

SUMMARY OF COMMENTS RECEIVED

RETAIL

- Supports retail focus on MLK
- Retail focus should be on Estes
- Retail should be extended along Estes further to make it more walkable
- Retail should be located north of Estes on MLK

RESIDENTIAL

- No high-density multi-family on either side of Somerset
- No undergraduate student housing
- Don't specify what type of multi-family housing (i.e., student or senior) – just use 'multi-family'

OPEN SPACE

- Town Square should be integrated with retail on MLK

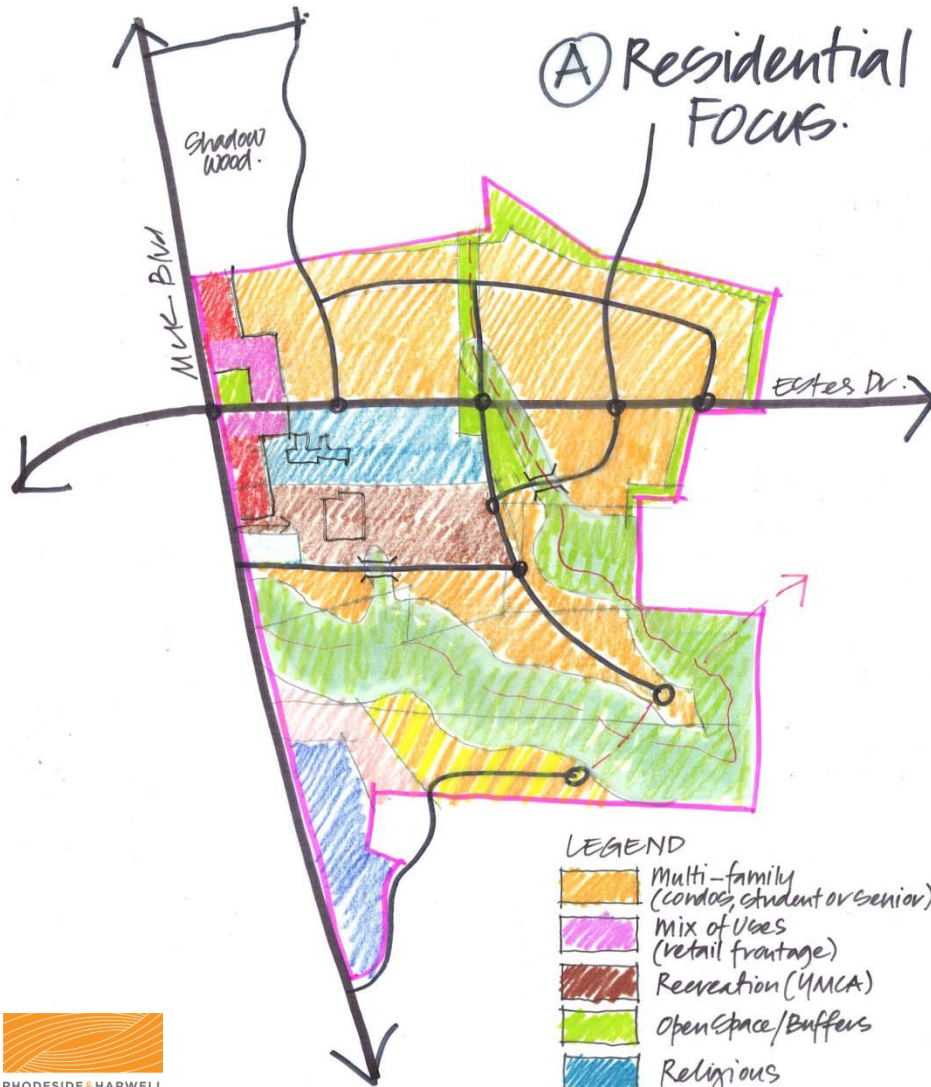
OTHER

- Scheme would not provide enough local shopping or a gathering place to complement Carolina North
- Leave Church and YMCA alone
- Day Care would be a good use



LAND USE SCHEME A

DRAFT April 30, 2013



- LEGEND
- Multi-family (condos, student or senior)
 - Mix of Uses (retail frontage)
 - Recreation (YMCA)
 - Open Space/Buffers
 - Religious
 - Health
 - ped/lake trails
 - Office
 - Single family.
 - Retail.



