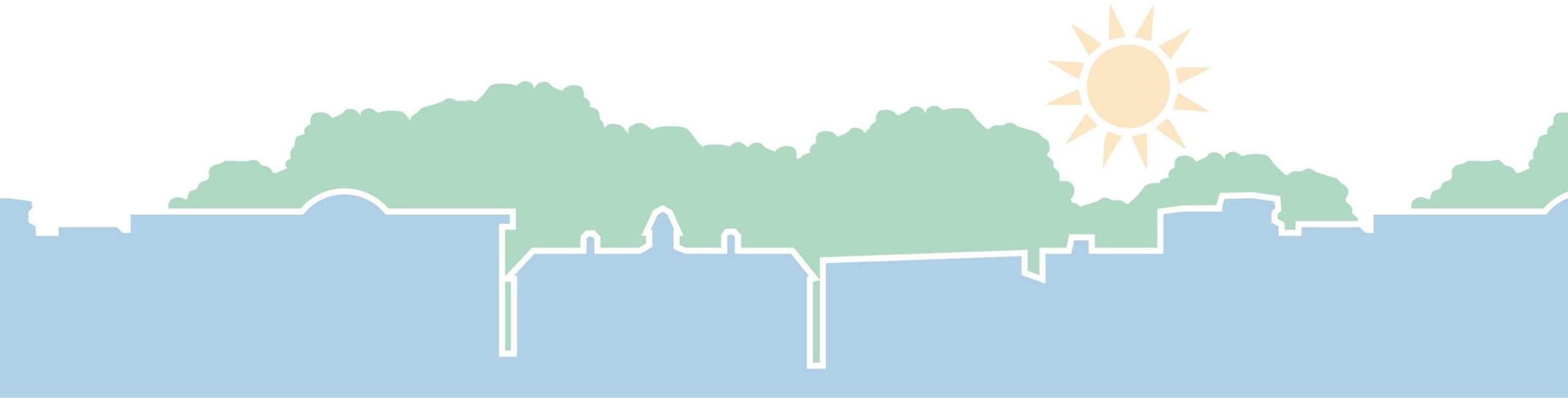


Town Council

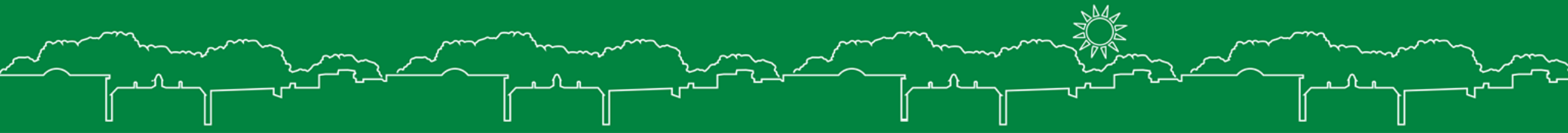
May 1, 2019



Today's Meeting



