TOWN OF CHAPEL HILL

Town Council
Meeting Agenda

Town Hall
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Mayor Jessica Anderson
Mayor pro tem Amy Ryan
Council Member Camille Berry
Council Member Melissa McCullough
Council Member Paris Miller-Foushee
Council Member Theodore Nollert
Council Member Adam Searing
Council Member Elizabeth Sharp
Council Member Karen Stegman

Wednesday, March 13, 2024 6:00 PM **Library Meeting Room B**

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

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In-Person Meeting Notification

Changes to meeting start time
• Meetings (business and work sessions) begin at 6 PM to potentially allow for greater community participation and meetings that end earlier.

Changes in Meeting Material content
• You'll notice streamlined reports and hyperlinks to supporting documents.
• Staff presentations will be posted after the meeting to allow more time to prepare high-quality presentations.

View the Meeting
• Public attendance is welcome, and limited to room capacity
• We will not live stream the event, but will provide the Post-Meeting Video https://www.townofchapelhill.org/councilvideo/
• The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
• Participate in a voluntary demographic survey before viewing online or in person - https://www.townofchapelhill.org/demosurvey

Parking and Entry
• Parking is available at the Library lots. The Library is served by CL Route, D Route, and GoTriangle Routes of Chapel Hill Transit
• Meeting Room B is to the right from the main entrance.
• Please do not bring signs.

ROLL CALL

OPENING

ANNOUNCEMENTS BY COUNCIL MEMBERS

AGENDA ITEMS

1. Council Work Session on the FY 2024-25 Budget Development **[24-0119]**

PRESENTER: Chris Blue, Town Manager

Council will receive an update on the status of the FY 2024-25 budget development, hear from department directors about the backlog of needs, and discuss year two of the five-year budget strategy.

2. Rewriting Our Rules - A LUMO Update **[24-0120]**

PRESENTER: Tas Lagoo, Principal Planner

Planning Department staff will share updates and request feedback on the Rewriting Our Rules project.

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS

TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 1., **File #:** [24-0119], **Version:** 1 **Meeting Date:** 3/13/2024

Council Work Session on the FY 2024-25 Budget Development

Staff:
Chris Blue, Town Manager
Amy Oland, Director

Department:
Town Manager's Office
Business Management

Overview: Tonight, the Council will receive an update on the status of the FY 2024-25 budget development, hear from department directors about the backlog of needs, and discuss year two of the five-year budget strategy.

Key Issues:

Budget Foundation
- The Town's budget is an extension of the Town's mission and the Council's strategic goals.
- The themes seen throughout the budget are that: revenue is down across major revenue sources; the cost of doing business is up across all departments; we still have a significant backlog of needs.
- The FY 2024-25 budget continues to prioritize our employees, operations, facilities, fleet, and Complete Community.

Property Taxes
- Property tax is a local government's main source of revenue. Property taxes made up 48% of the Town's total revenue sources for FY 2023-24.
- Two factors affect the tax growth that the Town experiences.
    - The first is the property tax rate growth. The Town's tax rate is currently 57.2 cents.
    - The second is the total assessed valuation growth. The Town has historically experienced a 1.8% average assessed valuation growth. Over the last few years, that growth has been closer to 1%.

Sales Taxes
- Sales tax receipts are one of the best indicators we have of local economic conditions.
- Prior to the pandemic, sales taxes increased on average 5-6% per year.
- Post pandemic, sales taxes have increased between 6-12% per year.
- The North Carolina retail economy has slowed down and the record-breaking sales tax growth we have seen has likely come to an end.

Development Fees
- Departments evaluate the fees that they charge for services annually as they begin budget preparations for the year. During their evaluation, they compare the fees they charge with neighboring jurisdictions to make sure that our fees are in line with the services that we provide.
- Development fees represent a smaller but important part of our revenue stream.
    - Planning - Planning revenues are down 22% as there are minimal development projects in

the review process.
  - Building & Development Services - inspection permits and reinspection permits have experienced strong growth over the last couple of years based on development activity in the Town.
- With the decline in development projects, we expect that trend will impact inspections fees collected in a few years, and then will impact our tax base growth.

Framework for the FY 2024-25 Budget

As we work to develop a balanced budget, here are some of the key issues:

1. The amount of available revenue isn't enough to keep up with rising costs.
2. We are simply trying to maintain the existing level of core services because there aren't any additional funds to cover annual operating cost increases or fund new programs/services.
3. Employee Compensation:
   - Competitive market rate adjustment
   - Living wage adjustments to remain compliant with the Orange County Living Wage.
   - We don't anticipate an increase in the cost of medical insurance
   - Mandatory employer increase of 0.75% for the retirement system
4. No increases recommended for community partners. Instead, we recommend focusing on the Town's needs consistent with the 5-year budget strategy.
5. Budget priorities remain focused on:
   - Employees
   - Facilities/Streets
   - Capital
   - Fleet Replacement
   - Complete Community

Five-Year Budget Strategy

The Town has set a good course to address the significant backlogs we have accumulated and to prepare for some big rocks ahead. Last year's increase was a great start to begin rebuilding our annual funding allocations.

Year 2 of the five-year budget outlook includes a proposed 1.5 cent tax increase to address operations, facility maintenance, streets, and fleet replacements. This increase is necessary to continue addressing the needs we have in these priority areas.

Transit

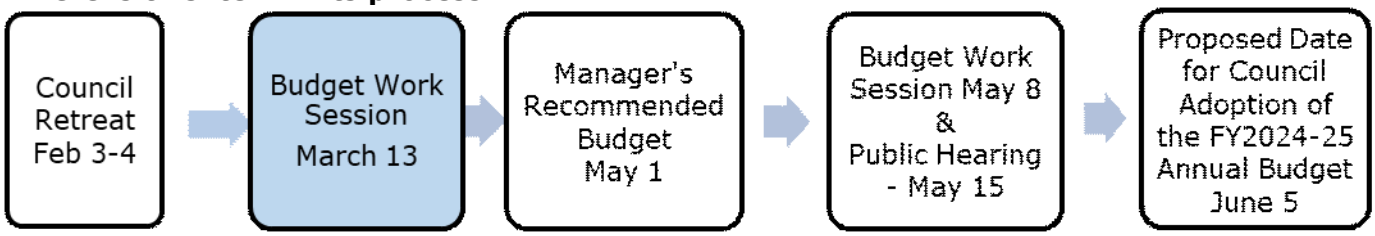
Similar to the General Fund and as shared in the Five-Year Budget Strategy, the Transit Fund is also experiencing funding needs. While a department of the Town, costs related to Transit are shared between the University and Town of Carrboro. Preliminary budget numbers are currently showing an estimated deficit of $1,427,333 for FY2024-25 (Chapel Hill share is about $485,293). The deficit is mainly related to necessary adjustments in personnel (compensation and benefits) and operating costs and Transit is no longer able to continue to absorb these costs.

While Transit maximizes the use of grant funding to reduce Partner contributions, there are no new grants that can help with these expenses. The preliminary budget numbers assume maintaining existing service and personnel levels and no new investments in capital - this will need to be revisited in FY 2025-26. This deficit will require an adjustment of around 0.5 cents to the Chapel Hill Transit levy in order to cover these costs and match increased investments from the University and Carrboro. Additional details will be shared at the April 15 work session.

A Revaluation is Coming
The County will be conducting a revaluation effective on January 1, 2025. The results of this revaluation will impact the Town's FY 2025-26 budget. We will likely see property value changes that will have a positive impact on our overall budget.

Our hope is that the FY 2024-25 budget will help bridge the gap to help get us ready to have in-depth discussions about how to most effectively address the impacts of the revaluation on our Town next year.

Where is this item in its process?



The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Chris Blue, Town Manager

Council will receive an update on the status of the FY 2024-25 budget development, hear from department directors about the backlog of needs, and discuss year two of the five-year budget strategy.

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Item Overview

Item #: 2., **File #:** [24-0120], **Version:** 2 **Meeting Date:** 3/13/2024

Rewriting Our Rules - A LUMO Update

Staff:
Britany Waddell, Director
Judy Johnson, Assistant Director
Tas Lagoo, Principal Planner Katherine Shor, Senior Planner

Department:
Planning

Please see staff report on following page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Tas Lagoo, Principal Planner

Planning Department staff will share updates and request feedback on the Rewriting Our Rules project.

Town Council Work Session:
Rewriting Our Rules – A Land Use Management Ordinance (LUMO) Update
Planning Staff: Britany Waddell, Judy Johnson, Tas Lagoo, Katherine Shor
Town Council Meeting Date: March 13, 2024

Overview

During the March 13, 2024, work session, staff will provide updates and seek Council's input on the following:

1. Economic Constraints
2. Community Benefits
3. Design Standards

1. Economic Constraints

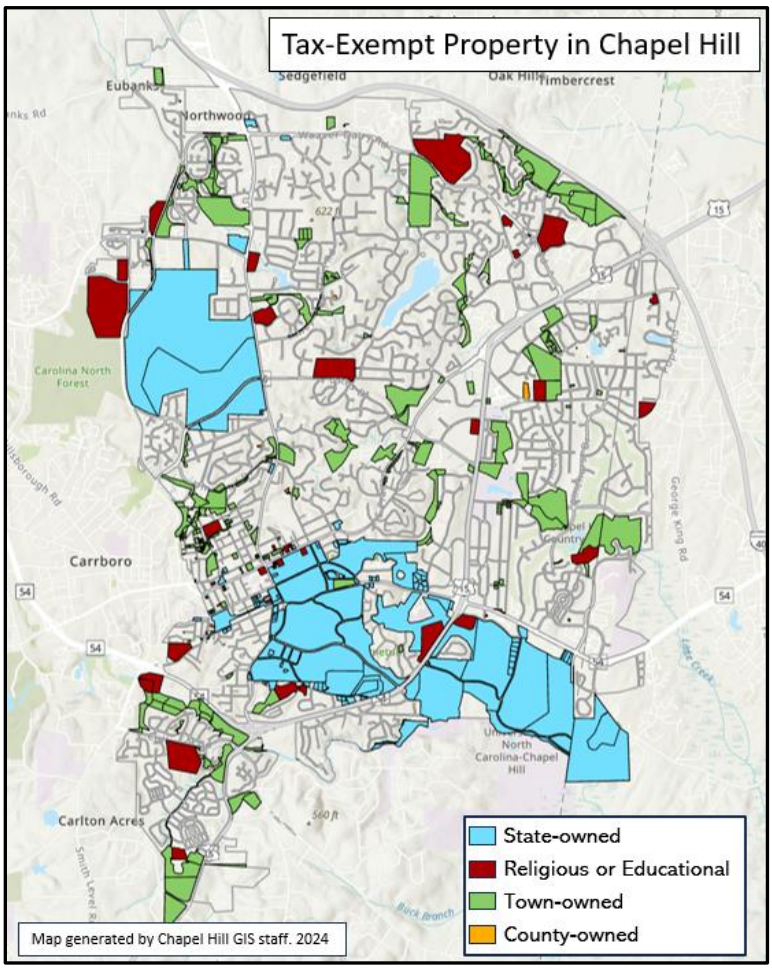
This section identifies two major economic constraints that Chapel Hill should factor into its land use planning:

(1) a high percentage of non-taxable land
(2) a heavy reliance on property taxes generated by residential uses

Approximately **38 percent of land in Chapel Hill is non-taxable**. As a result, the remaining taxable land is under greater pressure to provide enough property tax revenue to support the Town's needs.

According to the Orange County Tax Assessor's Office, **residential uses - *not including multifamily developments* - made up 66 percent of the Town's property tax collections in 2023**. Municipalities typically aim to have no more than 60 percent of tax revenues from residential collections.

Combined, these factors underscore the need for more diverse development (including commercial, multifamily residential, and mixed-use) to move the Town towards a more typical and sustainable tax base.



2. Community Benefits

This section considers whether **regulation** or **negotiation** will be the most viable option for the Town to secure various community benefits. A common understanding of how to achieve these benefits will help to inform future discussions over the type and scale of development that can be allowed by-right.

New development can provide an array of community benefits that take on very different forms. Broadly speaking, these community benefits can include:

1. the use of the development itself (e.g., housing, retail space, or parks);
2. the way the development is designed or operated (e.g., providing affordable housing, using energy efficient building designs, or constructing multiuse paths); and
3. other supplemental benefits provided by the developer (e.g., dedication of greenways or large-scale conservation of environmentally sensitive lands).

Strategic and predictable use of the Town's zoning authority can deliver some of these community benefits by allowing development that is responsive to market demands and consistent with the Town's Comprehensive Plan. However, the Town's zoning authority is limited. It oftentimes cannot require developers to provide other community benefits.

For the last several years, the Town has relied on conditional zonings to secure these other community benefits. Conditional zoning gives the Town broad – *but not unlimited* – authority to negotiate with developers over conditions that go above and beyond LUMO requirements. Because conditional zoning is still a relatively new tool in North Carolina, the full scope of local governments' authority to negotiate conditions is not entirely clear. As explained by the UNC School of Government[i], "considerable legal care is warranted" in regards to novel conditions that are not expressly authorized by state law.

Incentivizing is also an option for achieving many community benefits but should be used sparingly. Valid code-based incentives should create legitimate and meaningful choices for developers. They should not operate as mandates by another name. In practice, code-based incentives nudge developers towards a desired outcome by relaxing some substantive or procedural requirements. As a result, the Town has a limited number of code-based incentives it can deploy.

Although this memo focuses on land use regulation and the development review process as tools for securing community benefits, these are only some of the tools available to the Town. Direct capital investments by the Town as well as Town-initiated programs and policies are also vital tools that should always be considered.

This section addresses community benefits that are either commonly included in conditional zoning approvals or represent recurring interests expressed by Council:

A. Affordable Commercial Space
B. Affordable Housing Units
C. Land Conservation
D. Greenways/Multiuse Paths
E. Electric Vehicle Infrastructure
F. Energy Efficiency

A. Affordable Commercial Space

Complete Community Elements:

Affordable commercial space could directly support the following elements of a Complete Community:

- Food/markets
- Services to support innovation and entrepreneurialism
- Local independent retailers
- Social innovation/non-profit incubators

Limited Viable Options:

Requiring affordable commercial space falls outside the zoning authority of local governments. Staff are not aware of any North Carolina municipalities that require developments to provide affordable commercial space.

Although the Town can encourage developers to lease retail spaces at below market rates, it should not make this an expectation for new development.

Long term monitoring and enforcement of commitments to provide affordable commercial space will likely be extremely challenging. There are no agreed upon definitions of affordable commercial space or standards for determining who should receive access to it.

Examples from Recent Conditional Zonings:

101 East Rosemary[ii]: The developer agreed to provide at least 1,500 square feet of retail space at a rental rate between 50 and 65 percent of the market rate for retail property in downtown Chapel Hill. The space must be available at the reduced rental rate for at least 10 years.

Chapel Hill Life Sciences Center ("Longfellow")[iii]: The developer agreed to share annual reports on its efforts to lease ground floor spaces at below market rates.

B. Affordable Housing Units

Complete Community Elements:

Affordable housing units provided in new development could directly support the following elements of a Complete Community:

- New affordable housing models
- Housing diversity
- Access to homeownership

Viable Options:

Negotiate: As the Affordable Housing and Community Connections Department recently reported[iv], Town Council's ability to negotiate during the conditional zoning process continues to deliver sizable commitments for new affordable housing.

Affordable Units Approved by Council
163 units in FY 2023
236 units in FY 2024

Over the last five years, approximately **12% of rental units** and **13% of for-sale units** in market-rate developments approved by Council were affordable.

Incentivize: Incentives in the revised LUMO may be able to secure affordable housing units even in developments that do not need approval from Town Council. Earlier analysis[v] conducted by the LUMO consultant team confirmed that a density bonus alone is not enough to incentivize developers to provide affordable housing. The consultant team is conducting further analysis to determine if additional code-based incentives can be added to a density bonus. Town staff will present the results of this analysis as it is available.

Typical Requests for New Development:

The Town routinely requests that roughly 15% of units in new developments are affordable. As summarized below, requests regarding the household income levels served by these affordable units vary depending on whether the units are for-sale or for-rent.

Unit Type	Target Income Levels
For-rent	60% AMI or below
For-sale	At least half of units at 65% AMI or below. Remainder of units at 80% AMI or below

C. Land Conservation

Complete Community Elements:

Land conservation could directly support the following elements of a Complete Community:

- Access to parks and green space
- Mature tree canopy
- Natural landscapes, waterways, and features

Viable Options:

Negotiate: Large-scale land conservation is most likely to occur through negotiation. Negotiating for land conservation allows the Town to find tailored solutions. In the examples below, each project had a unique set of practical constraints and environmental assets. As a result, the details of how land will be preserved for each project are highly site-specific.

The Natural Areas Map currently being developed by Town staff can inform future land conservation efforts. The map could be used to identify land that is particularly well-suited to conservation and help the Town understand when requests for land conservation should take priority over other potential community benefits.

Attempts to mandate land conservation could lead to broader use of state protections of so-called "forestry activities." State law prohibits local governments from interfering with timber harvests that meet certain criteria defined by the state. At most, local governments can delay issuance of development approvals for 3-5 years after the completion of a state-sanctioned timber harvest.

Examples from Recent Conditional Zonings:

UNC Health Eastowne[vi]: Roughly 20 contiguous acres of the UNC Health Eastowne campus is environmentally sensitive. UNC Health agreed to place 12 acres into a perpetual conservation easement and committed not to develop the remaining 8 acres until the final phase of its buildout.

Chapel Hill Crossings[vii]: The developer has agreed to preserve about 2 acres of undisturbed forest on their site.

South Creek[viii]: When applying for a conditional zoning, the developer excluded roughly 80 acres of land they own adjacent to their project site. The conditional zoning approval then included a commitment from the developer to make a good faith effort to preserve the undeveloped land.

D. Construction or Dedication of Greenways and Multiuse Paths

Complete Community Elements:

New developments that construct and/or dedicate greenways or multiuse paths could directly support the following elements of a Complete Community:

- Everywhere to everywhere greenways
- Walkable
- Watersheds as pedestrian and cycling connectors

Viable Options:

Mandate Connections in Public Right-of-Way: The Town currently requires that new developments provide sidewalks along their street frontages. The Town could consider strengthening this requirement in the LUMO by calling for multiuse paths instead of traditional sidewalks in certain areas of Town. Priority areas could include locations that would contribute to building out the Everywhere-to-Everywhere Greenways network identified in the Complete Community Strategy.

Similarly, the Town could consider requiring new developments to include pedestrian connections to existing or planned greenways and could impose minimum standards for such connections. However, if these pedestrian connections are built outside of the public right-of-way, the Town cannot force a property owner to make them publicly accessible.

Negotiate Connections on Private Property: When greenways, multiuse paths, or other pedestrian connections are built outside of the right-of-way, the Town should consider incentivizing or negotiating with developers to secure public right-of-way or access easements.

Examples from Recent Conditional Zonings:

Stanat's Place[ix]: The developer agreed to provide land or an easement for a 4-foot-wide mulch trail that would begin on their property, cross through neighboring private land, and connect to the Weaver Dairy Extension. The condition was dependent on the Town acquiring an easement or land from the neighboring property. To date, the Town has not been able to acquire the necessary easement or land.

Barbee Chapel Apartments[x]: The developer agreed to provide a multiuse path along their entire street frontage, all within public right-of-way.

Meridian Lakeview (formerly "Gateway")[xi]: The developer agreed to provide a greenway connecting Red Roof Inn Drive and Old Chapel Hill Road. The greenway will primarily be built within existing public right-of-way and new right-of-way required to expand public roads. Portions of the greenway will be built entirely on private land.

E. Electric Vehicle Infrastructure

Complete Community Elements:

Electric vehicle infrastructure could directly support the following element of a Complete Community:

- Mitigate climate risks: green infrastructure

Viable Options:

Mandate: Mandates for electric vehicle ("EV") chargers and EV-ready parking spaces are beginning to appear in municipal development ordinances in North Carolina. For example, Charlotte's recently adopted Unified Development Ordinance[xii] requires EV-ready parking spaces and EV chargers for multifamily developments, mixed-use developments, hotels, and standalone parking decks/lots.

Staff can consider incorporating EV-related requirements into the new LUMO's parking standards. The requirements should balance current needs (e.g., new "day 1" EV chargers that are installed and available when a development opens) and long-term planning (e.g., requiring electrical infrastructure that makes it easier to meet growing demand over time).

Town Requests for New Development:

In a June 2023 resolution[xiii], the Town Council formalized its expectations for EV infrastructure in new conditional zoning projects. As summarized below, the resolution sets different expectations based on the type of development.

Development Type	Parking Thresholds	Requested EV Infrastructure
Single Family Detached Single Family Attached (e.g., townhomes)	No minimum threshold	Each unit with on-site parking shall be provided with a minimum of 1 EVSE-Ready Space
Multi-Family Dwellings (including mixed use)	5 spaces or more	Each unit with on-site parking shall be provided with a minimum of 1 EVSE-Capable space
Non-residential	10 spaces or more	5% EVSE Installed 25% EVSE Ready

Recent conditional zoning approvals granted by the Town have all included some level of commitment regarding EV chargers and EV-ready parking spaces (i.e., capable of supporting EV chargers with little to no additional infrastructure). Developers typically agree to provide EV chargers for 2% to 5% of their parking spaces and to make 20% to 25% EV-ready.

F. Energy Efficiency

Complete Community Elements:

At a minimum, energy efficient development could directly support the following element of a Complete Community:

- Mitigate climate risks: green infrastructure

Viable Options:

Negotiate: Local governments in North Carolina are not allowed to impose energy efficiency requirements that are more stringent than state requirements.

Because there is no one-size-fits-all standard for energy efficiency and because building science is always improving, Town staff frequently work with developers to understand what types of energy efficiency and sustainability measures are most appropriate to include in their project.

Town Requests for New Development:

Town Council's June 2023 resolution[xiv] includes multiple energy efficiency measures that developers are expected to incorporate into their projects.

Developers often agree to implement energy efficiency measures such as all-electric buildings and increased energy efficiency relative to ENERGY STAR, ASHRAE or a similar energy standard that is updated over time.

3. Design Standards

At the March 13, 2024 work session, staff will introduce Council to a working document called the "Typology Resource Guide." Staff are sharing the document early to provide Council time to review it prior to a more in-depth discussion on design scheduled for the April work session.

The document identifies a wide variety of building types that may be proposed in Chapel Hill and explores best practices related to their design. The document is intended to serve as a jumping off point for further discussion about updated design/dimensional standards in the new LUMO.

Using resources like this document, the new LUMO is intended to move towards a more context-based set of design/dimensional standards. Many current zoning codes apply a combination of district-wide standards and standards that apply only to specific building types. For example, zoning codes in Raleigh or Charlotte may say that even within the same zoning district, townhomes are subject to a different height limit than multifamily buildings or that office buildings are subject to different design/dimension requirements than civic buildings. This type of regulation allows municipalities to take a more contextual approach that supports the sort of mixed-use districts or nodes envisioned under the Complete Community Strategy.

Attachments

1. Appendix A: Prior Council Meetings and Materials
2. Policy Discussions and Outreach Schedule
3. Engagement and Communications Report
4. Typology Resource Guide

Appendix A: Prior Council Meetings and Materials

February 21, 2024 – Work Session[xv]

- Meeting Recording[xvi] (Discussion begins at 03:25)
- Recommended documents to review:
  - Staff Memo[xvii]

January 17, 2024 – Work Session[xviii]

- Meeting Recording[xix] (Discussion begins at 49:05)
- Recommended documents to review:
  - Staff Memo[xx]

November 13, 2023 – Work Session[xxi]

- Meeting Recording[xxii] (Discussion begins at 05:45)
- Recommended documents to review:
  - Staff Memo[xxiii]
  - Draft Zoning District Proposal[xxiv]
  - Briefing Book: Feasibility of Density Bonuses to Support Community Benefits[xxv]

October 18, 2023 – Work Session[xxvi]

- Meeting Recording[xxvii] (Discussion begins at 04:36)
- Recommended documents to review:
  - Staff Memo[xxviii]

June 21, 2023 – Information Item[xxix]

- Recommended documents to review:
  - Summary Report[xxx]
  - Plan Alignment Memo[xxxi]
  - LUMO Audit Report[xxxii]

REFERENCES

[i] https://canons.sog.unc.edu/2021/11/what-conditions-can-be-included-in-conditional-zoning/
[ii] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6178829&GUID=C11FE56E-5FA7-4C40-862E-60E6F4E3ACAB&Options=&Search=
[iii] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6427011&GUID=B8DEA47A-A954-47F7-8EDD-B2E026EBCCC3&Options=&Search=
[iv] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6507671&GUID=6B1A5DBC-A836-4287-A507-35FFA9EB355C&Options=&Search=
[v] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6411208&GUID=7E0011D5-461C-405E-9B6E-85812D1146CC&Options=&Search=
[vi] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6263204&GUID=324D8D78-6E3B-4034-92F6-E4CF85B2F0A4&Options=&Search=
[vii] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6361049&GUID=2C773083-B2E8-48BD-8562-B199953290A1&Options=&Search=
[viii] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6248209&GUID=BA05FCD6-B10C-4FCC-89A7-4645286CF511&Options=&Search=
[ix] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5868590&GUID=F5E02DEF-4809-4B0C-99C9-0E5EAB282D8A&Options=&Search=
[x] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6213323&GUID=3DFBE71A-500A-49D7-B209-F511DA3732DD&Options=&Search=
[xi] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6414721&GUID=5C184D72-BBAA-495A-AE2C-5192DC1DA5C6&Options=&Search=
[xii] https://charlotteudo.org/wp-content/uploads/2024/01/COMPLETE-UDO.pdf
[xiii] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6256350&GUID=8E587B2B-584D-4BC7-8E36-62A7858FA6B4&Options=&Search=
[xiv] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6256350&GUID=8E587B2B-584D-4BC7-8E36-62A7858FA6B4&Options=&Search=
[xv] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6512691&GUID=1188AC33-7397-409C-8634-6A143164EB71&Options=&Search=
[xvi] https://chapelhill.legistar.com/MeetingDetail.aspx?ID=1147095&GUID=0DCD012E-BA00-42AF-8B02-19D3F50995B4&Options=info|&Search=
[xvii] https://chapelhill.legistar.com/View.ashx?M=F&ID=12657337&GUID=51E55C7D-E990-40C7-B0A0-4F09A9D30061
[xviii] https://chapelhill.legistar.com/MeetingDetail.aspx?ID=1146970&GUID=B3AA190A-6D3E-48FB-8059-6414EFF0C820&Options=info|&Search=
[xix] https://chapelhill.granicus.com/player/clip/6827?view_id=7&redirect=true&h=5210dba06d55a684086cc550cbd0222f
[xx] https://chapelhill.legistar.com/View.ashx?M=F&ID=12561620&GUID=4602FDA9-B882-4B1A-8D18-DB3B7F1FE710
[xxi] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6411208&GUID=7E0011D5-461C-405E-9B6E-85812D1146CC&Options=&Search=
[xxii] https://chapelhill.granicus.com/player/clip/6743?view_id=7&redirect=true&h=5e443dfce641eb54b133007e1d3d547b
[xxiii] https://chapelhill.legistar.com/View.ashx?M=F&ID=12442793&GUID=ECBF5833-78B7-4921-B401-0F51E756C33A
[xxiv] https://chapelhill.legistar.com/View.ashx?M=F&ID=12442794&GUID=B22F73AE-3AB1-494F-937C-51AD0A1EC102

[xxv] https://chapelhill.legistar.com/View.ashx?M=F&ID=12442796&GUID=E19A3CA3-E57E-4C78-A8E2-67AA9E5AD0CF
[xxvi] https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6383925&GUID=838AD17B-7E46-4F69-AFA2-44D1BE4627EC&Options=&Search=
[xxvii] https://chapelhill.granicus.com/player/clip/6702?view_id=7&redirect=true&h=2270fc412f1c7cb4addcd71b0e8996c3
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Rewriting Our Rules
A LUMO UPDATE

Policy Discussions and Outreach Schedule

Current as of March 1, 2024

Overview

This document is a schedule of Town Council work sessions, Planning Commission meetings, and public outreach events related to the Rewriting Our Rules project. General information about the project will be shared at all events. Specific policy topics that will be the focus of certain meetings are listed throughout the schedule.

The schedule outlines activities until May 2024. Many more meetings and public outreach events are expected through the rest of the year. Additional details will be added as available.

The project is currently in Module 5 of the schedule.

Module 1	**General Policy Questions:** • By right development • Development intensity in FLUM Focus Areas • Mixed-use districts • Abolishing parking minimums • Regulations for single-family homes	
	What?	**Why?**
Sept 18, 2023	Planning Ambassador Learning Session	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.
Oct 2 & 4, 2023	Stakeholder Focus Group Meetings	User-testing of building design and affordable housing incentive analysis with 36 total participants. Representatives from non-profit developers, community service providers, for-profit developers, and Advisory Boards.
Oct 16, 2023	Planning Ambassador Learning Session	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.
Oct 18, 2023	**Town Council Work Session**	Orient Council to the LUMO project and receive Council input on the general policy questions listed above.
Module 2	**Updates on LUMO Drafting:** • Proposal for new zoning districts • Building and site design standards • Feasibility of code-based affordable housing incentives	
	What?	**Why?**
Nov 15, 2023	**Town Council Work Session**	Follow-up on Council questions from Oct. 18 Work Session and provide Council updates on consultant work streams.

Dec 11, 2023	"Meet A Planner" pop-up style outreach event, Chapel Hill Public Library	Meet community members where they are to share information about the LUMO project.	
Dec 18, 2023	"Meet A Planner" pop-up style outreach event, Hargraves Community Center	Meet community members where they are to share information about the LUMO project.	
Module 3	**Housing Policy:** • Missing middle policy guidance • Subdivision standards • Flag lots		
	What?	**Why?**	**What Next?**
Jan 17, 2024	**Town Council Work Session**	Orient new Councilmembers to the LUMO project and receive Council guidance on issues related to housing policy.	Share highlights of Council discussion at the Jan 31 PIM and through other Town channels. Incorporate Council feedback into code drafting.
Jan 24, 2024	"Meet A Planner" pop-up style outreach event, South Estes Public Housing Community	Meet community members where they are to share information about the LUMO project.	Provide Council summary of location demographics, questions, and concerns. **Please see Engagement and Communications Report.**
Jan 31, 2024	Public Information Meeting (In-Person)	Provide general information on project goals and specific topics discussed with Council during the Jan 17 work session.	Provide Council summary of attendee demographics, questions, and concerns. **Please see Engagement and Communications Report.**
Feb 6, 2024	Planning Commission Meeting	Orient Planning Commission to its role in the LUMO Update process and receive guidance on issues related to housing policy.	Incorporate Planning Commission feedback into code drafting.
Feb 8, 2024	Planning Ambassador Learning Session	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.	N/A

Feb 14, 2024	"Meet A Planner" pop-up style outreach event, Airport Gardens Public Housing Community	Meet community members where they are to share information about the LUMO project.	Provide Council summary of location demographics, questions, and concerns. **Please see Engagement and Communications Report.**
Module 4	**Process Overview and Background Information** • State Legislature and Local Zoning Authority **Housing Policy:** • Student housing • Housing needs analysis **Regulation of Specific Uses:** • Drive throughs • Shelters • Commercial-to-office conversions • Housing and places of worship **Environmental Policy:** • Resource conservation district • Tree protection and landscaping • Stormwater management		
	What?	**Why?**	**What Next?**
Feb 20, 2024	Planning Commission Meeting	Receive guidance from Planning Commission regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting.
Feb 21, 2024	**Town Council Work Session**	Receive guidance from Council regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting. Share discussion overview during March public information meetings
Feb 24, 2024	"Meet A Planner" Pop-up event, Chapel Hill Farmer's Market at University Place	Meet community members where they are to share information about the LUMO project.	Provide Council summary of attendee questions and concerns. **Please see Engagement and Communications Report.**
Feb 27, 2024	Community Design Commission	Discuss the design reference guide and receive feedback from the Community Design Commission.	Incorporate feedback into code drafting.

March 4, 2024	Stakeholder Meeting with BuildUP, UNC-Chapel Hill Campus	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.	Provide Council summary of attendee questions and concerns. **Please see Engagement and Communications Report.**
March 12, 2024	Stakeholder Meeting with Northside Compass Group, First Baptist Church	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.	
Module 5	**Community Benefits** • In what instances is it appropriate to mandate, incentive, or negotiate for community benefits? **Design Standards** • Introduction to design standards **Economic Environment** • What economic constraints impact land use decisions in Chapel Hill? ***** **Scheduling notes:** • Discussion item regarding affordable housing moved to April 15, 2024 work session • Planning Commission meeting rescheduled from March 5 to March 19.		
	What?	**Why?**	**What next?**
March 13, 2024	**Town Council Work Session**	Receive guidance from Council regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting. Share discussion overview during March public information meetings.
March 19, 2024	Planning Commission Meeting	Receive guidance from Planning Commission regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting.

March 19, 2024	Stakeholder Meeting with Northside Neighborhood, Hargraves Community Center	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.	Provide Council summary of attendee questions and concerns. **Please see Engagement and Communications Report.**
March 23, 2024	"Meet A Planner" Pop-up event, Chapel Hill Farmer's Market at University Place	Meet community members where they are to share information about the LUMO project.	
March 25, 2024	Public Information Meeting (In-Person)	Provide general information on project goals and specific topics discussed with Council during March 13 work session.	
March 27, 2024	Public Information Meeting (Virtual, 12 p.m.)	Provide general information on project goals and specific topics discussed with Council during March 13 work session.	
March 27, 2024	Public Information Meeting (Virtual, 6 p.m.)	Provide general information on project goals and specific topics discussed with Council during March 13 work session.	
April 2, 2024	Stakeholder Meeting with Home Builder's Association Government Affairs Committee	Engage with a broad range of stakeholders.	
April 4, 2024	Stakeholder Meeting with Chapel Hill Carrboro Chamber of Commerce Government Affairs Committee	Engage with a broad range of stakeholders.	
April 14, 2024	"Meet A Planner" Pop-up event at Greene Tract Master Land Use Plan Workshop	Meet community members where they are to share information about the LUMO project.	
TBD	Planning Ambassador Learning Session	Engage with underrepresented community members to build relationships and equip individuals with the information they need to be more involved in future planning processes.	N/A

Module 6	**Design Standards** • Design standards by building type • Standards based on street type • Special considerations for downtown **Basic Dimensional Standards** • FLUM guidance on appropriate heights **Affordable Housing** • Update on affordable housing economic analysis		
	What?	**Why?**	**What Next?**
April 15, 2024	**Town Council Work Session**	Receive guidance from Council regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting. Share discussion overview during April public information meetings.
April 16, 2024	Planning Commission Meeting	Receive guidance from Planning Commission regarding the policy topics listed above and share information regarding community outreach.	Incorporate feedback into code drafting.
April 27, 2024	"Meet A Planner" Pop-up event, Chapel Hill Farmer's Market at University Place.	Meet community members where they are to share information about the LUMO project.	Provide Council summary of attendee and location demographics, questions, and concerns. **Please see Engagement and Communications Report.**
April 29, 2024	Public Information Meeting (In-Person)	Provide general information on project goals and specific topics discussed with Council during April 15 work session.	
April 30, 2024	Public Information Meeting (Virtual 12 p.m.)	Provide general information on project goals and specific topics discussed with Council during April 15 work session.	
April 30, 2024	Public Information Meeting (Virtual 6 p.m.)	Provide general information on project goals and specific topics discussed with Council during April 15 work session.	

Module 7	**Development Review Processes** • By-right development • Conditional zoning **Long Range Considerations** • Alignment with the FLUM • Implementing the Complete Community Strategy		
	What?	**Why?**	**What next?**
May 7, 2024	Planning Commission Meeting	Receive guidance from Planning Commission regarding the policy issues listed above and share information regarding community outreach.	Incorporate feedback into code drafting.
May 8, 2024	**Town Council Work Session**	Receive guidance from Council regarding the policy issues listed above and share information regarding community outreach.	Incorporate feedback into code drafting. Share discussion overview during May public information meetings.
May 20, 2024	Public Information Meeting (In-Person)	Provide general information on project goals and specific topics discussed with Council during May 8 work session.	Provide Council summary of attendee and location demographics, questions, and concerns. **Please see Engagement and Communications Report.**
May 22, 2024	Public Information Meeting (Virtual, 12 p.m.)	Provide general information on project goals and specific topics discussed with Council during May 8 work session.	
May 22, 2024	Public Information Meeting (Virtual, 6 p.m.)	Provide general information on project goals and specific topics discussed with Council during May 8 work session.	

Communication and Engagement Strategy

This year, staff will continue outreach efforts to ensure that the public is well-informed about *Rewriting Our Rules*. Outreach will be guided by the three communications and engagement goals that were identified at the outset of this project[1] and shared with Council in their January 17, 2024 work session:

1. We'll engage a **range** of stakeholders while centering the voices of those most impacted and those who have been historically under-engaged in Town decisions related to land use regulations.
2. We'll be **responsive** to project history and past engagement, clearly communicate the role of this phase of work, and commit to responding to community feedback promptly.
3. We'll **educate and equip** community members with the information they need to readily engage with Town planning processes.

To implement these goals, staff will use a variety of in-person events, public meetings, and digital content to reach the following stakeholder groups:

- Business owners
- Non-profit developers
- For-profit developers
- Property owners
- Community service providers
- Students
- Renters
- Residents living with low-income
- Residents living in public housing
- Residents that speak languages other than English

Our approach to reach groups will differ and we will use a variety of methods to achieve our goal.

The table below outlines the planned approach for future engagement and communications. This approach may vary and adjust based on resources.

Method	Reach	Frequency
TOWNnews	Between 6,000 and 7,000 subscribers	Monthly
Project newsletter	120 subscribers	Monthly
Public Information Meeting (in-person)	Advertise on Town channels All stakeholders	Monthly
Public Information Meeting (virtual)	Advertise on Town channels All stakeholders	Monthly
Planning Ambassador Learning Sessions	12 Stakeholders	3 of 4 Sessions Completed. 1 remaining

[1] Outreach and engagement goals were developed in response to the Town of Chapel Hill Gap Analysis & Engagement Study (https://www.townofchapelhill.org/government/departments-services/affordable-housing-and-community-connections/get-involved/gap-analysis-and-engagement-study) and informed by resources provided by the Government Alliance on Race and Equity (https://www.racialequityalliance.org/), American Planning Association (https://www.planning.org/), and International Association for Public Participation (https://www.iap2.org/mpage/Home).

Method	Reach	Frequency
PeachJar School Flyer Distribution	All schools in Chapel Hill Carrboro City School System	Two distributions
Affordable Housing and Community Connections listserv	361 subscribers	Monthly
"Cookies & Community", hosted by Affordable Housing and Community Connections	Five locations that reach public housing residents	Monthly
Tabling at community events	All stakeholders	Varied due to external scheduling
Direct outreach and meetings	Under-represented stakeholders and LUMO involved, experienced stakeholders	Varied due to external scheduling
Small focus group meetings	LUMO involved, experienced stakeholders	Varied due to external scheduling
Marketing and advertising collateral	Varied	Ongoing

Rewriting Our Rules
A LUMO UPDATE

Engagement and Communications Report

Current as of March 1, 2024

1. Overview

This report is a living document that will summarize community engagement efforts for Rewriting Our Rules. The report will cover public information meetings, pop-up events, and other stakeholder meetings and will include information such as how many people attended the meeting, topics shared by staff, and feedback received from attendees.

Summaries included in this report:

- January 24, 2024 – Pop-up event
- January 31, 2024 – Public Information Meeting
- February 14, 2024 – Pop-up event
- February 24, 2024 – Pop-up event

Please see the **Policy Discussion and Outreach Schedule** for more on future events.

2. Demographic Data

Census data for the Town of Chapel Hill is shown below to provide context for the demographic information shared throughout the report.

