

Town of Chapel Hill Central West Focus Area

DRAFT Data Package February 25, 2013

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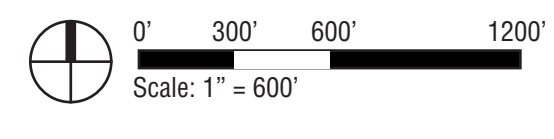
Economic Data:


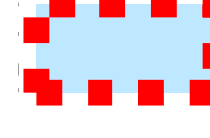

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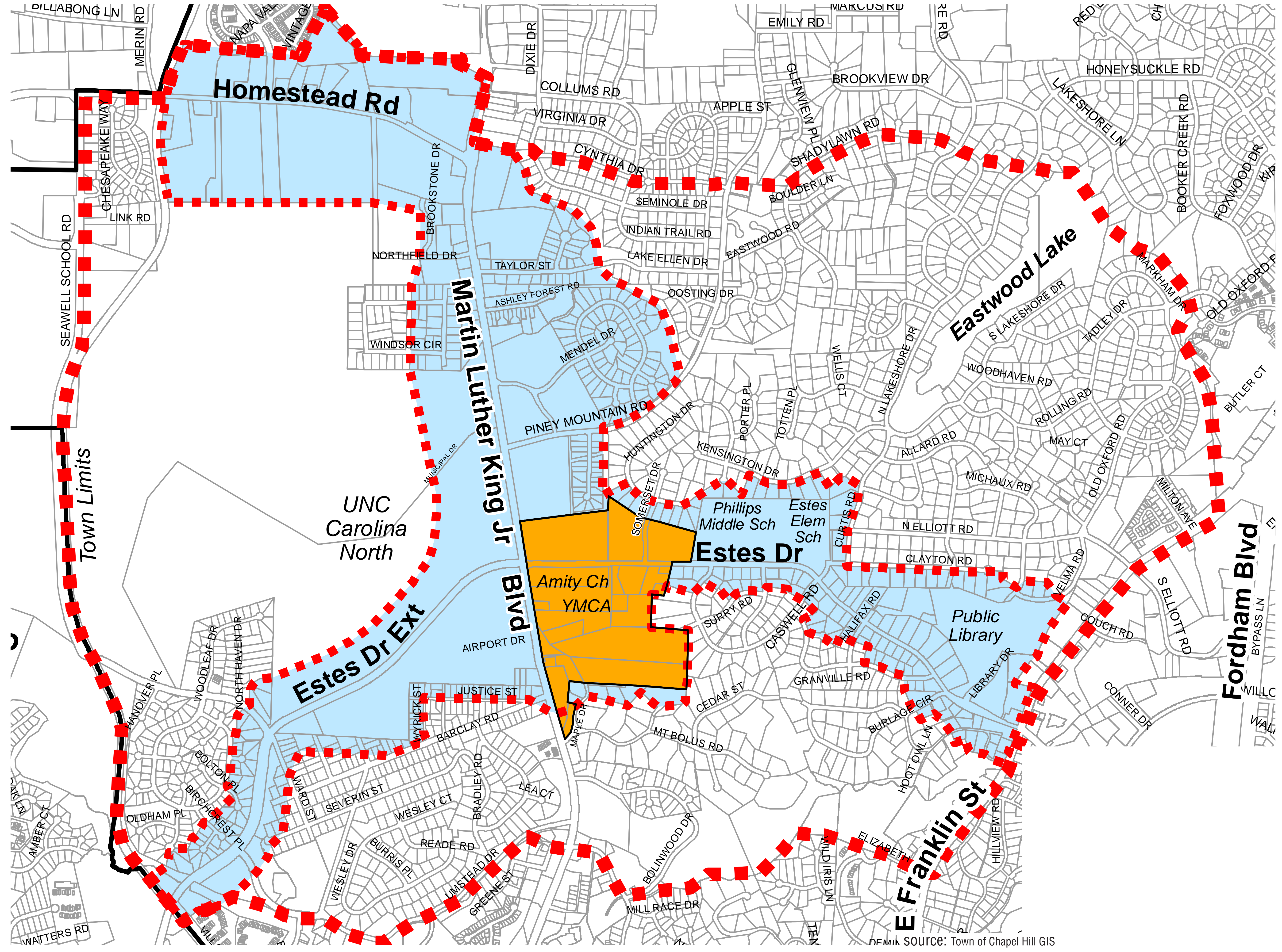
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Town of Chapel Hill
 Central West Focus Area
GENERAL STUDY AREA
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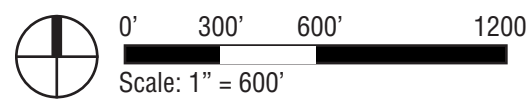