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



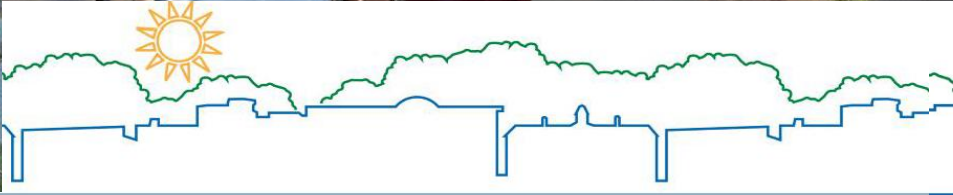
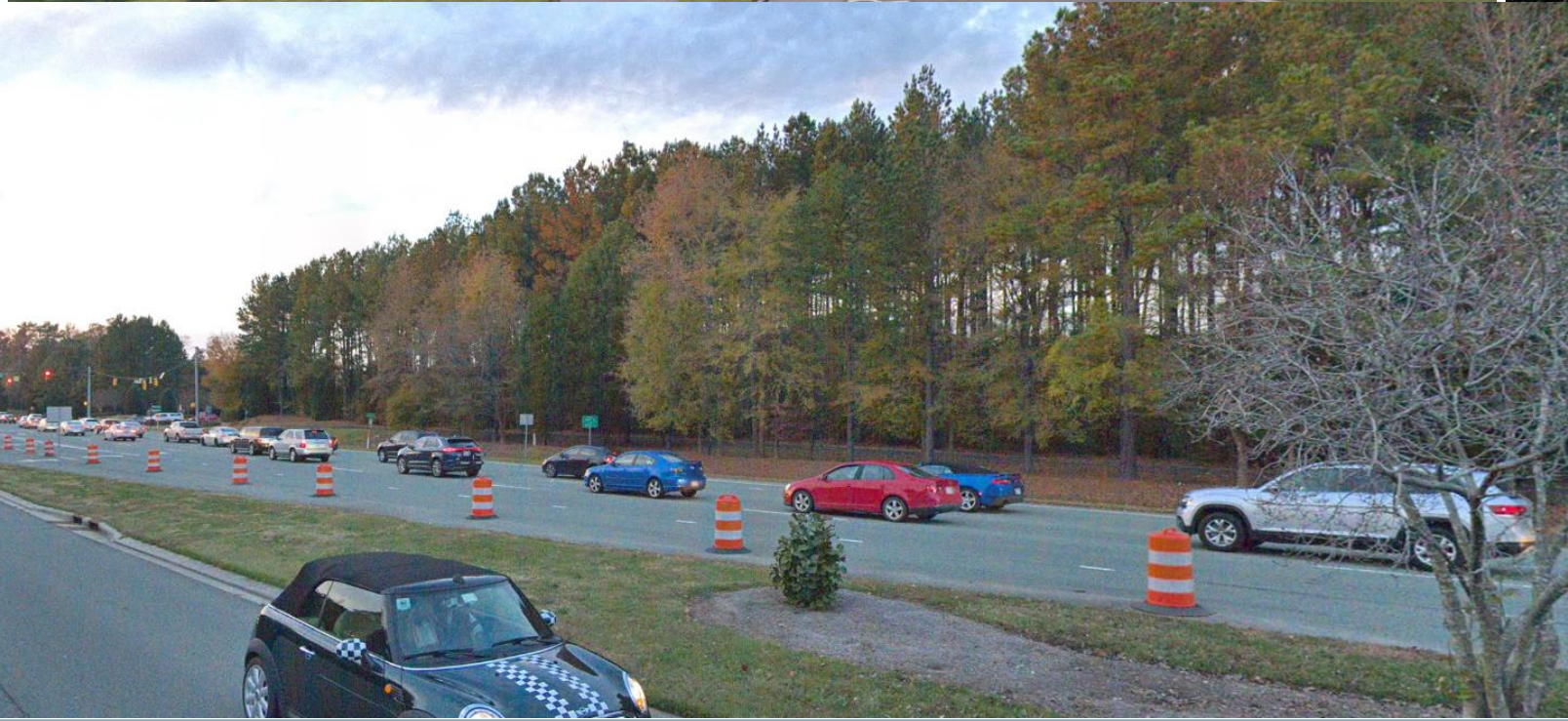


