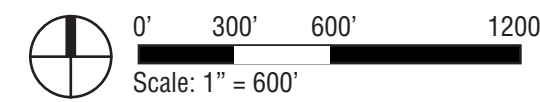
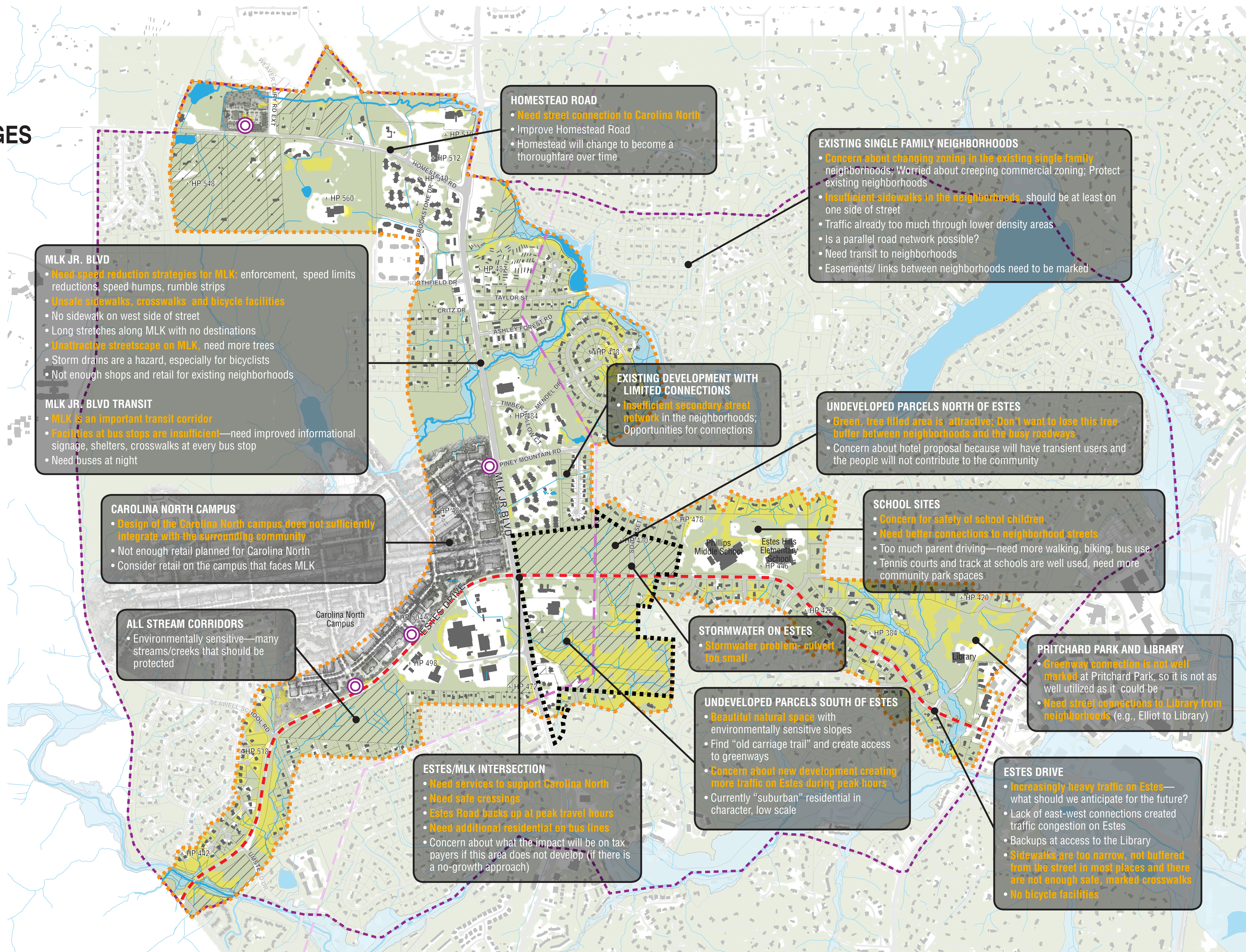


