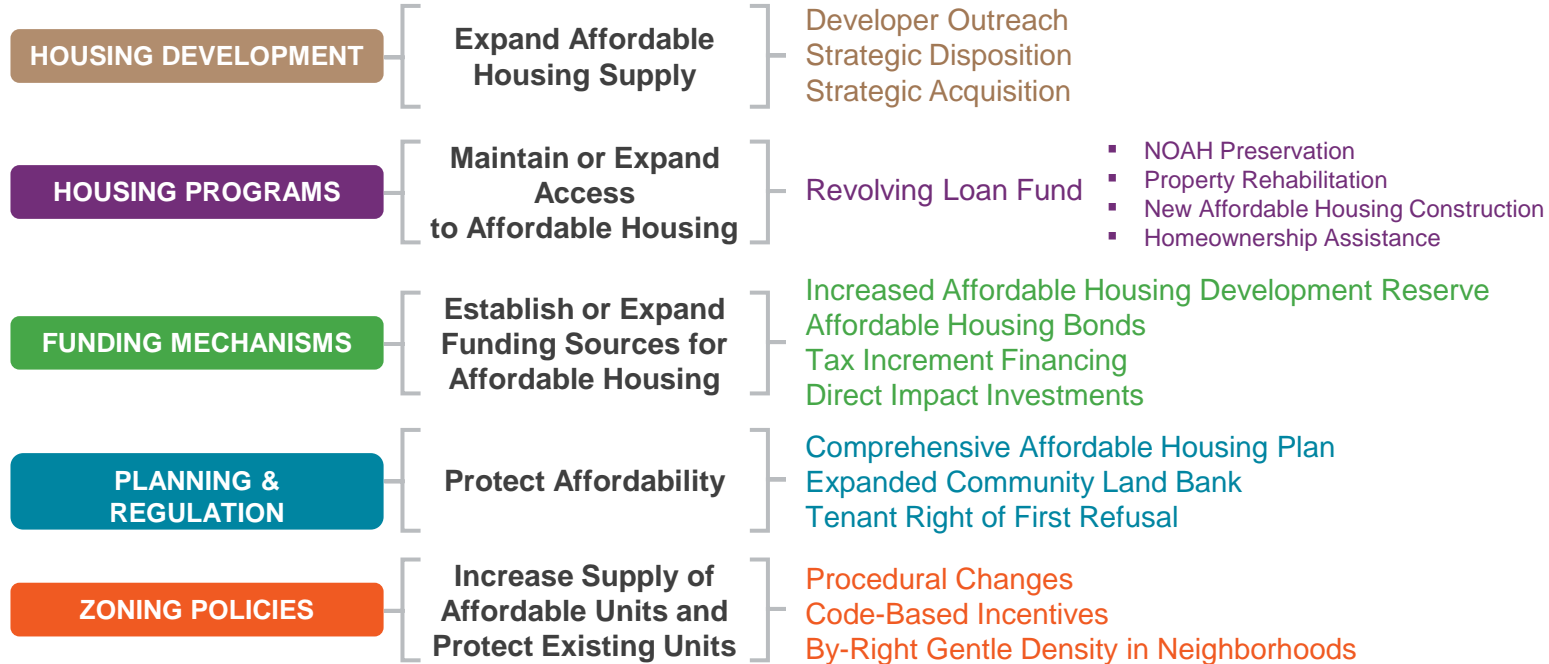
- Sidewalks
- Crossings
- Signage/ wayfinding
- Amenities

TOD LAND USE POLICIES

- Modify existing zoning district(s)
- New standalone TOD district(s)
- New TOD Overlay + incentives

IMPLEMENTATION RECOMMENDATIONS: AFFORDABLE HOUSING TOOLKIT

Protect, expand, diversify, promote affordability



IMPLEMENTATION RECOMMENDATIONS: MULTIMODAL ACCESSIBILITY & MOBILITY

- Sidewalk gaps in BRT corridor: 43 (20,650 linear feet)
- Sidepath gaps in BRT corridor: 8 (4,500 linear feet)
- Sidewalk gaps in focus areas: 5 (2,740 linear feet)
- Sidepath gaps in focus areas: 16 (46,220 linear feet)
- Mid-block crossings at potential development sites and where traffic calming is necessary
- Accessible signage and wayfinding
- Bike parking (secure) and other user amenities (benches, bike racks, trash receptacles, etc.)



EQUITY METRICS

- Gaps, barrier types, demographics, cost burden analysis, median income data.
- Populations with greater needs, or preferences for bicycling and walking, including “last mile” trips to access transit.
- Locations with lower incomes and rates of vehicle ownership – indicating transit, bike and pedestrian need.

IMPLEMENTATION RECOMMENDATIONS: ECONOMIC DEVELOPMENT STRATEGIES

Facilitate equitable growth and development



IMPLEMENTATION RECOMMENDATIONS: LAND USE

STRATEGY 1: MODIFY EXISTING USE DISTRICTS

Modify appropriate existing use districts (Town center: TC-1, TC-2 and TC-3; Mixed-use residential districts: MU-OI-1 and MU-R-1; Mixed-use village districts: MU-V and MU-V-CZD; Residential: R-4, R-5 and R-6; Residential Conditional: R-SS-CZD) to update use, density, massing, site design, sustainability, and green building characteristics identified in *Charting Our Future, Shaping Our Future*, and the Complete Community framework.

STRATEGY 2. ADOPT A TOD OVERLAY DISTRICT

Adopt a transit oriented development (TOD) overlay district adding a layer of zoning encouraging or requiring specific development characteristics and design features supporting transit and providing incentives. Include provisions for moderate and higher-density development within walking distance of transit stations; a wider range of housing options, across income levels and age groups; affordable or workforce housing requirements; mixed uses; attractive, walkable and bike-able streets; reduced parking requirements; and everywhere to everywhere transportation greenways. NOTE: current zoning conditions limit the utility of an underlay; an overlay should only be considered along with updated base zoning districts.

STRATEGY 3: CREATE NEW TOD USE DISTRICTS

Create new TOD districts setting uses, mix of uses, densities, heights, setbacks, frontages, and parking requirements, and other factors relevant to a TOD. TOD use districts can respond to different contexts, reflecting use, density, massing, site design, sustainability, and green building characteristics identified in *Charting Our Future, Shaping Our Future*, and the Complete Community framework. These might include **TOD Hub** (intersections of multiple forms of transportation); **TOD Corridor** (emphasis on residential, missing middle housing, amenities, and services); **TOD Downtown** (wider array of activities and housing, economic development, and visitor assets); **TOD Institution** (predominantly higher education, research and health-care context)

NEXT STEPS:

Town Council
Feb. 22, 2023, 7 PM

Resolutions being considered:

- Adopt *Shaping Our Future*
- Open legislative hearing to amend comprehensive plan, incorporating some/all of *Shaping Our Future*

Staff request Planning Commission
Letter of Support for Adopting
Shaping Our Future



QUESTIONS?

Link to plan:

<https://publicinput.com/T0273#2>

Thank you!

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