NC 54

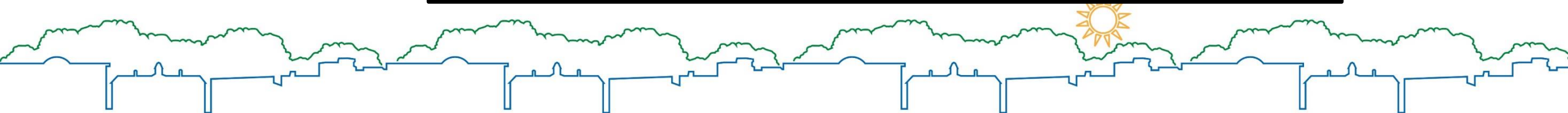
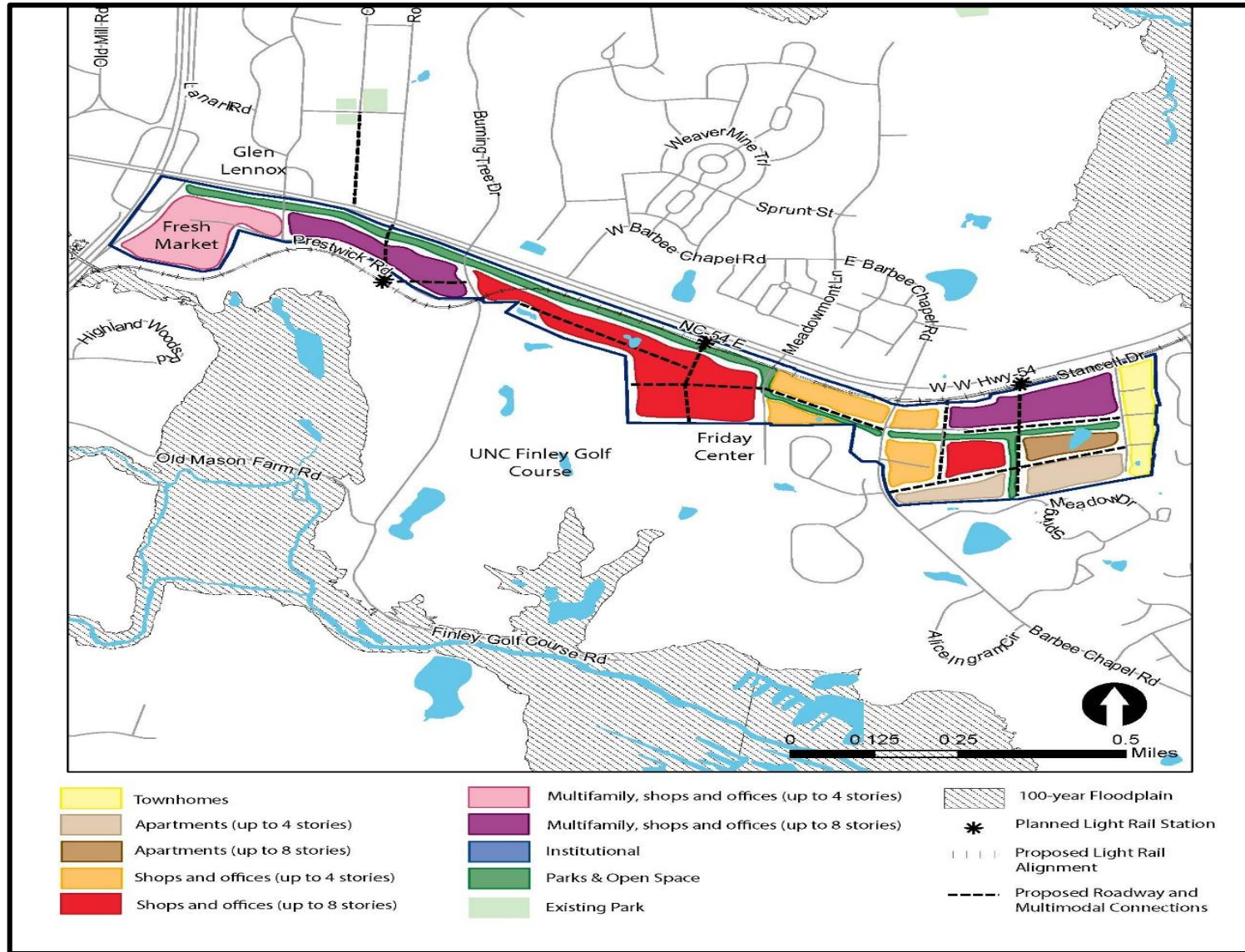
Employment centers with a green gateway to Chapel Hill.

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

NC 54 Corridor



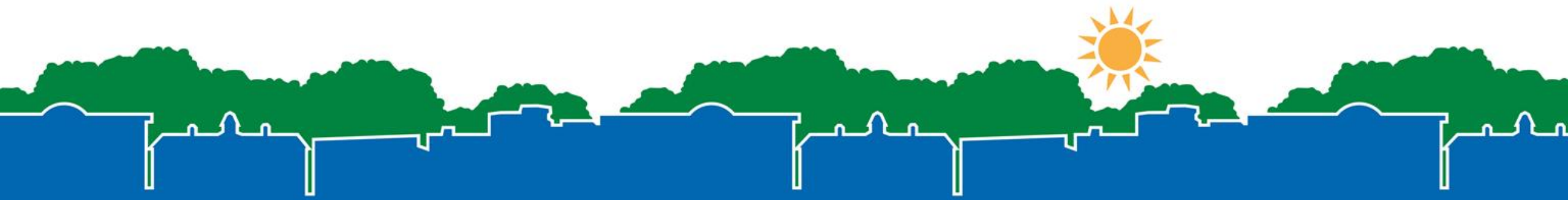
NC 54



NC 54 Corridor

1. What changes (if any) in terms of Character Types should be made near the three former light rail stations due to the discontinuation of the light rail project?
2. Is the emphasis on shops & offices in the middle of the Focus Area appropriate?
3. Should buildings be placed closer to street with the linear open space or maintain/create the treed buffer?
4. Are less active office/commercial frontages appropriate along 54?