RACE		
2020 Decennial Census Data		
Race	**Number**	**Percent**
White	39,752	64%
Black or African American	5,973	10%
American Indian and Alaska Native	271	0%
Asian	9,305	15%
Native Hawaiian and other Pacific Islander	23	0%
Other	1,862	3%
Two or more races	4,774	8%
Total	**61,960**	**100%**

ETHNICITY		
2021 American Community Survey (ACS) Data		
	Number	**Percent**
Hispanic or Latino	4,145	7%
Not Hispanic or Latino	56,775	93%
Total	**60,920**	**100%**

SEX		
2021 American Community Survey (ACS) Data		
	Number	**Percent**
Male	28,754	47%
Female	32,166	53%
Non-binary or Transgender		
Total	**60,920**	**100%**

LANGUAGE SPOKEN AT HOME		
2021 American Community Survey (ACS) Data		
	Number	**Percent**
English only	47,030	80%
Language other than English	11,758	20%
Total	**58,788**	**100%**

AGE		
2021 American Community Survey (ACS) Data		
	Number	**Percent**
Under 18	10,251	17%
18 – 24	20,188	33%
25 – 34	6,880	11%
35 – 44	5,689	9%
45 – 54	6,401	11%
55 – 64	4,778	8%
66 – 74	3,965	7%
Over 75	2,768	5%
Total	**60,920**	**100%**

3. Engagement Summary

This section includes brief summaries of the following events attended or hosted by Planning Department staff:

- January 24, 2024 – Pop-up event
- January 31, 2024 – Public Information Meeting
- February 14, 2024 – Pop-up event
- February 24, 2024 – Pop-up event

January 24, 2024 - Pop-up Event

Location: South Estes Public Housing Community Center

Overview: Planning Department staff joined a "Cookies and Community" monthly event hosted by the Affordable Housing and Community Connections Department. These events provide an opportunity to share information about Town-sponsored services and activities with residents of various communities throughout Chapel Hill.

Location Demographics:

- A large share of public housing residents identify as Black or African American, Immigrant or Refugee, Low-Income, and all are Renters.
- These community members speak a range of languages, including Arabic, Burmese, English, Spanish, and Karen.

Questions and Comments: Common themes of attendees' questions and comments included:

- The proximity of school and parks to young attendees' homes.
- What surrounds a school facility and why.
- How they travel around Town – by walking, biking, or car.

January 31, 2024 - Public Information Meeting

Location: Chapel Hill Public Library

Attendance: 17

Overview: Staff hosted a public information meeting at the Chapel Hill Public Library on January 31, 2024. The meeting began with a poster session where attendees could learn more about potential changes included in the new LUMO. Staff then presented the project's goals and timelines and summarized Council's discussion during the January 17 work session. The meeting concluded with another opportunity for attendees to review posters and discuss the new LUMO with staff.

Questions and Comments: Common themes of attendees' questions and comments included:

- How changes to the land use rules can support the Town's goal of more affordable housing.

- The relationship between the Rewriting Our Rules project and last year's Housing Choices text amendments.
- What land use rules may be changed and what land use rules may stay the same.
- Opportunities to strengthen existing elements of our ordinance, such as tree protection requirements.
- The timing of any rezoning to implement an updated LUMO.

Attendee Survey

Survey Respondents: 9

- Majority of respondents had attended a public meeting before and heard about this event through TownNews.
- 44% of respondents "disagree" with the statement "I learned something new about how land use rules impact my life and/or my property.
- 44% of respondents were "neutral" with the statement "I learned something new about how zoning and land use rules have changed over time. 44% of respondents "disagree" or "strongly disagree" with that statement.
- 66% of respondents "disagree" or "strongly disagree" with the statement "I learned why our land use rules (LUMO) need to be updated."

Participant Demographics

- All survey respondents identified as White, non-Hispanic, and spoke English at home.
- 1/3 of respondents identified as over the age of 75.
- 1/3 of respondents identified as under age 55.

February 14, 2024 - Pop-up Event

Location: Airport Gardens Public Housing Community Center

Overview: Planning Department staff joined a "Cookies and Community" monthly event hosted by the Affordable Housing and Community Connections Department.

Location Demographics:

- A large share of public housing residents identify as Black or African American, Immigrant or Refugee, Low-Income, and all are Renters.
- These community members speak a range of languages, including Arabic, Burmese, English, Spanish, and Karen.

Questions and Comments: Common themes of attendee's questions and comments included:

- When asked "If you could choose what you live next to, what would it be?", young attendees responded, "my friends".
- The proximity of school and parks to their homes.
- How they travel around Town – by walking, biking, or car.

February 24, 2024 - Pop-up Event

Location: Chapel Hill Farmer's Market

Attendees: Approximately 20

Overview: Planning Department staff tabled at the Chapel Hill Farmer's Market located at University Place from 10 am and 12 pm.

Questions and Comments: Common themes of attendees' questions and comments included:

- What the Planning department does.
- The relationship between the Rewriting Our Rules project and last year's Housing Choices text amendments.
- If and where the Town can accommodate growth.
- The land use rule changes should make it easier for property owners to build accessory dwelling units.
- The timing of the project and when Council could make a decision.
- Infrastructure like protected bike lanes is needed with new development.
- How our land use rules relate to stormwater management.

4. Communication Summary

This section summarizes digital communications shared by Town staff using a variety of platforms.

Date(s)	Activity	Reach
October 2023	Project Newsletter	81 Subscribers
July to October 2023	Social Media	3 posts 9,562 Twitter ("X") impressions 90 Instagram likes
November 2023	"What is Zoning" video, social media post	Instagram - 43 likes, 1262 accounts reached, 11 shares, 1 save Facebook - 2 likes, 400 people reached, 2 shares Twitter - 10 likes, 5 reposts, 1415 impressions, 322 unique views
December 2023	"Why do we Plan" video, social media post	Instagram - 43 likes, 1058 accounts reached, 1 share, 1 save Facebook - 3 likes, 407 people reached Twitter- 1 like, 541 views
January 2024	Project Newsletter	110 Subscribers
January 2024	Affordable Housing and Community Connections Newsletter	361 Subscribers
January 11, 2024 January 19, 2024 January 25, 2024	Chapel Hill Town News	6,000 – 7,000 Subscribers
February 2024	Project Newsletter	120 Subscribers 41 direct outreach emails
February 2024	Affordable Housing and Community Connections Newsletter	361 Subscribers
February 15, 2024 February 22, 2024	Chapel Hill Town News	6,000 – 7,000 Subscribers

Chapel Hill LUMO Update

Typology Resource Guide

Revised: February 2024

REVIEW DRAFT

Contents

Introduction
A. Assessing recent developments
B. Development typology directions
C. General guidance on common themes
D. Case study exploration

REVIEW DRAFT

Introduction

The LUMO Update and the Typology Resource Guide

As part of one of the fastest growing regions in the United States, Chapel Hill is expected to see continued population, jobs and institutional growth. Chapel Hill will continue to see proposals for new development to accommodate this growth.

The Town's Future Land Use Map (FLUM) helps to prepare for this growth by identifying Focus Areas where the most substantial changes will occur and establishing more clear expectations for how that growth should be managed. The 2023 Shaping Our Future initiative provides further direction for transit-oriented development along the North-South Bus Rapid Transit Corridor and other Focus Areas. The Town Council has also embraced the Complete Community Strategy as a overarching vision for Chapel Hill's future.

Each of the above planning steps have provided the impetus and a direction for updating the Town's Land Use Management Ordinance (LUMO). As part of that initiative, this Typologies Resource Guide provides a best practice reference for the primary components of the development Chapel Hill is likely to see proposed in the future. As a reference, it can inform the items the LUMO update will regulate. It also provides a best practice resource for future development review processes that may be outside of the LUMO's administrative parameters.

Rewriting Our Rules

A LUMO UPDATE

// DRAFT FOR REVIEW //

Key Typology Resource Guide Themes

Some key themes have set directions for best practices and typology guidance. Many also overlap with Complete Community ideas.

Diverse Housing

This Typology Resource Guide explores a range of housing types, reflecting those that are likely to be proposed in Chapel Hill and will also meet a range of community needs, including mixed-income housing and inclusive housing.

A Mix of Uses

The Guide investigates how uses can be mixed together within buildings. Spaces for retail, workspace, community services and others can provide a range of services and amenities close to home. This can shorten journeys in a way that reduces the need to drive, encourages walking and biking and supports dynamic streets.

An Inclusive Public Realm

The Guide shows how streets, plazas and on-site open spaces can provide a public realm that incorporates multiple activities and can be open to the public and residents, and how buildings and their open spaces relate to sidewalks and streets.

A Green Chapel Hill

Typologies also show how green spaces can be incorporated at ground level, as usable spaces at upper levels and how green roofs can be included. Individual sections address sustainability, landscape and best practice stormwater treatments.

Active Transportation

The typologies explored here assume they are placed within a framework of walkable streets, where traffic shares street space with transit and biking, supporting an everywhere to everywhere connectivity framework.

Typology Resource Guide Organization

Typology Design Issues

The first section of this resource guide provides an overview of some frequent issues typical contemporary development types present. Some have been seen in Chapel Hill and the Triangle, and reflect the development types that are likely to be proposed again in the future.

Primary design issues can impact connectivity and walkability, relationship to streets and public realm, appearance and functionality of new developments. Ultimately this can affect the experience of place and the quality of life in neighborhoods, communities and the town as a whole.

Primary Typologies Expected

Following a review of frequent design issues and challenges with contemporary developments, the Typology Resource Guide addresses development types that range from larger multi-family and mixed-use developments to smaller, infill projects. These include:

1. Mixed Use Building (6 + Stories)

2. Podium Apartment (4 - 6 Stories)

3. Wrapper Apartment (4 - 6 Stories)

4. Four Story Surface Parked (4 Stories)

5. Multiplex (2-3 Stories)

6. Cottage Court (2-3 Stories)

7. Townhomes (2-3 Stories)

8. Duplex (2-4 Stories)

9. Town-Scale Single Family (1 - 3 Stories)

10. Mid Rise-Office (5 Stories)

11. Corridor Retail (1 Story)

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Typology Resource Guide Organization

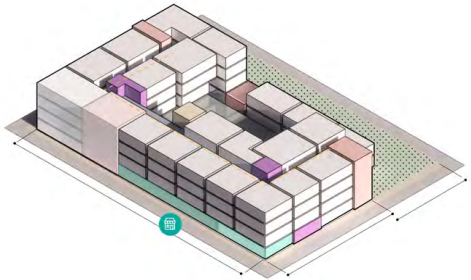
Typology Illustrations

Each section provides example high-quality developments and the positive features they demonstrate. Illustrations are provided that show an aspirational overall massing approach in the form of an aerial axonometric view. This allows the reader to see the typology as a whole.

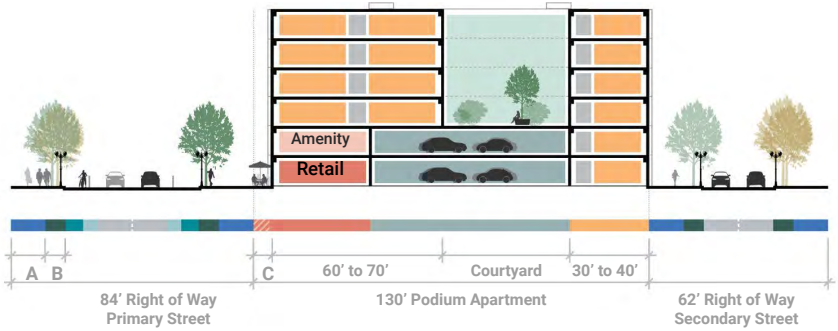
Illustrative sections show how the building relates to adjacent streets and sidewalks, any on- site open spaces or yards, the stacking of floors and heights, ground and upper floor uses and where parking is located. Best practices example images provide further points of reference.

Topics that apply to many building types are provided in cross cutting best practice sections addressing:

- Sustainability
- On-site open space
- Sidewalks and pedestrian zones
- Bikeways and micro-mobility facilities
- Vehicle parking
- Servicing and utilities
- Fences and screening
- Materials



Illustrative axon diagram example



Illustrative section example

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Roles of the Typology Resource Guide

Informing Initial LUMO Update Phases

Initially, the Typology Resource Guide informed the development types the emerging LUMO Update incorporated into an updated menu of zoning “Districts”. Typology information has also informed financial assessment of the potential to achieve affordable housing or other community benefits through development density or other incentives.

Feeding into LUMO Design Standards Investigations

The Guide also provides information and points of reference for the design standards the LUMO Update will define. The LUMO update process will confirm which scales and sizes of development will be by-right development and determined through staff administrative review of conformity with zoning regulations.

A Resource for Future Design Review

Some scales and sizes of development will still be subject to design review, and engage the Plan Commission and the Town Council. The Typology Resource Guide will provide information that can be used by staff, commission and council members and the public as they review primary components of proposed developments. In these circumstances, the Guide will be a best practices toolkit rather than adopted policy, design guidelines or code.

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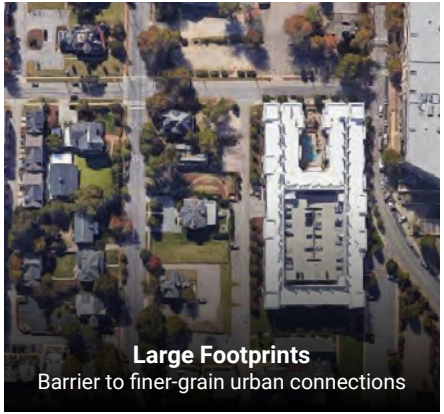
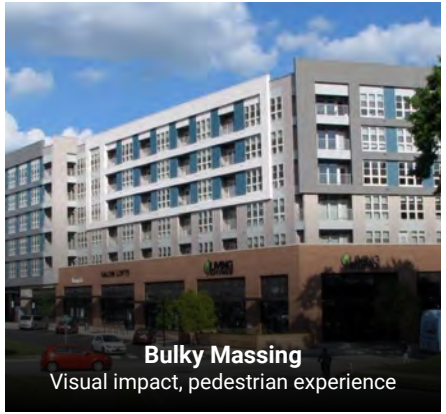
A. Assessing Recent Developments

Assessing Recent Developments

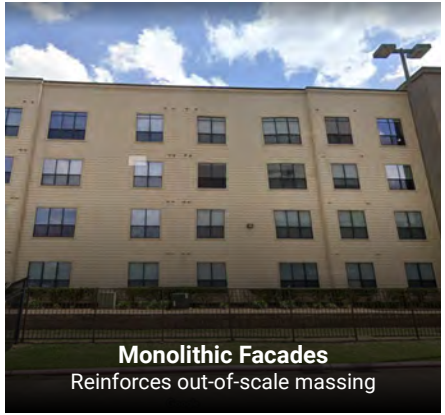
Common Contemporary Development Issues



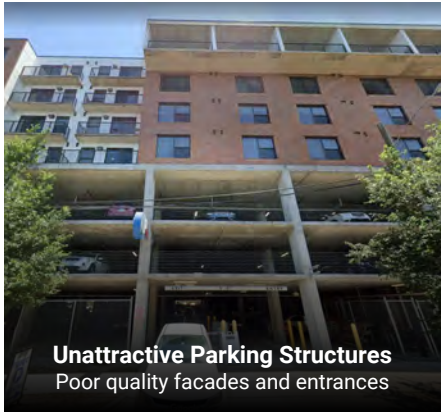
Large Footprints
Barrier to finer-grain urban connections



Bulky Massing
Visual impact, pedestrian experience



Monolithic Facades
Reinforces out-of-scale massing



Unattractive Parking Structures
Poor quality facades and entrances

This section provides an overview of some frequent issues with typical contemporary development types – some of which have been seen in Chapel Hill and the Triangle. These are development types that are likely to be proposed again in the future. Primary design issues can impact the connectivity and walkability, relationship to streets and public realm, visual appearance and functionality of new developments. Ultimately this can affect the experience place and quality of life of neighborhoods, communities and the town as a whole.

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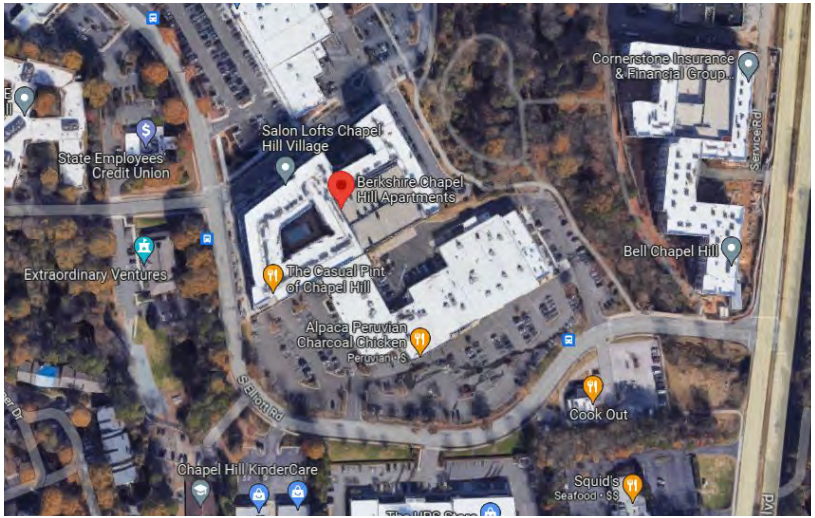
Assessing Recent Developments

Wrapper Buildings



Berkshire Apartments
201 S Elliott Rd, Chapel Hill, NC 27514

Berkshire Apartments from west

Date: 2016
Site Area: 3 ac
Floor Area: 320,000 sq ft
Height: 90 ft (*6 Stories)*

Units: 266
Density: 88 Du/ac
Density: 2.5 FAR
Zoning: WX-7

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Assessing Recent Developments

Wrapper Buildings

What It Does Well

A. Retail-at-grade, providing services, activating the sidewalk
B. Street plantings to enhance pedestrian experience.

Room for Improvement

1. Residential entrance not well framed relative to the street.
2. Lack of meaningful relationship to the intersection.
3. Cantilevering over the sidewalk creates a “heavy” bulk over pedestrians.

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Assessing Recent Developments

Wrapper Buildings

What It Does Well

A. Long façade broken into smaller components
B. Retail registered as a podium

Room for Improvement

1. Lack of hierarchy in the massing
2. Dominance of horizontal expression emphasizes building mass
3. Massing does not respond to the intersection

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Assessing Recent Developments

Wrapper Buildings

What It Does Well

A. Integration of some locally relevant material colors.

Room for Improvement

1. Multiple materials, “clip-on” material features, visual confusion
2. Horizontal “stickered” cladding emphasizes horizontality. Leads to an Institutional expression
3. Window fenestration does not express residential units.
4. Multiple window types
5. Signage for cars rather than for people.

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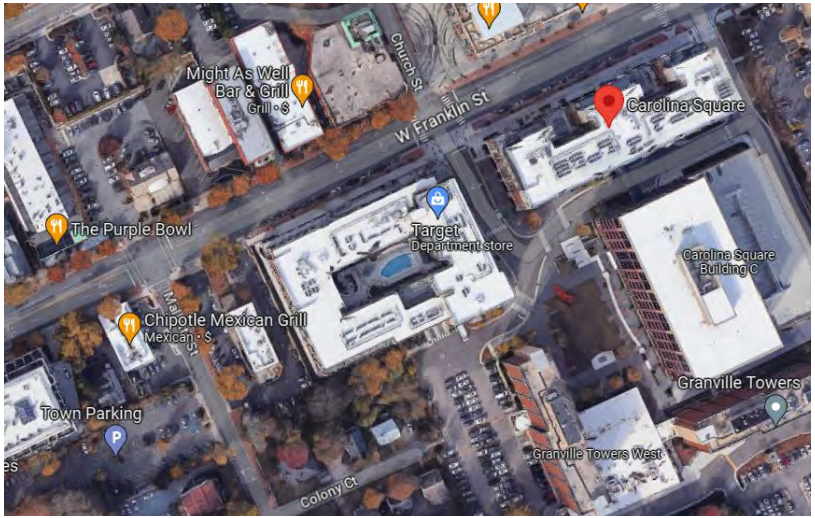
Podium Apartment (4-6 Stories)
Assessing Recent Developments



Carolina Square Redevelopment
123 West Franklin

Carolina Square Building B

Date: 2017
Site Area: 1.5 ac
Floor Area: 370,000 sq ft
Height: 88 ft

Units: 246
Density: 62 Du/ac
Density: 5.5 FAR
Zoning: TC-3-C

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Assessing Recent Developments

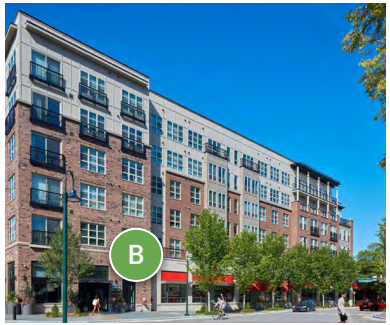
Podium Apartment

What It Does Well

A. Retail-at-grade, providing services, activating the sidewalk
B. Enhanced streetscape

Room for Improvement

1. Less careful attention to rear massing of building
2. Exposed service and parking areas



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Assessing Recent Developments

Podium Apartment

What It Does Well

A. Comfortable length, depth and height relationship
B. Facade setback shifts break-up mass
C. Materials shifts indicate a building base, middle and top
D. Use of brick cladding and natural colors

Room for Improvement

1. Multiple roofline treatments
2. Exposed, double-height, covered balconies at top break visual rhythm .

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Assessing Recent Developments

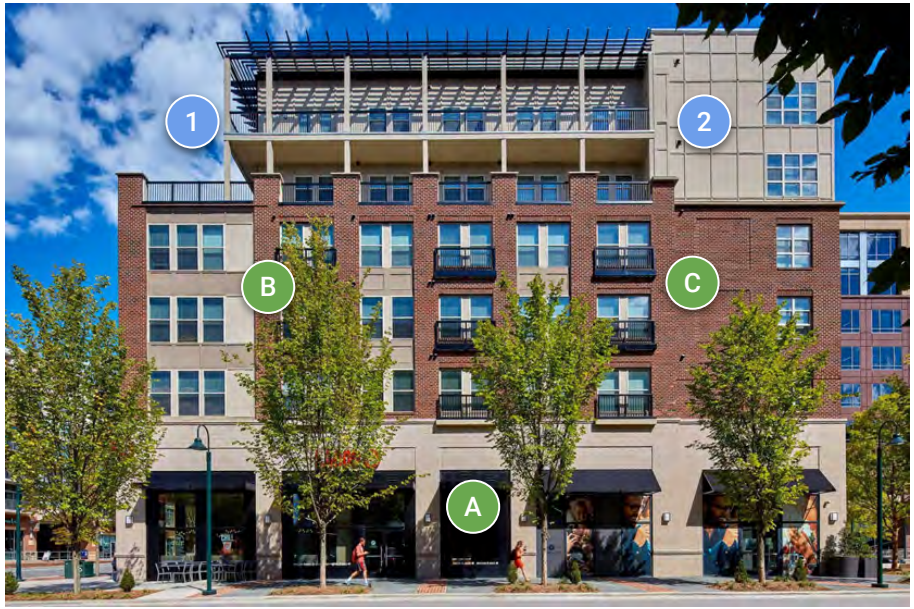
Podium Apartment

What It Does Well

A. Multiple retail bays
B. Restrained material palette in natural tones, and limited window types
C. Material shifts indicate a building base, middle and top

Room for Improvement

1. Complicated, upper-level setback, exterior corridor and roof design
2. Limited vertical continuity at upper two floors: form, materials, roof



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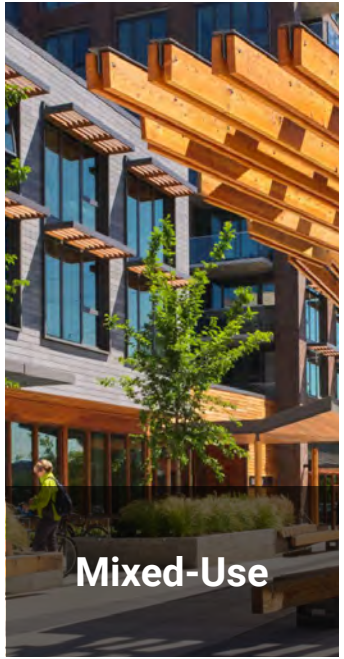
B. Development Typology Directions

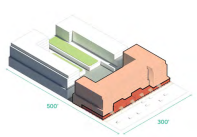
Development Typology and Site Design Aspirations



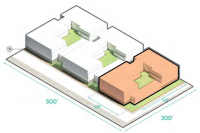
Development Types

Development Types

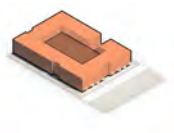
1. Mixed Use Building (6 + Stories)
2. Podium Apartment (4 - 6 Stories)
3. Wrapper Apartment (4 - 6 Stories)
4. Four Story Surface Parked (4 Stories)
5. Multiplex (2-3 Stories)
6. Cottage Court (2-3 Stories)
7. Townhomes (2-3 Stories)
8. Duplex (2-4 Stories)
9. Town-Scale Single Family (1 - 3 Stories)
10. Mid Rise-Office (5 Stories)
11. Corridor Retail (1 Story)



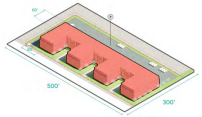
1. Mixed Use Building



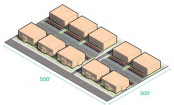
2. Podium Apartment



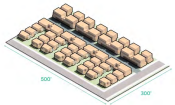
3. Wrapper Apartment



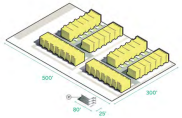
4 Story Apartment Surface Parking



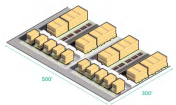
5. Multiplex



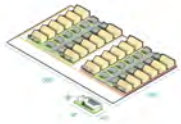
6. Cottage Court



7..Townhomes

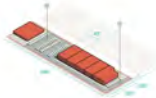


8. Duplex



9.Town-scale Single Family

10.Mid-rise Offices



11.Corridor Retail

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Selected Development Types: Typical Metrics

Residential Typology	Net Density Range (DU/ac)	Net Density Range (FAR)	Height (Stories)	Parking Type	Typical Site Area (Min)	Minimum Site Depth (Range)	Typical Site Length (Min-Max)	Building Depth (Min-Max)
1. Mixed Use Building (6+)	80 - 120+	4.5 - 6	6-8	Underground	0.6 ac	90 ft -	300 - 450 ft	Building: (55-65 ft) Podium: (90 - 200 ft)
2. Podium Apartment	80 - 110	2.7 - 3.6	4 - 6	Podium / Underground	0.8 ac	130 ft -	220 - 300 ft	125 - 180 ft
3. Wrap-around Apartment	60 - 80	3.0 - 4.5	4 -6	Integrated Structured	2.3 ac	280 ft -	350 - 500 ft	250 - 300 ft
4. Four Story Surface Parked	40 - 60	1.3 - 1.4	4 - 6	Shared Surface / Structured	2.3 ac	180 - 210 ft	300 - 400 ft	55 - 65 ft
5. Missing Middle: Multiplex	12 - 30	0.6 - 1.3	2 - 4	Shared Surface	0.2 ac	96 - 120 ft	100 - 150ft	50 - 70 ft
6.. Missing Middle: Cottage Courts	15 - 20	0.6 - 0.8	2 -3	Shared Surface				
7. Missing Middle: Townhome	10 -20	0.4 - 0.8	2 -3	Individual / Shared	0.1 ac -	36 - 50 ft	75 - 100 ft	28 - 46 ft
8. Missing Middle: Duplex	8 - 20	0.4 - 1.0	2 -3	Shared Surface	0.1 ac	36 - 60 ft	70 - 120 ft	28 - 35 ft
9. Town-scale Single Dwelling	10-14	0.4 - 0.8	1 - 2	Individual / on lot	-	-	-	-

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Development Typology

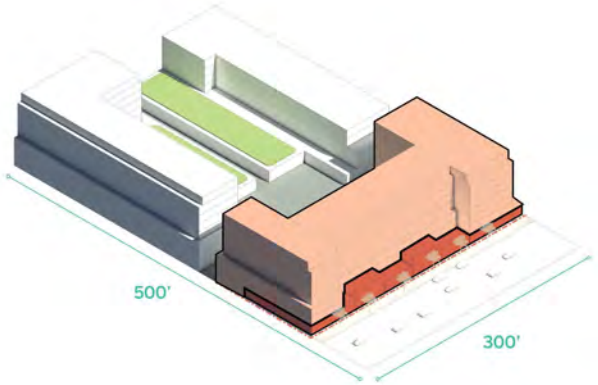
1. Mixed Use Building (6 stories +)

Mixed Use Building (6 Stories +)

Typology Description

Typically multiple floors of housing above a retail, commercial or community service use at grade level. Typically two floors of parking in an eight story mixed use building. Parking is located beneath the ground floor.

Retail-at-grade requires locating this typology where transit and other access can sustain this use over time. Nearby residential, employment or education uses can also sustain at grade uses.



Typical Mixed Use Building on 3.5 acres

Typical Metrics

Min. Block Size	90 x 300 ft	**Density Range (DU/Acres)**	80 - 120+
Min. Site Area	0.6 ac	**FAR**	4.0 - 6.0
Footprint Range	20 - 35,000 sq ft	**Parking**	Underground / Structured
Height Range	50 ft - 96 ft	**At-Grade Uses**	Retail
		Construction (IBC)	Type I, II, III and V

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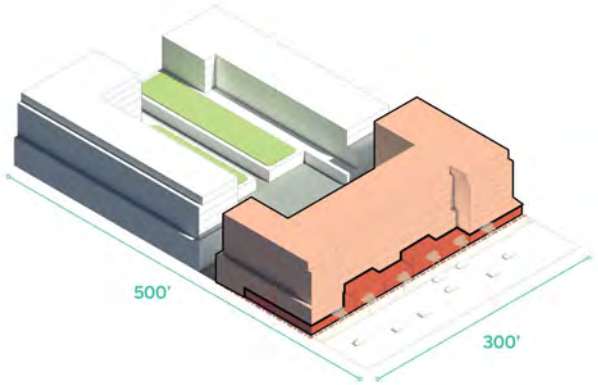
Mixed Use Building (6 Stories +)

Suitable Locations

- Higher-density mixed use blocks are best located close to transit.
- Locate where full or partial underground parking is economically and technically feasible.

Challenges

- Requires the right context to support residential density and commercial use.
- Scale means that expression and materials need careful design
- Careful approach to public realm, parking access points and service areas required.



Typical Mixed Use Building on 3.5 acres

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Mixed Use Building (6 Stories +)

Example High-Quality Developments

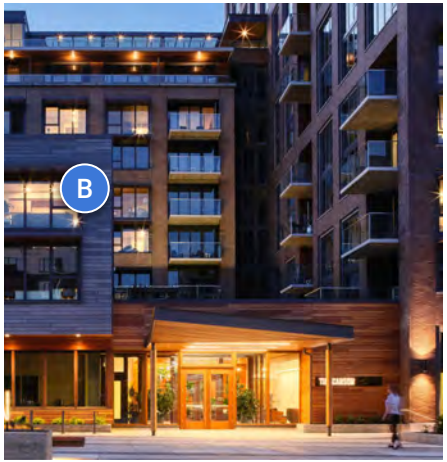
2121 NW Savier St
(The Carson)
Portland, OR

POSITIVE FEATURES

A. Varied Building Masses
Massing organized into separate components, creating a visual hierarchy between them.

B. Restrained and Complementary Palette
Surfaces, windows, materials balance repetition and articulation.

C. Public Realm Integration
Through block connections offered high quality surfaces, landscape, furniture and lighting.



Site Size	240 x 200 ft
Site Area	1.28 ac
Footprint	26,000 sq ft
Stories	3 - 12

Units	385
Unit Area Range	400 - 1,000 sq ft
Density (DU/AC)	300
FAR	7.26
Parking Ratio	1

Mixed Use Building (6 Stories +)

Example High-Quality Developments

2920 District Ave
(Modera Mosaic I)
Fairfax, VA

POSITIVE FEATURES

A. **Articulated Massing of Single Building**
Massing organized into attached components.

B. **Material Shifts Linked to Massing Components**
Surfaces, windows, materials balance repetition and articulation.

C. **Public Facing Ground Floor**
Defined retail & public-use space

D. **On-Site Public Open Space**
Programmable plaza.

Site Size	150 x 360 ft
Site Area	1.14 ac
Footprint	40,000 sq ft
Stories	6

Units	251
Unit Area Range	600 - 1,100 sq ft
Density (DU/AC)	133
FAR	3.06
Parking Ratio	1+

Mixed Use Building (6 Stories +)

Example High-Quality Developments

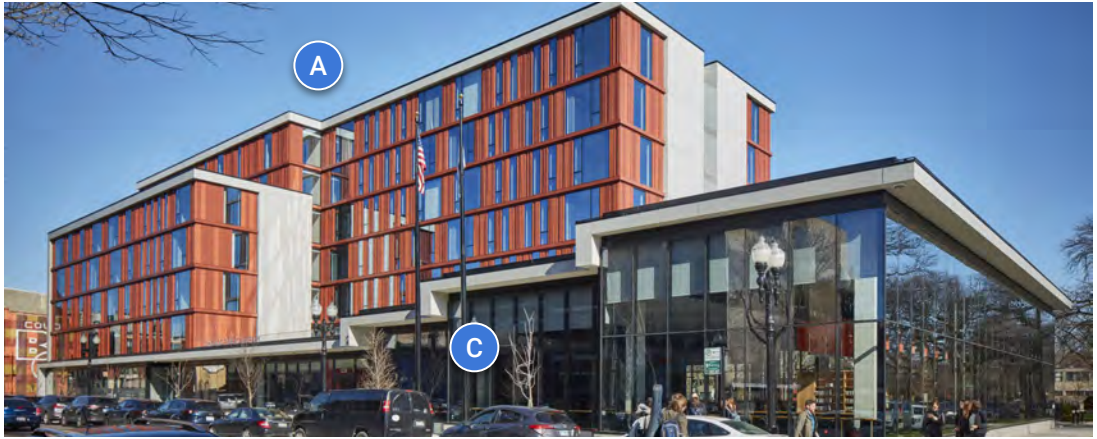
1342 W Taylor St
(Taylor Street Apartments and Library)
Chicago, IL

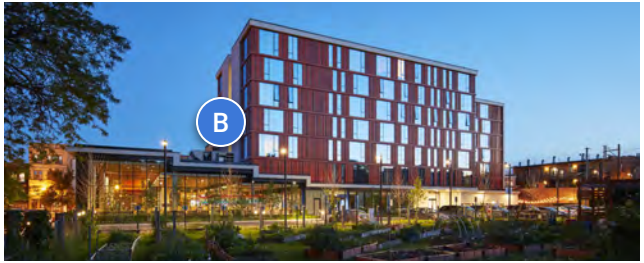
POSITIVE FEATURES

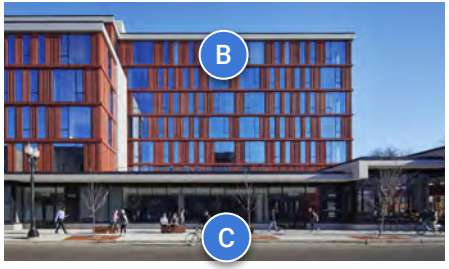
A. **Articulated Massing of Single Building**
Massing organized into attached components, with some stepping down to street.

B. **Limited and Complementary Palette**
Surfaces, windows, materials balance repetition and articulation.

C. **Public Facing Ground Floor**
Well defined community use space with transparent facade.







Site Size	150 x 250 ft
Site Area	0.86 ac
Footprint	20,000 sq ft
Stories	7

Units	73
Unit Area Range	700 - 1,000 sq ft
Density (DU/AC)	84
FAR	2.45
Parking Ratio	0.5

Mixed Use Building (6 Stories +)

Example High-Quality Developments

1901 C Street SE
(Park Kennedy)
Washington, District of Columbia

POSITIVE FEATURES

A. **Vertical Facade Articulation**
Facades are divided in bays, reflecting interior unit division

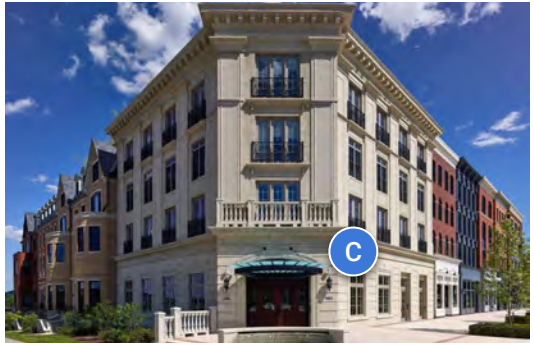
B. **At-Grade Residential Entrances**
Stoops and entryways are architecturally distinct

C. **Entrance Hierarchy & Corner Anchoring**
The lobby entrance is distinguishable by scale and prominence, anchoring the corner.

