



Close the Legislative Hearing and Considering Adopting Shaping Our Future: A Transportation and Land Use Initiative as an Amendment to the Town's Comprehensive Plan, Chapel Hill 2020.

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TECHNICAL REPORT

The *Chapel Hill 2020* Comprehensive Plan, adopted in 2012, is a framework for the community, helping the Town manage Chapel Hill's future growth and development. Many new components have been added to the Comprehensive Plan since it was adopted in 2012. Tonight, we bring forward the following new element: *Shaping Our Future: A Transportation and Land Use Initiative*.

Shaping Our Future establishes a policy direction, and recommends implementation strategies, for growth and development in the future NSBRT corridor and in FLUM Focus Areas. It enhances and promotes the vision of *Chapel Hill 2020* by defining how development, public spaces, sidewalks, streets, and bike routes will integrate with the future NSBRT service and stations. *Shaping Our Future* embodies the principles in the Town of Chapel Hill's Complete Community Strategy, and both amendments have been brought before Council concurrently demonstrating their mutually supportive goals and objectives.

ELEMENTS

Key components of *Shaping Our Future* include:

Foundations: An analysis of Chapel Hill's growth, demographics and market dynamics and values, aspirations, and input gathered during public and stakeholder engagement.

Focus Areas and TOD Station Area Concepts: Conceptual development scenarios for NSBRT station areas including housing, commercial, and retail development; infrastructure; connectivity; and public realm elements.

Implementation Strategies: Recommendations for implementing TOD addressing several key components of TOD including housing diversity, affordable housing, economic development, and development management regulations.

CONSISTENCY WITH COMPREHENSIVE PLAN THEMES

Shaping Our Future aligns with key themes established in *Chapel Hill 2020* including:

- **A Place for Everyone:** *Shaping Our Future* includes recommendations for preserving and promoting affordable housing in the NSBRT corridor; transit-oriented development promotes safe, efficient, and affordable transportation options for all.
- **Community Prosperity and Engagement:** *Shaping Our Future* includes recommendations for promoting sustainable economic development, including supporting existing and new local businesses in the NSBRT corridor.
- **Getting Around:** *Shaping Our Future* promotes directing future growth and development to transit-served locations with strong multimodal connections.
- **Good Places, New Spaces:** *Shaping Our Future* sets policy objectives for more efficient land use like infill development on already developed, but underutilized, parcels.
- **Nurturing Our Community:** *Shaping Our Future's* focus on transit-oriented development promotes multimodal transportation options, reducing the number of private vehicles on Town roadways and contributing to reduced vehicle emissions contributing to climate change.
- **Town and Gown Collaboration:** Several parcels along the NSBRT corridor offer opportunities for collaborative TOD projects benefitting the Town and the University.

CONSISTENCY WITH FUTURE LAND USE MAP UPDATE

Shaping Our Future strongly reflects the principles of growth and development described in the FLUM Update. Specifically, of the NSBRT corridor includes some or all of four of the six Focus Areas identified in the FLUM Update.

CONSISTENCY WITH LAND USE MANAGEMENT ORDINANCE (LUMO) STANDARDS

Shaping Our Future meets the standards set in Section 4.2(c) of Chapel Hill's Land Use Management Ordinance:

- The proposed amendment is consistent with the goals and policies in the comprehensive plan, *Chapel Hill 2020*, and

- The proposed amendment enhances the public health, safety, and welfare of the town.

PLANNING COMMISSION RECOMMENDATION

At their April 4, 2023 meeting, the Planning Commission unanimously recommended that the Council adopt and incorporate *Shaping Our Future* into the Town's Comprehensive Plan.