South 15-501 Gateway / Southern Village Park and Ride

Gateway nodes providing a mixture of uses and housing types.

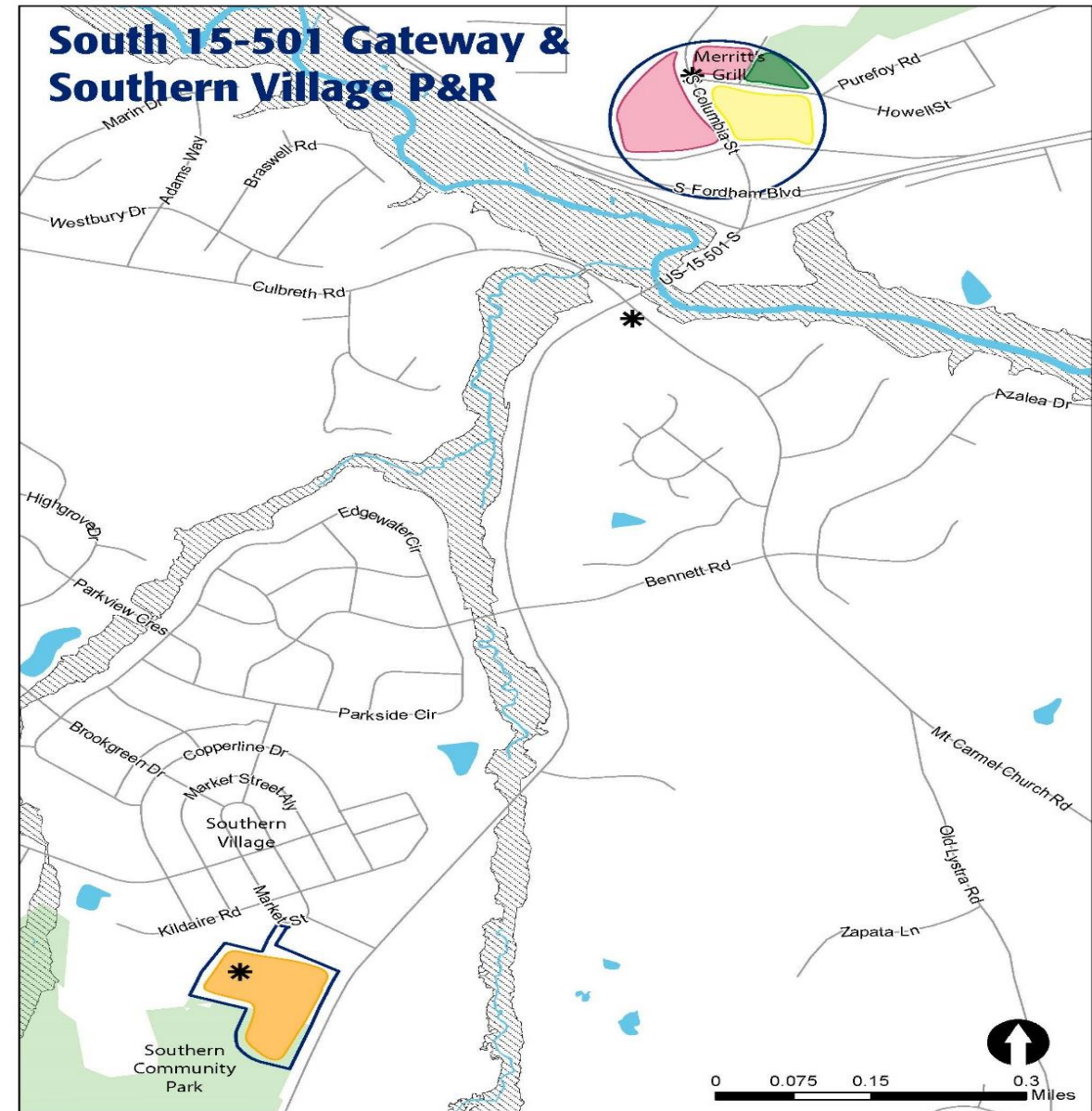
As two gateway nodes on the southside of Chapel Hill, this Focus Area includes a mixture of uses, housing types, and open spaces that respect the differences of the South 15-501 Gateway and the Southern Village Park and Ride. These areas are envisioned to improve connectivity within and to the Focus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



S 15-501 / S. Village P&R



South 15-501 Gateway/ Southern Village Park & Ride



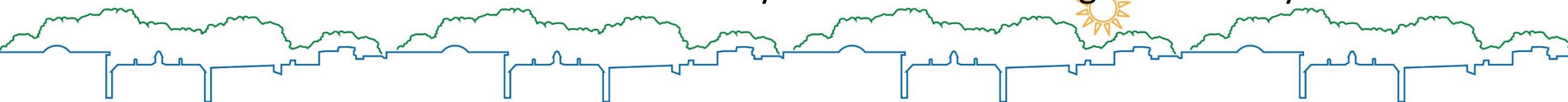
South 15-501 Gateway / Southern Village Park and Ride

Are the character types shown appropriate for the two nodes?