D. **At-Grade Retail**
Select block edges feature retail and amenities

E. **Distinct top, middle, and base**
Horizontal facade division is proportional

Site Size	230 x 560 ft	**Units**	262
Site Area	2.4 ac	**Unit Area Range**	560 - 1190 sq ft
Footprint	44,000 sq ft	**Density (DU/AC)**	110
		FAR	5.5
Stories	7	**Parking Ratio**	0.5 to 1



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Mixed Use Building (6 Stories +)

Aspirational Prototypical Mass

1. Varied Massing
Stepping down towards the street
2. Extending Mixed-Uses around Corners
Retail, business, community with multiple facades and entrances
3. Parking Entrance at Side or Rear
Accessed via secondary streets or alleys to underground parking levels.
4. Commercial / Community Services
Ground floors can accommodate a variety of activities beyond retail to meet community needs

Prototype Metrics

Site Size	200 x 350 ft
Site Area	1.6 ac
Footprint	40,000 sq ft
Stories	8

Units	160
Unit Area Range	800 - 1,400 sq ft
Density (DU/AC)	100
FAR	4.11
Parking Ratio	1 Per Unit

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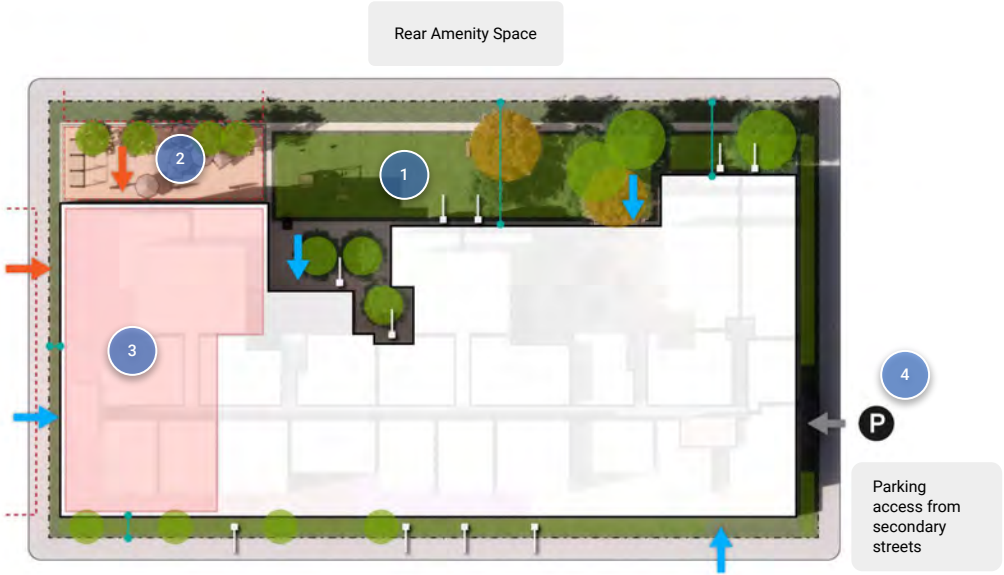
Mixed Use Building (6 Stories +)

Aspirational Prototypical Plan

1. On-Site Amenity Space
Provided at the rear of the building and aligned with at-grade unit entrances.
2. On-Site Plaza
Plaza oriented towards the street and aligned with on-site amenity space.
3. On-Site Retail
Addressing the street, co-located with plaza.
4. Parking Entrances On Secondary Streets
Located away from primary streets



Prototype Metrics

Site Area	1.6 ac
Site Depth	200 ft
Site Width	350 ft
Bldg Footprint	45,000 sq ft
Bldg Depth	140 ft

Open/Amenity Space	8,000 sq ft
Retail	17,000 sq ft
Parking Access	Side / Rear
Plaza Depth	37 ft
Plaza Area	6,000 sq ft

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Mixed Use Building (6 Stories +)

Aspirational Prototypical Section

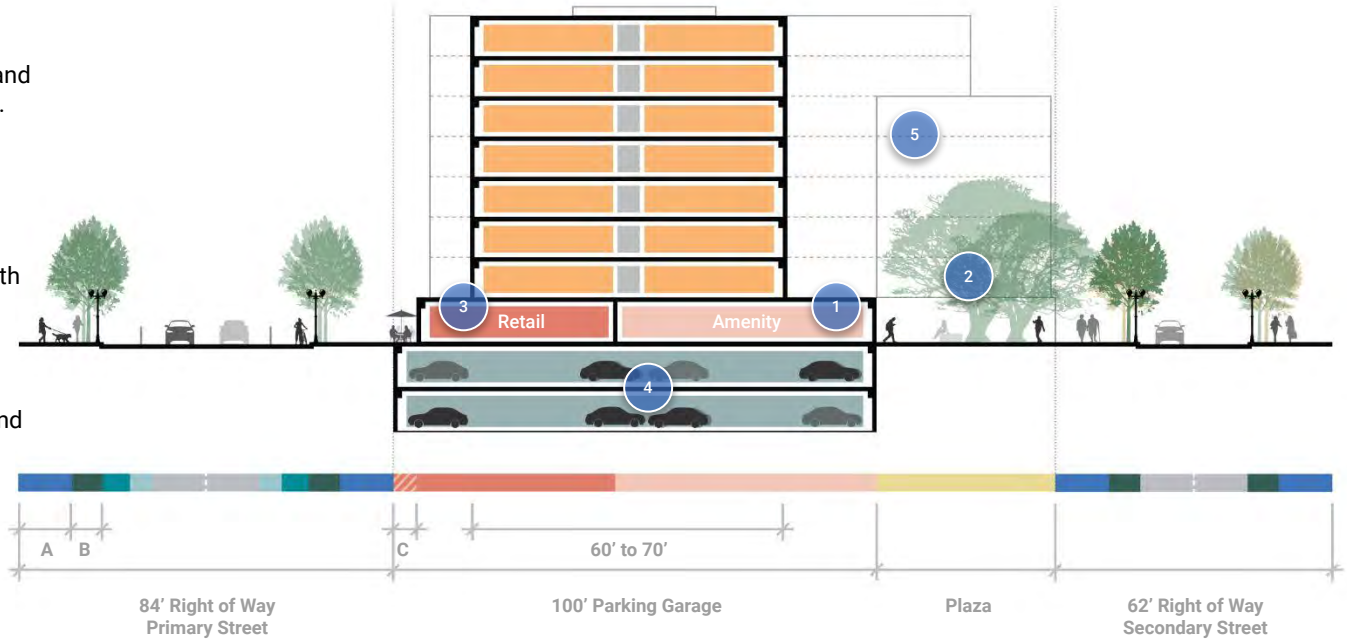
1. On-Site Amenity Space
Provided at the rear of the building and aligned with at-grade unit entrances.

2. On-Site Plaza
Plaza oriented towards the street and aligned with on-site amenity space.

3. On-Site Retail
Addressing the street, co-located with Plaza to rear.

4. Subgrade Parking
Accessed from secondary streets.

5. Varied Massing
Stepping down towards the street and amenity and public spaces



A. Sidewalk	12'
B. Tree Well	5'
C. Retail Frontage Setback/Patio	5' Minimum

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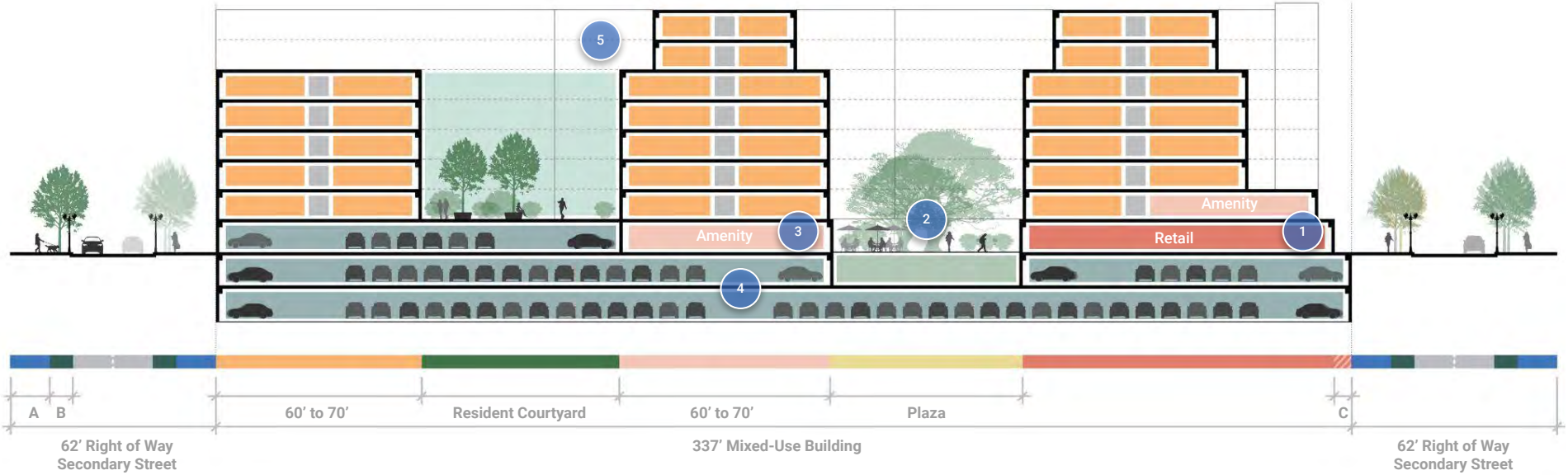
Mixed Use Building (6 Stories +)

Aspirational Prototypical Section



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Typology Guidance: Mixed Use Block (6 Stories +)

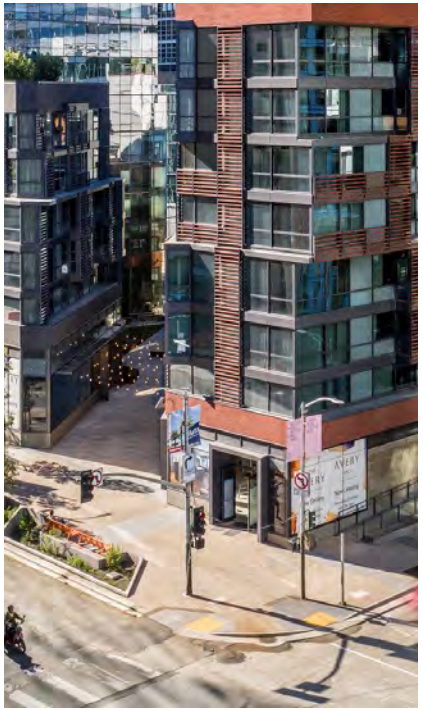
Access and Connections

1. Primary Entrances at Intersections
Place entrances in a location visible from multiple streets.

2. Residential Entrances at Ground Floor
Offer units with doors from street. This creates opportunities for stoops or micro-yards.

3. **Building Pass-throughs / paseos / openings**
Create permeable pedestrian connections through large blocks. Pedestrian access routes should be clearly identifiable from adjacent streets, parks or other public environments. Connections should be 20 feet wide.

4. Loading Docks and Parking Acces on Alleys
Create on-site alleys for building servicing and parking. Recess of screen entries from pedestrian realm.



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Typology Guidance: Mixed Use Block (6 Stories +)

On-Site Public Open Space

1. On-Site Public Open Space
Developments on sites larger than 25,000 square feet, should allocate a minimum of 10% to publicly accessible open space, including plazas, shade gardens, small parks .

2. Promote Public Use
Include seating, lighting and signage to encourage public use, and surface treatments that allow gathering.

3. Include Shading
Trees or structural canopies and shade structures should be used to facilitate comfortable use of outdoor areas and amenities.

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Typology Guidance: Mixed Use Block (6 Stories +)

Ground Floors

1. Provide Active Ground Floors
Retail, business, community and residential activities should be maximized at ground floors

2. Sustainably Locate Retail, Business and Community Uses
Non-residential uses on the ground floor should engage arterial street intersections and transit stops, where they are visible to passing traffic and transit users.

3. Articulate Ground Floors
Ground floor elements such as windows, retail displays, art, landscaping, canopy covering, etc., should be included to promote pedestrian activity.

4. Communicate Active Use
Provide regular entrances for all uses. For ground floor non-residential uses, maximize transparency. For ground floor residential uses next to the sidewalk, translucent materials can be used.

5. Define Private Residential Space
Define private residences with with stoops, setbacks, knee-level landscaping and, or, hip level fencing.

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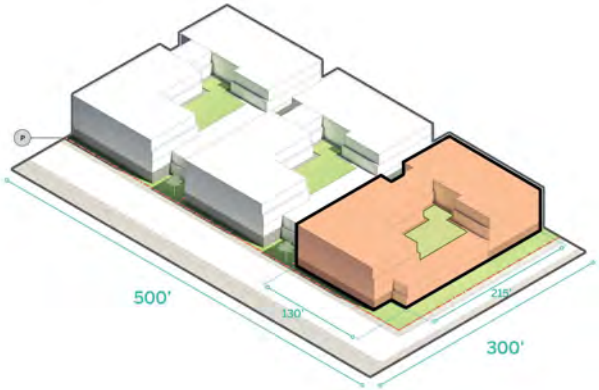
Development Typology
2. Podium Apartment (4 - 6 Stories)

Podium Apartment (4-6 Stories)

Typology Description

Residential units above a mixed use, parking and service podium. Massing is often defined by the need for a contiguous parking floor within the podium, and ramp access.



Typical Podium Apartment on 3.5ac

Typical Metrics

Min. Block Size	130 x 220 ft
Min. Site Area	0.8 ac
Footprint Range	28,000 - 35,000 sq ft
Height Range	36 - 52 ft

Density Range (DU/Acres)	90 - 115
FAR	2.7 - 3.8
Parking	Podium / Underground
At-Grade Uses	Retail / Parking
Construction (IBC)	Type I, II, III

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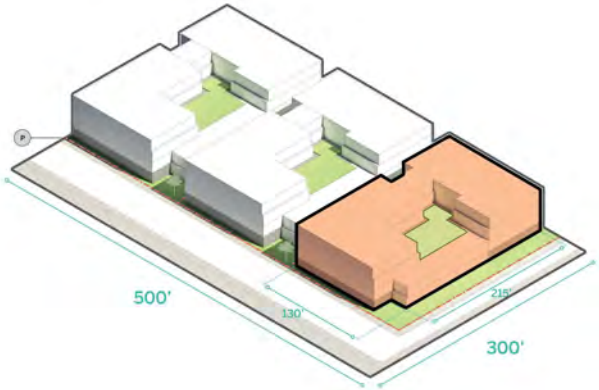
Podium Apartment (4-6 Stories)

Suitable Locations

- Podium apartments are best located close to to transit or on arterial or primary streets.
- Applicable where neither underground parking or surface parking are feasible, and an above grade structure is required.

Challenges

- The depth and length of this typology is strongly influenced by parking deck considerations within the podium.
- Higher residential densities will require adding more podium parking levels.
- Above grade parking may create monolithic facades unless residential or other uses wrap the structure, or it is screened with a well articulated facade.



Typical Podium Apartment on 3.5ac

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Podium Apartment (4-6 Stories)

Massing Variations

Podium Apartment massing variations include: linear bar-buildings, bar-buildings with wings, partial courtyards, and full courtyards, among others.

Variations in the podium can create opportunities for amenity spaces and at-grade connections. Wings and courtyards will add to the overall building footprint.

Linear Bar Buildings

Bar Building with Wings

Courtyard Style

Partial Courtyard

Multiple Courtyards

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Podium Apartment (4-6 Stories)

Example High-Quality Developments

171 W Atlantic Ave
(Corsair Flats)
Alameda CA

POSITIVE FEATURES

A. **Restrained Form and Material Palette**
Simple "C" form, with useable outdoor ground and upper floor spaces.

B. **Restrained Material Palette**
Limited color, material and window palettes.

C. **At-Grade Unit Entrances**
Corner placement of primary entrance enhances.

Site Size	160 x 230 ft
Site Area	0.9 ac
Footprint	27,000 sq ft
Stories	4

Units	60
Unit Area Range	600 - 1,100 sq ft
Density (DU/AC)	65
FAR	2.7
Parking Ratio	0.5

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Podium Apartment (4-6 Stories)

Example High-Quality Developments

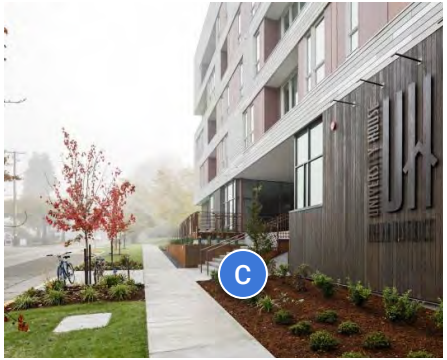
2050 E 15th Ave
(Arena District Apartments)
Eugene, OR

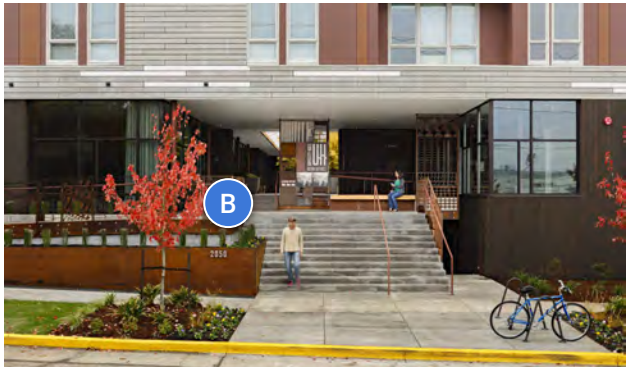
POSITIVE FEATURES

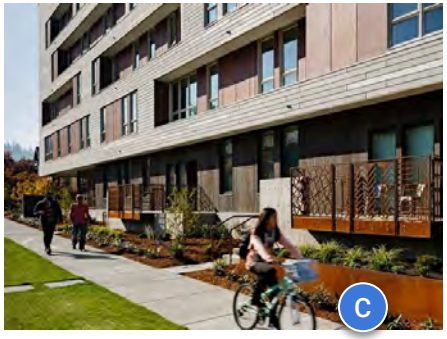
A. **Simple Material Palette**
That takes cues from surrounding landscape.

B. **Elevation-Change Through Landscape Elements**
Generous ground treatments where elevation changes and primary entrances are located.

C. **Extensive Planting Perimeter**
Achieved with generous podium setbacks







Site Size	150 x 160 ft
Site Area	0.64 ac
Footprint	25,000 sq ft
Stories	5

Units	65
Unit Area Range	670 - 1,090 sq ft
Density (DU/AC)	100
FAR	3.8
Parking Ratio	1

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Podium Apartment (4-6 Stories)

Example High-Quality Developments

2660 John R St
(The Residences at City Modern)
Detroit, MI

POSITIVE FEATURES

A. **Sensitive Massing**
Massing takes cues from neighboring buildings.

B. **Contemporary, Low Carbon Material Palette**
Extensive use of wood as facade material

C. **Recessed Building Entry**
Building entrance is obvious to pedestrians yet shielded from the elements

Site Size	70 x 180 ft
Site Area	0.3 ac
Footprint	12,000 sq ft
Stories	5

Units	35
Unit Area Range	500 - 1,200 sq ft
Density (DU/AC)	116
FAR	3.7
Parking Ratio	1

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Podium Apartment (4-6 Stories)

Example High-Quality Developments

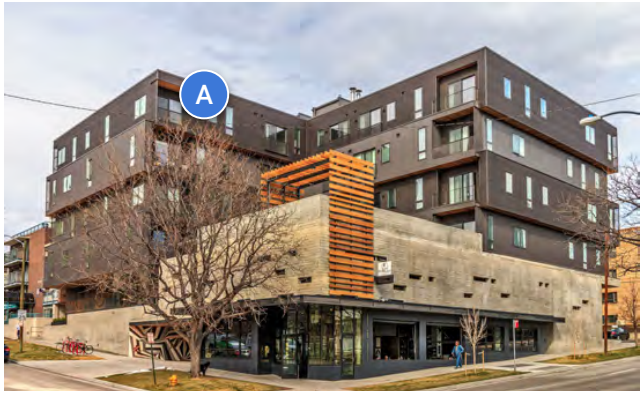
820 Sherman St
(MOTO Apartments)
Denver, CO

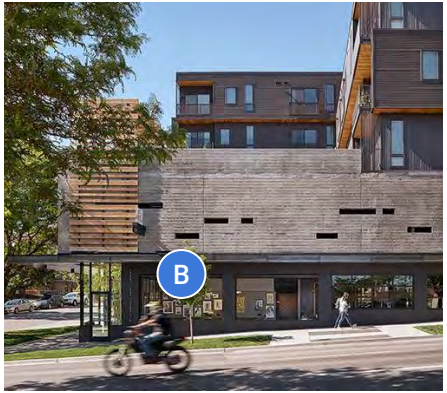
POSITIVE FEATURES

A. Compact Form
L Shaped Massing oriented away from the intersection takes bulk off the street

B. Retail At-Grade
Creating a transparent and permeable facade.

C. Parking Entrance Tucked with Elevation
Use of grade-change to hide parking access from the primary street.





Site Size	130 x 150 ft
Site Area	0.44 ac
Footprint	15,000 sq ft
Stories	5.5

Units	64
Unit Area Range	590 - 1,060 sq ft
Density (DU/AC)	145
FAR	2.5
Parking Ratio	1

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Podium Apartment (4-6 Stories)

Example High-Quality Developments

1350 Maryland Avenue NE
(The Maryland)
Washington, District of Columbia

POSITIVE FEATURES

A. **Vertical Facade Articulation**
Facades are divided in bays

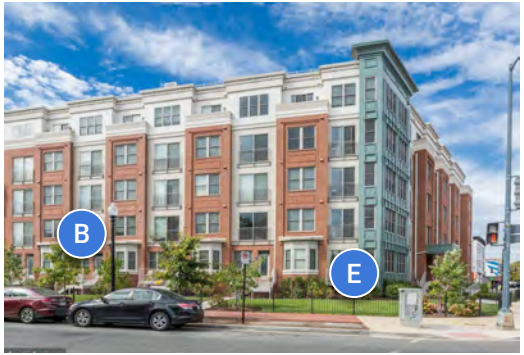
B. **Articulated Massing**
Building mass is broken down to reduce bulkiness

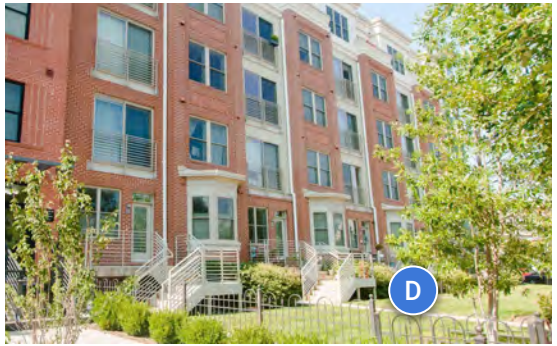
C. **Corner Anchoring**
The corner is anchored by a high-detail composition.

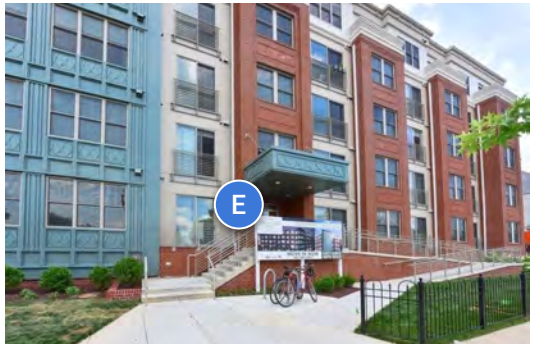
D. **At-Grade Unit Entrances & Community Lawn**
Stoops lead from a community lawn to ground floor units

E. **Strategic Use of Traditional Materials for Placemaking**
Traditional construction materials are applied in interesting ways, notably the use of metal at the corner and entry.

Site Size	150 x 185 ft	**Units**	84
Site Area	0.6 ac	**Unit Area Range**	650 - 1,200 sq ft
Footprint	15,250 sq ft	**Density (DU/AC)**	140
		FAR	3.5
Stories	5	**Parking Ratio**	0.75 to 1







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Podium Apartment (4-6 Stories)

Example High-Quality Developments

1900 C Street SE
(The Ethel)
Washington, District of Columbia

POSITIVE FEATURES

A. **Vertical Facade Articulation**
Facades are divided in bays

B. **Articulated Massing**
Building mass is broken down to reduce bulkiness

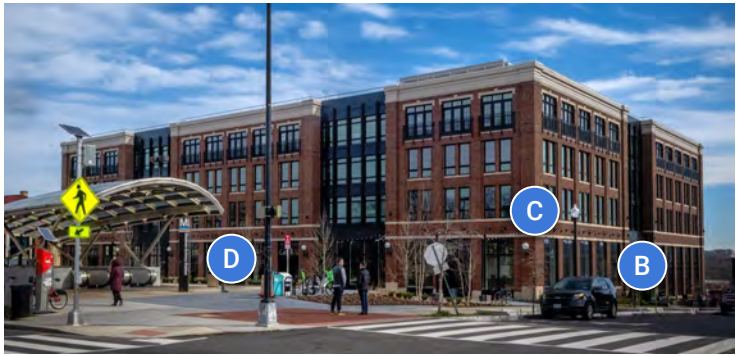
C. **Entrance Hierarchy & Corner Anchoring**
Corners are anchored by pavilion-like articulation

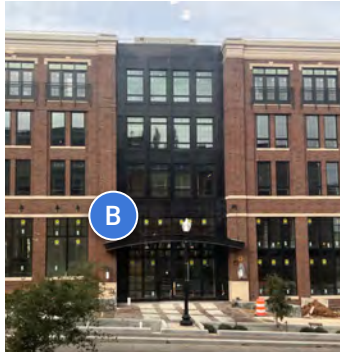
D. **At-Grade Retail**
Select block edges feature retail and amenities

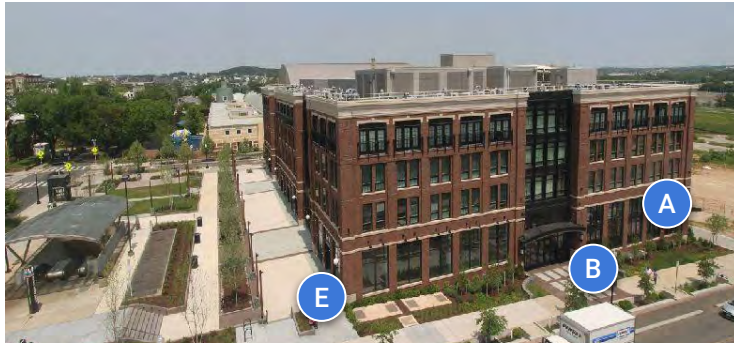
E. **Distinct top, middle, and base**
Horizontal facade division is proportional

Site Size	270 x 225 ft
Site Area	1.2 ac
Footprint	27,800 sq ft
Stories	5

Units	100
Unit Area Range	506-683 sq ft
Density (DU/AC)	83
FAR	2.6
Parking Ratio	0.5 to 1







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Podium Apartment (4-6 Stories)

Example High-Quality Developments

900 5th Street SE
(Arthur Capper Senior Apartments)
Washington, District of Columbia

POSITIVE FEATURES

A. **Simple Traditional Materials**
Simple, neutral materials inform an architectural language

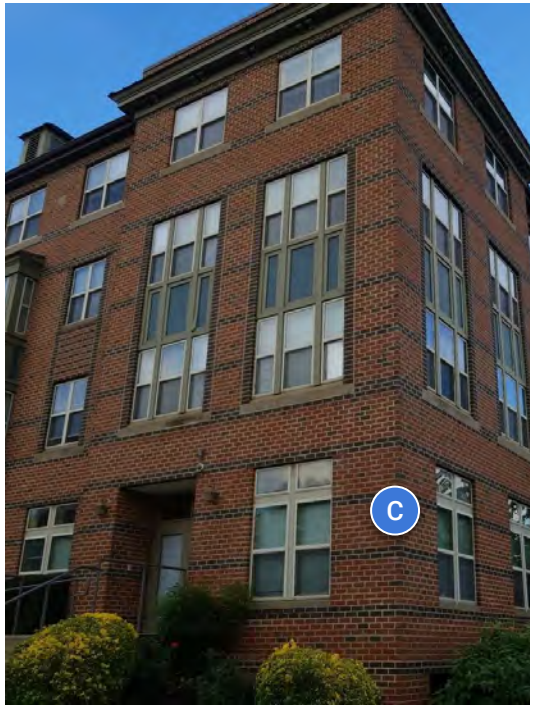
B. **Distinct Top, Middle, and Base**
Horizontal masonry detail distinguishes facade datums

C. **Corner Articulation**
Subtle massing and roofline changes anchor corners

D. **Clear Front Entry/Classic Five Part Facade**
Facade is divided with a central entry bay, two terminating bays, and connecting wings.

E. **Semi-subgrade Parking**
Advantageous use of grade to conceal parking

Site Size	200 x 275 ft	**Units**	162
Site Area	1.2 ac	**Unit Area Range**	555 - 700 sq ft
Footprint	33,000 sq ft	**Density (DU/AC)**	110
		FAR	2.4
Stories	4	**Parking Ratio**	0.2



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Podium Apartment (4-6 Stories)

Example High-Quality Developments

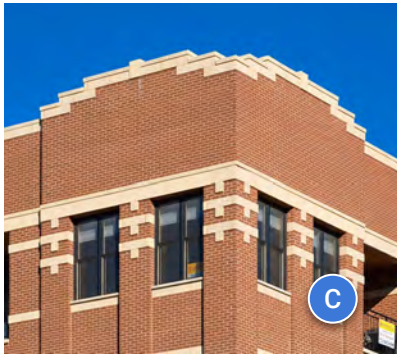
4800 N Damen Avenue
Chicago, IL

POSITIVE FEATURES

A. **Simple Traditional Materials**
Simple, neutral materials inform an architectural language

B. **Distinct Top, Middle, and Base**
Horizontal masonry detail distinguishes facade datums

C. **Corner Articulation**
Subtle massing and roofline changes anchor corners



Site Size	130 x 220 ft
Site Area	0.65 ac
Footprint	28,600 sq ft
Stories	4

Units	42
Unit Area Range	1,300-1,600 sq ft
Density (DU/AC)	64
FAR	3.6
Parking Ratio	1.5

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Podium Apartment (4-6 Stories)

Aspirational Prototypical Mass

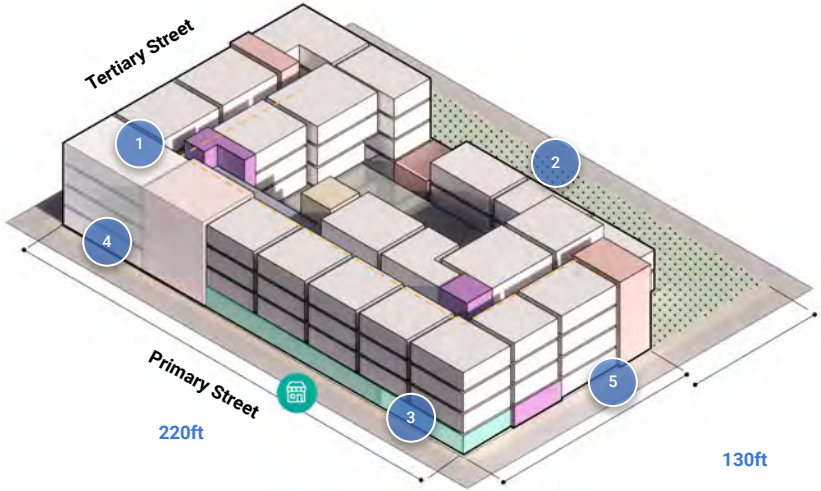
1. Compact Massing
Uses a variety of “L”, “C” and courtyard shapes to achieve high unit density while providing rooftop amenity space for residents.

2. On-Site Open Space
Placed at the rear or side of the podium to create passageways or amenity green space.

3. Retail At Grade
Engages the primary street and activates the ground floor.

4. Stoops
Located adjacent to on-site open space to create eyes on the street.

5. Parking Entrance on Secondary Streets
To protect pedestrian experience from curb cuts.



Prototype Metrics

Site Size	160 x 230 ft
Site Area	0.9 ac
Footprint	27,000 sq ft
Stories	4

Units	60
Unit Area Range	600 - 1,100 sq ft
Density (DU/AC)	65
FAR	2.7
Parking Ratio	0.5

***Reference: 171 W Atlantic Ave, Alameda, CA**

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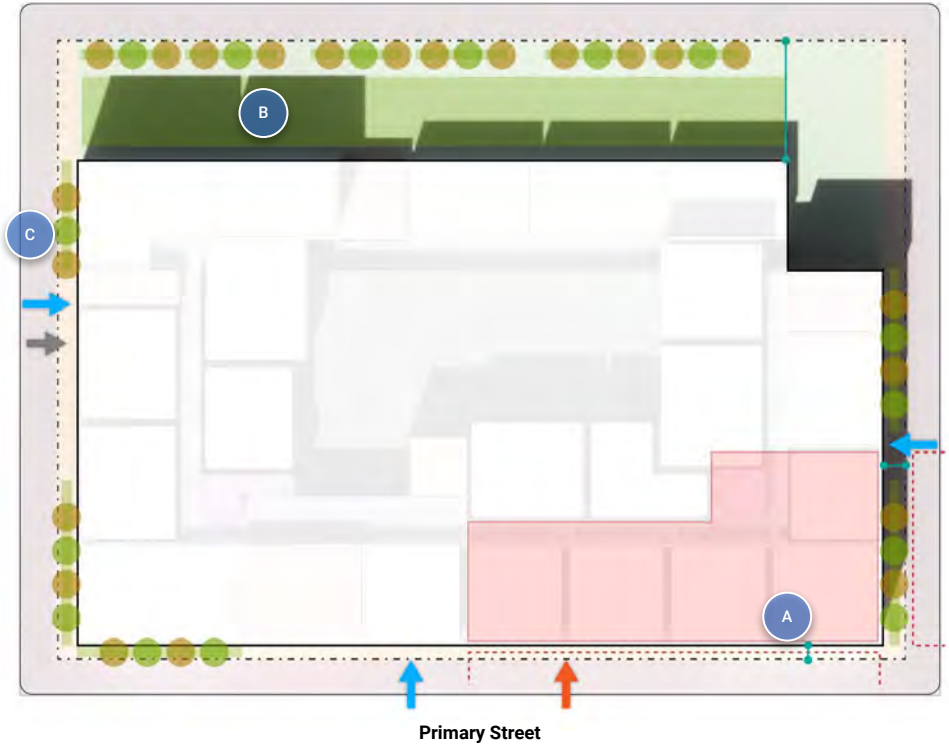
Podium Apartment (4-6 Stories)

Aspirational Prototypical Plan

A. Visible Retail
Retail located to engage the street.

B. Private Open Space
Podium apartments may include private open spaces at the ground floor - though this may be limited given space considerations. Open Spaces should have adequate landscape treatments to create shade while also being highly visible.

C. Residential Entrances
Multiple residential entrances, each buffered with landscaping. At-grade unit entrances can be located where visibility is possible and ideally adjacent to private amenity space.



Prototype Metrics

Site Area	0.84 ac
Site Depth	160 ft
Site Width	230 ft
Bldg Footprint	27,000 sq ft
Bldg Depth	125 ft

Open Space	8,000 sq ft
Retail	6,000 sq ft
Parking Access	Side / Rear

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Podium Apartment (4-6 Stories)

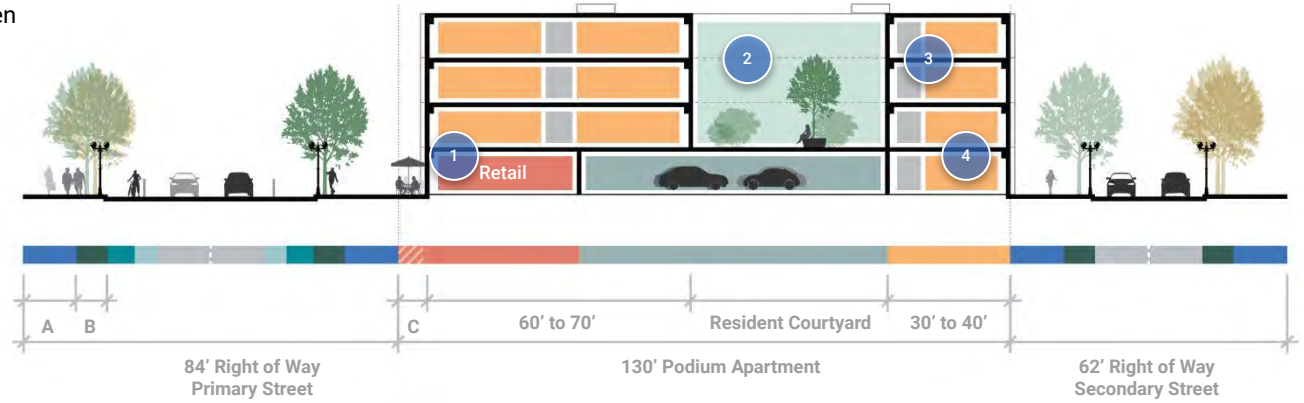
Aspirational Prototypical Section

1. Visible Retail
Retail should be located to engage the street.

2. Private Open Space
Second floor courtyards are possible over parking garage podiums.

3. Compact Building Mass
Single loaded corridors can incorporate additional units while allowing for open space over the podium.

4. Wrap Parking Garage
Other program can wrap the parking garage, minimizing visual impact on pedestrian experience and bringing greater value to street edges.



A. Sidewalk	12'
B. Tree Well	5'
C. Retail Frontage Setback/Patio	5' Minimum

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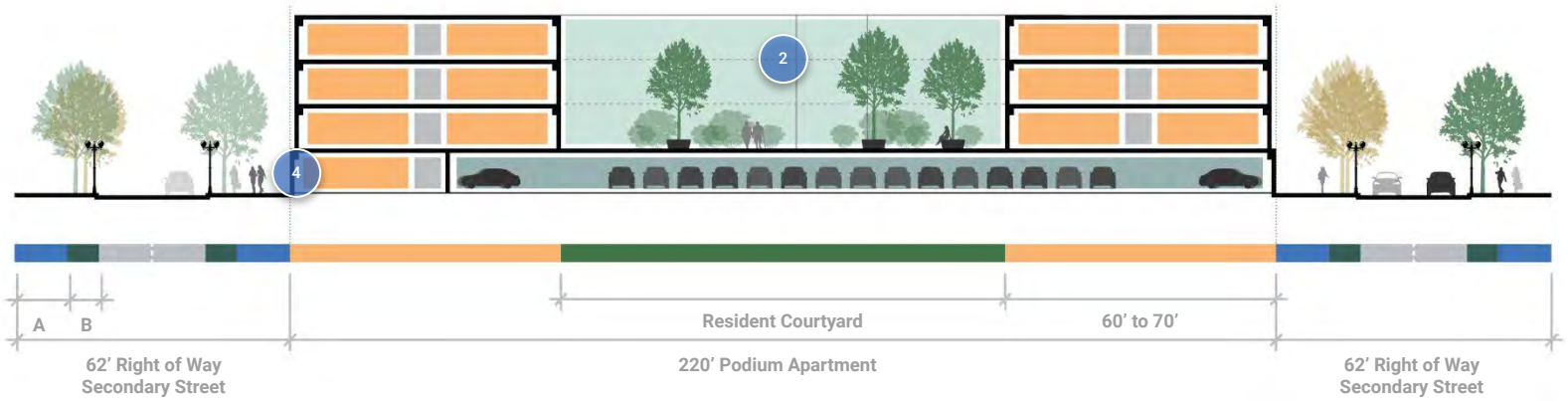
Podium Apartment (4-6 Stories)
Aspirational Prototypical Section



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Podium Apartment (4-6 Stories)
Aspirational Prototypical Section

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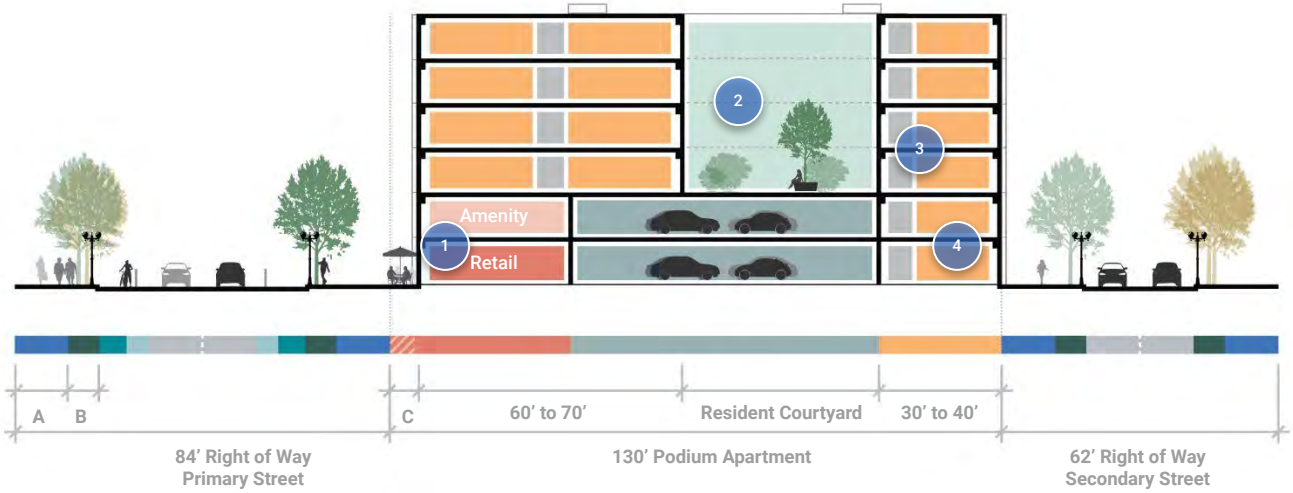

A. Sidewalk	12'
B. Tree Well	5'
C. Retail Frontage Setback/Patio	5' Minimum

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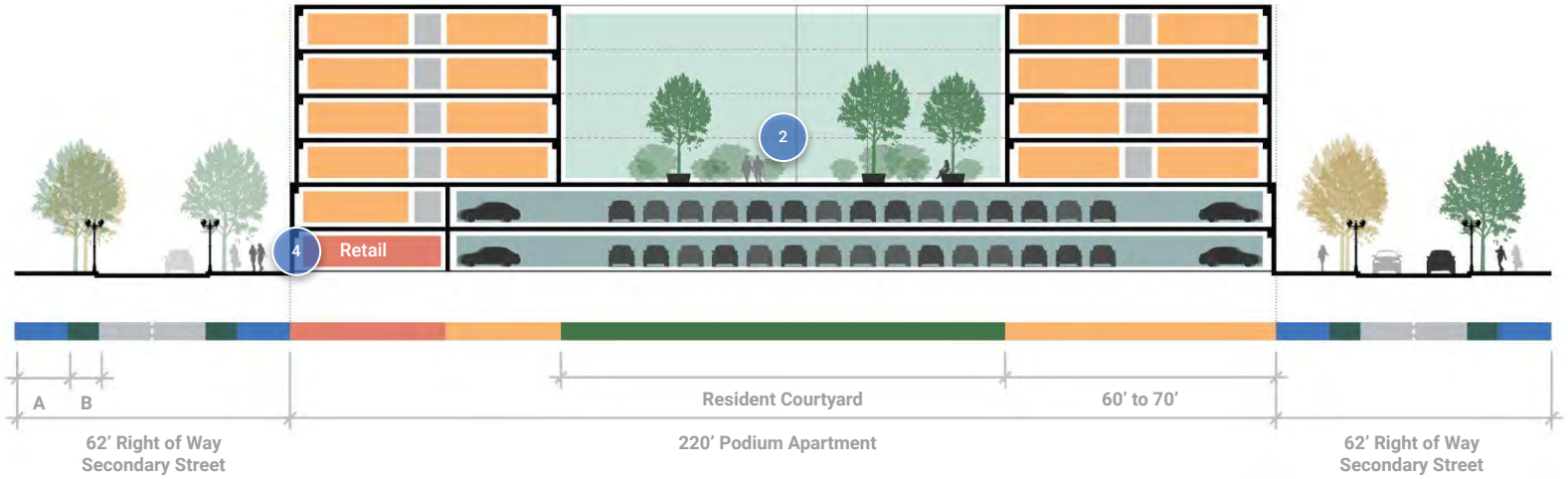
Podium Apartment (4-6 Stories)
Aspirational Prototypical Section



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Typology Guidance: Podium Apartment (4-6 Stories)

On-Site Public Open Space / Amenity Space

1. Rooftop Amenity Space
Areas above the podium can become amenity space for residents.

2. At-Grade Open Space
Achieved through building setbacks and aligned with podium retail entrances. Open spaces should be well shaded and provide sufficient depth for use.