**REVISED LAND USE
SCHEME A
DRAFT April 30, 2013**

RESPONSE TO COMMENTS

RETAIL

- Keeps the retail focus solely on MLK for this scheme only
- Retail in this scheme would be both single story and multi-story as shown

RESIDENTIAL

- Would be medium-density residential –not high density
- For this conceptual level, use generic ‘multi-family’ instead of senior or student housing

OPEN SPACE

- Town Square is integrated with retail on corner of MLK and Estes

OTHER

- This scheme could still give the Church and YMCA the option to subdivide their properties to redevelop the front portions, should they deem appropriate
- Does not designate specific uses (such as day care) at this conceptual level

CHANGES IN A NUTSHELL:

- Town Square on MLK
- Generic ‘multi-family’ instead of senior or student housing
- A single family option at southern portion of site

SUMMARY OF COMMENTS RECEIVED

RETAIL

- Retail should not be on busy corners
- Insufficient retail

OFFICE/RESIDENTIAL

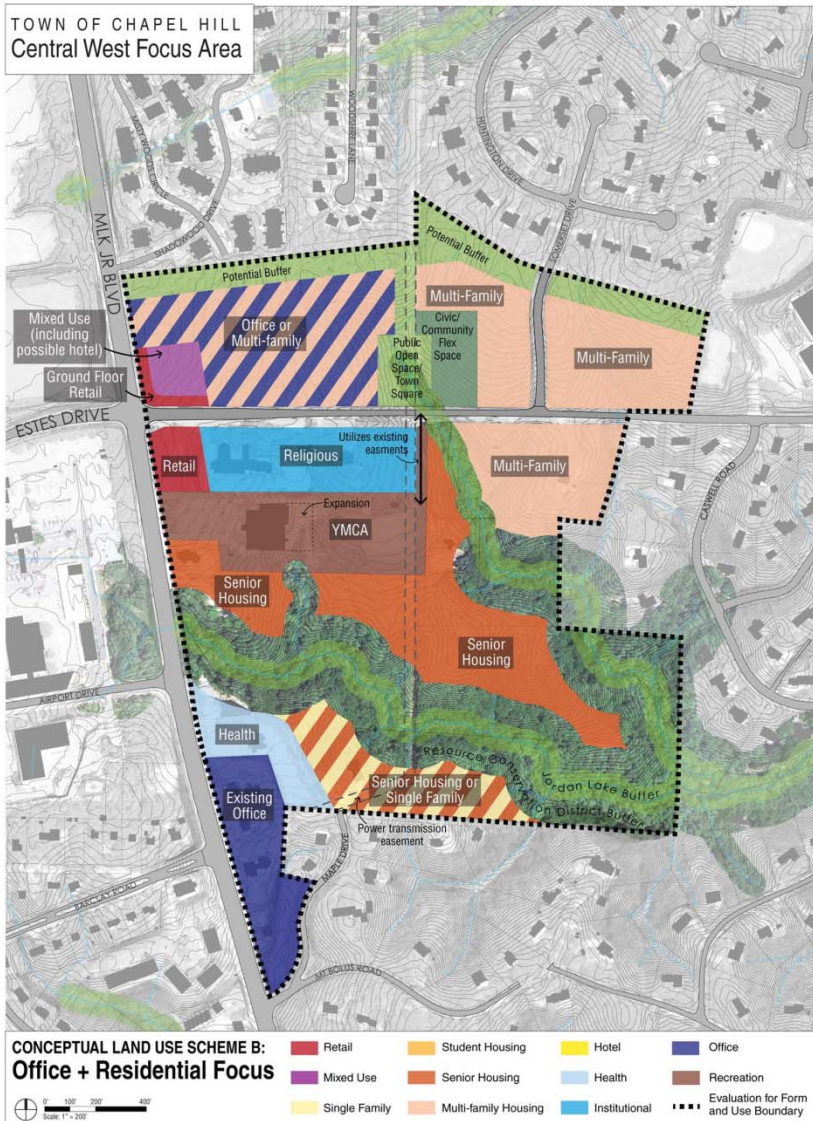
- Would like to see flex space around Somerset
- Flex space should be closer to MLK
- **Supports flex space**
- Less office (more retail)
- Office should only be along MLK, not Estes
- **Supports office/multi-family mix on Chartwell property**
- **Supports senior housing**
- **Supports multi-family as a means of creating a more diverse community**

OTHER

- Will not provide enough resources to stop residents driving out of area
- Ensure proposed development heights taper down to meet existing residential heights
- Do not focus community uses on Estes
- **Supports community gathering areas (Town Square)**
- **Supports YMCA staying in location**