What we heard; did we get it right?

- More options needed for Character Types – Include in addition to the 4 and 8 story options:
 - 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



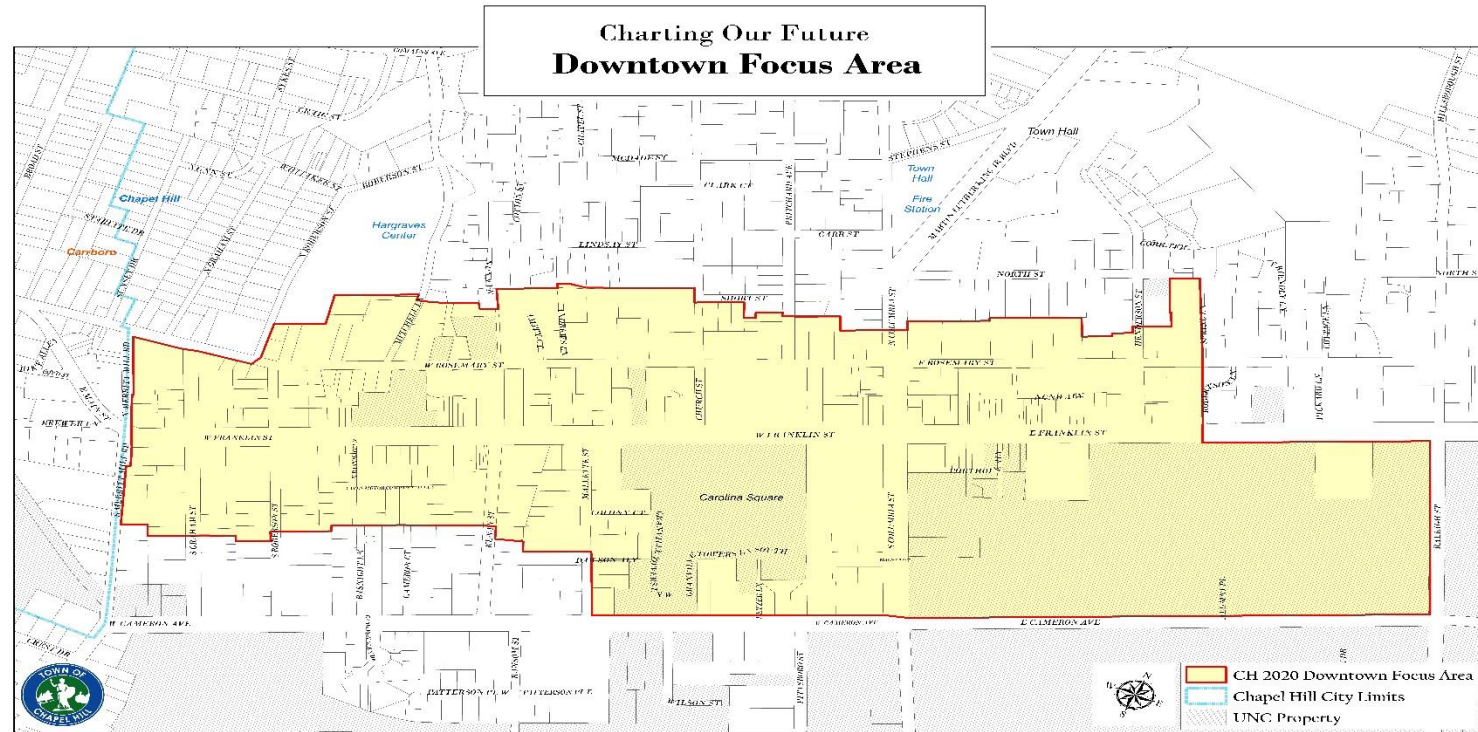
What we heard; did we get it right?

- 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"



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



Questions?

