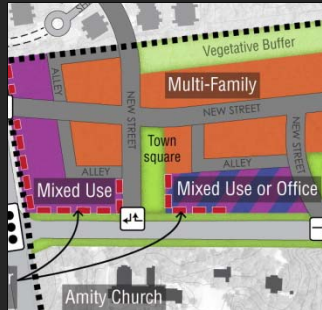
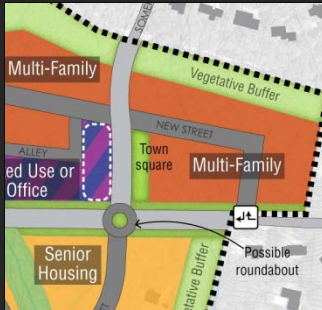
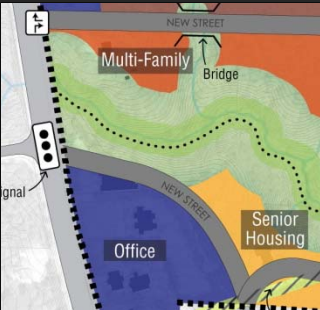


PLANNING CONCEPTS



WHAT ARE THE PLANNING CONCEPTS?

The planning concepts are diagrams that indicate several possible strategies to accommodate future development in ways that address the planning principles.

- The concepts illustrate **options** for:
 - Land uses
 - Road networks (existing and new)
 - Density and intensity
- The concepts are not designs; they **do not show**:
 - A site plan for each parcel
 - Structures
 - Parking layouts
 - Architectural elements

HOW DID THE 3 CONCEPTS EVOLVE?

Factors that informed the concepts:

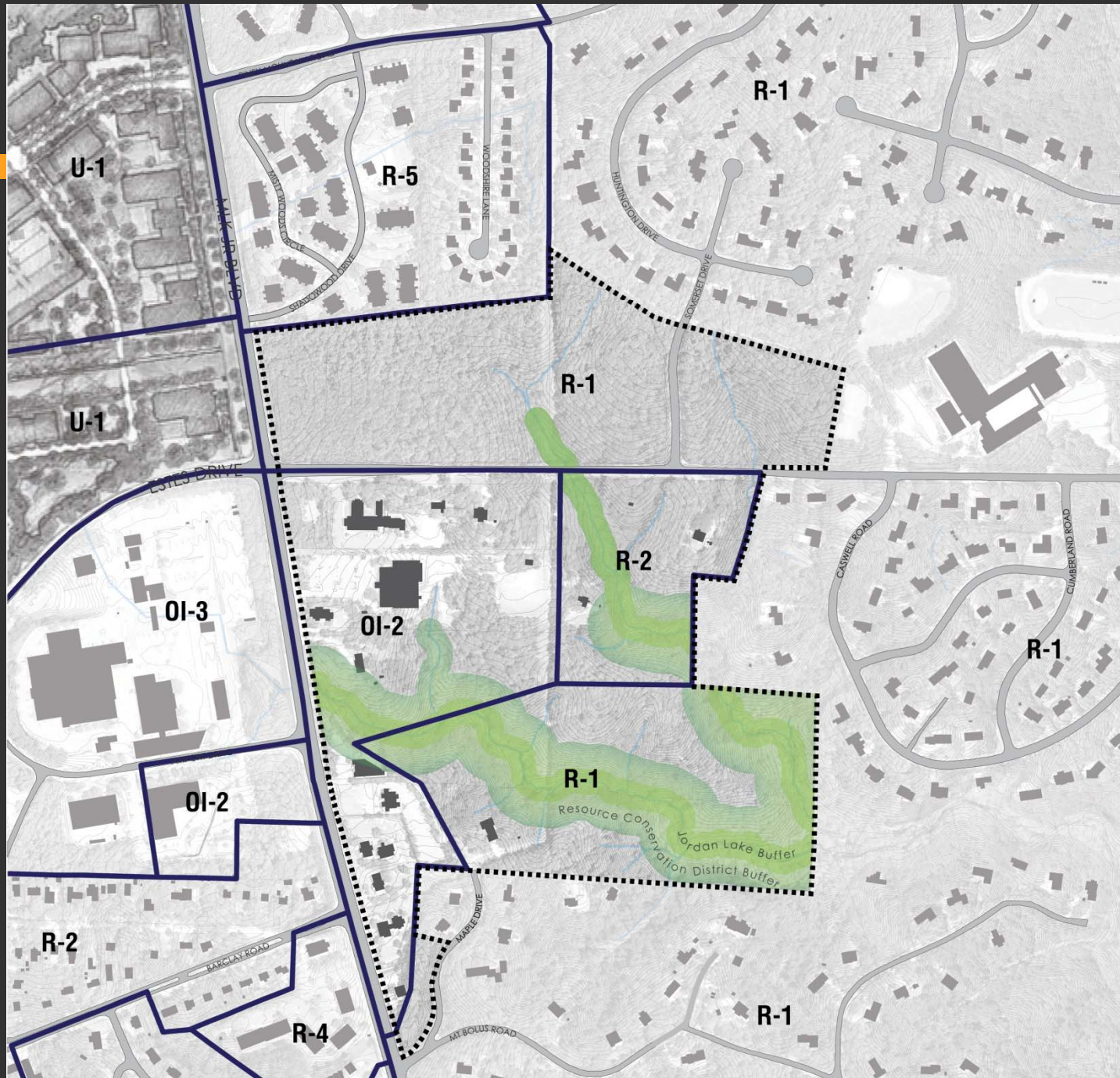
- The planning **principles**
- Current land **owner intentions** (indicated on map)
- Steering **committee input**, which lead to refinements of land use, circulation networks, etc.
- **Public comments** at workshop and report-out sessions.