3. Community Services
Community or institutional services may be located in the podium instead of or alongside retail.

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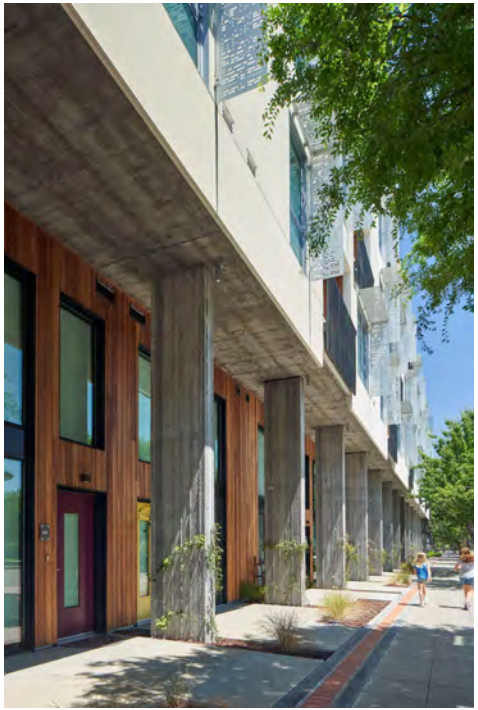
Typology Guidance: Podium Apartment (4-6 Stories)

Access and Connections

1. Locate Key Entrances at Intersections
Primary entrances can address multiple streets.

2. At-Grade Unit Entrances
Develop units with doors onto the street. This creates opportunities for stoops.

3. Parking and Service Entrances
Locate parking and service entrances from alleys, or on secondary streets if recessed into the building mass and screened.



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Typology Guidance: Podium Apartment (4-6 Stories)

Ground Floors

1. Responding to elevation changes.
Screening elements, material shifts, and landscape treatments can provide a positive pedestrian experience where elevation changes occur. Parking entrances may be hidden at elevation changes. An extra floor of retail may be achieved where elevation change permits without adding bulk onto the primary facade.

2. Transparent facades with active uses.
Uses can include retail or commercial activities. If at-grade residential entrances are present, a green buffer should be deployed through either on-site open space or perimeter planting.

3. Simple Material Expression at Grade
Make the primary facade more legible and enhance the curb appeal of podium buildings.

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Development Typology

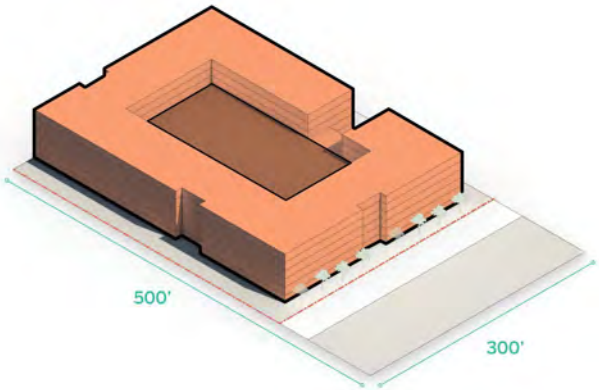
3. Wrapper Building: 4-6 Stories

("Texas Donut" / Wrap-Around)

Wrapper Building: 4-6 Stories

Typology Characteristics

Wrapper buildings are typically organized by single-loaded apartments that “wrap” structured parking. The use of structured parking within the building creates a more pedestrian friendly and urban development than buildings with surface parking them. Apartments and retail, business or community uses at-grade activate the ground floor. In some cases, apartment floors can extend above the parking structure.



Typical Wrapper On 3.5ac Site

Typical Metrics

Min. Block Size	280 x 350 ft
Min. Site Area	2.25 ac
Footprint Range	88,000 - 35,000 sq ft
Height Range	32 - 50 ft

Density Range (DU/Acres)	90 - 115
FAR	3.5 - 5.0
Parking	Structured Internal
At-Grade Uses	Retail / Parking / Residential
Construction (IBC)	Type I, II, III

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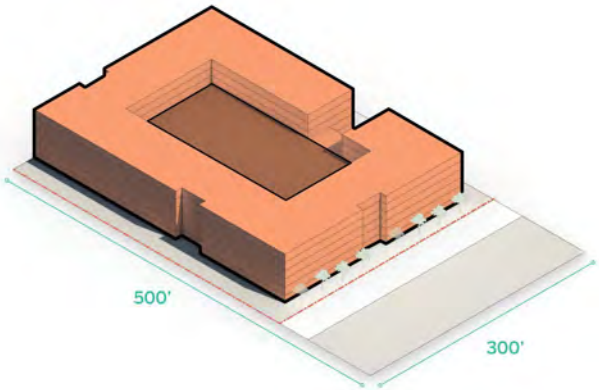
Wrapper Building: 4-6 Stories

Suitable Locations

- Podium apartments are best located close to to transit or on arterial or primary streets.
- Applicable where underground parking and surface parking are not feasible, and an above grade structure is required.

Key Challenges

- Require large development blocks.
- Apartments around structured parking can create large, impermeable footprints.
- Impermeable blocks due to parking garage.
- Longer building lengths require careful frontage and facade approaches



Typical Wrapper On 3.5ac Site

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Wrapper Buildings (4-6 Stories)

Massing Variations

The design of wrapper buildings may include various wing and courtyard arrangements to achieve higher site densities.

Wings can successfully reduce visual bulk, but they require greater block depths.

Courtyards add amenities for residents, but require greater block dimensions.

Generally, while courtyards and wings create a more efficient building and increase residential unity capacity they also increase the development footprint.

Fully Wrapped + Closed Courtyard

¾ Wrapped + Open Courtyard

Combination Wrap and Podium

Partially Wrapped + Double Loaded Courtyards

Winged Wrapped Building

¾ Wrap bridged to Double Loaded

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Wrapper Buildings (4-6 Stories)

Example High-Quality Developments

915 S Wolfe St
(Union Wharf Apartments)
Baltimore, MD

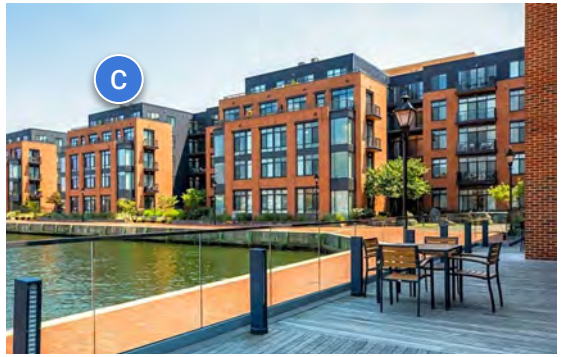
POSITIVE FEATURES

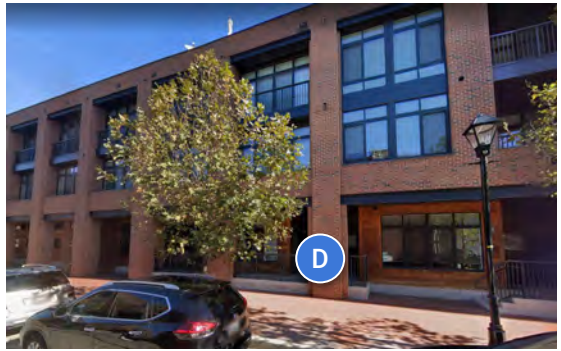
A. **Restrained Material Palette**
Linking mass with expression to reduce clutter.

B. **Articulated Building Wings**
Break apart an otherwise monolithic facade.

C. **Stepbacks Above Three Stories**
Reduce bulk on the street.

D. **Stoops**
Activate ground floor with residential activity.





Site Size	260 x 660 ft
Site Area	2.6 ac
Footprint	105,000 sq ft
Stories	5

Units	281
Unit Area Range	800 - 1,100 sq ft
Density (DU/AC)	108
FAR	4.7
Parking Ratio	1+

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Wrapper Buildings (4-6 Stories)

Example High-Quality Developments

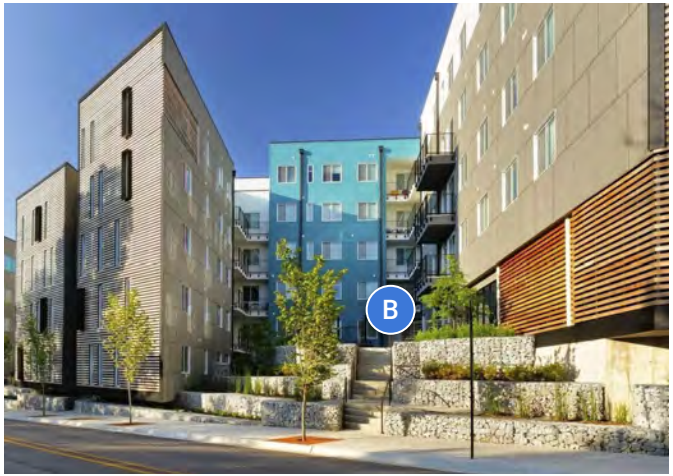
22 S Duncan Ave
(Atmosphere Housing)
Fayetteville, AR

POSITIVE FEATURES

A. **Common Areas and Retail Rounding Corner**
Help orient and guide pedestrian access.

B. **Courtyards**
Making use of elevation changes to create grade-separated courtyards.

C. **Material Expression Linked to Massing**



Site Size	350 x 500 ft
Site Area	3.3 ac
Footprint	105,000 sq ft
Stories	5

Units	228
Unit Area Range	600 - 1,000 sq ft
Density (DU/AC)	70
FAR	3.7
Parking Ratio	1

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Wrapper Buildings (4-6 Stories)

Example High-Quality Developments

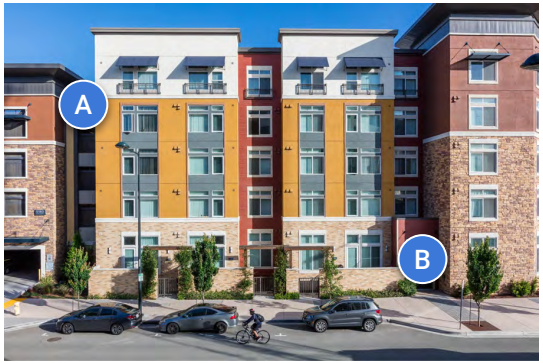
5200 Iron Horse
(Dublin Station Apartments)
Dublin, CA

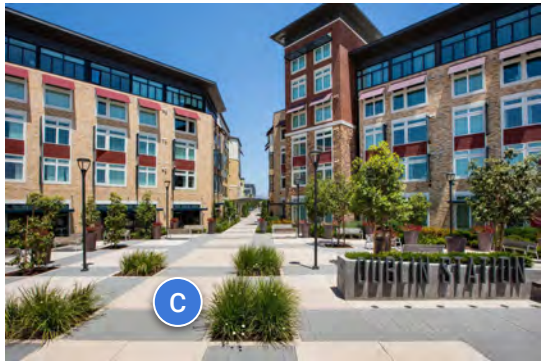
POSITIVE FEATURES

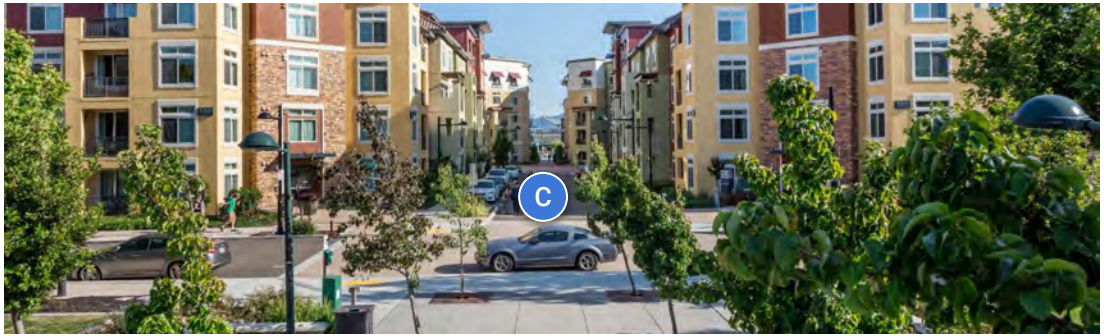
A. **Distinctive Top, Middle, and Bottom**
Create legible building facade.

B. **Ground Floor Entrances**
Create an active ground floor. Stoops or private yards achieved with building setbacks.

C. **Greening Public Realm**
Use of permeable pavers in open spaces.







Site Size	500 x 650 ft
Site Area	6.5 ac
Footprint	190,000 sq ft
Stories	5

Units	505
Unit Area Range	600 - 1,500 sq ft
Density (DU/AC)	77
FAR	3.5
Parking Ratio	1

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Wrapper Buildings (4-6 Stories)

Example High-Quality Developments

2300 Washington Place NE
(Rhode Island Row)
Washington, District of Columbia

POSITIVE FEATURES

A. **Distinctive Corner Treatment**
Corners are anchored by architecture and program

B. **Ground Floor Entrances & Retail**
Activation by retail, amenities & service offices

C. **Public Realm Greening**
New “main street” features a landscaped median

D. **Minimal Garage Exposure**
Parking is wrapped with program, obscuring it from the public realm. Minimal garage facade exposure.

Site Size	470 x 510 ft
Site Area	5.5 ac
Footprint	184,000 sq ft
Stories	6

Units	278
Unit Area Range	710 - 1,150 sq ft
Density (DU/AC)	51
FAR	2.9
Parking Ratio	1

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Wrapper Buildings (4-6 Stories)

Example High-Quality Developments

22 Robeson Street
(Avalon Somerville Station)
Somerville, NJ

POSITIVE FEATURES

A. **Identifiable top, middle and base**
Rooflines and floors inform the architecture

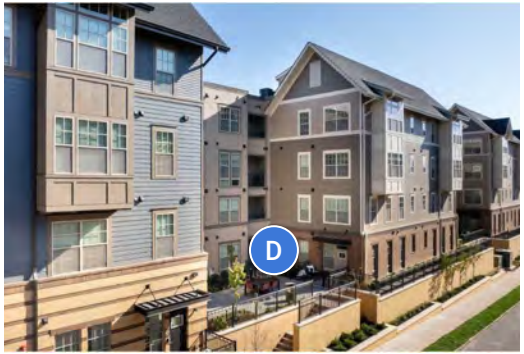
B. **Articulated Massing**
Building mass is broken down to reduce bulkiness

C. **Variety within a townscape language**
Simple detailing and sympathetic proportions, a familial use of materials.

D. **Multiple courtyards**
Building massing shapes multiple courtyards

Site Size	770 x 200 ft
Site Area	6.0 ac
Footprint	110,000 sq ft
Stories	4

Units	373
Unit Area Range	480-1,900 sq ft
Density (DU/AC)	62
FAR	3
Parking Ratio	1



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Wrapper Buildings (4-6 Stories)

Aspirational Prototypical Mass

1. Use of Stepback to Vary Mass
Reducing building bulk on the street, stepbacks begin after 3 stories. Stepbacks should create a legible top, middle, and bottom of the building facade.

2. Setbacks for Planting & Open Space
Minor setbacks and massing articulation at the base can provide space for patios and other landscape treatments.

3. Retail At -Grade
Retail, if present, should be placed at corners. This ensures greater visibility from more streets, and better transparency around corners.

Site Size	280 x 305 ft
Site Area	2 ac
Footprint	70,000 sq ft
Stories	5

Units	125
Unit Area Range	800 - 1,300 sq ft
Density (DU/AC)	70
FAR	3.5
Parking Ratio	1

***Reference: Union Wharf Apartment,**

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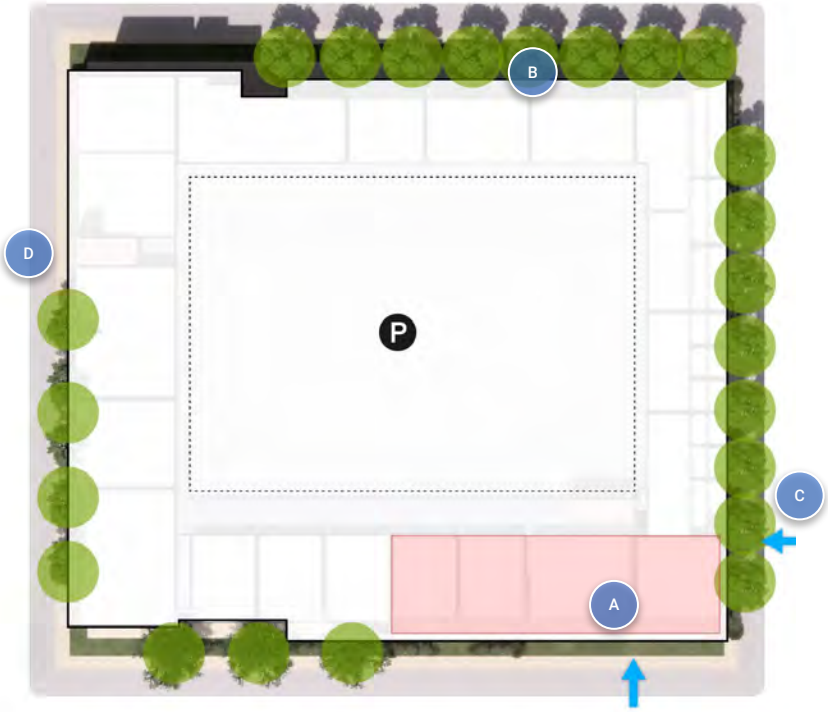
Wrapper Buildings (4-6 Stories)

Aspirational Prototypical Plan

A. Retail
Retail should be located to engage the street.
B. Setbacks
Setbacks along the building perimeter ensure adequate space for at-grade buffered entrances.
C. Residential Entrances
Locate at at highly visible corners. Where possible, buffered at-grade unit entrances create a better pedestrian experience.
D. Parking Entrances
Parking entrances should be both visible but also hidden and located away from busy pedestrian routes.



Site Area	1.8 ac
Site Depth	290 ft
Site Width	270 ft
Bldg Footprint	70,000 sq ft
Bldg Depth	250 ft

Retail	4,000 sq ft
Parking Access	Side / Rear

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Wrapper Buildings (4-6 Stories)

Aspirational Prototypical Section

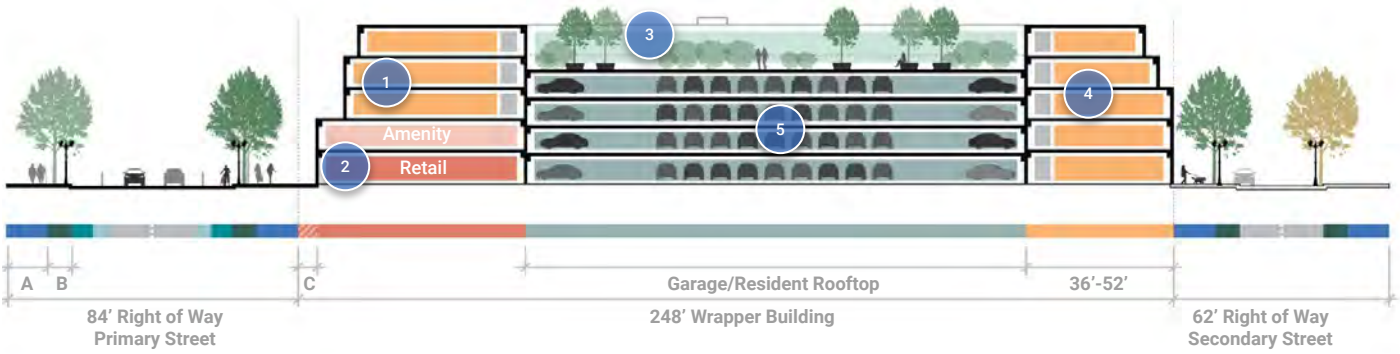
1. Use of Stepback to Vary Mass
Reduce building bulk from the street.

2. Mixed-Use At -Grade
Mixed-use related to the public realm.

3. Green Garage Rooftop
The garage structure rooftop can be a combination of resident open space, utility equipment space or a location for photovoltaic and water heating technologies.

4. Single-Loaded Residential Corridors
Corridors wrapping the perimeter of the parking structure give access to residential units.

5. Wrap Parking Garage
Other program can wrap the parking garage, minimizing visual impact on pedestrian experience and bringing greater value to street edges.



A. Sidewalk	12'
B. Tree Well	5'
C. Retail Frontage Setback/Patio	5' Minimum

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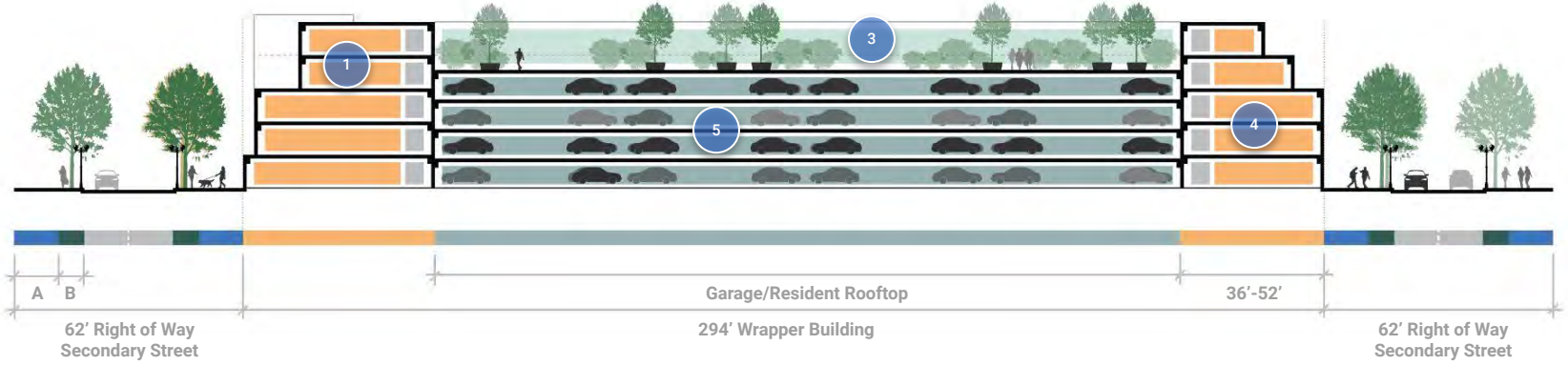
Wrapper Buildings (4-6 Stories)

Aspirational Prototypical Section



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Wrapper Buildings (4-6 Stories)

Access and Connections

1. Locate Key Entrances on Intersections
Primary entrances can address multiple streets.

2. On-Site Alley Connections / Passageways
Passageways through wrapper wings or courtyards are highly encouraged. This alleviates bulk and creates connections through what can be a bulky and impermeable building mass.

3. Parking and Service Entrances
Locate parking and service entrances from alleys, or on secondary streets if recessed into the building mass and screened.

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Typology Guidance: Wrapper Buildings (4-6 Stories)

On-Site Public Open Space / Amenity Space

1. Landscaped Patios
Landscaped patios can be located at highly visible and well-lit locations for building users and the public. Tree canopy shading can be provided.

2. Amenity Courtyards
Larger blocks can accomodate on-site courtyards. Wrapper massing that creates courtyards through articulated wings may generate longer building facades. Longer building facades should be articulated through form or materials.

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Typology Guidance: Wrapper Buildings (4-6 Stories)

Ground Floors

1. Retail, Business and Community Services
Ground level commercial space can provide a range of retail or service uses that can benefit the community. Uses should be visible and accessible from the sidewalk.

2. Accessory Structures
Smaller scale pavilions can be placed at on-site open spaces to create shaded activity areas. These may be used for farmers markets, performance or cultural uses.

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Typology Guidance: Wrapper Buildings (4-6 Stories)

Ground Floors

1. Setbacks
Setbacks can allow for well defined, generous and landscaped building entrances.

2. Grade Transitions
Use active ground floors to manage grade transitions across longer frontages.

3. At-Grade Unit Entrances
Wrapper buildings should have residential units at grade where retail is not located. With setback provisions or elevation changes, at-grade units should incorporate entrances to increase ground activity.

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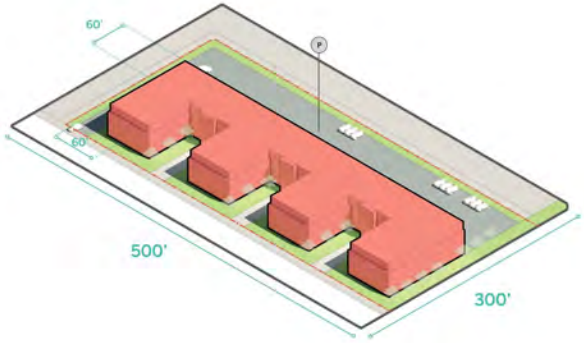
Development Typology
4. Four-Story, Surface Parked Apartment

SOM

Four-Story, Surface Parked Apartment

Typology Characteristics

Four story apartments often accommodate parking on adjacent surface lots, as development values do not justify the cost of a parking structure. Apartment units are typically “double-loaded” in this type - meaning two units flanking a shared circulation corridor on each floor.



Basic 4 Story Surface Parked on 3.5 ac site

Typical Metrics

Min. Block Size	210 x 450 ft
Min. Site Area	2.3 ac
Footprint Range	88,000 - 35,000 sq ft
Height Range	32 - 40 ft

Density Range (DU/Acres)	60 - 90
FAR	3.5 - 5.0
Parking	Surface, Rear or Side
At-Grade Uses	Residential
Construction (IBC)	Type I, II, III

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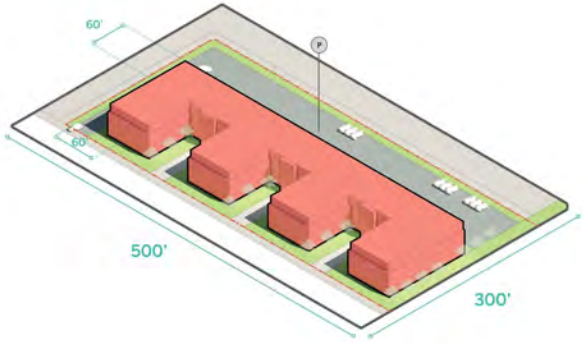
Four-Story, Surface Parked Apartment

Suitable Locations

- Best suited where block depth is available to provide create rear surface parking.
- Best suited where underground parking is not economically feasible.
- Advisable to place close to transit or along traffic corridors.

Key Challenges

- Surface lots can be unattractive, serve as heat islands, generate extensive stormwater run-off, and feel unsafe after dark.



Basic 4 Story Surface Parked on 3.5 ac site

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Four-Story, Surface Parked Apartment

Example High-Quality Developments

5201 Hayes Street NE
(Residences at Hayes)
Washington, DC

POSITIVE FEATURES

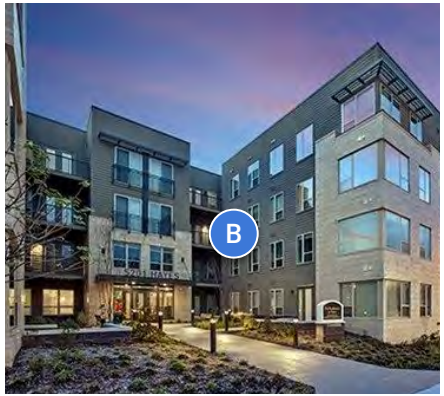
A. Natural Materials
Warm and natural materials that create an attractive building facade

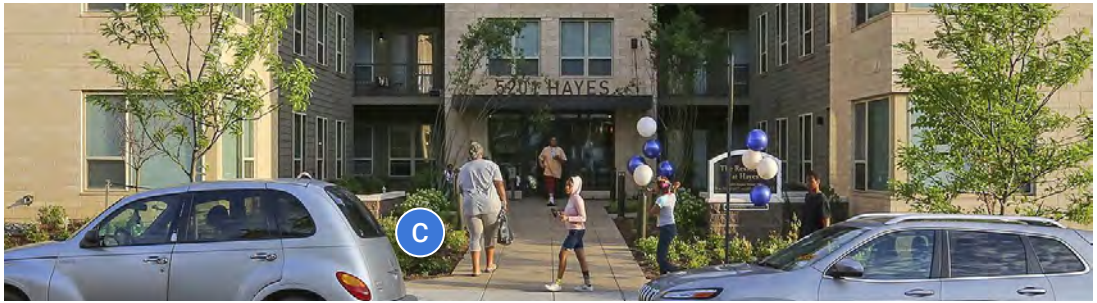
B. Winged massing
Achieves higher net-density while also reducing building bulk

C. Entrances lined with planting
Gardens at ground level at each entrance create a positive pedestrian experience

Site Size	240 x 430 ft
Site Area	2.4 ac
Footprint	40,000 sq ft
Stories	4

Units	150
Unit Area Range	500 - 900 sq ft
Density (DU/AC)	63
FAR	1.6
Parking Ratio	1





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Four-Story, Surface Parked Apartment

Example High-Quality Developments

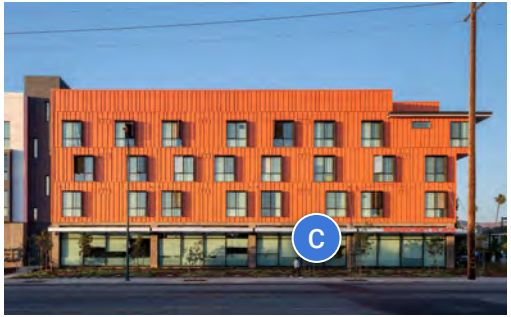
2450 Senter Rd
(Renascent Place)
San Jose, CA

POSITIVE FEATURES

A. **Courtyard Mass**
Simple horseshoe building plan to create an internal courtyard.

B. **Several Green Spaces**
Courtyard incorporates landscape features.

C. **Simple Materials**
Simple selection of cladding material and color..



Site Size	580 x 780 ft
Site Area	2.5 ac
Footprint	26,000 sq ft
Stories	4

Units	160
Unit Area Range	350 - 700 sq ft
Density (DU/AC)	65
FAR	0.85
Parking Ratio	1

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Four-Story, Surface Parked Apartment

Example High-Quality Developments

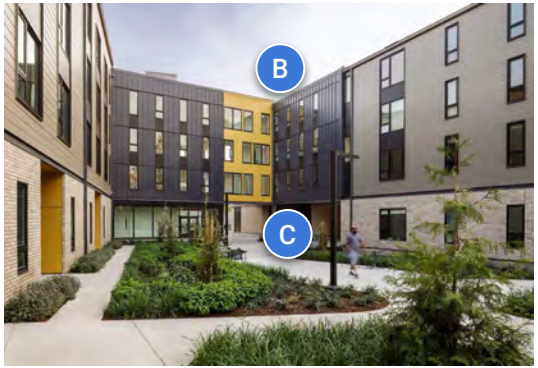
2133 N Argyle St
(Argyle Apartments)
Portland, OR

POSITIVE FEATURES

A. **Cohesive Massing**
Clear relationship of scale and form.

B. **Simple Material Palette**
Emphasizes a clear hierarchy of massing.

C. **Several Courtyards**
On-site plazas and playgrounds.



Site Size	190 x 460 ft
Site Area	2 ac
Footprint	42,000 sq ft
Stories	4

Units	189
Unit Area Range	450 - 1,100 sq ft
Density (DU/AC)	95
FAR	1.72
Parking Ratio	1

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Four-Story, Surface Parked Apartment + Townhouse

Example High-Quality Developments

1605 NW A St.
(Red Barn)
Bentonville, AR

POSITIVE FEATURES

A. **Simple Massing**
Forms are simple, with pitched roofs and carved recesses into the massing.

B. **Simple Material Palette**
Materiality reflects rural edge context in a contemporary manner.

C. **Identifiable Communities**
Townhomes and apartments are arranged in smaller clusters, scaled to sub-communities.

Site Size	-
Site Area	12.66 ac
Footprint	117,000 sq ft
Stories	2 - 3

Units	137
Unit Area Range	800 - 1,100 sq ft
Density (DU/AC)	12
FAR	2
Parking Ratio	1.5 - 2

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Four-Story, Surface Parked Apartment

Aspirational Prototypical Mass

1. "L", "S" and "C" Shapes
Various massing strategies offer alternatives to the typical bar building. Different organizational strategies can create well proportioned plazas, parks, and passageways.

2. Through Site Connections
Create permeable access, and limit the total length of impermeable building facade.

3. Plazas at Corners
Offer better visibility throughout the day. If possible, plazas should be located adjacent to building retail.

4. Parking Lot Landscaping
Providing shade and stormwater management.

Site Size	195 x 460 ft
Site Area	2 ac
Footprint	38,000 sq ft
Stories	4

Units	189
Unit Area Range	450 - 1,100 sq ft
Density (DU/AC)	95
FAR	1.72
Parking Ratio	1

***Reference: Argyle Apartments**

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Four-Story, Surface Parked Apartment

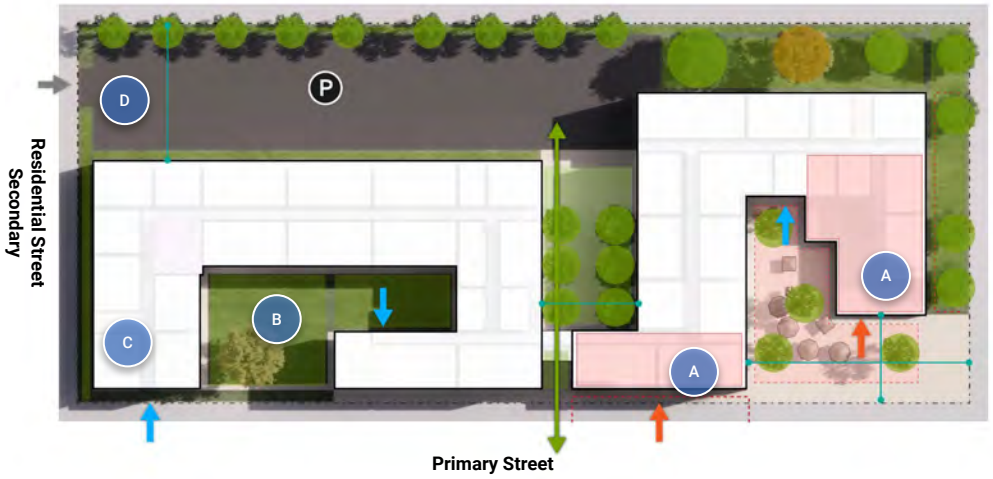
Aspirational Prototypical Plan

A. Retail
Retail should be located to engage the street. Ideally plazas and open spaces should be located within close proximity and with clear connections.

B. Private Open Space
A mix of private and public open spaces should be encouraged to create a variety of ground floor activity.

C. Residential Entrances
Multiple residential entrances encourage ground floor activation and offers better visibility.

D. Parking Entrances
Parking should be tucked behind buildings and screened with landscaping elements where parking lots are adjacent other residential buildings.



Site Area	2 ac	**Open Space**	18,000 sq ft
Site Depth	195 ft	**Retail**	6,000 sq ft
Site Width	460 ft	**Parking Access**	Side
Bldg Footprint	38,000 sq ft	**Plaza Depth**	20 ft
Bldg Depth	56 ft	**Plaza Area**	4,000 sq ft

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Four-Story, Surface Parked Apartment

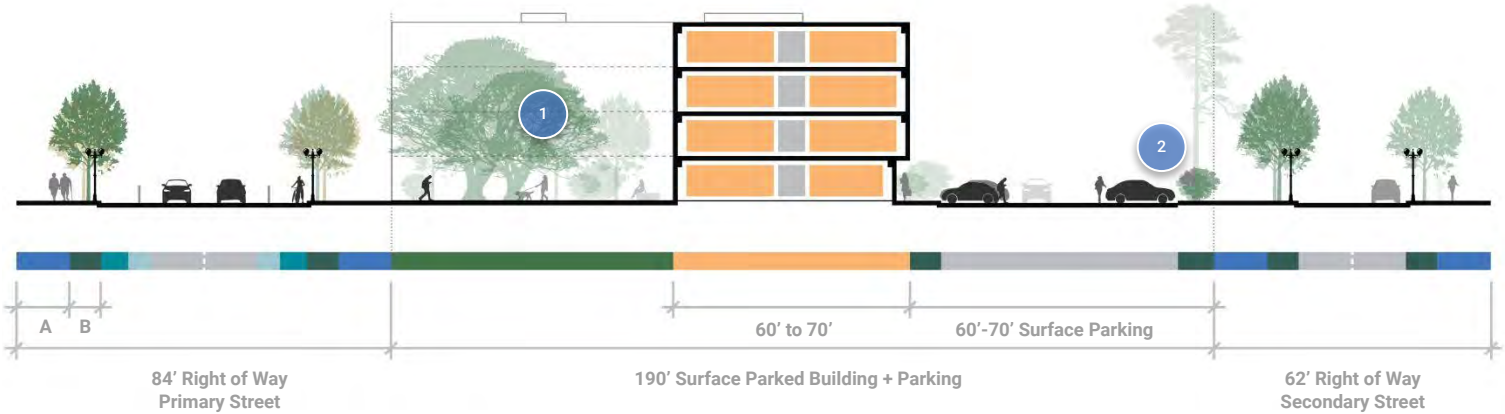
Aspirational Prototypical Section

1. Shape Open Space
Use building massing to create courtyards and open spaces.

2. Parking Landscaping
Landscape, shade and stormwater management required.

3. Through Site Connections
Create permeable access, and limit the total length of building facades.

4. Anchor Corners
Concentrate plazas, amenities, and commercial spaces near intersections to focus.



A. Sidewalk	12'
B. Tree Well	5'
C. Retail Frontage Setback/Patio	Allowable in Open Space

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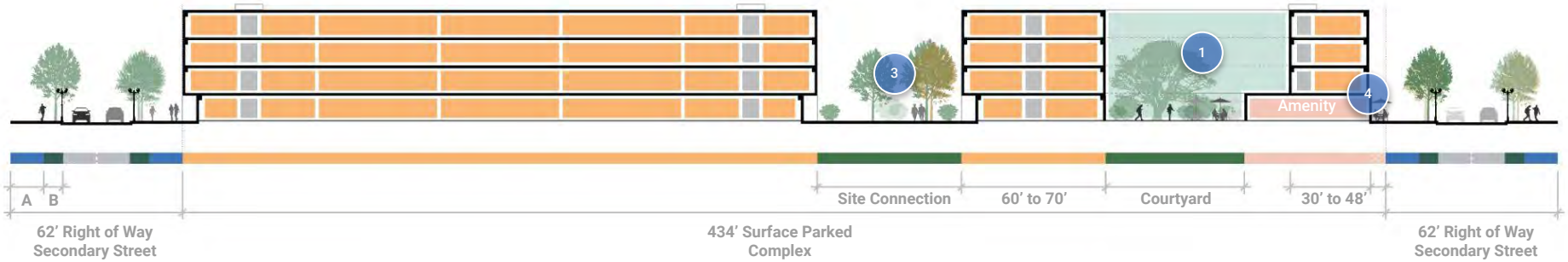
Four-Story, Surface Parked Apartment
Aspirational Prototypical Section



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Typology Guidance: Four-Story, Surface Parked Apartment

Access and Connections

1. Primary Entrances Addressing the Street
Locate entrances in visible locations and to support building identity.

2. Building Pass-throughs / paseos / openings
Locate connections through large blocks where permeability would support a porous urban framework and the pedestrian experience.