-  Impact Area
-  Evaluation for Transportation & Connections (Secondary Focus Area)
-  Evaluation for Form & Use (Primary Focus Area)

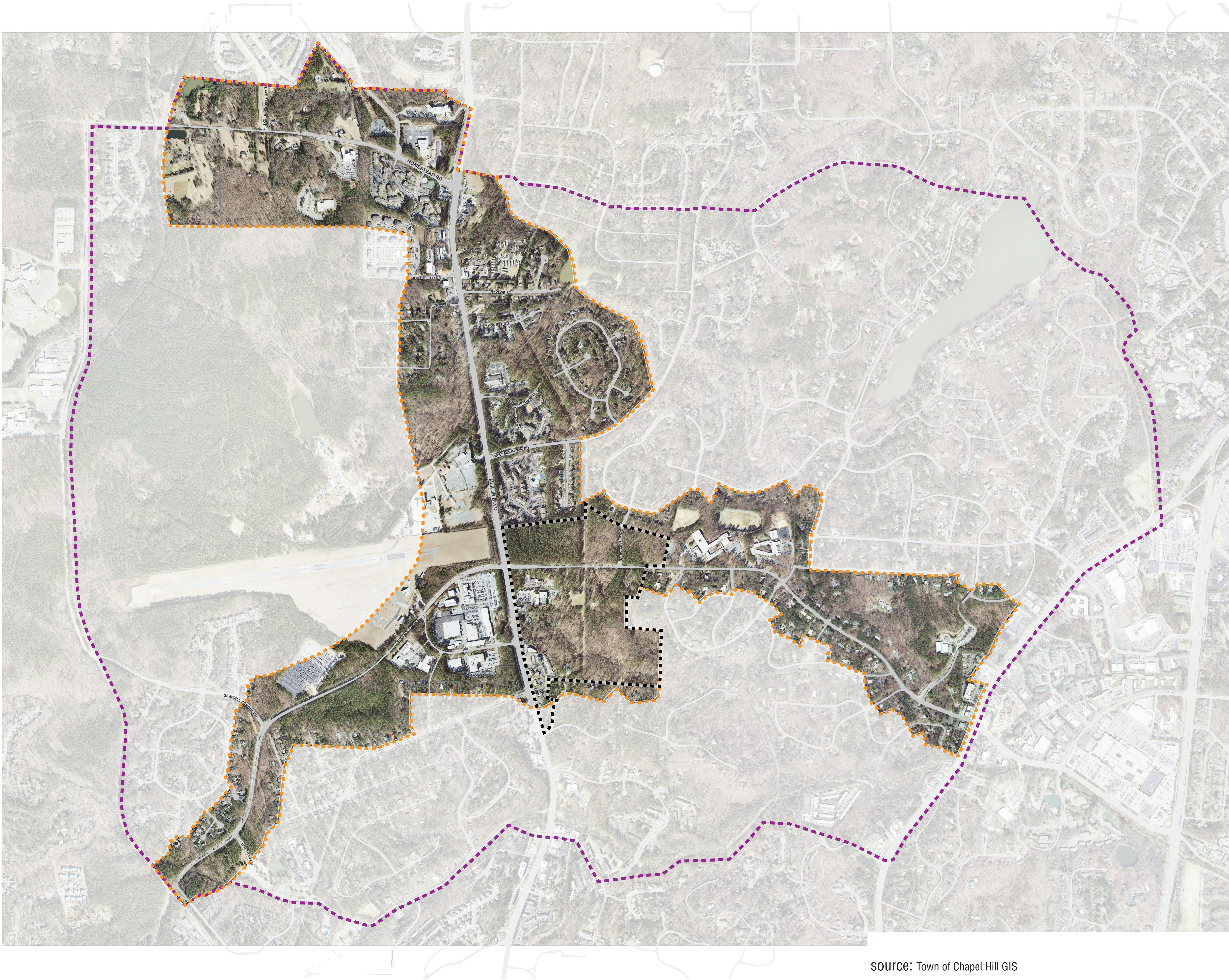


DATA SOURCE: Town of Chapel Hill GIS

AERIAL IMAGE
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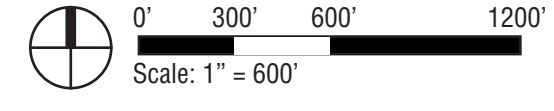


- Impact Area
- Evaluation for Transportation & Connections
- Evaluation for Form & Use