HOW DID THE 3 CONCEPTS EVOLVE?

Ideas that emerged and informed the concepts:

- A vibrant **sense of place** and an institutional **gateway**
- A **compatible** bridge between new and existing development
- Respect for the integrity of **existing neighborhoods**
- Opportunities for strong social and physical **connections**
- Circulation options that **minimize traffic** impacts (vehicular, pedestrian, bike, transit)
- A **mix of uses** resulting in **walkable** destinations and population diversity
- Enhancement of the area's **natural features** through active protection and sustainable design practices

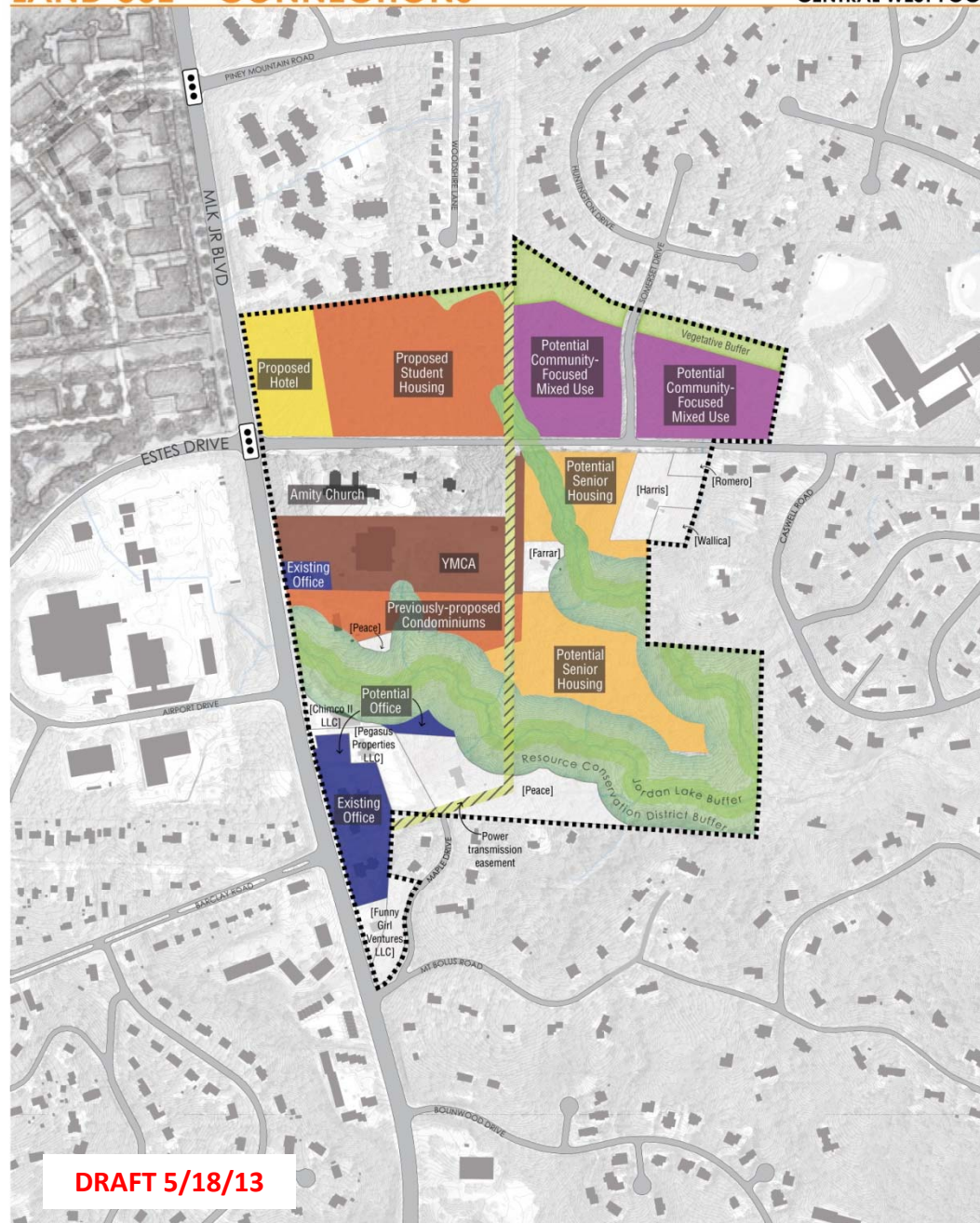
EXISTING ZONING



LAND USE + CONNECTIONS

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CENTRAL WEST FOCUS

Current Intentions



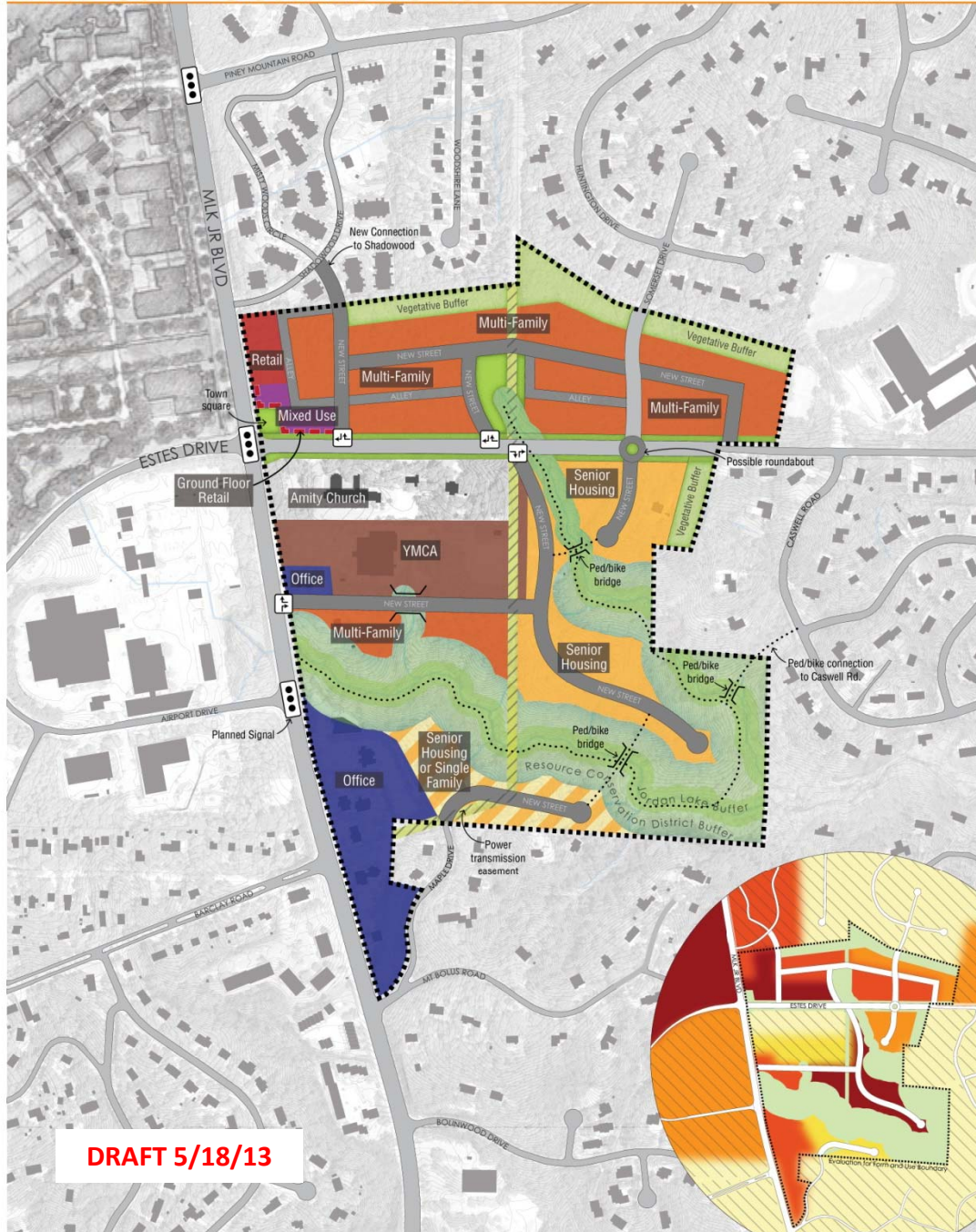
Mixed Use	Multi-Family (Condos/Apartments)
with Retail Ground Floor	Senior Housing
with Community Space	Office
Single Story Retail	Recreation
Single Family	

RCD/Jordan Lake Buffer	Signalized Intersection
Pedestrian/Bike Trail	Right-In, Right-Out