3. At-Grade Unit Entrances
Develop units with doors facing onto the street. This also creates opportunities for stoops.

4. Loading Docks Screened or on Alleys
On-site alleys for building loading and servicing is encouraged..

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Typology Guidance: Four-Story, Surface Parked Apartment

On-Site Public Open Space

1. On Site Open Spaces
The provision of landscaped gathering, seating and play spaces for use by residents and others is encouraged.

2. On-Site Alley Connections / Passageways
On-site connections across a site improves the pedestrian experience and the permeability of a neighborhood. This is particularly important for longer apartments that extend the full width of large blocks.

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Typology Guidance: Four-Story, Surface Parked Apartment

Ground Floors

1. At-Grade Retail, Business and Community Space
Ground floor activation by non-residential uses is encouraged in viable and sustainable locations. Building depths may limit activities to smaller retail or services.

2. Landscaped Setbacks
Generous setbacks to create green spaces and connections area encouraged. This is important as a buffer where residential units are at-grade, facing a street..

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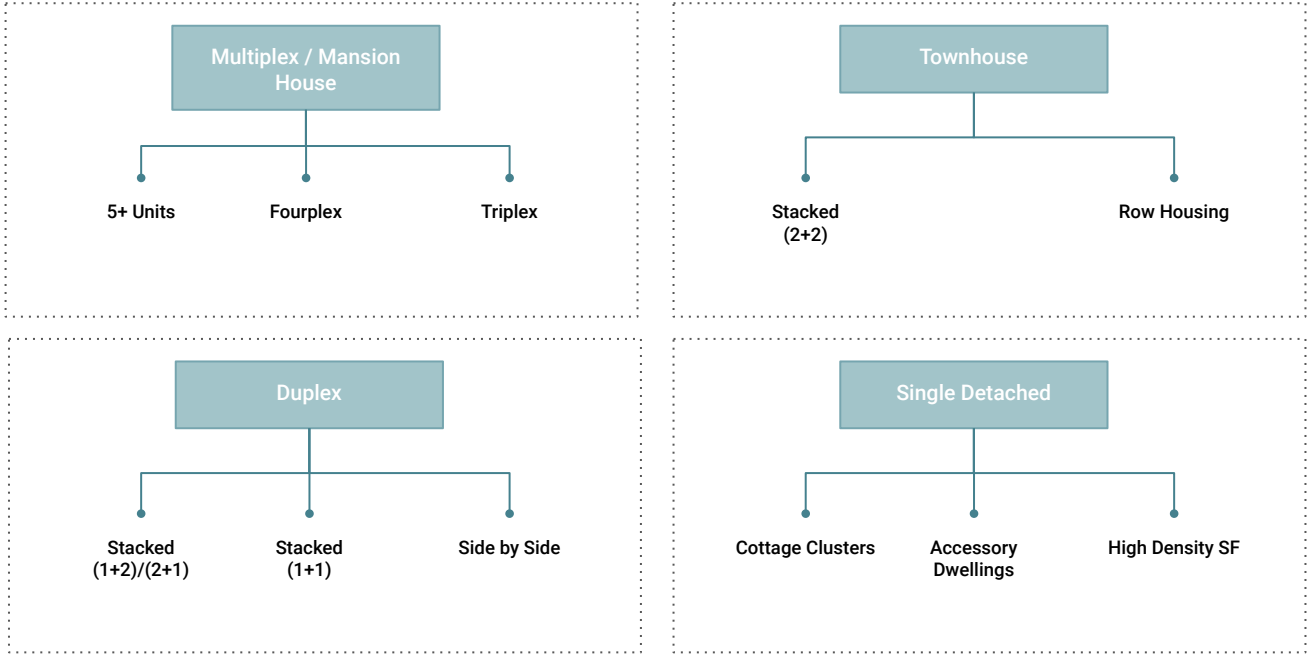
Development Typology
Missing Middle Housing

Missing Middle Housing

Missing Middle Housing Types



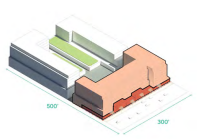
Missing Middle Housing
Typical Features and Metrics

	Multiplex			Townhouse		Duplex		Detached		
Feature	**Multiplex (5+)**	**Four-plex**	**Triplex**	**Townhouse (Stacked)**	**Townhouse (Row)**	**Duplex (Stacked)**	**Duplex (Side-by-Side)**	**Cottage Court**	**Accessory Dwelling**	**High Density Single Family**
Attachment	Detached	Either	Either	Attached	Attached	Either	Attached	Detached	Detached	Detached
Entry/Access	Interior	Interior	Interior	Interior	Exterior	Interior	Exterior	Exterior	Interior	Exterior
Lot Type	Shared	Shared	Shared	Shared	Single	Shared	Single / Shared	Single / Shared	Shared	Single
Open Space	Shared	Shared	Shared	Shared	Private / Shared	Shared	Private	Private / Shared	Shared	Private
Orientation	Street	Street	Street	Either	Either	Street	Street	Internal	Internal	Street
Net DU/Ac Range	20 - 50	18 - 35	20 - 25	14 - 25	10 - 25	8 - 25	8 -19	15 - 30	~10	8 - 12
Stories	2 - 3	2 - 3	2 - 3	3 - 4	2 - 3	2	1 - 2	1 - 2	2-3	1 -3
Driveway	Shared	Shared	Shared	Shared	Private	Shared	Private / Shared	Shared	Shared	Private
Lot Area ±	7,500 - 15,000	4,500 - 10,000	3,500 - 8,300	3,500 - 8,300	1,500 - 3,000 sq ft	3,500 - 10,500	4,500 - 6,000	10,000 - 22,500	-	1,500 - 4,200
Lot Width ±	75 - 120	45 - 75	40 - 65	40 - 65	20 - 25’	35 - 70’	40 - 75 ft	100 - 160 sq ft	30 - 60 sq ft	30 - 60 sq ft
Lot Depth ±	100 - 150	100 - 150	85 - 150	85 - 150	85 - 120’	100 - 150’	50 - 80 sq ft	100 - 150 sq ft	NA	50 - 70 sq ft
Footprint Gross ±	9,600 sq ft	5,800 sq ft	4,200 sq ft	4,200 sq ft	2,600 sq ft	1,700 sq ft	3,400 sq ft	4,800	1,400 sq ft	1,400 sq ft

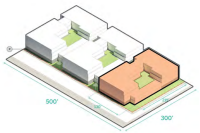
Development Types: Missing Middle

Development Types

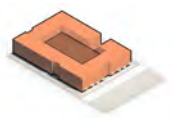
1. Mixed Use Building	(6 + Stories)
2. Podium Apartment	(4 - 6 Stories)
3. Wrapper Apartment	(4 - 6 Stories)
4. Four Story Surface Parked	(4 Stories)
5. Multiplex	(2-3 Stories)
6. Cottage Court	(2-3 Stories)
7. Townhomes	(2-3 Stories)
8. Duplex	(2-4 Stories)
9. Town-Scale Single Family	(1 - 3 Stories)
10. Mid Rise-Office	(5 Stories)
11. Corridor Retail	(1 Story)



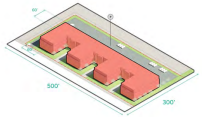
1. Mixed Use Building



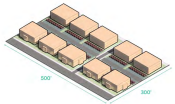
2. Podium Apartment



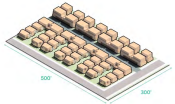
3. Wrapper Apartment



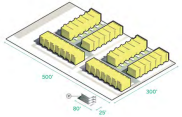
4 Story Apartment Surface Parking



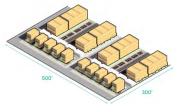
5. Multiplex



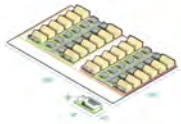
6. Cottage Court



7..Townhomes

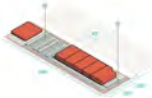


8. Duplex



9.Town-scale Single Family

10.Mid-rise Offices



11.Corridor Retail

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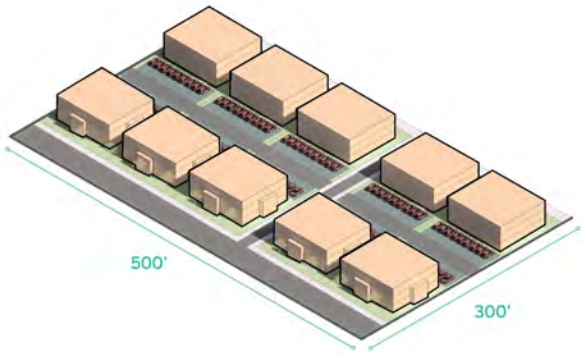
Development Typology
5. Multiplex / Mansion House

SOM

Missing Middle: Multiplex

Typology Characteristics

Multiplex (or mansion housing) is a group of eight to twelve walk-up units which may share a common entrance. Typically there is only one shared entrance. Multiplexes may also be termed based on their unit count + 'plex'. Such as a four-plex, six-plex or eight-plex.



Multiplex buildings on 3.5 acre site

Typical Metrics

Min. Block Size	95 x 100 ft
Min. Site Area	0.22 ac
Footprint Range	4,800 - 9,000 sq ft
Height Range	16 - 24 ft

Density Range (DU/Acres)	20 - 50
FAR	0.6 - 1.3
Parking	Rear, Side
At-Grade Uses	Residential
Construction (IBC)	Type I, II

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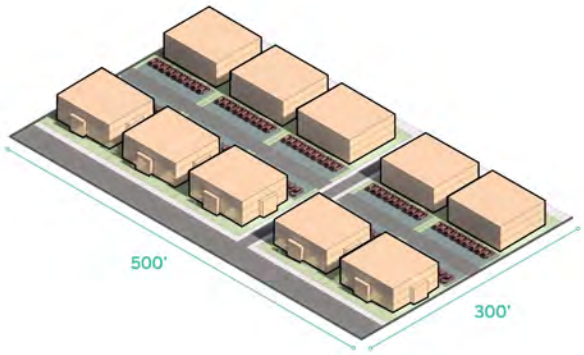
Missing Middle: Multiplex

Suitable Locations

- Multiplexes are best suited where densities above a triplex are desired, but smaller lot dimensions do not make a larger apartment feasible.
- Best suited in neighborhoods where smaller, moderate density buildings are applicable.

Key Challenges

- Will require either covered or uncovered parking solutions based on the number of units.
- Typically harder to incorporate into larger development sites unlike townhouses and triplex



Multiplex buildings on 3.5 acre site

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Missing Middle: Multiplex

Example High-Quality Six Plex

3538 N Lowell Ave
Chicago, IL

POSITIVE FEATURES

A. **Simple Use of Materials**
Restrained use of materials for cladding, balconies, and entrances.

B. **Setbacks with Planting Strip**
Lawn is supplemented with tree plantings

Site Size	125 x 175 ft	**Units**	6
Site Area	0.5 ac	**Unit Area Range**	1,350 sq ft
Footprint	3,400 sq ft	**Density (DU/AC)**	12
		FAR	0.5
Stories	3.5	**Parking Ratio**	1

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Missing Middle: Multiplex

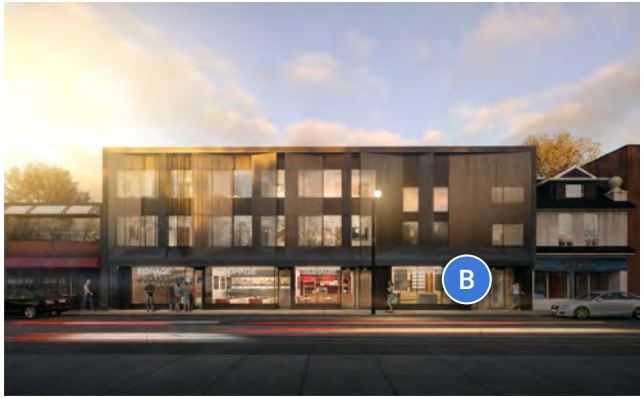
Example High-Quality Multiplex (5+)

377 Broadview Ave
(The Broadview Terraces)
Toronto, ON

POSITIVE FEATURES

A. **At-Grade Entrances**
Engages the Street

B. **At-Grade Retail and Services**
Creates a transparent and permeable ground floor.



Site Size	75 x 90 ft
Site Area	0.1 ac
Footprint	7,500 sq ft
Stories	3.5

Units	11
Unit Area Range	400 - 800 sq ft
Density (DU/AC)	100
FAR	3
Parking Ratio	-

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Missing Middle: Multiplex

Example High-Quality 4-Plex + 6-Plex Block

588 SE 217th Ave
(Twelve Mile Crossing)
Gresham, OR

POSITIVE FEATURES

A. **At-Grade Entrances**
Engages the Street

B. **Rear Parking Placement**
To keep cars off the pedestrian experience.

C. **Simple Materials and Simple Roof Forms**
Clearly expresses ground floors and common entranceways.

Site Size	280 x 480 ft
Site Area	2.9 ac
Footprint	25,000 sq ft
Stories	3

Units	82
Unit Area Range	900 - 1,200 sq ft
Density (DU/AC)	28
FAR	0.55
Parking Ratio	1+

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Missing Middle: Multiplex

Example High-Quality Multiplex (5+)

1212 Larkin
(Larkin Place)
Elgin, IL

POSITIVE FEATURES

A. **At-Grade Entrances**
Engages the street with stoops and porches.

B. **Vehicular Role Minimized**
Parking is relegated to a collective surface lot to the rear, with accessible at-grade entries

C. **Contextual Vernacular**
Architectural style reflects neighboring homes and townscape context

Site Size	285 x 530 ft
Site Area	3.5 ac
Footprint	365,000 sq ft
Stories	2

Units	48
Unit Area Range	450 - 800 sq ft
Density (DU/AC)	13
FAR	2.4
Parking Ratio	-

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Missing Middle: Multiplex

Aspirational Prototypical Mass

1. Primary Entrance Communicated Clearly in Massing
Multiplexes are characterized by a common entry to the building. Also called a “walkup”. Entrances should be clearly visible to both residents and pedestrians and well-lit. Buffering between the building entrance and the sidewalk can be achieved with green planting areas.

2. Parking Tucked Behind If Possible
Using existing alleys if available or introducing front-loaded access if needed. Larger block developments can use a single common driveway to access all parking areas for multiple buildings.

3. Front Yard for Planting and Rear Yard to Screen Parking
Plantings and setbacks can be used to create a continuity and a context-sensitive response to surrounding density.

Site Size	70 x 125 ft	**Units**	4 / 6 / 8+
Site Area	0.2 ac	**Unit Area Range**	500 - 1,000 sq ft
Footprint	2,100 sq ft	**Density (DU/AC)**	20 - 40
		FAR	
Stories	2	**Parking Ratio**	

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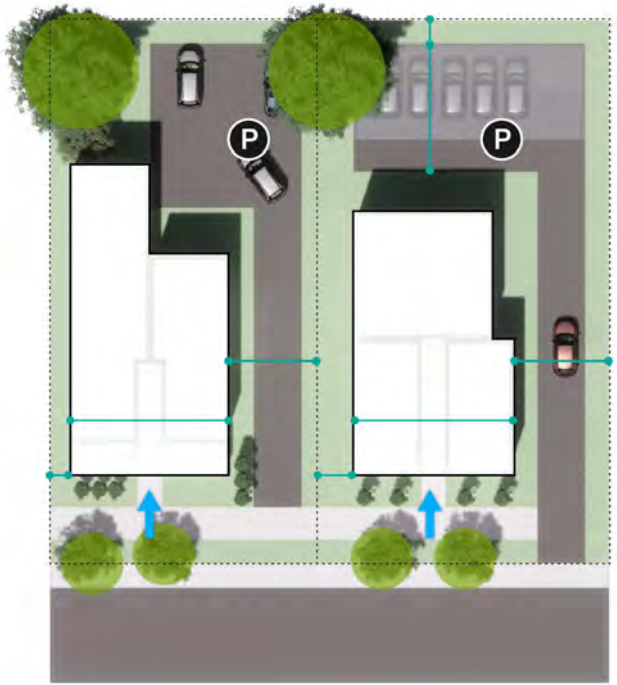
Missing Middle: Multiplex

Aspirational Prototypical Plan

1. Compact Floor Plan
A 6-plex can be achieved with greater building depth without requiring internal circulation or 3 stories. Compact massing ensures that a multiplex can blend into neighboring missing middle types.

2. Shaded Parking
Rear parking can be shaded using vegetation or with a covered parking garage. Additional setbacks should be considered if a parking garage is used.

3. Well Landscaped Setbacks.
Setbacks should incorporate extensive planting, street furniture, or other landscape elements to create a better relationship with the sidewalk.



Site Area	0.2 ac
Site Depth	70 ft
Site Width	125 ft
Bldg Footprint	2,100 sq ft
Bldg Depth	66 ft

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Missing Middle: Multiplex

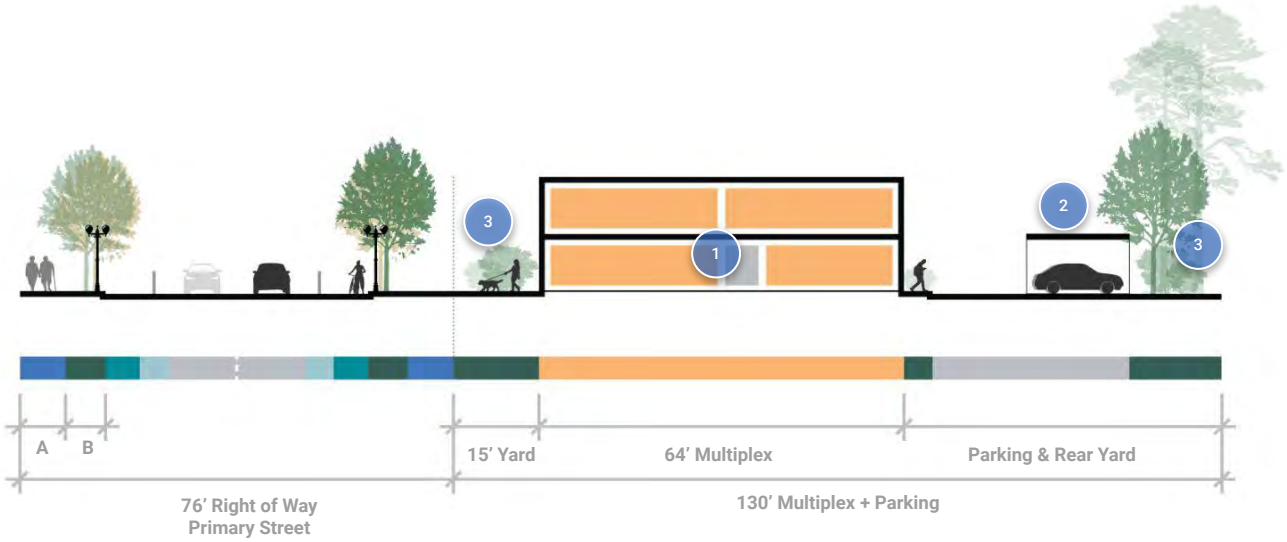
Aspirational Prototypical Section

1. Primary Entrance Communicated Clearly in Massing
Multiplexes are characterized by a common entry to the building. Frequently this enters into a stair hall, accessing units on a second floor. Additional points of egress may lead to parking or shared landscape spaces.

2. Parking Tucked Behind If Possible
Using existing alleys if available or introducing front-loaded access if needed. Larger block developments can use 1 common driveway to access all parking areas for multiple buildings.

3. Front Yard for Planting and Rear Yard to Screen Parking
Plantings and setbacks can be used to create a continuity and a context-sensitive response to surrounding density.

4. Well Landscaped Setbacks.
Setbacks should incorporate extensive planting, street furniture, or other landscape elements to create a better relationship with the sidewalk.



A. Sidewalk	8'
B. Tree Well	5'

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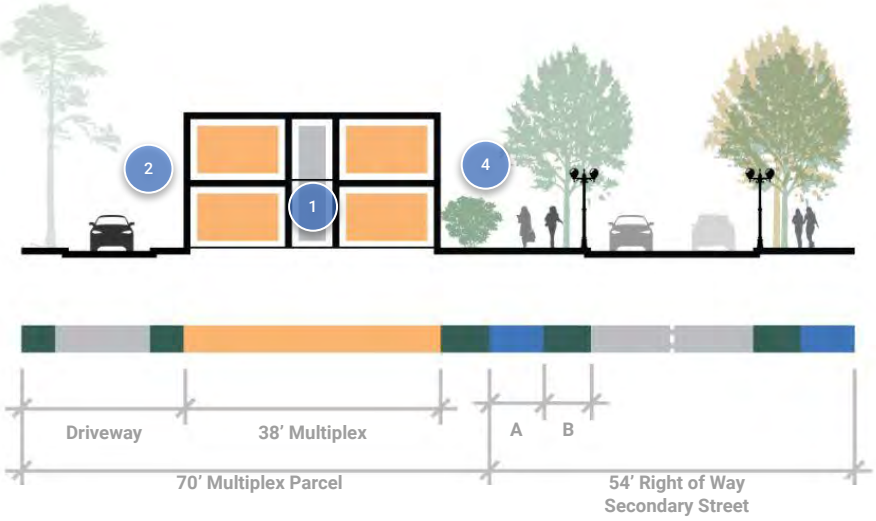
Missing Middle: Multiplex
Aspirational Prototypical Section



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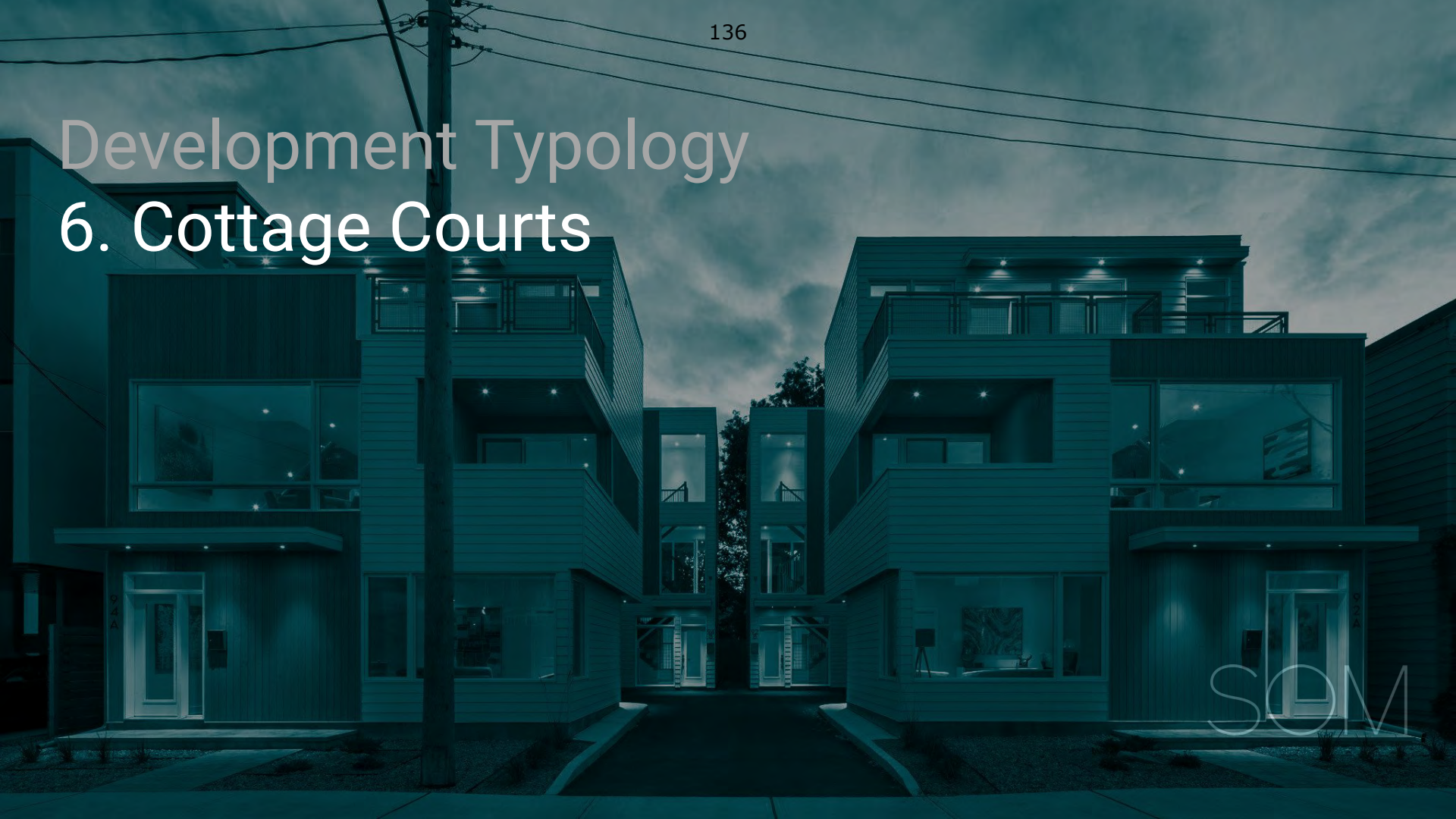
Development Typology

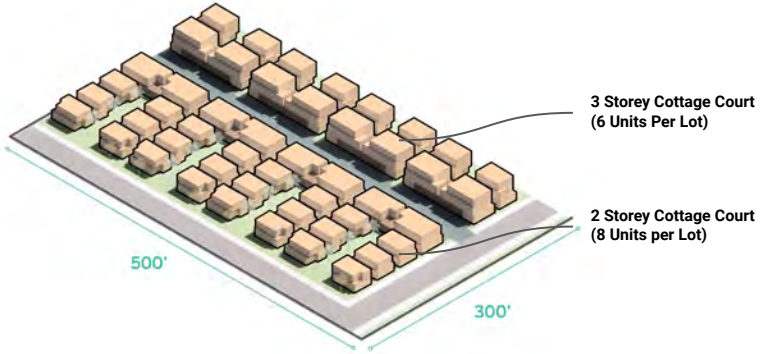
6. Cottage Courts



Missing Middle: Cottage Courts

Typology Characteristics

One to three story buildings oriented around a single courtyard. Parking may be located in the rear of the lot or maybe be incorporated into the courtyard itself. These buildings may be a mix of various multiplex types, triplexes, or townhouses.



Cottage Courts on 3.5 acre site

Typical Metrics

Min. Block Size	100 x 150 ft
Min. Site Area	15,000 sq ft
Footprint Range	960 - 2,800 sq ft
Height Range	16 - 30 ft

Density Range (DU/Acres)	15-30
FAR	0.51 - 0.7
Parking	1-2 per unit
At-Grade Uses	Residential
Construction (IBC)	Type III and V

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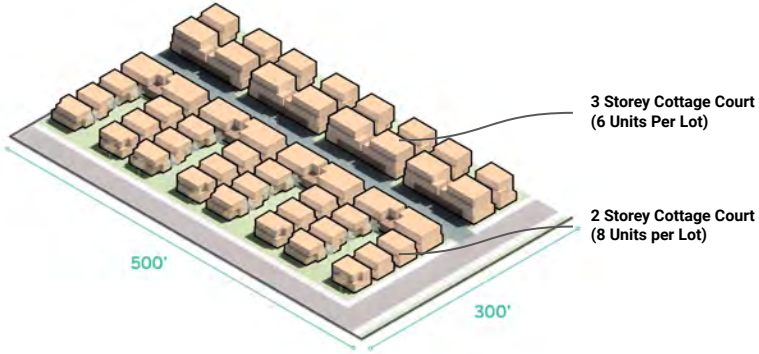
Missing Middle: Cottage Courts

Suitable Locations

- Urban infill.
- Greenfield development.

Key Challenges

- Getting the development to ‘pencil’ or be financially lucrative.
- Meeting requirements of zoning ordinances.
- Market acceptance is slow because new cottage court projects are rare.



Cottage Courts on 3.5 acre site

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Missing Middle: Cottage Courts

Example High-Quality Developments

Heritage Village Cottage Court
Barling, AR

POSITIVE FEATURES

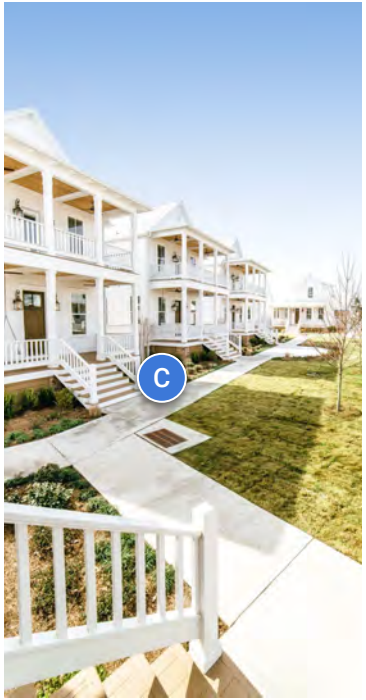
A. **Variety of Plans**
Six different house plans of varying size were used to add variety to the development

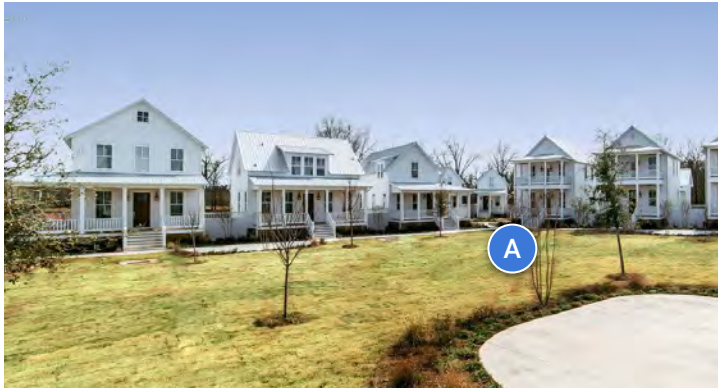
B. **Simple Forms**
Massing relies on pitched roofs and porch projections for variety.

C. **Consistent Character**
Curated window, door, railing and roof details as well as color scheme unify unit types.

Site Size	500 x 700 ft
Site Area	2.12 ac
Footprint	20,000 sq ft
Stories	2

Units	17
Unit Area Range	675 - 1,830 sq ft
Density (DU/AC)	8
FAR	2.3
Parking Ratio	1+





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Missing Middle: Cottage Courts

Example High-Quality Developments

The Borough
Carlton Landing, OK

POSITIVE FEATURES

A. **Low Carbon Materials**
Load-bearing masonry walls and timber are sustainable as well as aesthetically pleasing

B. **Simple Forms**
Massing relies on pitched roofs and porch projections for variety.

C. **Consistent Character**
Curated window, door, railing and roof details unite the myriad of unit types.

Site Size	125 x 170 ft
Site Area	0.34 ac
Footprint	3,000 sq ft
Stories	2

Units	8
Unit Area Range	720 - 1,080 sq ft
Density (DU/AC)	23
FAR	2.4
Parking Ratio	1+

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Cottage Courts
Example High-Quality Developments

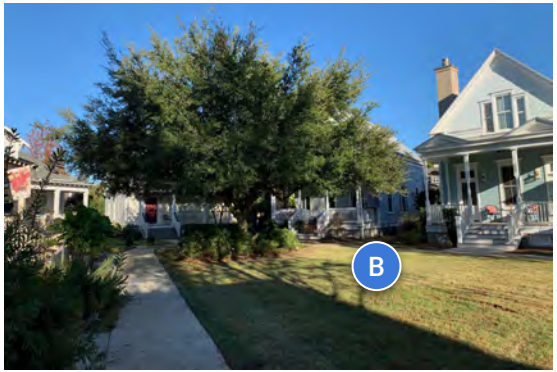
North Augusta, SC

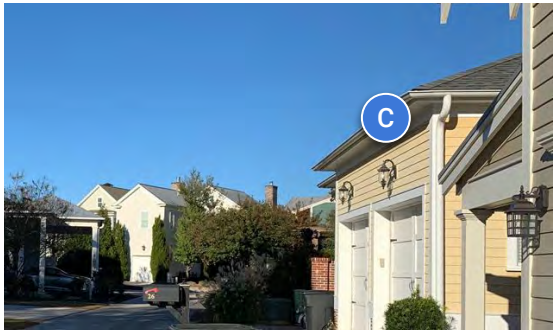
POSITIVE FEATURES

A. **Homes Address Shared Space**
Homes face onto a landscaped “court”.

B. **Appropriate Scale**
The smaller unit footprints contribute to the comfortable scale of the development.

C. **Rear Parking Access**
Ensures front doors and living spaces address the central open space.





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Missing Middle: Cottage Courts

Example High-Quality Developments

129 Armstrong St
(Hintonburg Six)
Ottawa, ON

A. **Simple Material Palette**
That creates a unified development

B. **All Units Visible from the Street**
Front doors of rear units clearly visible from the curb.

C. **Corner Planting**
Enhance pedestrian experience

Site Size		**Units**	
Site Area		**Unit Area Range**	
Footprint		**Density (DU/AC)**	
		Density (FAR)	
Stories		**Parking Ratio**	

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Missing Middle: Cottage Courts

Example High-Quality Developments

Ottawa, ON

A. **Simple Material Palette**
That creates a unified development

B. **All Units Visible from the Street**
Front doors of rear units clearly visible from the curb

C. **Tucked Parking**
As part of internal courtyard space

Site Size		**Units**	
Site Area		**Unit Area Range**	
Footprint		**Density (DU/AC)**	
		Density (FAR)	
Stories		**Parking Ratio**	

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Cottage Courts / Mews

Aspirational Prototypical Mass

1. Text to follow

Text to Follow

Site Size		**Units**	
Site Area		**Unit Area Range**	
Footprint		**Density (DU/AC)**	
		FAR	
Stories		**Parking Ratio**	

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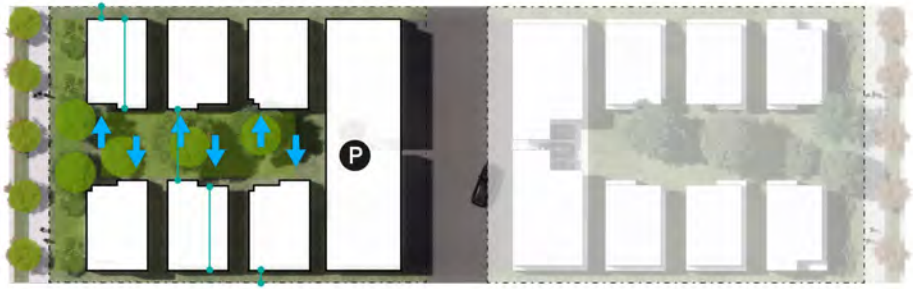
Cottage Courts / Mews

Aspirational Prototypical Mass

1. Text to follow

Text to Follow



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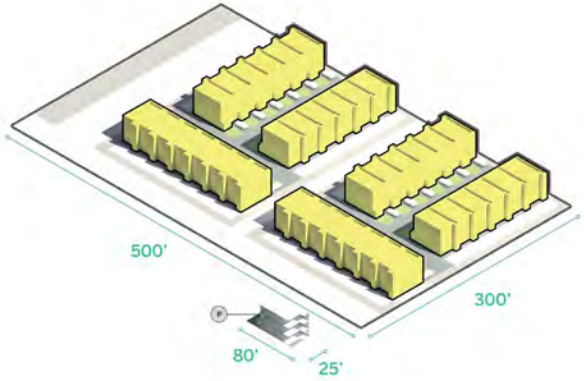
Development Typology

7.Townhouses

Townhouses

Typology Characteristics

Townhouses are homes arranged side-by-side at the ground and sharing a party wall. Each home typically has its own parking. Townhomes may also be called rowhouses. Access to parking may be via rear or alley or front loaded. Parking in the rear may be simple surface parking or a private garage.



Townhouses on 3.5 ac site.

Typical Metrics

Min. Block Size	37 x 100 ft
Min. Site Area	0.1 ac
Footprint Range	960 - 2,800 sq ft
Height Range	16 - 24 ft

Density Range (DU/Acres)	8 - 25
FAR	0.51 - 0.7
Parking	1+ per unit
At-Grade Uses	Residential
Construction (IBC)	Type III and V

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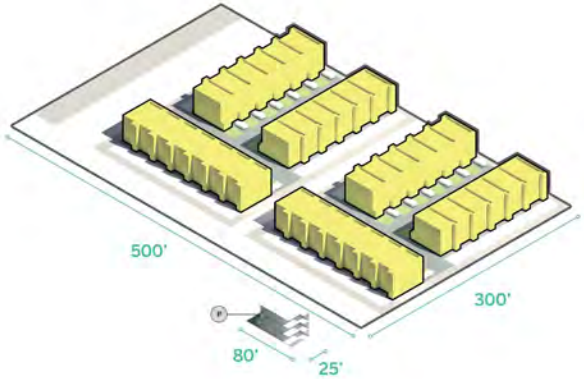
Townhouses

Suitable Locations

- Urban infill.
- Block strip redevelopment.
- Accompanying Four Story or Mixed Use developments within a TOD area as a transitional density to surrounding lower density neighborhoods.

Key Challenges

- Locating parking away from the primary street through an alley. Sufficient block depth and width is needed if a driveway is required.
- Achieving adequate open space.



Townhouses on 3.5 ac site.