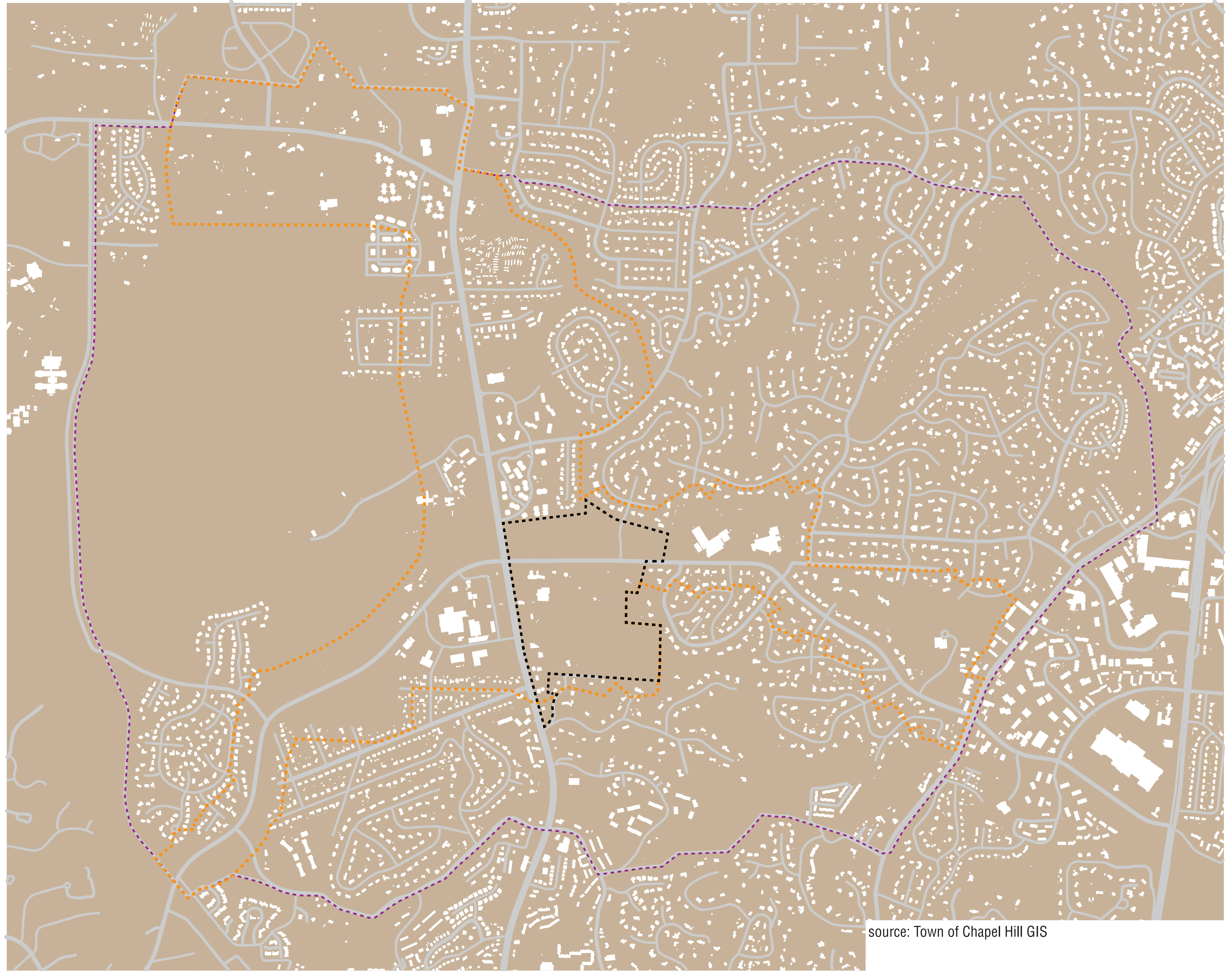


Town of Chapel Hill
Central West Focus Area
CURRENT DEVELOPMENT

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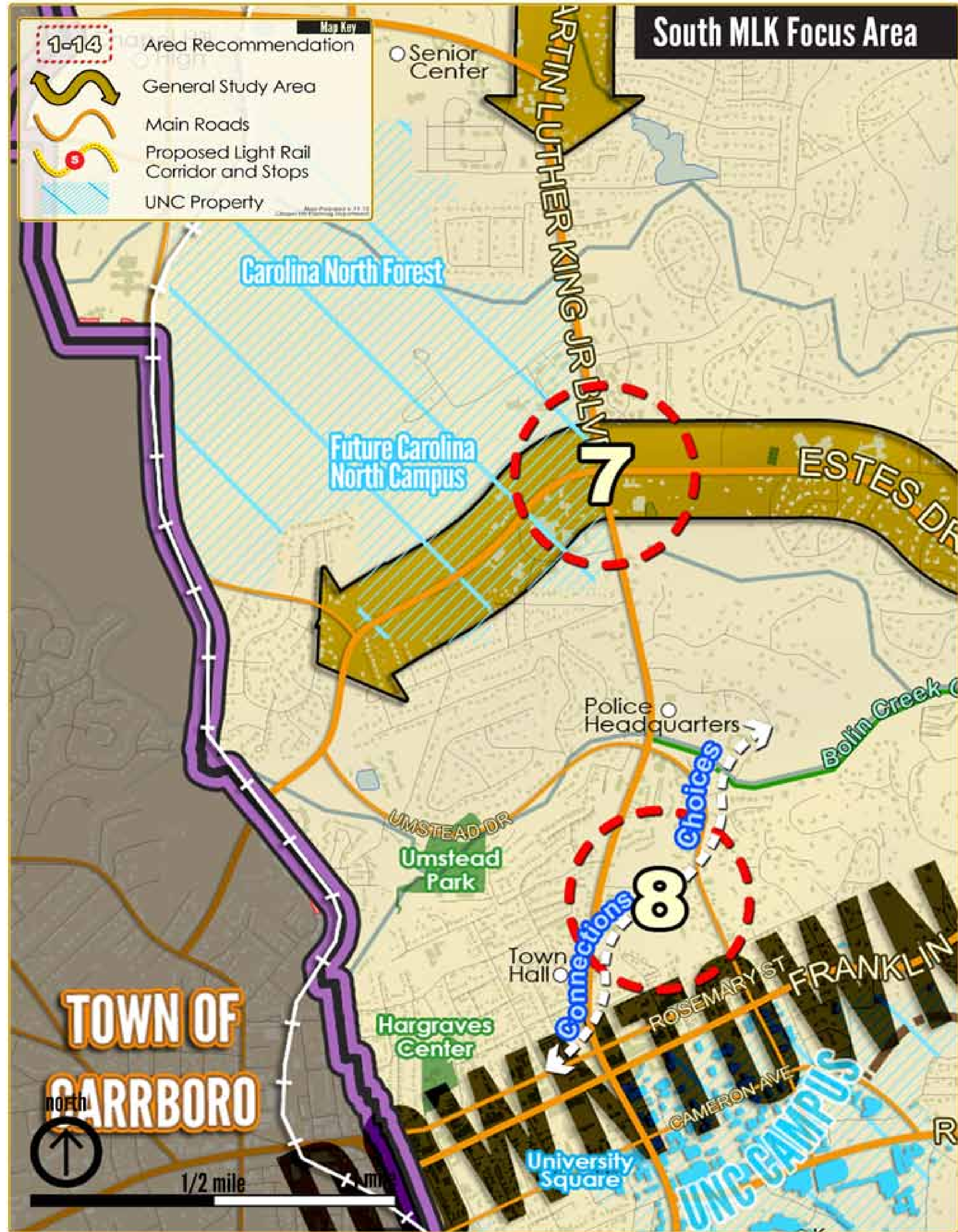
- Impact Area
- Evaluation for Transportation & Connections
- Evaluation for Form & Use



source: Town of Chapel Hill GIS

COMPREHENSIVE PLAN 2020 CWFA SECTION
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Area 3: South Martin Luther King Jr. Blvd./Homestead Road to Estes Drive



Area 3: South Martin Luther King Jr. Blvd.

Approximately located between Homestead Road (north), Rosemary Street (south), Carolina North Campus (west), and Hillsborough Street (east)

Area 3 Key Considerations:

- Development pressures exist along Estes Drive, which connects Chapel Hill to Carrboro, the schools on Estes Drive, and shopping areas to the east.
- The Town has an opportunity to proactively plan for the character of this area.
- Proximity to campus provides unique opportunities for non-vehicular connections.
- Because the North and South Martin Luther King Jr. Blvd. areas constitute a single transit corridor, the cumulative effects of the recommendations should be assessed.
- High levels of transit service along Martin Luther King Jr. Blvd. and anticipated future investment in higher capacity bus service should be coordinated with the potential development.
- The Carolina North Forest and Carolina North campus will be important features in this area.

Next Steps:

7. The highest priority is a community-based process to identify the future form of new uses in and near Estes Drive and Martin Luther King Jr. Blvd. That process should evaluate Estes Drive as a complete street that is accessible to bicycles, transit, pedestrians, and vehicles.
 8. Support the potential for redevelopment of the southern end of this corridor with better connections to downtown and the University by encouraging community-based discussion of form, access, environmental conditions, and connectivity.
- General: Coordinate future development with investment in an expanded transportation network including sidewalks, greenways, bike paths, streets, and transit.

Area 3 Community Comments:

- Concern about future needs on Estes Drive
 - Estes Drive should include bike paths and transit opportunities
 - Need more detail on the environmental impacts
 - Development should be well-transitioned, not imposing
 - Compact urban forms are desirable
 - Preserve gateway character of Chapel Hill
 - Include green space south of Bolinwood
 - More connectivity to downtown and UNC Chapel Hill
- These comments are examples of the early input received about this area. Further planning and discussion will provide more complete information.*