

DRAFT 2.9.25

Recommendation to Mayor and Town Council in support of Chapel Hill Complete Communities Initiative

Presented by: Chapel Hill Historic District Commission

February XX, 2025

Mayor and Town Council,

The Historic District Commission (HDC) has been discussing the implications of increased development in Chapel Hill, the Complete Communities Initiative sponsored by Council and recent development applications in and around the three Historic Districts. To better meet the needs of multiple stakeholders, the HDC recommends formation of a Task Force to develop a Chapel Hill Historic District New Development Look Book. This HDC Look Book would be a new resource for the community to help foster complimentary in-fill development in the three Historic Districts over time.

What would a Look Book include?

1. Examples of existing structures in the historic districts that have provided additional housing options while complying with HDC design standards
2. Architectural elements of existing homes that would work well when referenced in new structures

3. Sample structures imagined for in-fill development such as accessory dwelling units (reference materials from Housing Choices project?)

Target audience for the HDC Look Book: Current Homeowners, Future Homeowners, Real Estate agents, Property Developers, Town Staff, current and future HDC members.

To successfully complete this project, the HDC recommends forming a Task Force that will be responsible for developing a timeline, managing project resources, investigating reference projects from similar communities and delivering a successful project to Council.

Once approved, we'd view the Task Force's outline of work as follows:

- Recruit volunteers from the local community, Staff and HDC members who have relevant experience and expertise in historic preservation, housing development and design
- Uncover examples from other US communities that are referential, especially those with similar characteristics to Chapel Hill
- Leverage Federal, State and Regional resources and organizations dedicated to historic preservation and housing expansion. Examples include ... Preservation North Carolina, etc.

- Development of a Project Plan, timeline and Resource allocation approach to finalize a recommendation to Council with a target date of Q1 2026.
- Staff time : SHPO, from NC ... Head of Preservation NC ... best person from SHPO to call Myrick

The HDC is requesting that the Council allocate Town budget and Staff time to form the Task Force, help guide the efforts of volunteers and make contact with other communities & government agencies.

- Requesting \$30,000 in budget
- Assignment of a Planning Department Staff member to provide expertise and coordination with other Town efforts such as the LUMO updates.