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Townhomes

Example High-Quality Developments

317 NE Burwood Mews
(Trailhead Mews)
Bentonville, AR

POSITIVE FEATURES

A. **Simple Forms**
Clear organization and restrained articulation.

B. **Rear Parking Access**
Ensures front doors and living spaces address the street.

C. **Natural Colors and Materials**
Emphasis on bright, context sensitive materials.

Site Size	180 x 190 ft
Site Area	0.78 ac
Footprint	700 sq ft
Stories	3

Units	16
Unit Area Range	1,400 sq ft
Density (DU/AC)	21
FAR	1
Parking Ratio	1

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Townhomes

Example High-Quality Developments

226 - 232 Highland
(E+ Townhouses)
Boston, MA

POSITIVE FEATURES

A. **Simple Forms**
Clear organization and restrained articulation.

B. **All Units Visible from the Street**
Front doors and living spaces clearly visible from the street.

C. **Grade Transition along Street**
Individual units shift entrance and unit heights to manage steep grade change

Site Size	75 x 85 ft
Site Area	0.15 ac
Footprint	940 sq ft
Stories	3

Units	4
Unit Area Range	1,900 sq ft
Density (DU/AC)	26
FAR	1.8
Parking Ratio	1

Townhomes

Example High-Quality Multi-Block Development

226 - 232 Highland
(MetroTowns at Parkside)
Washington, District of Columbia

POSITIVE FEATURES

A. **Simple Forms**
Clear organization and restrained articulation.

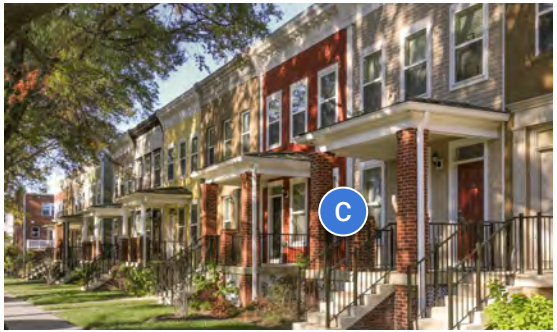
B. **Thematic Variety**
Materials, proportions and style are consistent while allowing for variation on a vernacular theme

C. **Distinct Units**
Shared rhythm with trim, color, roof variations.

D. **Identifiable Front Entries**
Front porches and stoops and rear vehicular access

Site Size	650 x 750 ft
Site Area	9 ac
Footprint	110,000 sq ft
Stories	2 to 3

Units	125
Unit Area Range	-
Density (DU/AC)	14
FAR	3.5
Parking Ratio	1



Townhomes

Example High-Quality Multi-Block Development

4512 12th Street NE
(Townhomes at Michigan Park)
Washington, District of Columbia

POSITIVE FEATURES

A. Simple Forms
Clear organization and restrained articulation.

B. Thematic Variety
Materials, proportions and style are consistent while allowing for variation on a vernacular theme

C. Distinct Units
Shared rhythm with trim, color, roof variations.

D. Identifiable Front Entries
Front porches and stoops and rear vehicular access

Site Size	450 x 500 ft
Site Area	4.2 ac
Footprint	45,000 sq ft
Stories	3

Units	80
Unit Area Range	1,400-1,600 sq ft
Density (DU/AC)	19
FAR	4
Parking Ratio	2

Townhomes

Example High-Quality Multi-Block Development

103-113 W Chestnut Street
(East Water Place Townhomes)
Chicago, IL

POSITIVE FEATURES

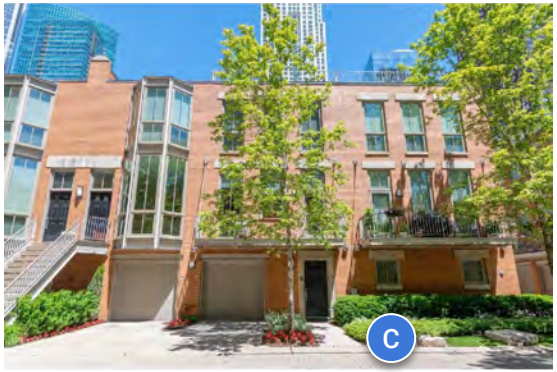
A. Simple Forms
Clear organization and restrained articulation.

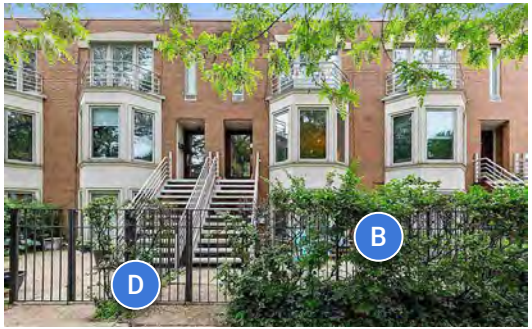
B. Unified Appearance
Simple masonry, limestone lintels and bay windows are hallmark details of the development

C. Extensive Landscaping
Semi-private front gardens, planted alleyways, and landscaping.

D. Identifiable Front Entries
Front stoops and direct access to the street.

Site Size	540 x 200 ft	**Units**	56
Site Area	2.8 ac	**Unit Area Range**	2,200-2,800 sq ft
Footprint	68,000 sq ft	**Density (DU/AC)**	20
		FAR	1.2
Stories	3	**Parking Ratio**	2





Townhomes

Example High-Quality Single Plot Development

103-113 W Chestnut Street
(Chestnut Row Homes)
Chicago, IL

POSITIVE FEATURES

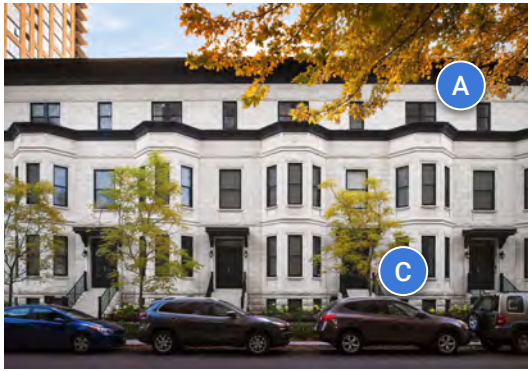
A. Simple Forms
Clear organization and restrained articulation.

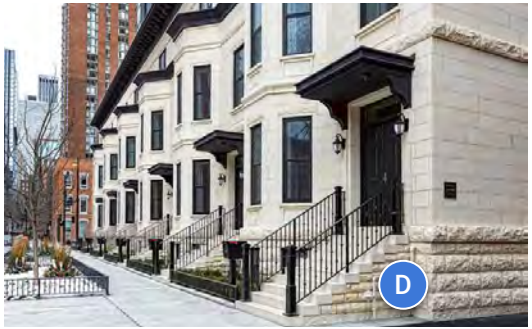
B. Unified Appearance
Continuous entablatures, rusticated foundation and attic floor unify the townhomes into a identifiable community

C. Distinct Units
Bay windows and stoops indicate distinct units

D. Identifiable Front Entries
Front stoops and direct access to the street.

Site Size	144 x 108 ft	**Units**	8
Site Area	0.35 ac	**Unit Area Range**	3,000 sq ft
Footprint	15,800 sq ft	**Density (DU/AC)**	22
		FAR	2.9
Stories	3	**Parking Ratio**	2





Townhomes

Example High-Quality Single Plot Development

550-556 W Grant Place
(Grant Place Townhomes)
Chicago, IL

POSITIVE FEATURES

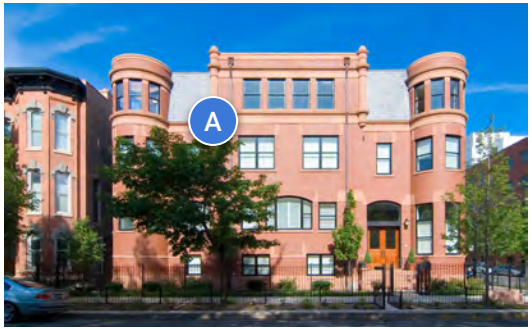
A. **Simple Forms**
Clear organization and restrained articulation, strong repetition.

B. **Distinct Units**
Bay windows and stoops clearly indicate distinct units

C. **Identifiable Front Entries**
Front stoops with projecting architectural canopies have direct access to the street.

Site Size	65 x 125 ft
Site Area	0.2 ac
Footprint	8,125 sq ft
Stories	3

Units	5
Unit Area Range	6,000 sq ft
Density (DU/AC)	25
FAR	3.6
Parking Ratio	2



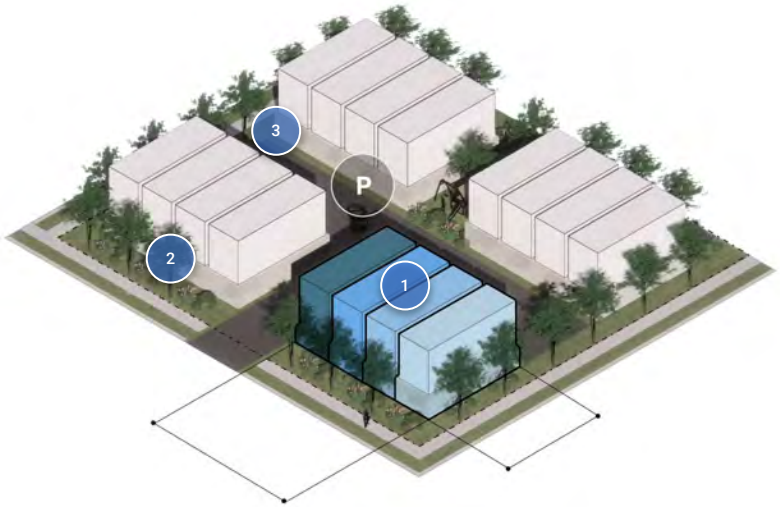
Townhome

Aspirational Prototypical Mass

1. Limiting Row Lengths
Rows of four to six attached units allow light and air and vegetation.

2. Homes addressing the Street, Parking at the Rear
Townhomes address the street in a more attractive way if driveways, garage doors or even surface parking areas are internal to the development.

3. Parking At-Grade
Townhomes can achieve higher densities by using the ground level as a parking garage. This can be particularly true where elevation change allows for an additional half-story without exceeding three visible stories.



Site Size	180 x 190 ft
Site Area	0.78 ac
Footprint	700 sq ft (each)
Stories	3

Units	16
Unit Area Range	1,400 sq ft
Density (DU/AC)	21
FAR	1
Parking Ratio	1

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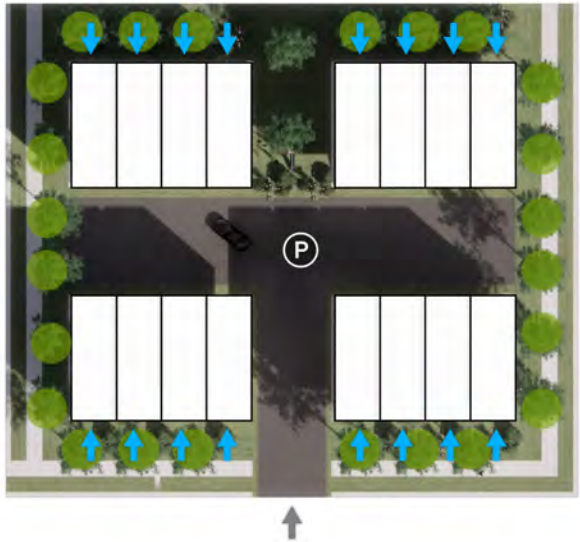
Townhome

Aspirational Prototypical Plan

1. Setbacks
Allow for on-site landscape and tree plantings.
2. On-Site Open Space
When developed as part of a larger block redevelopment - open space can be located on-site in-between townhome clusters. This open space can be utilized as play spaces, neighborhood pocket parks, or stormwater infrastructure where runoff is expected.
3. Through Site Connections
Create permeable access, and limit the total length of impermeable building facade.



Site Area	0.78 ac
Site Depth	190 ft
Site Width	180 ft
Bldg Footprint	700 sq ft (each)
Bldg Depth	46 ft

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Townhome

Aspirational Prototypical Section

1. Homes address the street, with landscaped fronts
Townhomes address the street in a more attractive way if vehicular areas are internal to the development and fronts feature landscaping or front yards.

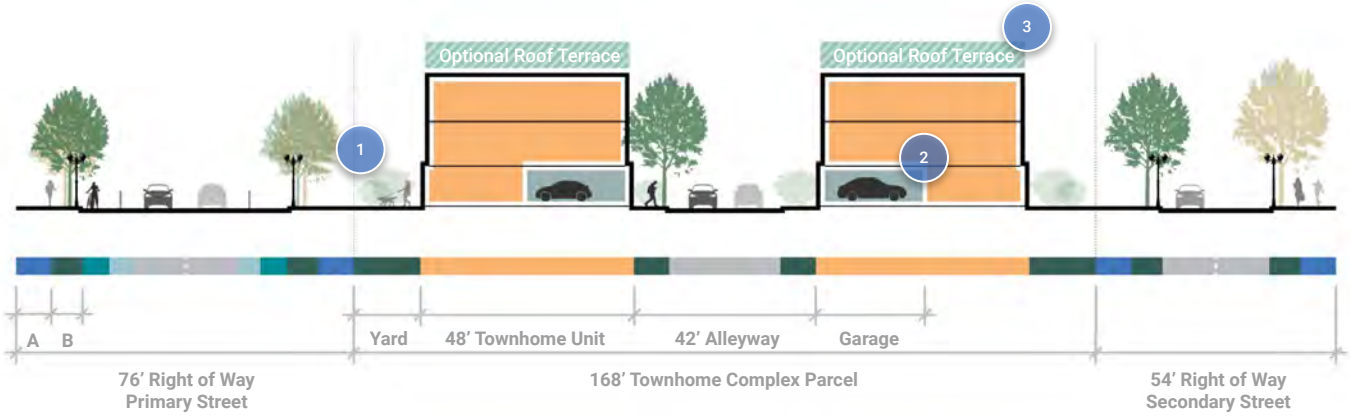
2. Parking At-Grade
Townhomes can achieve higher densities by using the ground level as a parking garage.

3.Rooftop Terraces
Private terraces may be provided for each unit, adding a further landscape amenity.

4. Limiting Row Lengths
Rows of 4-6 attached units allow light and air and vegetation.

5. Through Site Connections
Create permeable access, and limit the total length of impermeable building facade.

6. Landscaped Setbacks
Dependent on condition, landscaped setbacks or lawns may add a town-like character. In denser urban environments, this may be reduced to a small planter.



A. Sidewalk	8'
B. Tree Well	5'

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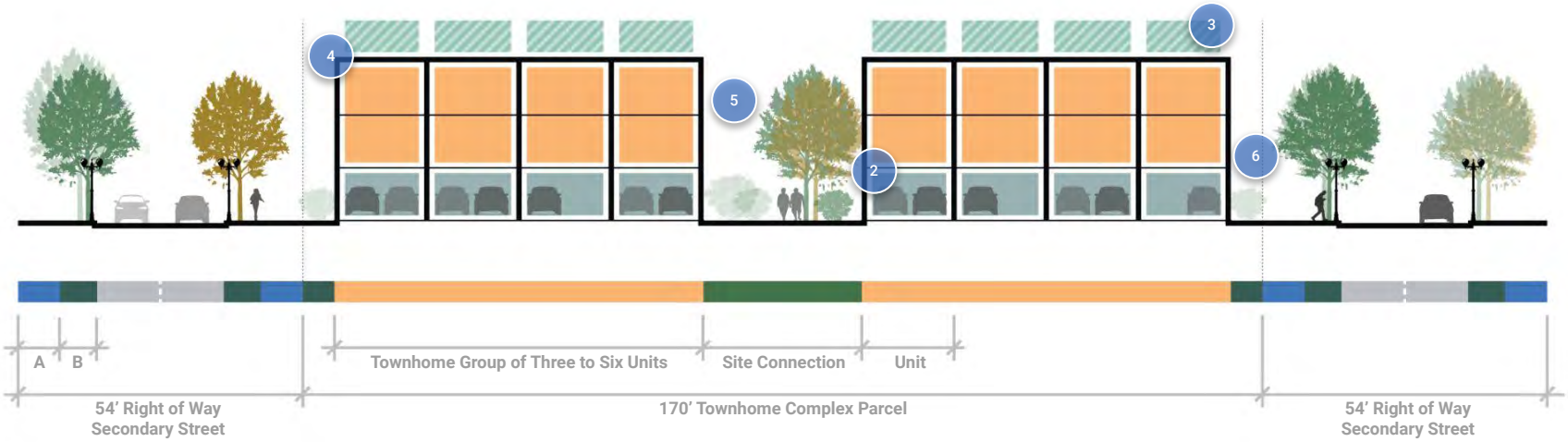
Townhome
Aspirational Prototypical Section



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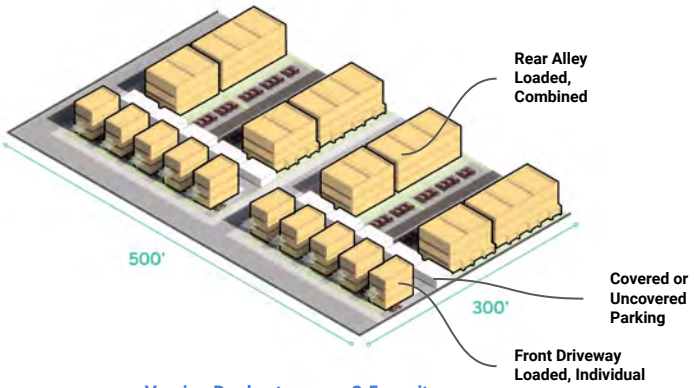
Development Typology

8. Missing Middle: Duplex (Stacked)

Missing Middle: Duplex

Typology Characteristics

Typically a single floor and a double floor unit. Two separate entrances are found at ground floor leading to each unit. The groundfloor is typically a studio or one bedroom unit. Upper two floors can be a two or three bedroom unit with rooftop access. Two plus two configurations are also possible. Half below grade floors are also sometimes incorporated, reducing the overall building height.



Varying Duplex types on 3.5 ac site.

Typical Metrics

Min. Block Size	37 x 100 ft
Min. Site Area	0.1 ac
Footprint Range	960 - 2,800 sq ft
Height Range	16 - 24 ft

Density Range (DU/Acres)	8 - 25
FAR	0.51 - 0.7
Parking	1+ per unit
At-Grade Uses	Residential
Construction (IBC)	Type III and V

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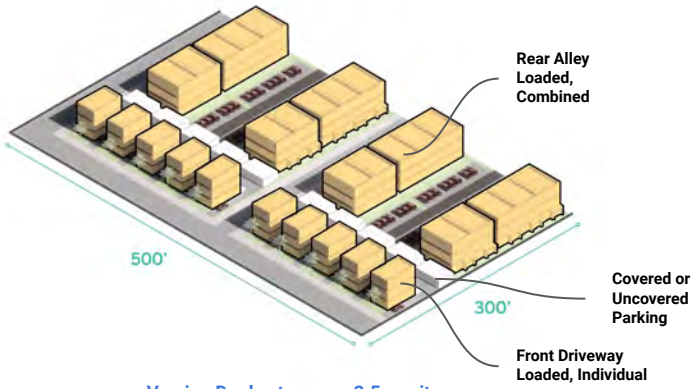
Missing Middle: Duplex

Suitable Locations

- Can be co-located with other typologies in mixed density developments or neighborhoods.
- Best suited where alley loading of parking is possible.

Key Challenges

- May require one parking space per unit and an accessory garage building or dedicated driveway space on the lot.
- Examples of poor articulation and material selection being replicated at scale.



Varying Duplex types on 3.5 ac site.

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Missing Middle: Stacked Duplex

Example High-Quality Infill

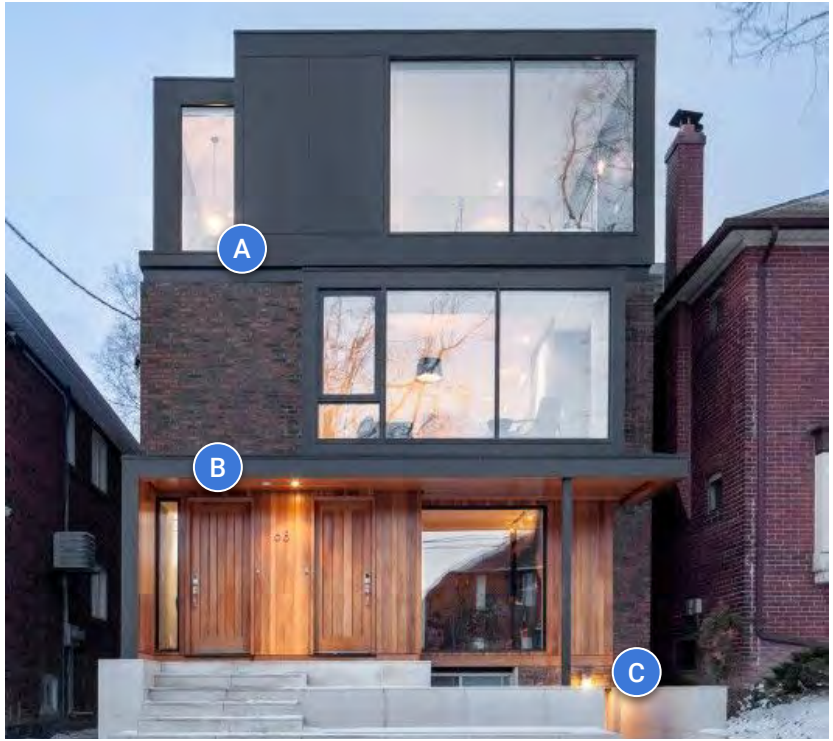
Midtown Duplex
Toronto, ON, Canada

POSITIVE FEATURES

A. **Simple Massing Articulation**
Subtle elements that distinguish duplex units.

B. **Restrained Selection of Materials**
Complementary and context-sensitive material palette.

C. **Eyes on the Street**
High level of fenestration and transparency.



Site Size	37 x 100 ft	**Units**	2
Site Area	0.1 ac	**Unit Area Range**	1,800 sq ft
Footprint	960 sq ft	**Density (DU/AC)**	20
		FAR	0.6
Stories	3.5	**Parking Ratio**	1

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Missing Middle: Duplex

Example High-Quality Stacked Duplex

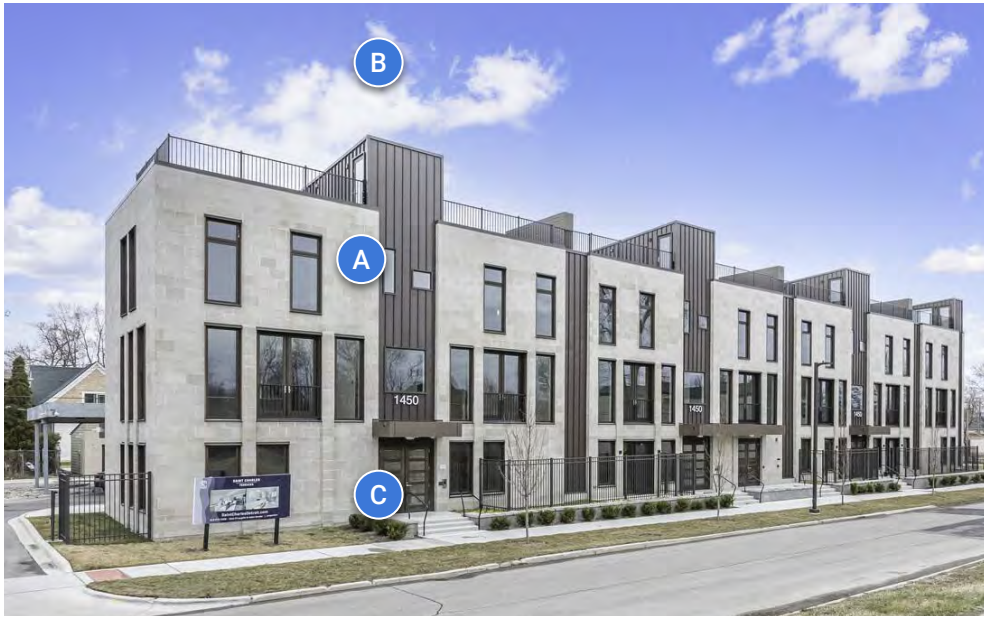
1450 Townsend St
(Saint Charles Terraces)
Detroit, MI

POSITIVE FEATURES

A. **Simple Material Choices**
Limited and complementary palette.

B. **Vertical Articulation**
Balances horizontal rhythm

C. **Landscape Buffer**
Mediates ground units meeting the sidewalk



Site Size	73 x 230 ft
Site Area	0.38 ac
Footprint	5,400 sq ft
Stories	3

Units	16
Unit Area Range	460 - 920 sq ft
Density (DU/AC)	41
FAR	0.96
Parking Ratio	1

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Missing Middle: Duplex

Example High-Quality Stacked Duplex Block

Jackson & 12th St NE
(Jackson Place Flats)
Washington, DC

POSITIVE FEATURES

A. **Simple Material Choices**
That reflect surrounding context

B. **Vertical Articulation**
Create a visual rhythm that emphasizes modules

C. **Corner Planting**
Creates green space at the intersection

Site Size	122 x 180 ft
Site Area	0.5 ac
Footprint	9,400
Stories	3.5

Units	34
Unit Area Range	400 - 900 sq ft
Density (DU/AC)	60
FAR	1.29
Parking Ratio	1

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Missing Middle: Duplex + ADUs + Single Family

Example High-Quality Duplex

588 SE 217th Ave
(La France Walk)
Atlanta, GA

POSITIVE FEATURES

A. **Identifiable Entrances**
Stoops and porches are visible from street

B. **Unit Type Variety, Unifying Character**
Thematic architectural character unify a diverse range of unit types.

C. **Simple Materials and Simple Roof Forms**
A language of peaked rooflines and vernacular materials such as wood slat and shingle siding

D. **Sustainable Site Design Principles**
Water cisterns, solar arrays, and Tesla Powerwalls

Site Size	-	**Units**	25
Site Area	2.5 ac	**Unit Area Range**	-
Footprint	-	**Density (DU/AC)**	10
		FAR	0.5
Stories	2 to 3	**Parking Ratio**	0.5 to 1

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Missing Middle: Duplex + Townhome

Example High-Quality Block Development

588-608 N Fair Oaks Avenue
(Fair Oaks Court)
Pasadena, CA

POSITIVE FEATURES

A. **Climate Responsive Vernacular Architecture**
Porches, balconies, and deep eaves mitigate sun intensity

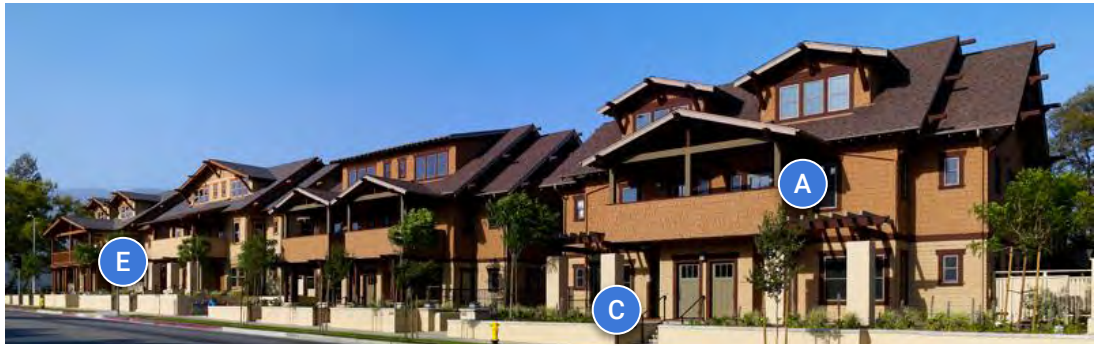
B. **Simple Prismatic Forms**
Peaked roofs and squared projections mitigate massing.

C. **At-Grade Unit Entrances & Community Lawn**
Shared porches or stoops address the street

D. **Massing Shapes Shared Landscape**
A central courtyard is surrounded by the dwelling units.

E. **Refined Material Palette, Variety in Color**
Traditional wood elements are paired with complementary color schemes allow for variety on a craftsman theme.

Site Size	285 x 310 ft	**Units**	34
Site Area	1.75 ac	**Unit Area Range**	750 -1 ,750 sq ft
Footprint	36,000 sq ft	**Density (DU/AC)**	23
		FAR	1.5
Stories	4	**Parking Ratio**	2.5



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Missing Middle: Duplex + Townhome

Example High-Quality Multi-Block Developments

2001 9th Street
(The Cottages/The Collective)
Lubbock, TX

POSITIVE FEATURES

A. **Cohesive Massing**
Clear relationship of scale and form.

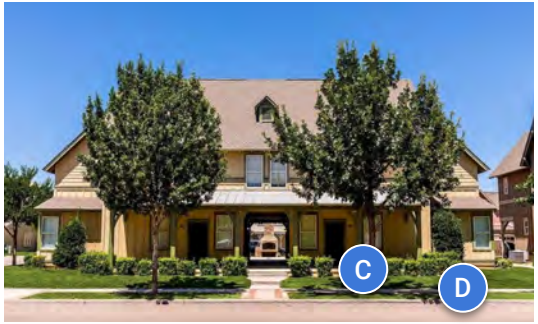
B. **Simple Material Palette**
Emphasize a clear hierarchy of massing through material.

C. **Identifiable Street Entries**
Units feature both front and back entries, embracing the street as well as parking

D. **Landscaped Setbacks, Front Porches/Stoops**
Well-landscaped and feature community porches.

E. **Hidden Parking**
Surface lots are behind clusters of units

Site Size	720 x 1,125 ft	**Units**	241
Site Area	18.6 ac	**Unit Area Range**	1,155-1,850 sq ft
Footprint	228,000 sq ft	**Density (DU/AC)**	13
		FAR	1.6
Stories	2 to 3	**Parking Ratio**	1.25



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Missing Middle: Duplex

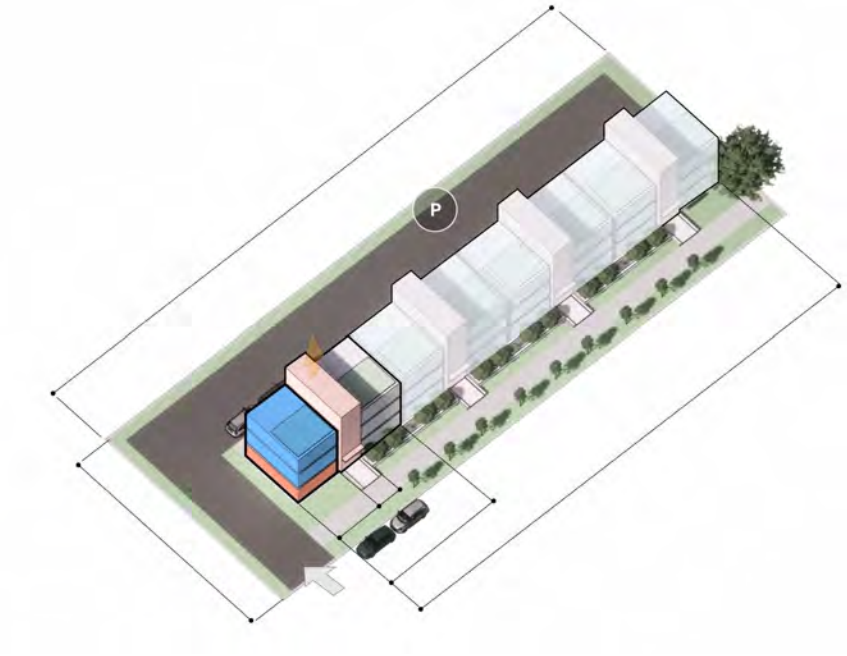
Aspirational Prototypical Mass

1. Units Organized in a Row
Higher unit densities can be achieved with the use of a common vertical access point.

2. Generous Setbacks
Landscaped setbacks with at-grade plantings to buffer the building and the sidewalk.

3. Visible Common Access Points
Common access points should be visible. Expresses with either material changes, mass articulation, or landscape elements.

4. Parking Access
Parking access should come off alleyways and access rear garages or lots where possible.



Site Size	73 x 230 ft
Site Area	0.38 ac
Footprint	5,400 sq ft
Stories	3

Units	16
Unit Area Range	460 - 920 sq ft
Density (DU/AC)	41
FAR	0.96
Parking Ratio	1

***Reference: Saint Charles Terraces**

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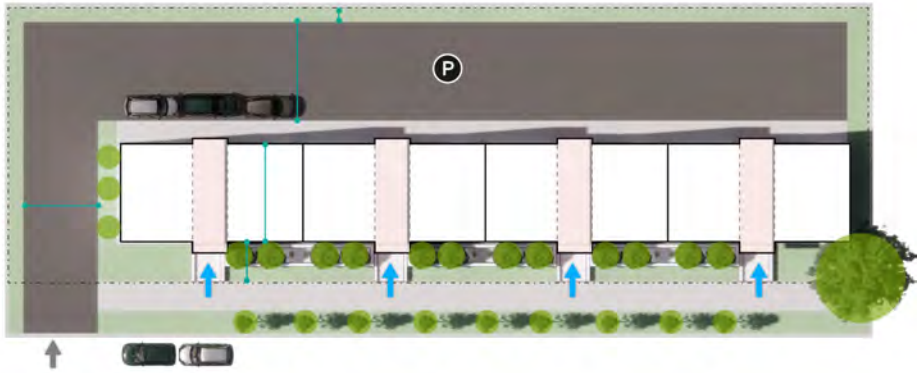
Missing Middle: Duplex

Aspirational Prototypical Plan

1. Entrances Buffered with Planting
Landscape elements within building setbacks. Strategic placement of trees along site edges and driveway entrances to screen parking surfaces.

2. Parking On-Site and On-Street
Parking onsite to meet parking minimums but on-street parking should be encouraged to reduce impermeable block coverage.



Primary Street

Site Area	0.38 ac
Site Depth	73 ft
Site Width	230 ft
Bldg Footprint	5,400 sq ft
Bldg Depth	28 ft

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Missing Middle: 2 Over 1 Duplex

Aspirational Prototypical Section

1. Generous Landscaped Setbacks
Landscaped setbacks with at-grade plantings to buffer the building and the sidewalk

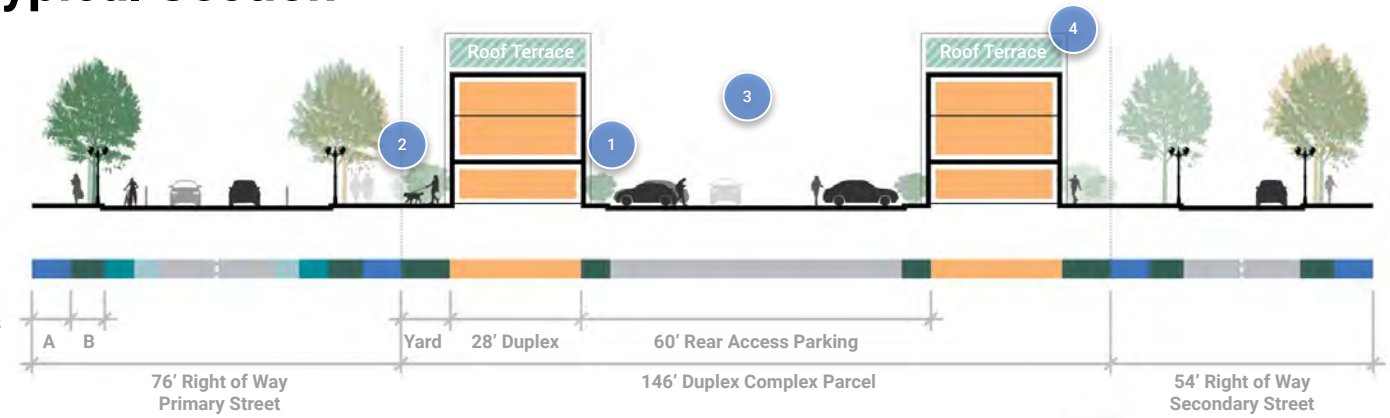
2.Entrances Buffered with Planting
Building setbacks should be landscaped, particularly along front facades.

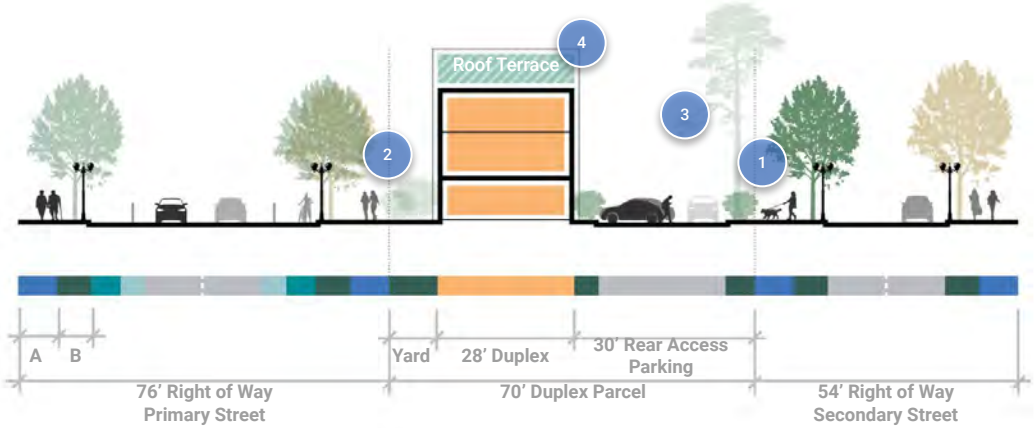
3. Parking Access
Parking access should come off alleyways and access rear garages or lots where possible. If two rows of duplexes share a block, parking can be access from a central drive.

4. Rooftop Terraces
Private terraces may be provided for each unit, adding a further landscape amenity.

5. Units Organized in a Row
Units are organized in clusters across the site.

6. Common Access Point
Higher unit densities can be achieved with a common vertical access point.

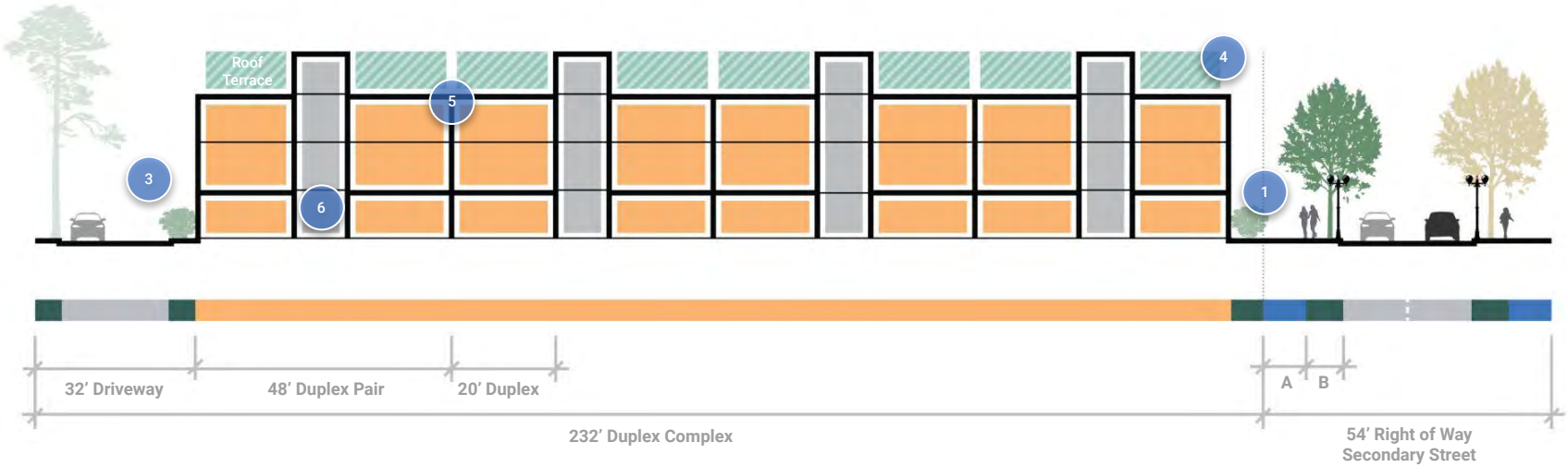




A. Sidewalk	8'
B. Tree Well	5'

Missing Middle: 2 Over 1 Duplex

Aspirational Prototypical Section



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Missing Middle: 2 Over 2 Duplex

Aspirational Prototypical Section

1. Generous Landscaped Setbacks
Landscaped setbacks with at-grade plantings to buffer the building and the sidewalk

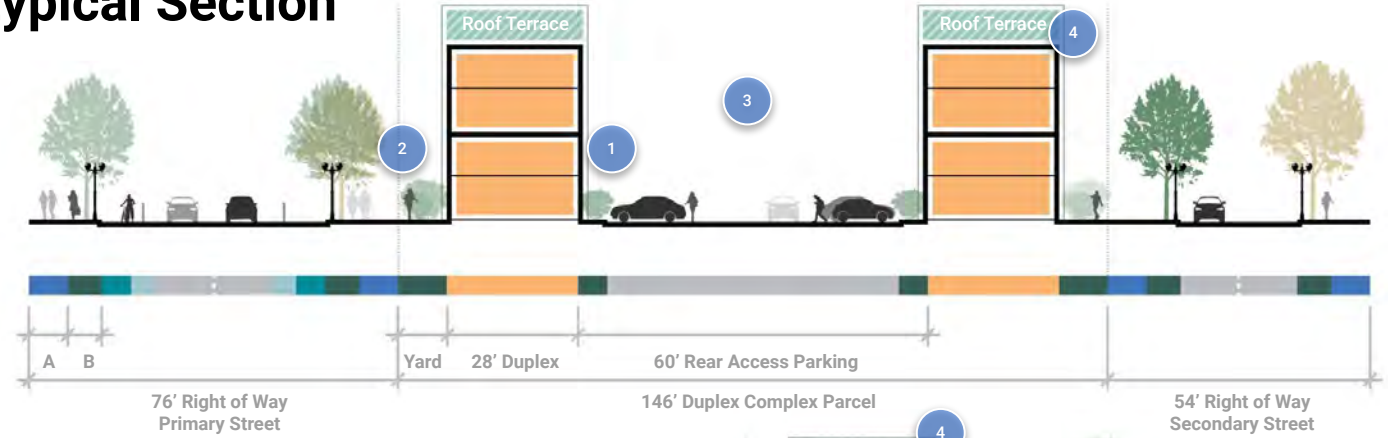
2.Entrances Buffered with Planting
Building setbacks should be landscaped, particularly along front facades.