COMMUNITY COMMENTS ABOUT CWFA CURRENT CONDITIONS AND CHALLENGES



DRAFT

- - - - Impact Area
- - - - Evaluation for Transportation & Connections
- - - - Evaluation for Form & Use
- - - - Power Lines
- - - - Narrow Street Width (Estes Drive)
- Streams and Ponds
- 100 Year Floodplain
- Tree Canopy
- Steep Slopes (>15%)
- Opportunity Sites or Undeveloped Parcels
- ⊙ New Development Entrances
- +HP High Points



HOMESTEAD ROAD

- Need street connection to Carolina North
- Improve Homestead Road
- Homestead will change to become a thoroughfare over time

EXISTING SINGLE FAMILY NEIGHBORHOODS

- Concern about changing zoning in the existing single family neighborhoods; Worried about creeping commercial zoning; Protect existing neighborhoods
- Insufficient sidewalks in the neighborhoods, should be at least on one side of street
- Traffic already too much through lower density areas
- Is a parallel road network possible?
- Need transit to neighborhoods
- Easements/ links between neighborhoods need to be marked

MLK JR. BLVD

- Need speed reduction strategies for MLK: enforcement, speed limits reductions, speed humps, rumble strips
- Unsafe sidewalks, crosswalks and bicycle facilities
- No sidewalk on west side of street
- Long stretches along MLK with no destinations
- Unattractive streetscape on MLK, need more trees
- Storm drains are a hazard, especially for bicyclists
- Not enough shops and retail for existing neighborhoods

MLK JR. BLVD TRANSIT

- MLK is an important transit corridor
- Facilities at bus stops are insufficient—need improved informational signage, shelters, crosswalks at every bus stop
- Need buses at night

EXISTING DEVELOPMENT WITH LIMITED CONNECTIONS

- Insufficient secondary street network in the neighborhoods;
- Opportunities for connections

UNDEVELOPED PARCELS NORTH OF ESTES

- Green, tree filled area is attractive; Don't want to lose this tree buffer between neighborhoods and the busy roadways
- Concern about hotel proposal because will have transient users and the people will not contribute to the community

CAROLINA NORTH CAMPUS

- Design of the Carolina North campus does not sufficiently integrate with the surrounding community
- Not enough retail planned for Carolina North
- Consider retail on the campus that faces MLK

SCHOOL SITES

- Concern for safety of school children
- Need better connections to neighborhood streets
- Too much parent driving—need more walking, biking, bus use
- Tennis courts and track at schools are well used, need more community park spaces

ALL STREAM CORRIDORS

- Environmentally sensitive—many streams/creeks that should be protected

STORMWATER ON ESTES

- Stormwater problem—culvert too small

PRITCHARD PARK AND LIBRARY

- Greenway connection is not well marked at Pritchard Park, so it is not as well utilized as it could be
- Need street connections to Library from neighborhoods (e.g., Elliot to Library)

ESTES/MLK INTERSECTION

- Need services to support Carolina North
- Need safe crossings
- Estes Road backs up at peak travel hours
- Need additional residential on bus lines
- Concern about what the impact will be on tax payers if this area does not develop (if there is a no-growth approach)

UNDEVELOPED PARCELS SOUTH OF ESTES

- Beautiful natural space with environmentally sensitive slopes
- Find "old carriage trail" and create access to greenways
- Concern about new development creating more traffic on Estes during peak hours
- Currently "suburban" residential in character, low scale

ESTES DRIVE

- Increasingly heavy traffic on Estes—what should we anticipate for the future?
- Lack of east-west connections created traffic congestion on Estes
- Backups at access to the Library
- Sidewalks are too narrow, not buffered from the street in most places and there are not enough safe, marked crosswalks
- No bicycle facilities

Sources: Town of Chapel Hill GIS
Orange County GIS
University of North Carolina at Chapel Hill, Carolina North Plan
Rhodeside & Harwell Analysis