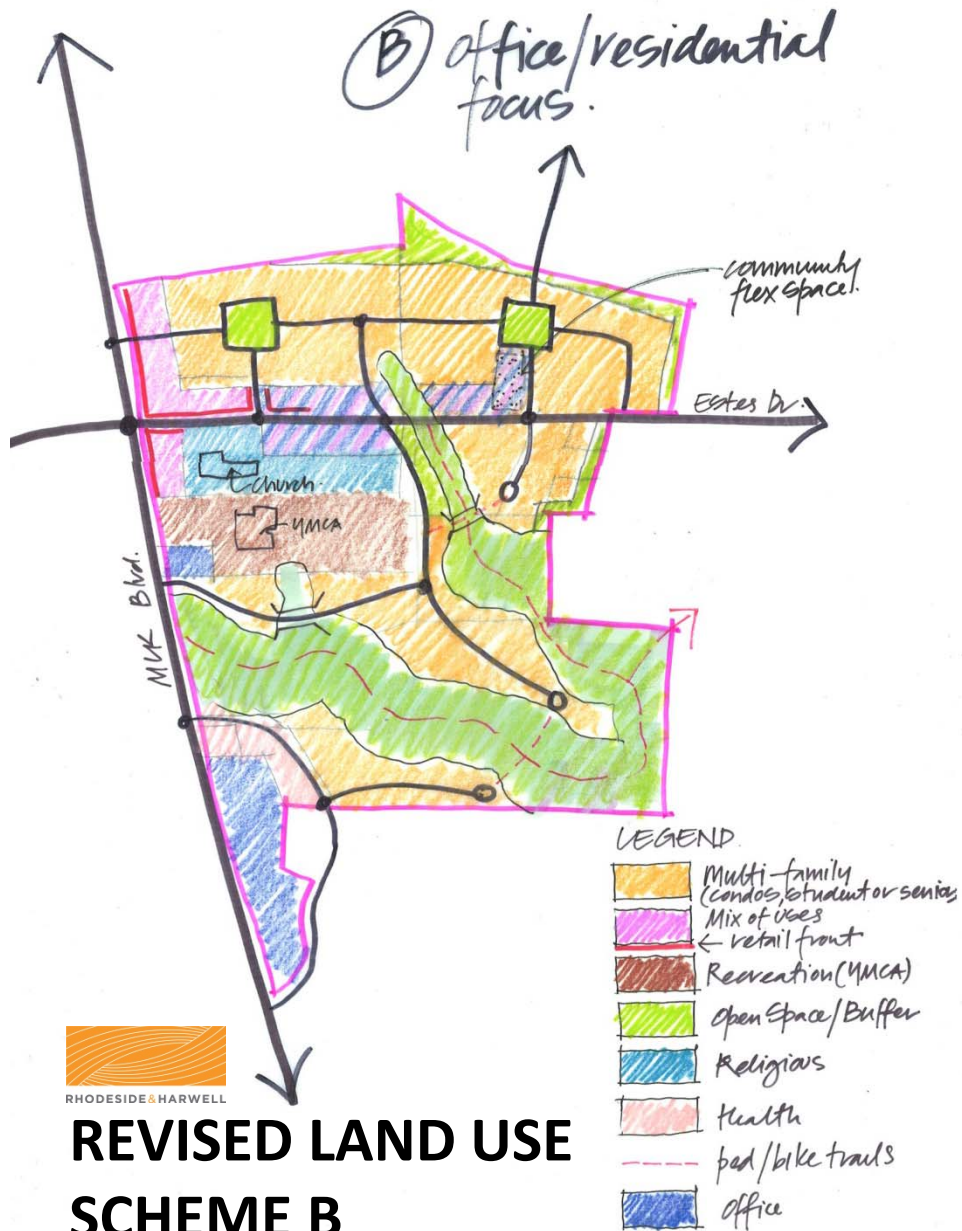
OPEN SPACE

- Would like to see Town Square around Somerset instead of powerlines
- Open space should not be near powerlines
- Public space should not be oriented on Estes



LAND USE SCHEME B

DRAFT April 30, 2013



**REVISED LAND USE
SCHEME B**

DRAFT April 30, 2013

RESPONSE TO COMMENTS

RETAIL

- Retail needs to be in high visibility locations
- Adds more retail along Estes to support local community

OFFICE/RESIDENTIAL

- Locates flex space around Somerset instead of powerlines
- Reduces extent of office but keeps it along Estes and MLK

OTHER

- Ensures proposed development heights taper down to meet existing residential heights