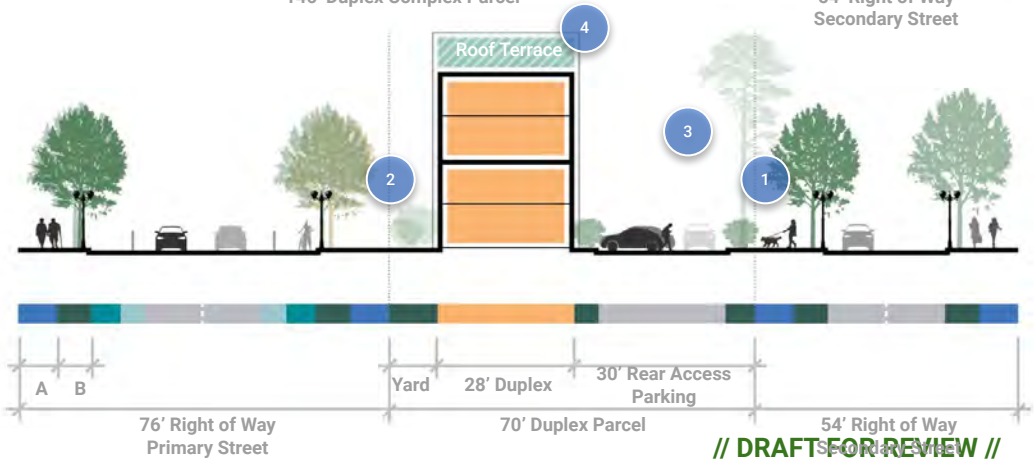
3. Parking Access
Parking access should be from alleyways and access rear garages or lots where possible. If two rows of duplexes share a block, parking can be access from a central drive.

4. Rooftop Terraces
Private terraces may be provided for each unit, adding a further landscape amenity.

5. Units Organized in a Row
Units are organized in clusters across the site.

6. Common Access Point
Higher unit densities can be achieved with a common vertical access point.





A. Sidewalk	8'
B. Tree Well	5'

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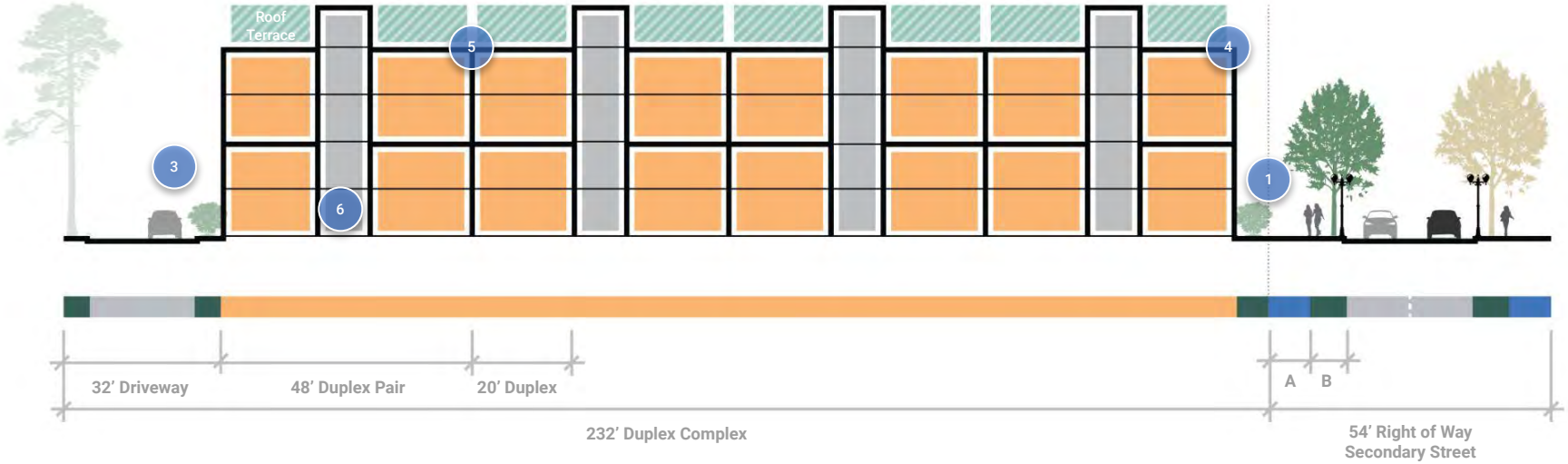
Missing Middle: 2 Over 2 Duplex

Aspirational Prototypical Section



1. Generous Landscaped Setbacks
2. Entrances Buffered with Planting
3. Parking Access
4. Rooftop Terraces
5. Units Organized in a Row
6. Common Access Point

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Development Typology
9. Town Scale Single Family

Single Family
Example High-Quality Developments

Colebrook Ln
(Midtown at Cottonwood Creek)
Colorado Springs, CO

A. **Simple Material Palette**
Natural materials and colors unify identity.

B. **Diversity of Unit Forms**
Front variety of roof forms and mirroring of floor plans creates diversity.

C. **Parking on Site Interior**
Rear garages enhance pedestrian experience on street.

Site Size (Each)	28 x 76 ft
Site Area (Each)	2,100 sq ft
Footprint	800 sq ft
Stories	2 - 3

Units	1
Unit Area Range	1,600-4,800 sq ft
Density (DU/AC)	20
FAR	0.75
Parking Ratio	1

Development Typology
10. Corridor Retail

Corridor Retail

Typology Description

Corridor retail buildings encompass a broad range of types including: neighborhood stores, convenience stores, town center and “main street” shops, supermarkets, superstores and retail warehouses.

They are characterized by a primarily auto oriented format, and are often located on high traffic arterial and collector streets.

Aspirations

Goals for this typology are to support a walkable public realm, frame the street wall, and minimize the visual impact of parking.

Corridor Retail

Design Directions

- Bring building facades to street setbacks to support a walkable public realm and maximize building frontage at streets.
- Avoid surface parking in front of retail along the street.
- Place entrances on streets, as well as from any parking locations.
- At least one entrance from the sidewalk is required and should be designed as the primary entrance.
- Storefronts should be predominantly glass, with high visibility transmittance that allows visual connections from outside to inside and vice versa.
- Include façade articulation such as colonnades, recesses, awnings, and different materials to contribute to a fine-grained, active pedestrian environment at the street level.
- Activate setbacks with landscape for shade and ornament, furnishings with areas for sitting, and lighting for evening use.

Development Typology
11. Office

Office

Typology Description

Office buildings are primarily used for private sector business operations. They also frequently used by government and institutions for administration. Office buildings may also host research and technology functions.

Footprint and floor plate dimensions are driven by standard operating requirements, while the approach to parking often defines site arrangements.

Aspirations

Goals for this typology are to support a walkable public realm, frame the street wall, and minimize the visual impact of parking.

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Office

Design Directions

- Bring building facades to street setbacks to support a walkable public realm and maximize building frontage at streets.
- Place employee and visitor entrance on streets.
- Provide an active ground floor, including ground floor transparency into office building operations. Translucent glazing may be used where privacy is required.
- Large expanses of glass, glass curtain walls, or glass buildings are discouraged.
- Unoccupied spaces, mechanical and utility rooms and blank walls should not face the streets.
- Parking should be placed at the interior or rear of the site.
- Shared use parking across office, retail and entertainment uses with different peak hours and days should be used to reduce total parking area demands.

C. General Guidance on Common Themes

General Guidance
1. Sustainability

SOM

General Guidance

Sustainability - Energy Conservation

Building Placement

Minimize energy consumption in new development by encouraging compact development with buildings spaced to provide shade to each other and the spaces between them at different times of the day.

Encourage the placement of trees close to buildings to provide shading.

Building Shading

Encourage the use of external shading for south and west facing windows and the use treated glass to reduce heat gain.

South facing balconies should be recessed or have shades above windows or vertical fins to minimize solar gain.

External shading devices such as ground floor awnings and fins on upper floors are encourage to minimize direct solar gain.

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General Guidance

Sustainability - Green Roofs

Roofs

Green or vegetated roofs are encouraged for larger roof area residential, commercial and institutional buildings, to reduce heat gain and support habitat.

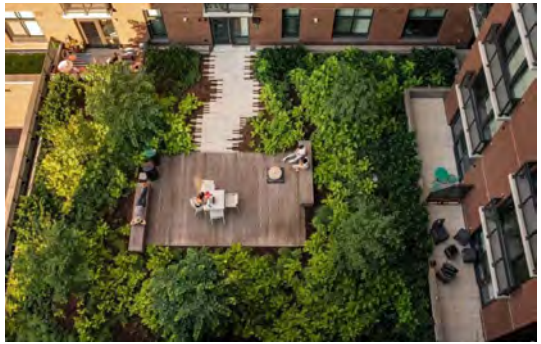
Rooftop landscaping should incorporate species that are resilient and self-sustaining in the Chapel Hill climate.

Roof surface areas not used for vegetated green roof, solar energy or utility systems should have a light reflecting surface to reduce heat gain.

Buildings over five stories should have accessible usable roof tops, with rooftop landscape and, or, rooftop gardens.

The use of rooftop photovoltaic installations (solar panels) is encouraged.

The use of roof based solar hot water systems is encouraged.



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General Guidance

Sustainability - Landscape and Open Space

Sustainable Landscape and Open Spaces

Retain existing trees, native soils and natural slopes where possible.

Landscaped areas should be planted with species relevant to North Carolina's Piedmont region, and resilient to it's climate.

Landscape and open space design should incorporate courtyards shaded by buildings for some of the day for main gathering places to provide comfortable outdoor spaces.

Natural rainfall or the use of greywater should be used for irrigation in lieu of potable water resources.

Open grid pavement systems, that have openings to soil or vegetation, should be used where appropriate to reduce impervious surface and decrease run-off and urban heat island effects.

The use of pervious, light colored material should be maximized in the hardscape of public areas, plaza and courtyard surfaces, bike trails and pedestrian walkways.

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General Guidance

Sustainability – Stormwater Management

Stormwater Runoff Management

On site stormwater management should be prioritized to reduce runoff and its impact on neighboring properties and local utilities.

Bioswales can be incorporated into the design of surface parking areas, medians and landscape strips bordering streets, catching runoff from impermeable surfaces.

High quality bioswales and other stormwater catchment facilities can add landscapes that reduce run-off, reduce heat island effects and are aesthetically pleasing.

Bioswales and stormwater catchment areas should be planted with native species that can handle the region's rainfall and support local ecosystems.

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General Guidance

2. On-Site Open Space

General Guidance

On-Site Open Space - Outdoor Living & Recreation

Outdoor Living Rooms
Plazas and outdoor site amenities should be designed as “outdoor living rooms” for casual use. A variety of furnishings, activities and scales of space can add a richness to the environment, encouraging engagement and interaction.

Active Recreation
Outdoor activities can encourage engagement and community growth. These activities should be inclusive, considering many ages and abilities. Key areas should be designated for these activities and they should not impact pedestrian accessibility.

Shade Structures
Shade structures can extend the use of a space into warmer months and can visually identify a center or meeting place.

Minimum Accessibility Links
On-site pedestrian routes should have a minimum 5’ width for pedestrian comfort and accessibility. These paths should utilize easily navigable materials for all users.

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General Guidance

3. Sidewalks & Pedestrian Zones

SOM

General Guidance

Sidewalks & Pedestrian Zones – Spill-Out Business Activity

Cafe & Retail Spill-Out Space
Provision for retail or cafe business activity to spill out of the building adjacent to sidewalks is encouraged, or onto defined sidewalk spaces where the public realm is wide enough to accommodate additional activity.

Retail & Cafe Perimeter Fences
Cafe and retail perimeter fences up to 3' in height may be provided. Solid fencing is discouraged. Planters, decorations, signs, or other elements projecting into pedestrian zones are discouraged in order maintain pedestrian accessibility.

Define Spill-Out Spaces with Vegetation
Where possible, define outdoor amenity spaces such as sidewalk cafes, plazas and retail spill-out spaces with vegetation. Whether street trees or well-curated planters, these elements can add a layer to the streetscape. Elements should be placed to maintain pedestrian accessibility, and designed to be stored seasonally if not fixed.

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General Guidance

Sidewalks & Pedestrian Zones – Landscape and Furnishing Zone

Landscape and Furnishing Zone
Space for plantings, street and pedestrian lighting, and street furnishings can be provided adjacent to curbs.This zone can be considered a slower pedestrian zone intended for rest or recess from the street, adjacent to the primary pedestrian walking path.

This slower pedestrian zone can benefit from a change in paving texture to distinguish it from more active pedestrian walking zones.

Planting areas and tree pits can define the dimensions of this slower pedestrian zone. Landscape zones may range from four to six feet wide, providing enough depth from curb to active pedestrian zone for benches, other street furnishings, signage and bus shelters.

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General Guidance

Sidewalks & Pedestrian Zones - Pedestrian Safety

Parallel Parking as Pedestrian Protection
The provision of parallel parking can add an extra layer between the pedestrian realm and active vehicular lanes on the busiest streets. Parked vehicles can narrow the perceived driving zone and influence drivers to slow down, thereby enhancing pedestrian safety.

Intersection Bump-Outs
On streets with parallel parking spaces, curbs should bump out the depth of the parking lane to allow greater pedestrian visibility. Bump-outs both allow pedestrians see oncoming traffic past parked vehicles, it also clearly defines the ends of the parking lanes and narrows streets at intersections. These enlarged corners can function as informal plazas and meeting places, adding to the streetscape.

Pedestrian Refuge Islands
The design of medians on major thoroughfares such as Martin Luther King Jr Boulevard should feature comfortable places for pedestrian crossing. These spaces should also function as comfortable refuge zones, allowing the pedestrian to wait for passing traffic.

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General Guidance

Sidewalks & Pedestrian Zones - Lighting

Pedestrian Realm Lighting
Lighting in the public realm should consider both pedestrians and adjacent vehicular traffic.

Taller street lamps intended to light vehicular lanes are typically spaced at a distance 2.5 to 3 times the height of the pole.

Bollard or similar pedestrian lighting are frequently spaced 10’ to 15’ in high traffic areas such as sidewalks while a broader spacing of 20’ to 25’ is frequently appropriate for plazas, urban parks and more casual spaces.

Fixtures which feature downlighting are preferred to minimize light pollution, which frequently impacts the sleep cycles of both humans and wildlife.

Lighting is encouraged to use integrated photovoltaic systems for energy generation.

Photocells should be included to ensure lights operate only when daylight is insufficient.

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General Guidance

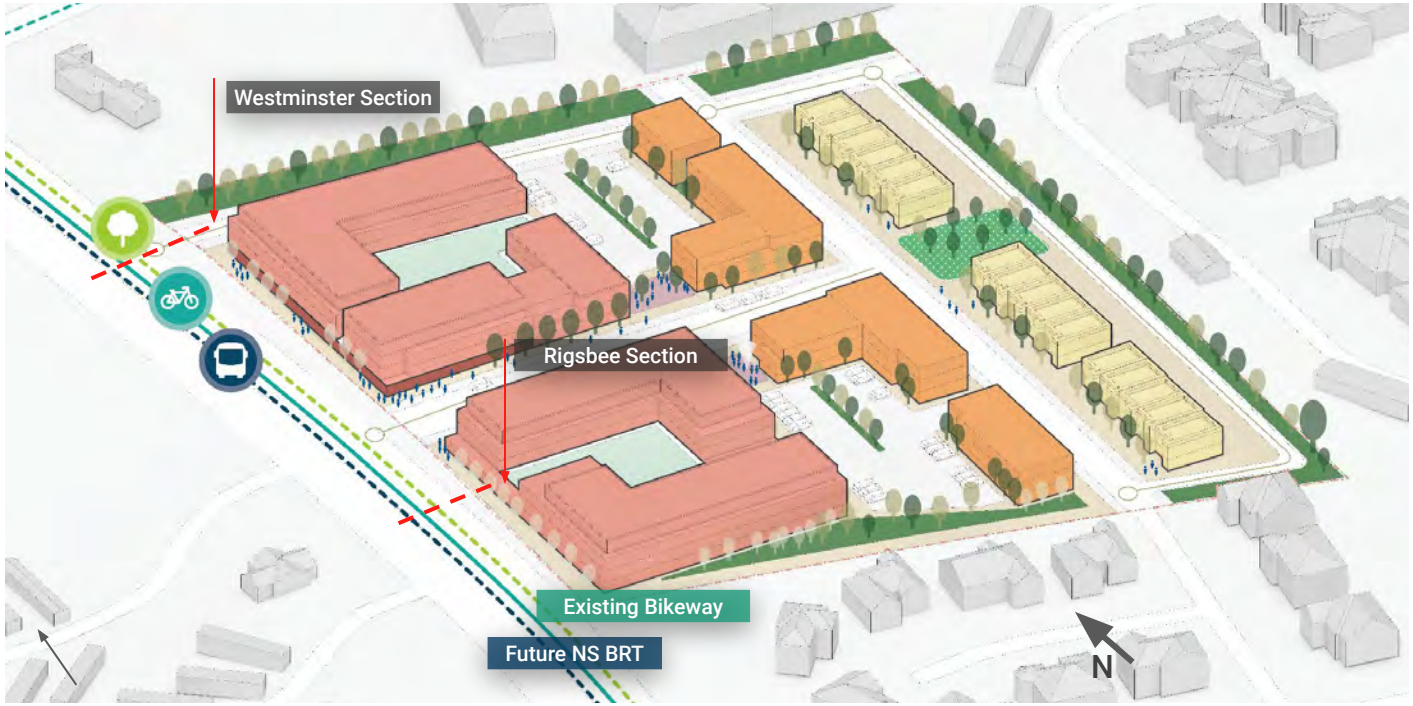
Sidewalks & Public Realm Zones – Future N. MLK Jr. Blvd Case Study

The distance from curb to back of the right of way / property line can vary along MLK Jr Boulevard, creating locally specific conditions.

Frequently this results in available space for the public realm. At times this can be used for additional retail spill-out space. A landscaped zone at the curb may also be possible.

In other locations, the available space may be narrower, and a setback required to provide a sufficient dimension for spill out and landscape and furnishing features.

A minimum of 17' from the curb may be required along most major streets for public realm, in combination with a 5' to 7' setback beyond this to create sufficient public realm. In some cases, a wider public dimension is available



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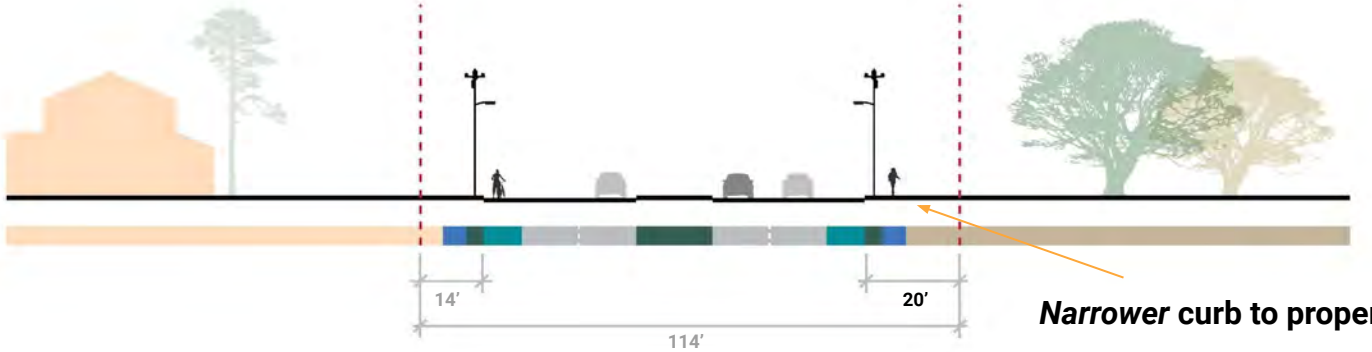
General Guidance

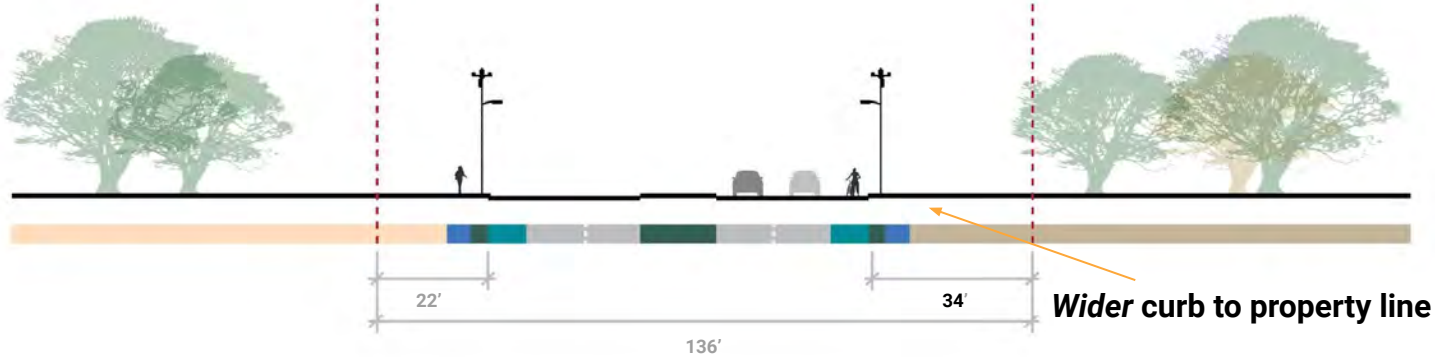
Example Exploration: Creating a Pedestrian Oriented Public Realm

Martin Luther King Jr. Blvd at Rigsbee



Narrower **curb to property line**

Martin Luther King Jr. Blvd at Westminster



Wider **curb to property line**

Edge of ROW / Property Line

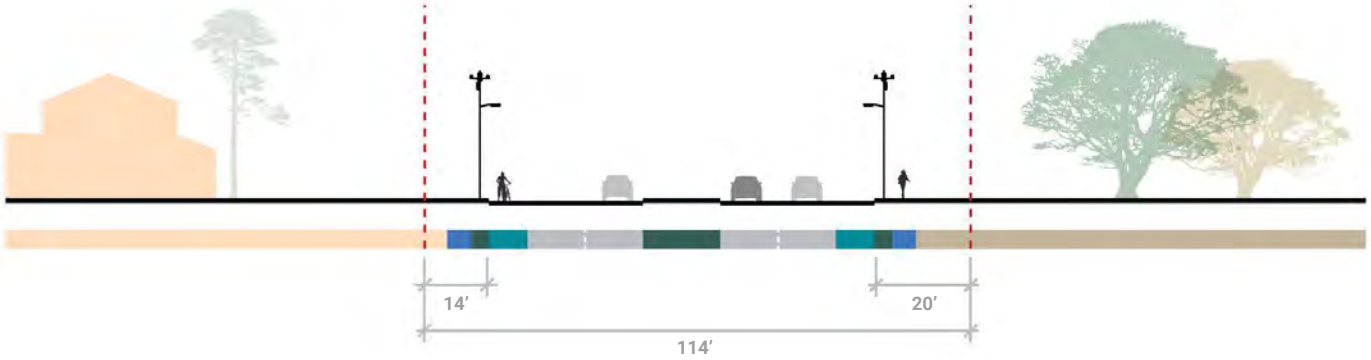
General Guidance

N. MLK Jr. Boulevard/Rigsbee Example

N. MLK Jr Boulevard near the Rigsbee Mobile Home Park has a comfortable curb to edge of Right of Way/Property Boundary condition.

Sitting 20’ from the curb, this property boundary may provide a sufficient public realm depth.

The opposite property boundary is closer to the curb, requiring a setback into the property to achieve a desirable public realm depth.



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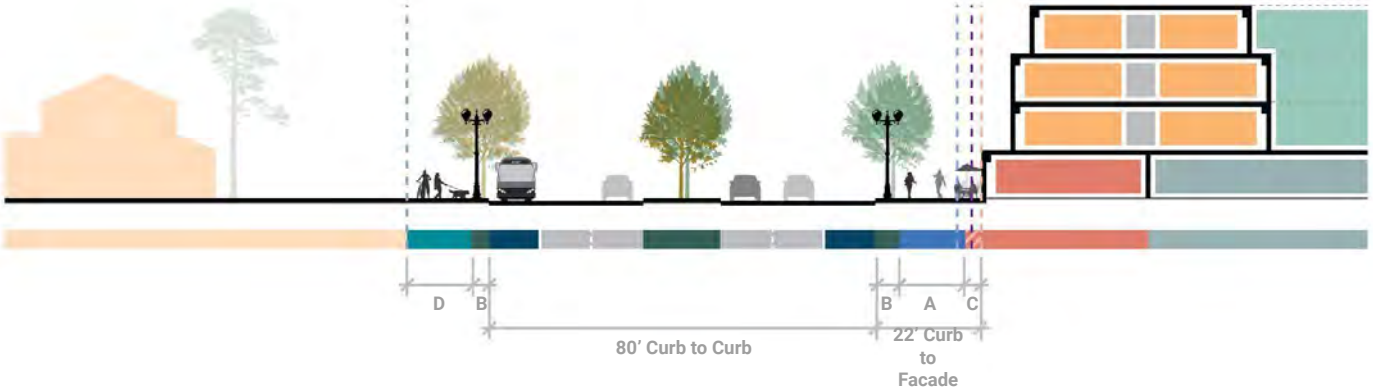
General Guidance

N. MLK Jr. Boulevard/Rigsbee Example

With an additional 2' setback from the property boundary, the public realm accommodates retail spill-out space, a pedestrian sidewalk area, and a treepit between the building facade and curb.



MLK @ Rigsbee Proposed Option 1	
A. Sidewalk	12'
B. Treepit	5'
C. Retail Setback	5' to 7'
D. Shared User Trail	12'
E. Desired Public Realm	17'-30'

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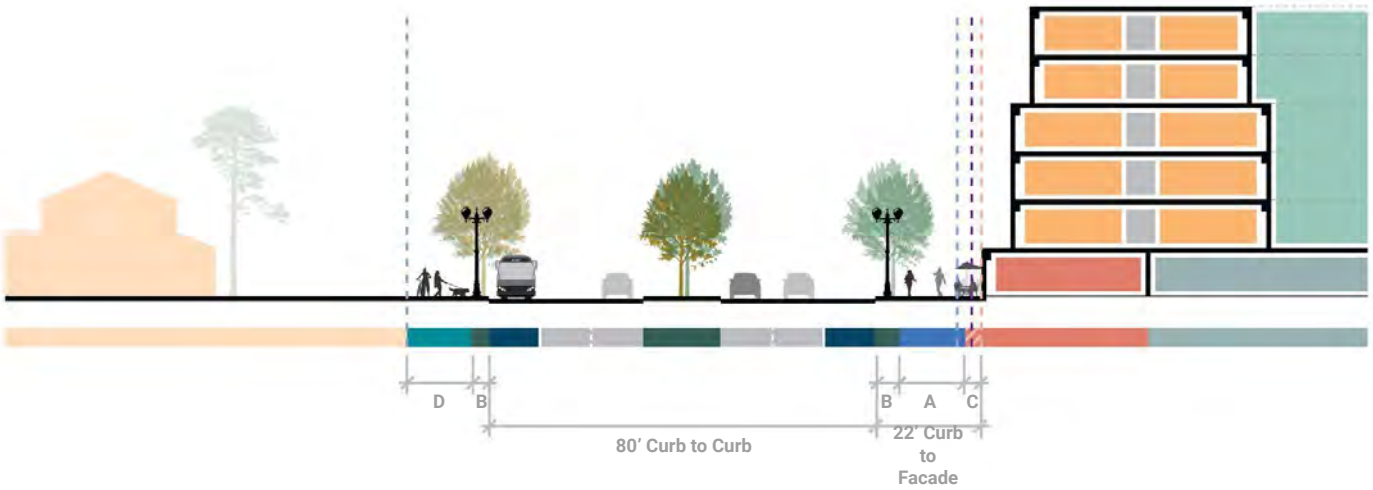
General Guidance

N. MLK Jr. Boulevard/Rigsbee Example

With an additional 2’ setback from the property boundary, the public realm accommodates retail spill-out space, a pedestrian sidewalk area, and a treepit between the building facade and curb.

The building façade increases from 15’ to 30’ range between lower and upper stories to respond to fire requirements.



MLK @ Rigsbee Proposed Option 2	
A. Sidewalk	12’
B. Treepit	5’
C. Retail Setback	5’ to 7’
D. Shared User Trail	12’
E. Desired Public Realm	17’-30’

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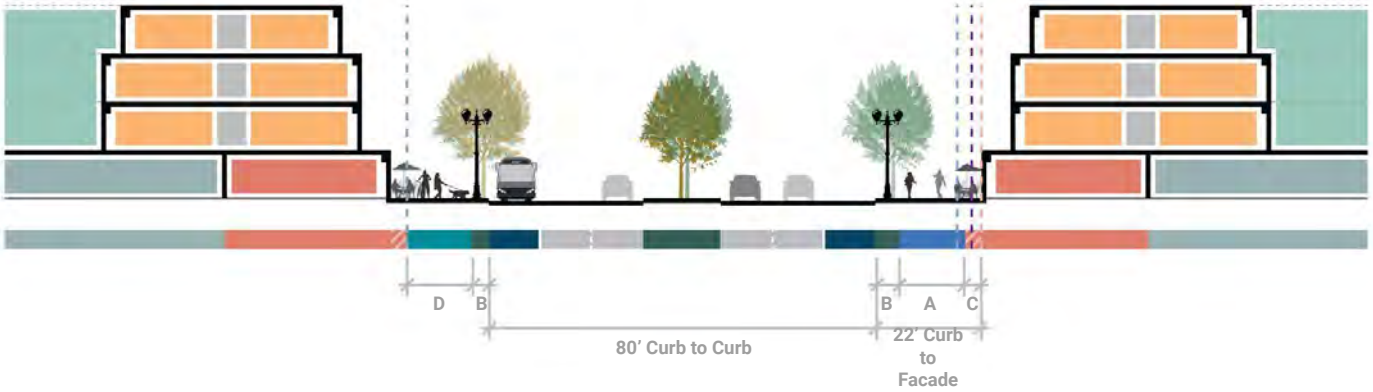
General Guidance

N. MLK Jr. Boulevard/Westminster Example

If both sides of the street are developed with similar design approaches, a more urban boulevard with generous public public realm, a shared user path and defined street walls can be created.



MLK @ Rigsbee Proposed Option 1 Expanded	
A. Sidewalk	12'
B. Treepit	5'
C. Retail Setback	5' to 7'
D. Shared User Trail	12'
E. Desired Public Realm	17'-30'

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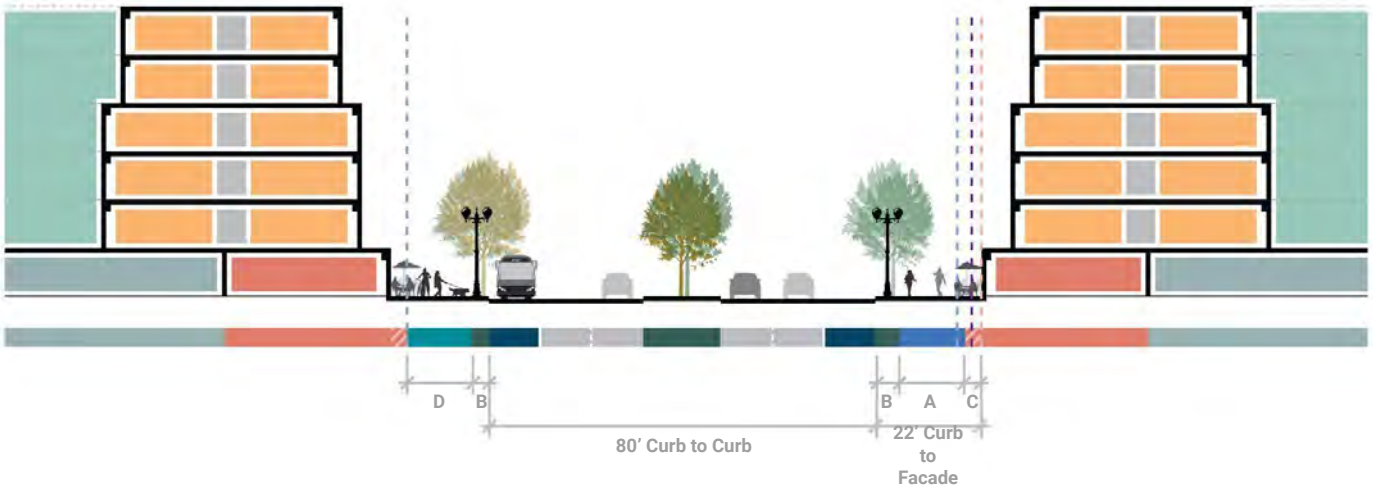
General Guidance

N. MLK Jr. Boulevard/Westminster Example

If both sides of the street are developed with similar design approaches, a more urban boulevard with generous public public realm, a shared user path and defined street walls can be created.



MLK @ Rigsbee Proposed Option 2 Expanded	
A. Sidewalk	12'
B. Treepit	5'
C. Retail Setback	5' to 7'
D. Shared User Trail	12'
E. Desired Public Realm	17'-30'

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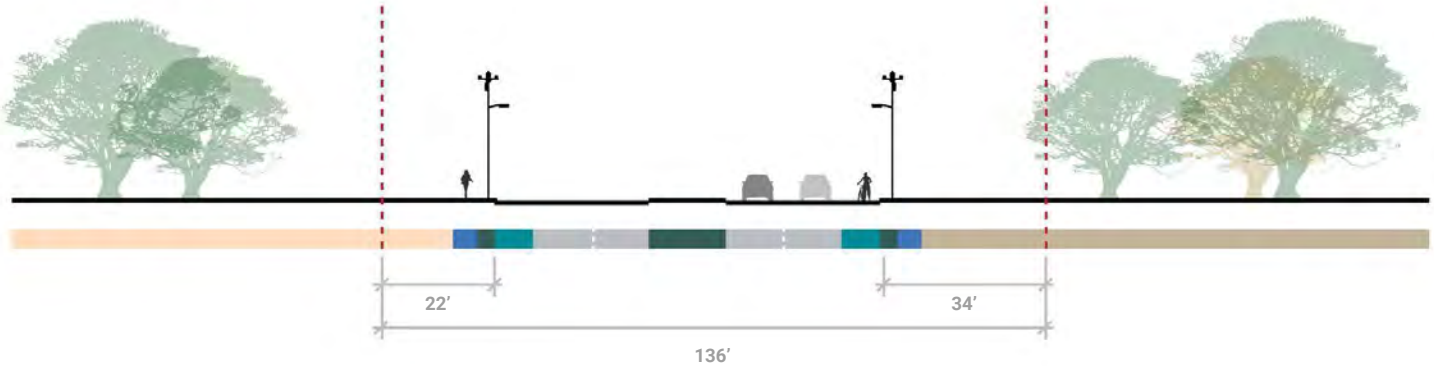
General Guidance

N. MLK Jr. Boulevard/Westminster Example

MLK Jr Boulevard near Westminster Drive has a wider depth from curb to back of right of way/property boundary.

Sitting 34’ from the curb, this property boundary exceeds the desired public realm depth.

The opposite property boundary also exceeds the desired public realm depth, allowing any retail setback occur in the ROW.



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General Guidance

N. MLK Jr. Boulevard/Westminster Example

With 34’ between curb and property boundary, the retail spill-out space is easily accommodated outside the property boundary and within the right of way.

An additional sidewalk and treepit are also possible with the public right of way.

There may be a case that a setback is not required, and that the façade should be brought forward to create a street enclosure.

MLK @ Rigsbee Proposed Option 1	
A. Sidewalk	12’
B. Treepit	5’
C. Retail Setback	5’ to 7’
D. Shared User Trail	12’
E. Desired Public Realm	17’-30’

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General Guidance

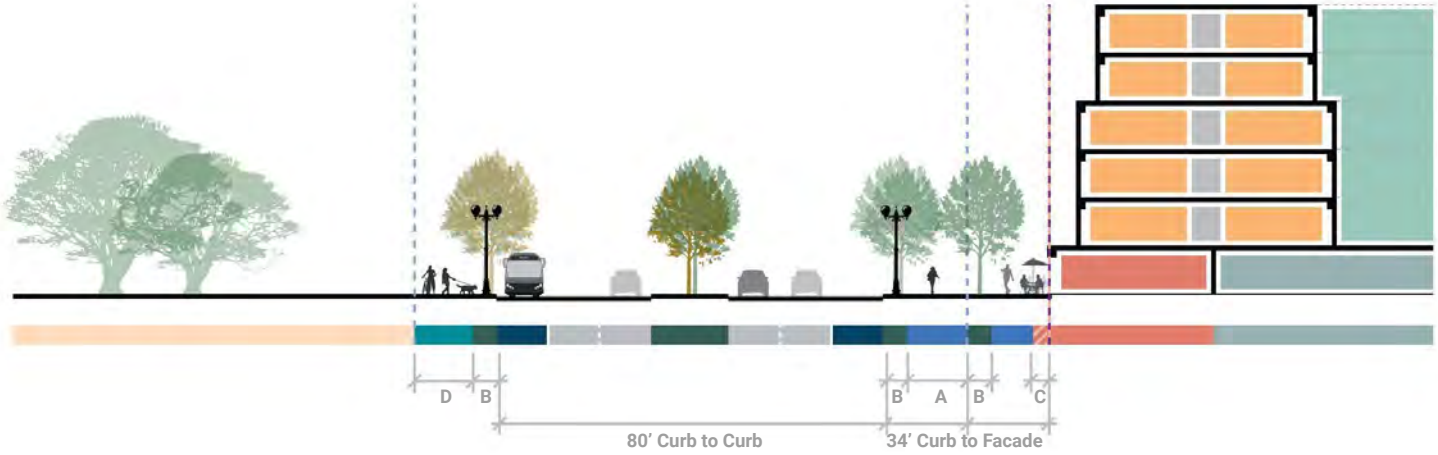
N. MLK Jr Boulevard/Westminster Example

With 34’ between curb and property boundary, the retail spill-out space is easily accommodated outside the property boundary and within the right of way.

An additional sidewalk and treepit are also possible with the public right of way.

There may be a case that a setback is not required, and that the façade should be brought forward to create a street enclosure.

MLK @ Rigsbee Proposed Option 2	
A. Sidewalk	8’-12’
B. Treepit	5’
C. Retail Setback	5’ to 7’
D. Shared User Trail	12’
E. Desired Public Realm	17’-30’



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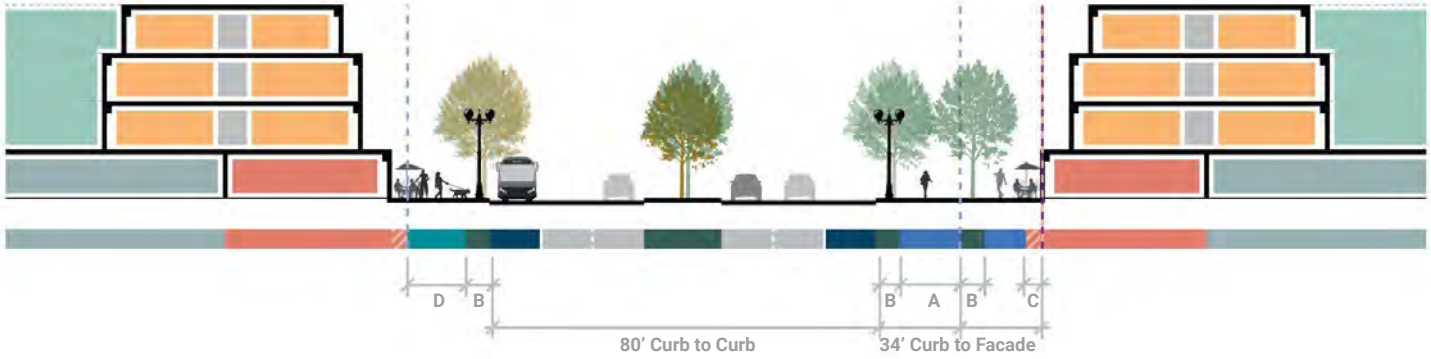
General Guidance

N. MLK Jr Boulevard/Westminster Example

If both sides of the street are developed with similar design approaches, a more urban boulevard with generous public public realm, a shared user path and defined street walls can be created.