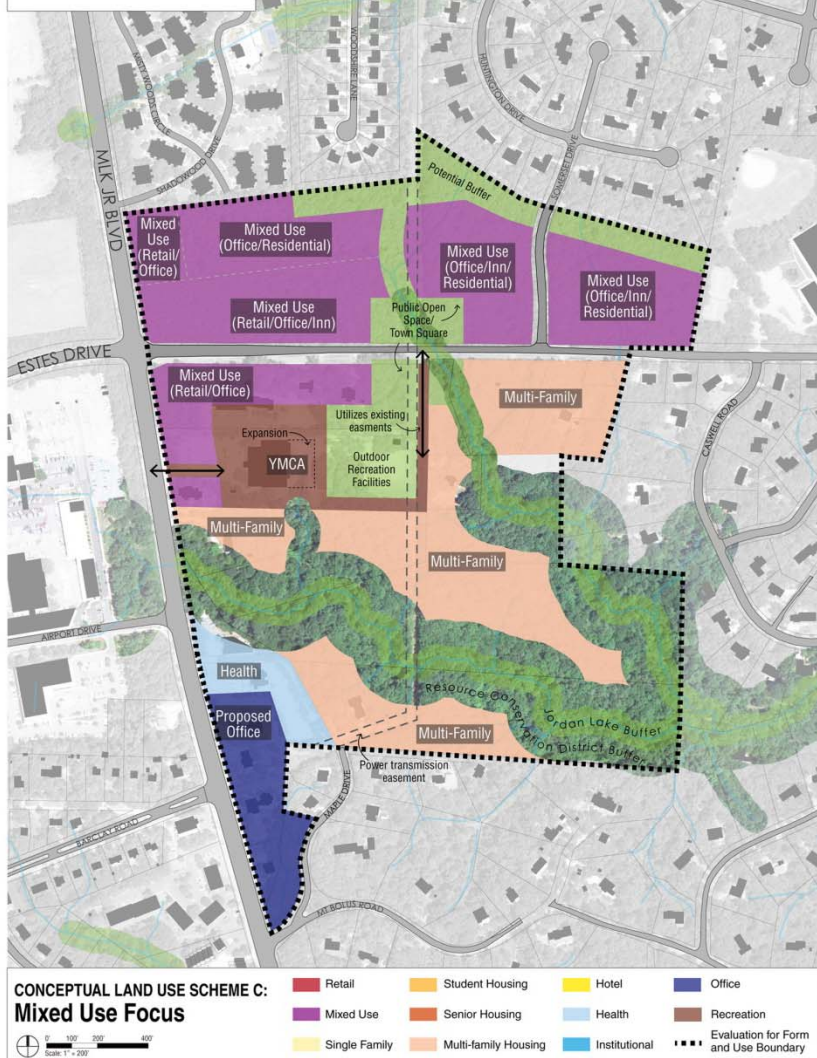
OPEN SPACE

- Relocates open space away from Estes and powerlines and nestles it within multi-family neighborhoods

CHANGES IN A NUTSHELL:

- Moves open space off Estes
- Uses generic 'multi-family' instead of senior or student housing
- Reduces amount of office and relocates it along Estes to screen residential neighborhoods behind
- Allows church option to subdivide parcel
- Increases amount of retail

TOWN OF CHAPEL HILL
Central West Focus Area



LAND USE SCHEME C
DRAFT April 30, 2013

SUMMARY OF COMMENTS RECEIVED

MIXED USE

- Mixed use will exacerbate traffic problems
- No mixed use next to school
- **Supports mixed use (i.e. retail on ground floor, office above)**
- **Supports mixed use along Estes and MLK**
- Limit office/retail to MLK only

RESIDENTIAL

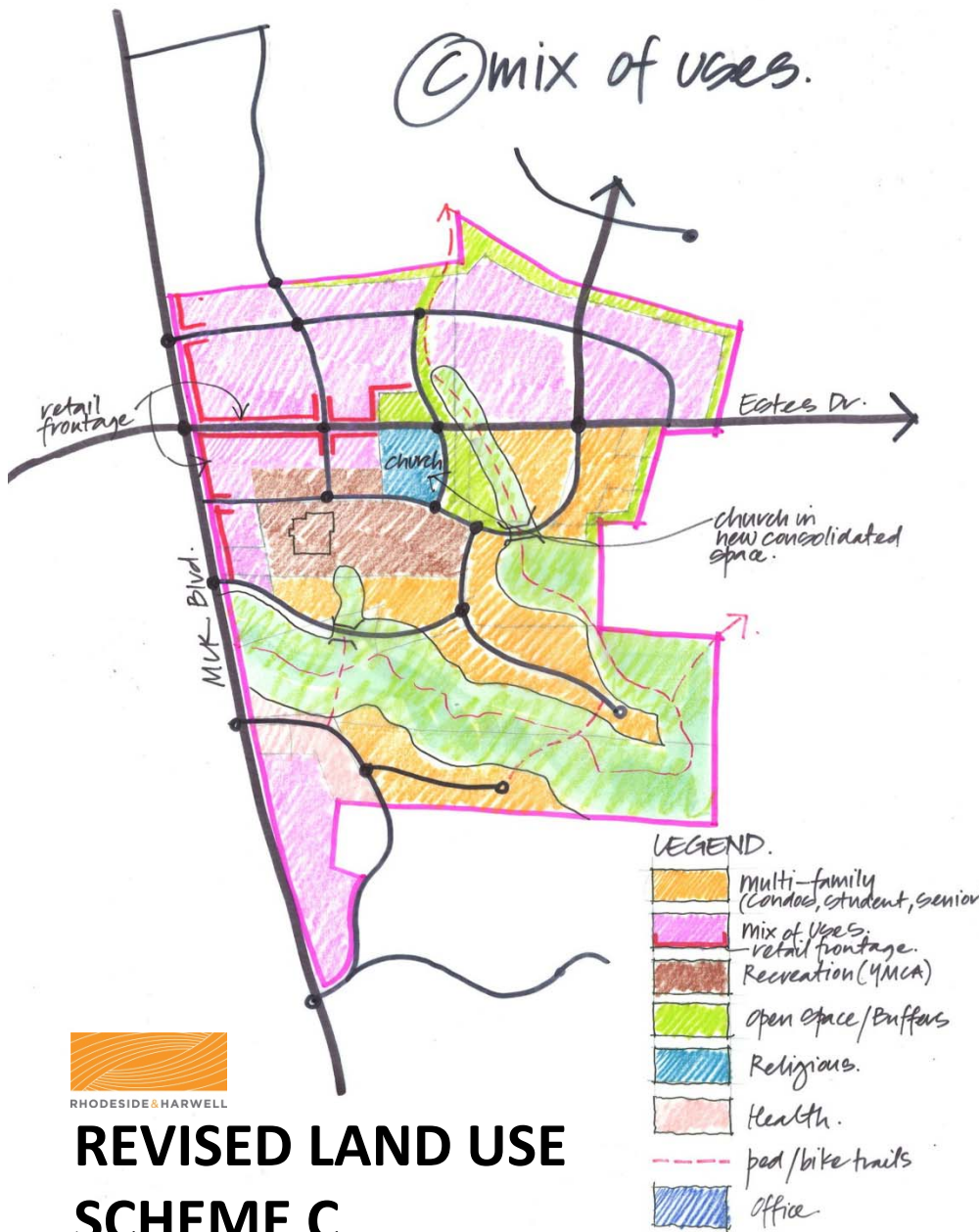
- Don't specify type of multi-family housing – be generic
- **Supports Senior Housing**

OTHER

- Don't focus community uses on Estes
- Church should remain as is
- Church should relocate elsewhere
- Church should be reimagined or reconfigured on this parcel
- Don't compromise YMCA
- **Supports raising density somewhat to create a local village style design**

OPEN SPACE

- Amity parcel could accommodate some open space
- Use space under powerlines for recreation
- Importance of mini-plazas/gathering spaces at key intersections
- Do not locate open space under powerlines



REVISED LAND USE

SCHEME C

DRAFT April 30, 2013

RESPONSE TO COMMENTS

MIXED USE

- Extends mixed use to southern-most portion of area (to give property owners more options)
- Creates a retail street on Estes

RESIDENTIAL

- Doesn't specify type of multi-family housing – is generic

OTHER

- Reimagines/Reconfigures eastern end of Church site. Orients Church onto Estes and overlooks town square
- Provides options for YMCA to extend north and offers space for new development or fields

OPEN SPACE

- Puts powerlines underground
- Locates open space/town square and adds onto natural open space along stream channel buffer

CHANGES IN A NUTSHELL:

- Makes the reconfigured church a focal point of the neighborhood
- Uses generic 'multi-family' instead of senior or student housing
- Surrounds church with public open space; creates a village feel
- Adds open space onto stream channel buffer
- Allows church option to subdivide parcel