MLK @ Rigsbee Proposed Option 1 Expanded	
A. Sidewalk	8'-12'
B. Treepit	5'
C. Retail Setback	5' to 7'
D. Shared User Trail	12'
E. Desired Public Realm	17'-30'

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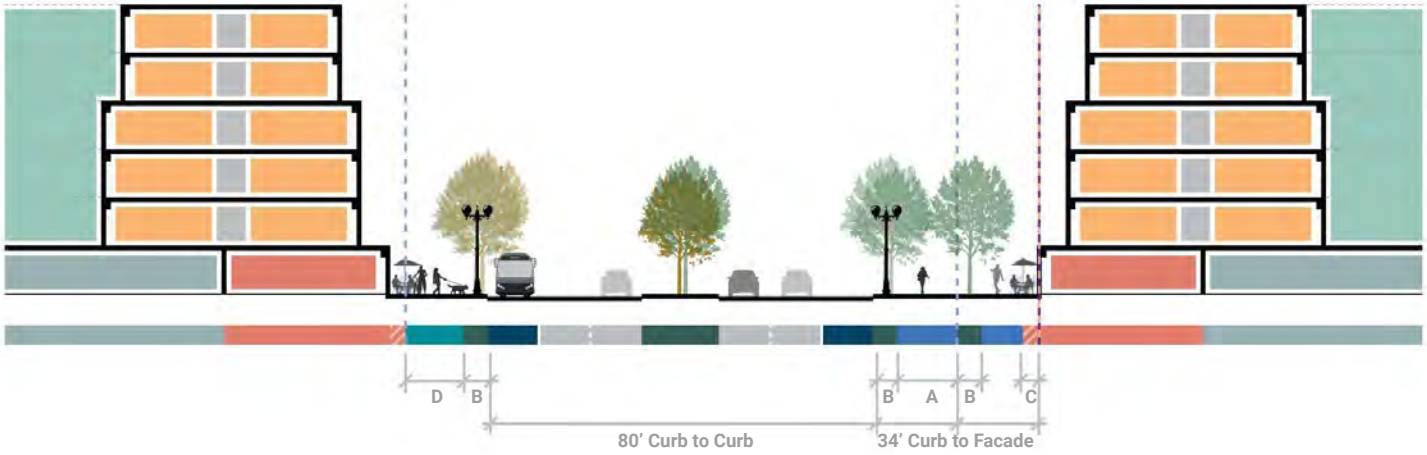
General Guidance

N. MLK Jr Boulevard/Westminster Example

If both sides of the street are developed with similar design approaches, a more urban boulevard with generous public public realm, a shared user path and defined street walls can be created.



MLK @ Rigsbee Proposed Option 2 Expanded	
A. Sidewalk	8'-12'
B. Treepit	5'
C. Retail Setback	5' to 7'
D. Shared User Trail	12'
E. Desired Public Realm	17'-30'

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General Guidance

4. Bikeways & Micro-mobility Facilities

General Guidance

Bikes and Micro Mobility Trails

Bike and Micro Mobility Trails in New Development
Bikeways and greenways can become central features of new developments, and connect to a “larger everywhere to everywhere” network.

A landscaped bikeway also become a landscape buffer for development. Layering canopy trees, plantings, bioswales and other linear landscape features can create a rich, sustainable environment as well as a scenic pathway.

Multipurpose Surfaces
Suitable materials should be selected for plazas or other landscape areas shared by bikes and pedestrians.

Bikeway Signage
Appropriate signage indicating destinations, route names, and key benchmark distances should be included along bikeways. Signage should be legible at riding speed. Wayfinding can be a branding opportunity for new developments and existing communities alike.

Bike Scale Lighting Strategies
Path lighting should be a key feature of any bikeway design. Bollards should be spaced 15’ to 20’ apart along highly trafficked bike routes.

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General Guidance

Bikes and Micro Mobility Parking and Storage

Bike and Micro-Mobility Parking

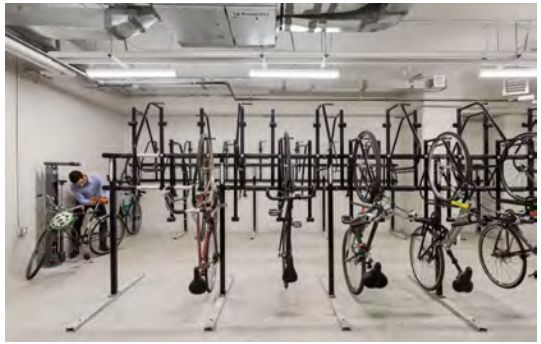
Exterior bicycle racks, bicycle storage and micro-mobility facilities should be located close to the building entrance to encourage use by residents, workers and visitors.

Outdoor bike parking and storage should have some screening from views from the public realm, both for pedestrian experience and bike user security. This can be achieved by locating storage behind vegetated screens, or architectural fences.

Shade is encouraged over designated outdoor bike and scooter parking areas. This will improve user comfort as well as minimize heat island effect.

Designated areas for bike-share and scooter-share programs should be be provided within larger development typologies. These spaces shall be secure, with access limited to residents.

Interior bike storage shall be easily accessible and near building exits.



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General Guidance

5. Vehicle Parking

General Guidance

Parking - Structure Integration

Structure Location
Parking structures should be placed at the interior of blocks, and parking below grade is encouraged.

Structure Screening
Parking structures should be concealed behind residential, commercial, or community uses facing streets.

Visible parking floors should face the interior of a block or an alley and be screened with materials compatible with the materials used in the building facade.

Parking structures should have short ramps and level parking floors oriented so that a horizontal plane faces public streets.

Conversion Potential
Parking structures should be designed to allow potential conversion to other uses (e.g., residential, commercial and office) by using level floors, appropriate floor to ceiling heights (typically higher) and short ramps between floors. Additionally, ramps should be located internally, freeing potential street facades from sloped geometry.

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General Guidance

Parking - Vehicle Access to Structures

Vehicle Entries
Vehicle entrances to parking structures should be placed on secondary streets or public or on-site alleys to minimize curb-cuts on arterial or collector streets.

Vehicle entrances should be located away from corners to reduce on-street car queuing impacts on pedestrians and vehicle traffic and transit operations at intersections.

Parking gates and controls should be recessed within the structure to allow vehicles to pull into the building enclosure before encountering ticketing or access control.

Parking entrances should have mechanical doors that close when not in use by vehicles.

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General Guidance
Parking - Surface Lots

Surface Parking Screening
Any new surface parking lots which face sidewalks should install high quality landscaping, fencing and lighting along any sidewalk edges and follow TOD requirements.

Sustainable Parking Strategies
Surface parking lots should have at least 25% of spaces as covered parking spaces with photovoltaic panels. In addition to energy production, the shade reduces heat island effects.

Pedestrian Comfort & Safety
Surface parking lots should have well defined internal pedestrian routes with enhanced surface treatments such as painted crosswalks, physical separation of walkways through parking stall areas with curbs, and definition through landscape that also provide shade, and signs alerting drivers to crossings over driveways.

Any blank building walls facing surface parking lots visible from sidewalks should include landscape screening, murals or attached lighting to enhance the aesthetics of the wall.

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General Guidance

5. Servicing & Utilities

General Guidance

Servicing & Utilities - Waste, Refuse and Service Facilities

Locating Waste, Refuse and Service Facilities

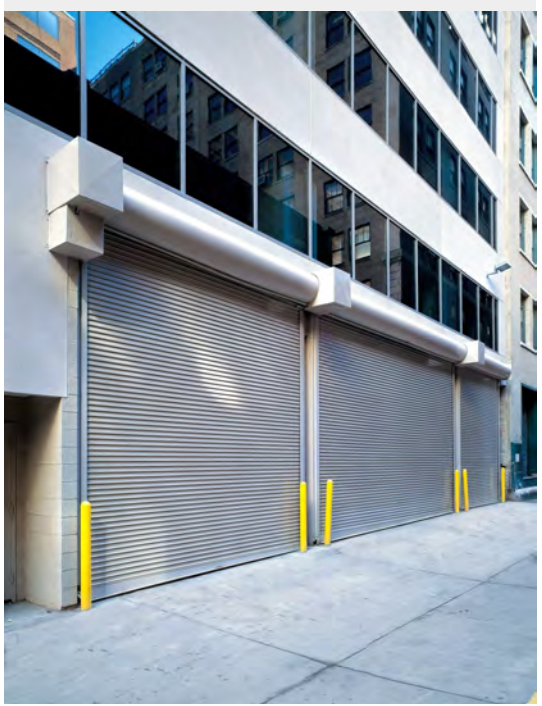
Waste facilities at larger buildings should be placed within the enclosure of buildings. Building waste storage or compacting facilities should not face streets, on-site plazas or public open spaces.

Service entries should be accessed from public or on-site alleys, to reduce the visual impact on sidewalks and streets. Service facilities should screened by doors, which should remain closed except when in use by vehicles entering and exiting.

Screening Service & Refuse Areas

Any solid waste receptacles at smaller buildings that are located outside of the building envelope should be shielded by providing a structure or enclosure that is compatible with the primary building materials.

Delivery, loading and refuse areas shall be screened from all streets, parks or other public environments. Such screening may comprise vegetation, fencing, walls or other opaque building materials.



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General Guidance

Servicing & Utilities - Utility Equipment Enclosures

Utility Equipment Screening

Above grade utilities, transformers, regulators or meter boxes should be shielded away from views from the primary pedestrian entrance.

Avoid attaching exposed utilities, transformers and meter boxes to the front façade or facing sidewalks.

Equipment should be screened with high quality materials which are of a similar quality and compatible with the materials used in the building façade.

Roof Equipment Penthouse Design

As more people will be able to see neighboring building roofs, attention should be paid to roof utility enclosures. Roof utility equipment should be consolidated, enclosed and screened from view from other buildings with high quality materials. This can be combined with Green Roof treatments.

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General Guidance

6. Fences & Screening

General Guidance

Fencing & Screening - Architectural Perimeters

Architectural Perimeter Screening

Where used, shorter fence and perimeter wall heights around residential, commercial or institutional developments are preferred.

Any fence or wall bordering the pedestrian realm shall be a maximum height of 4.5’ and made of a maximum of 80% opaque material.

A security fence or wall may be up to 6’ tall, but comprised of only 50% opaque material.

Perimeter walls and fences should be constructed from sustainable, low-carbon materials such as wood, fieldstone or other locally sourced materials.

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General Guidance

Fencing & Screening - Vegetated Perimeters

Vegetated Perimeters

Vegetated property boundaries (also known as living fences) are encouraged as a green and sustainable alternative to architectural perimeter screens.

Evergreen plants are strongly recommended for vegetated screens.

Layered landscaping is strongly recommended, with an evergreen layer to the rear.

Vegetated screening can coincide with other sustainable features, such as bioswales and catchment areas.

Combining fence types can add interest and distinguish degrees of privacy.

Architectural screens, trellises or other support structures can host living walls or climbing plants. This combines the best of a firm architectural boundary and green materials.

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General Guidance
7. Materials

SOM

General Guidance

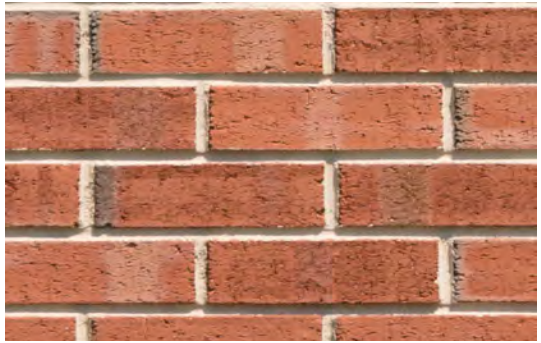
Materials - Sustainable Materials

Source Local Materials

Local materials are sustainable as well as culturally relevant to a place.

Chapel Hill's traditional architecture has utilized clay brick, limestone, fieldstone, slate and wood as well as a variety of architectural metals. These traditional materials may also be used in contemporary, innovative ways.

Sustainably harvested/certified woods, recycled materials (recovered content plastic, concrete, glass, steel, rubber, etc.) and products with low embodied energy (e.g., wood or other bio-based products, locally harvested stone) should be used.



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General Guidance

Materials - References & Interpretations

Reference Appropriately

Color and material references can connect a project to its location and host community. Chapel Hill's historic districts are a wealth of potential references, from the austerity and monumentality of the Neoclassical and Colonial Revival styles to the rich earth tones and neutrals of the Queen Anne, Tudor and Craftsman styles.

Given the region's forested character, regional landscape references are also appropriate.

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General Guidance
Materials - Interpretation

Allow Contemporary Interpretation

Traditional materials may be interpreted creatively, blending time-tested craftsmanship with contemporary design techniques.

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Chapel Hill LUMO Update

Typology Resource Guide

February 2024

REVIEW DRAFT

D. Case Study Exploration

This section provides explorations of the application of typology guidance to case study sites in Chapel Hill. These sites were identified as likely to see change by the FLUM (2020) and Shaping Our Future N-S BRT TOD and Focus Area plan (2023).

Examples are provided for informational and illustrative purposes and do not represent a site development proposal by the Town of Chapel Hill. Case studies will be explored further as the LUMU Update progresses through 2024.

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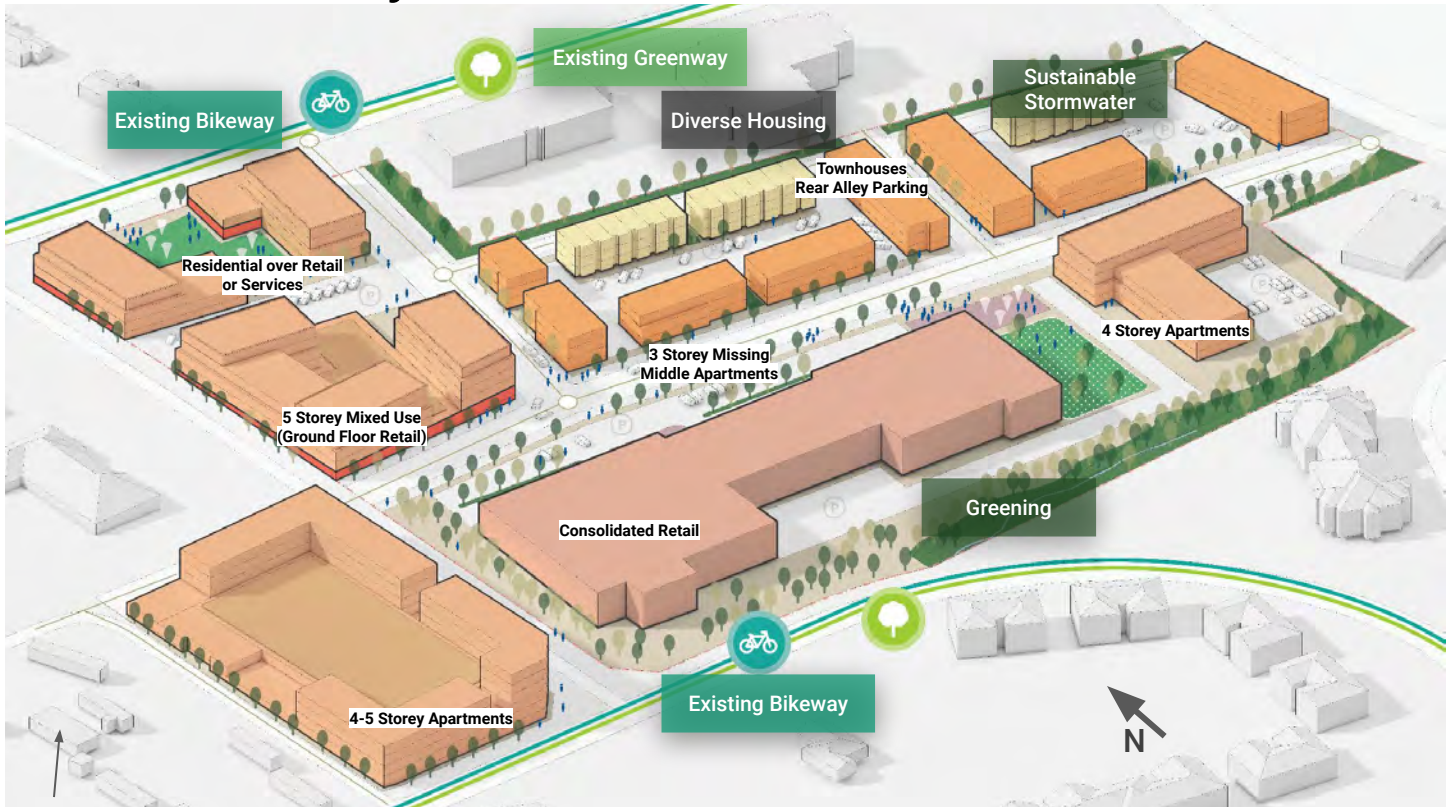
Case Study Exploration: Timberlyne Mall

Timberlyne Mall: TOD Plan	
Townhomes	18
Apartments	320-340
Dwelling Units per Acre Approx	33-35



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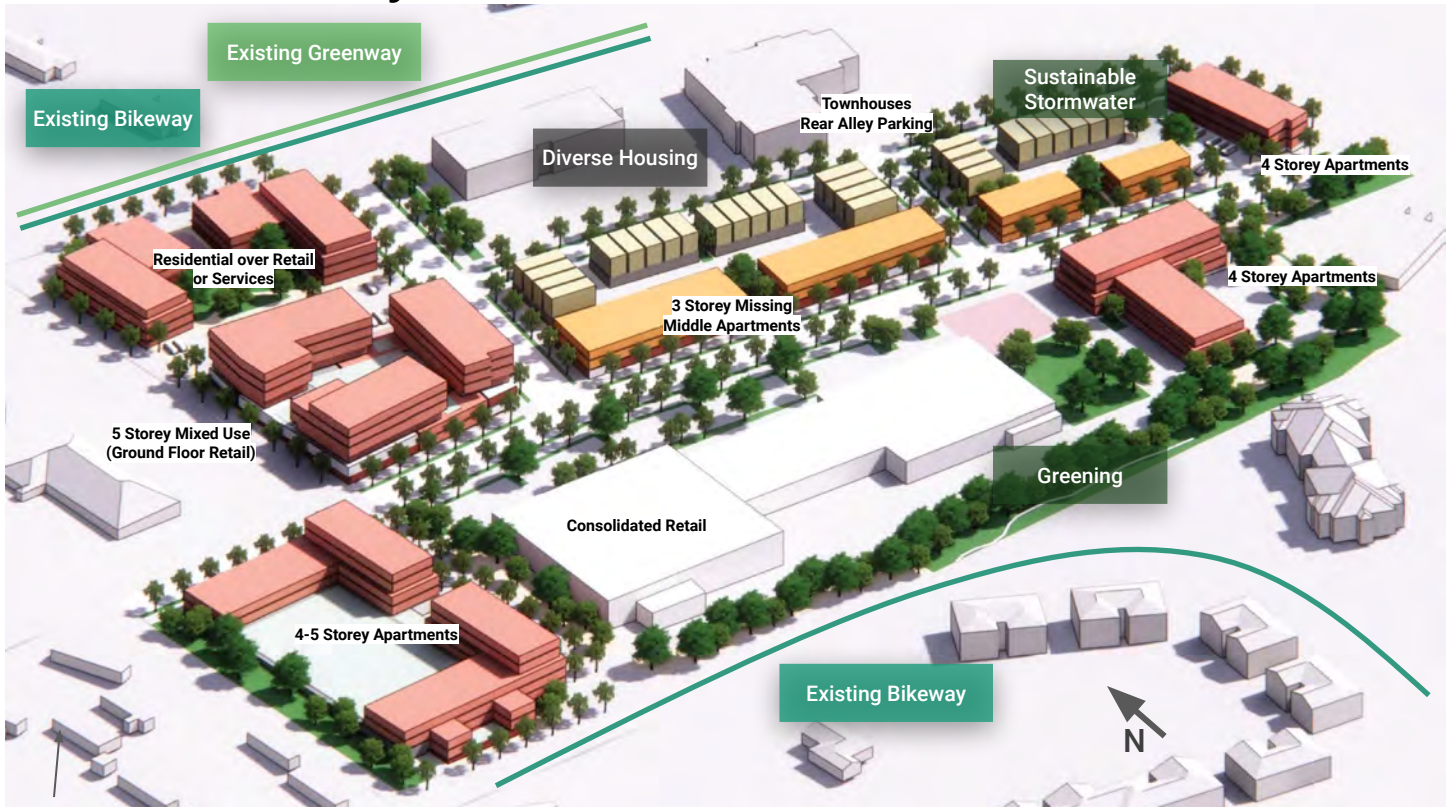
Case Study Exploration: Timberlyne Mall



Draft: subject to refinement as LUMO Update progresses

Timberlyne Mall: LUMO Case Study 1	
Townhomes	28
Apartments*	404
Dwelling Units per Acre	39
*Assumes 1k sqf average units	

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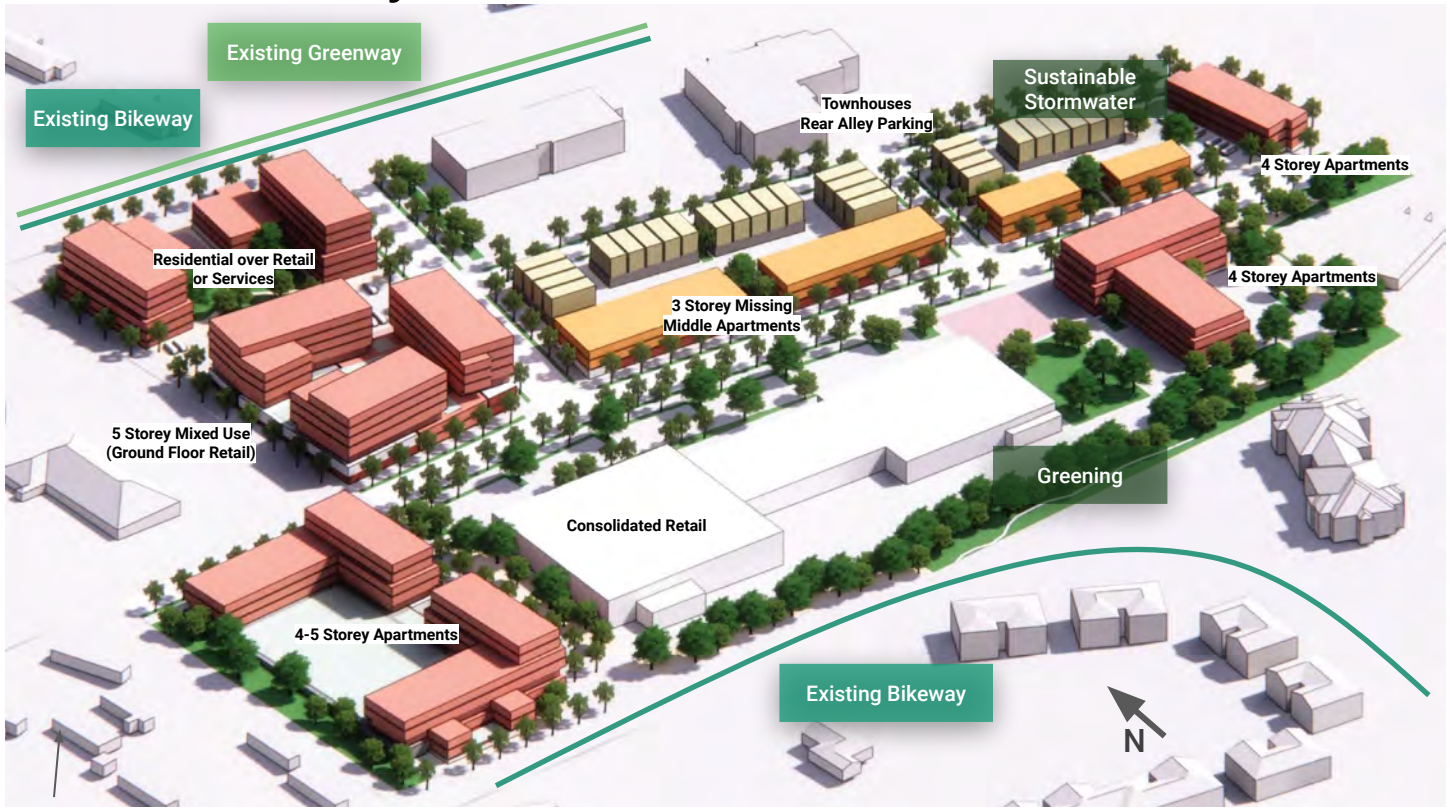
Case Study Exploration: Timberlyne Mall



Draft: subject to refinement as LUMO Update progresses

Timberlyne Mall: LUMO Case Study 2	
Townhomes	28
Apartments*	460
Dwelling Units per Acre	47
*Assumes 1k sqf average units	

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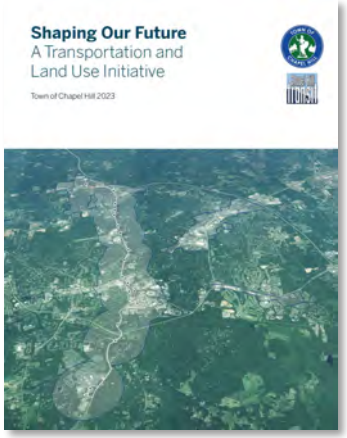
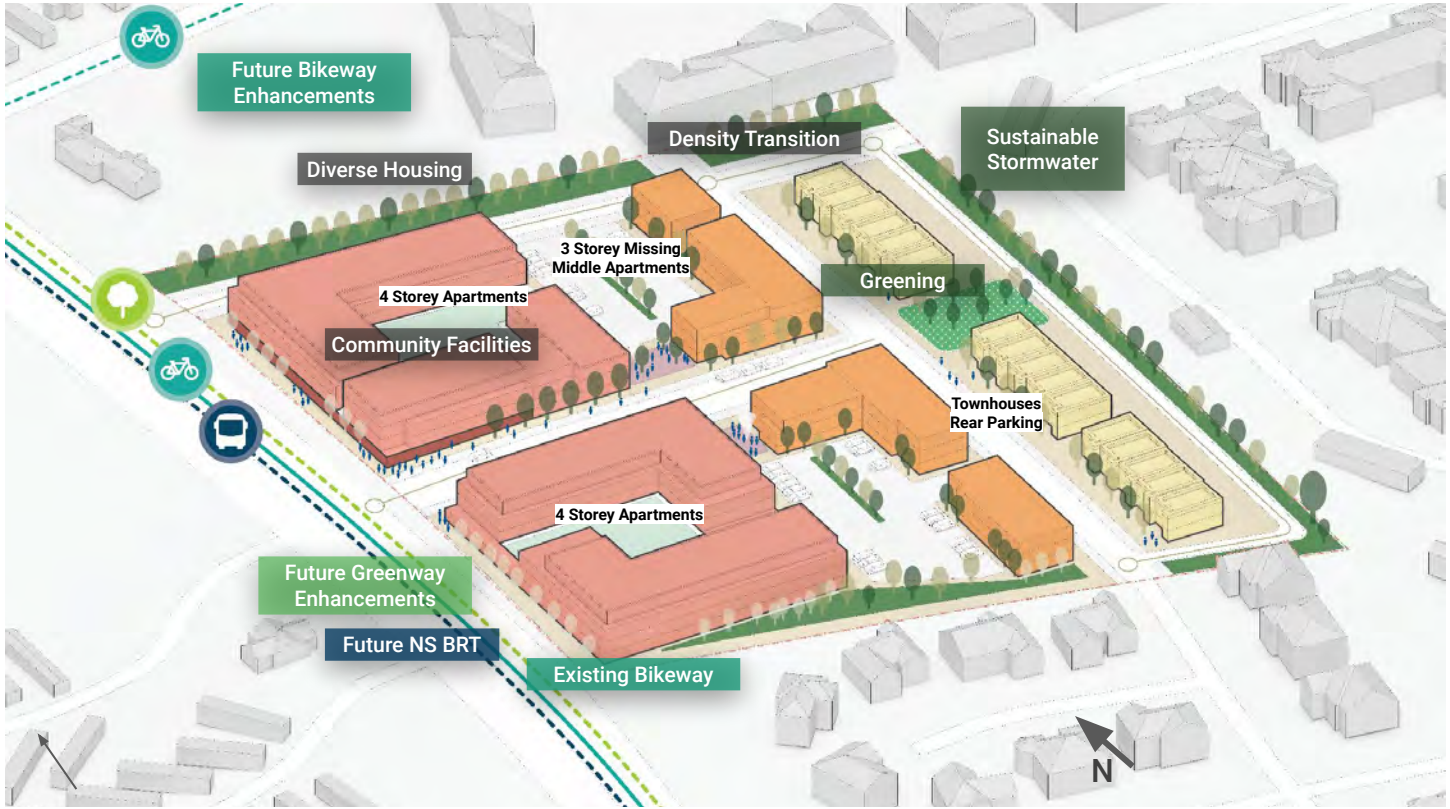
Case Study Exploration: Westminster Drive



Westminster Drive: TOD Plan	
Townhomes	15
Apartments	185
Dwelling Units per Acre	24



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Case Study Exploration: Westminster Drive

Draft: subject to refinement as LUMO Update progresses

Westminster Drive: LUMO Case Study 1	
Townhomes	20
Apartments*	250
Dwelling Units per Acre	30
*Assumes 1k sqf average units	

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Case Study Exploration: Westminster Drive

Draft: subject to refinement as LUMO Update progresses

Westminster Drive: Caee Study 2	
Townhomes	0
Apartments*	366
Dwelling Units per Acre	44
*Assumes 1k sqf average units	

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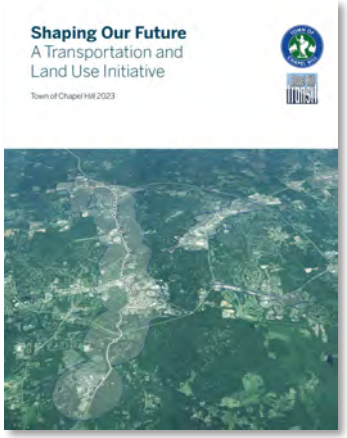
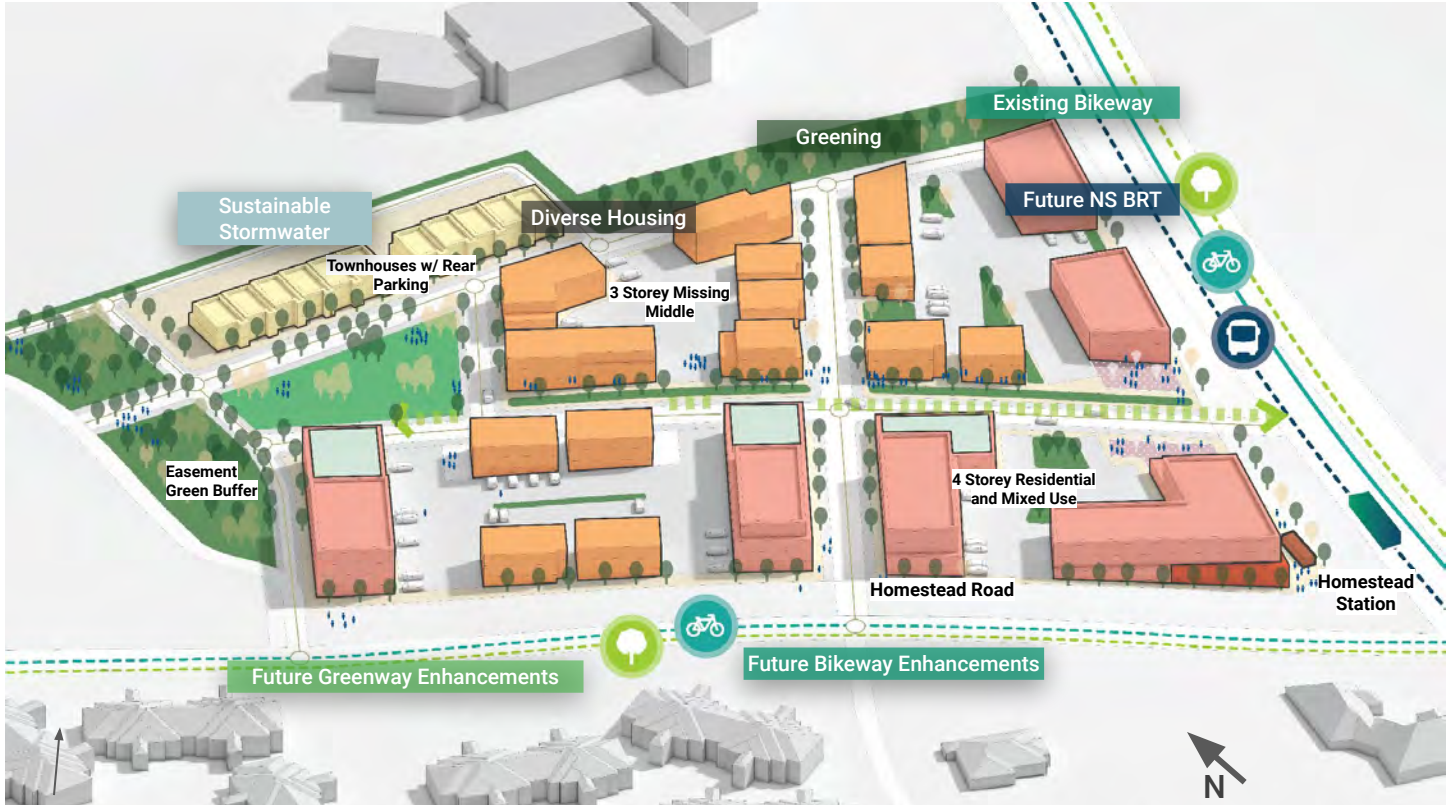
Case Study Exploration: Homestead Road



Homestead Road: TOD Plan	
Townhomes	12
Apartments/Duplexes	250
Dwelling Units per Acre	21



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Case Study Exploration: Homestead Road

Draft: subject to refinement as LUMO Update progresses

Homestead Rd: LUMO Case Study 1	
Townhomes	32
Apartments/Duplexes*	220
Dwelling Units per Acre	20
*Assumes 1k sqf average units	

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Case Study Exploration: Homestead Road

Draft: subject to refinement as LUMO Update progresses

Homestead Rd: Case Study 2	
Townhomes	15
Apartments/Duplexes*	292
Dwelling Units per Acre	25
*Assumes 1k sqf average units	

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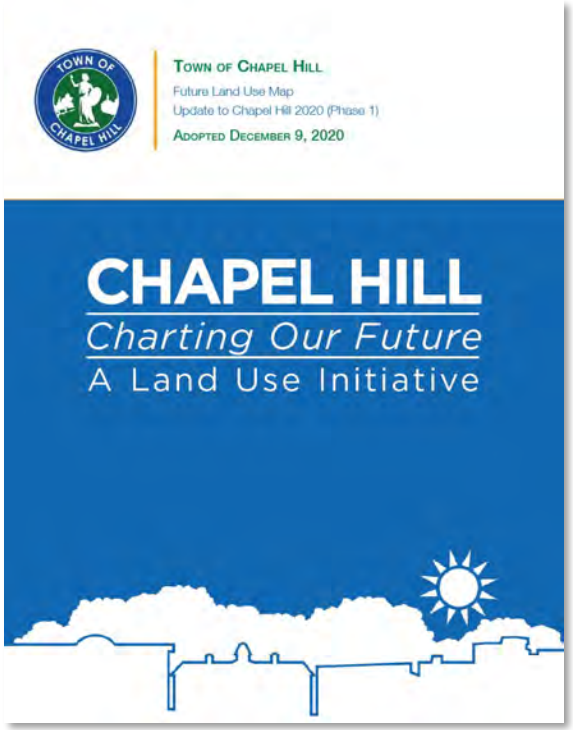
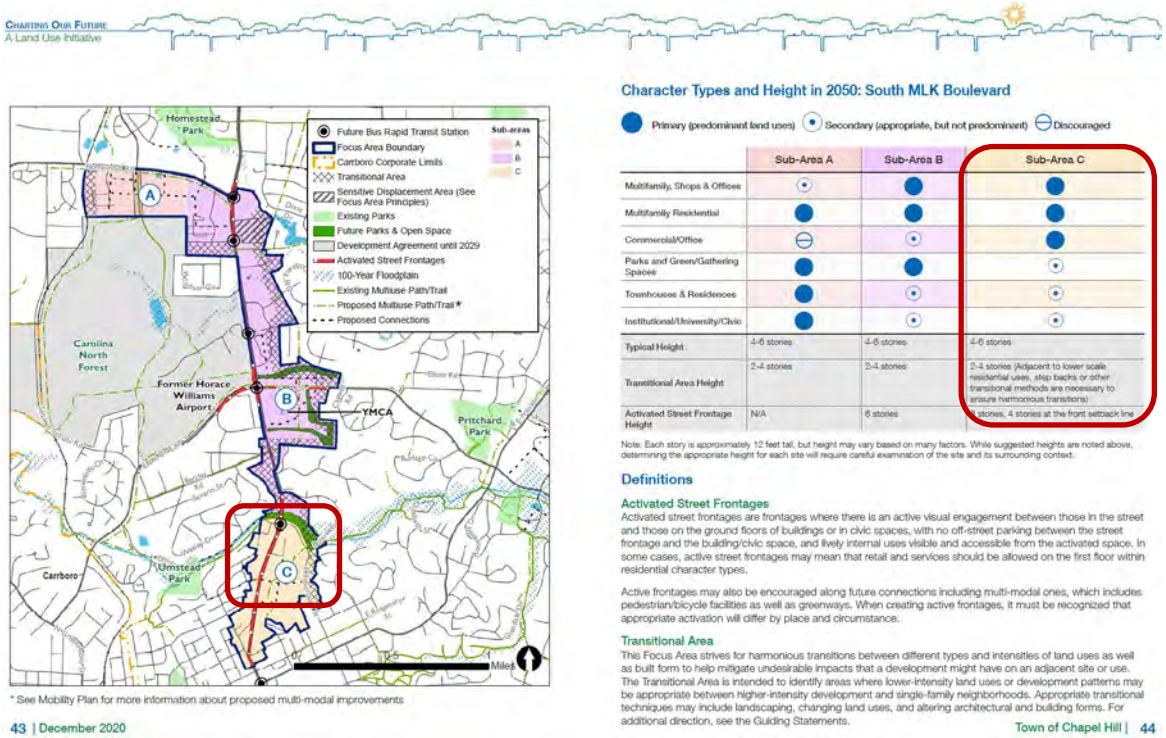
Case Study Exploration: South MLK Blvd Focus Area - Mid Town





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Case Study Exploration: South MLK Blvd Focus Area - Mid Town

Draft: subject to refinement as LUMO Update progresses

Midtown Case Study 1	
Townhomes	18
Apartments*	738
Dwelling Units per Acre	34
*Assumes 1k sqf average units	

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Case Study Exploration: South MLK Blvd Focus Area - Mid Town

Draft: subject to refinement as LUMO Update progresses

Midtown Case Study 2	
Townhomes	18
Apartments*	908
Dwelling Units per Acre	42
*Assumes 1k sqf average units	

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Chapel Hill LUMO Update

Typology Resource Guide

Revised: February 2024

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