Vegetative Screening Buffer	Left Turn Lane
Hotel	Evaluation for Form and Use Boundary
New Street	

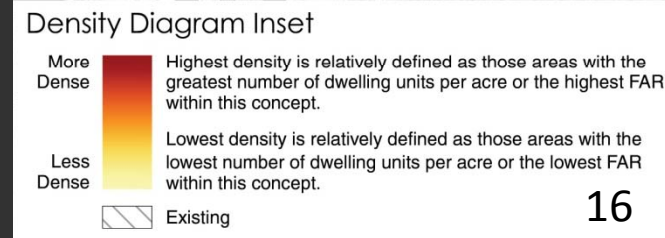
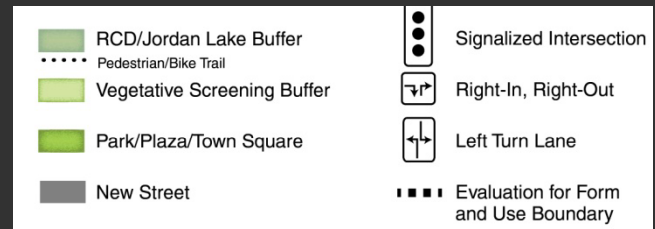
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CONCEPT A: Residential Focus



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CONCEPT A: Residential Focus

Precedent Images



Carolina Meadows, Chapel Hill



New England Senior Housing



Meadowmont, Chapel Hill



Southern Village, Chapel Hill

CONCEPT A: Residential Focus

Precedent Images



Alexandria, VA



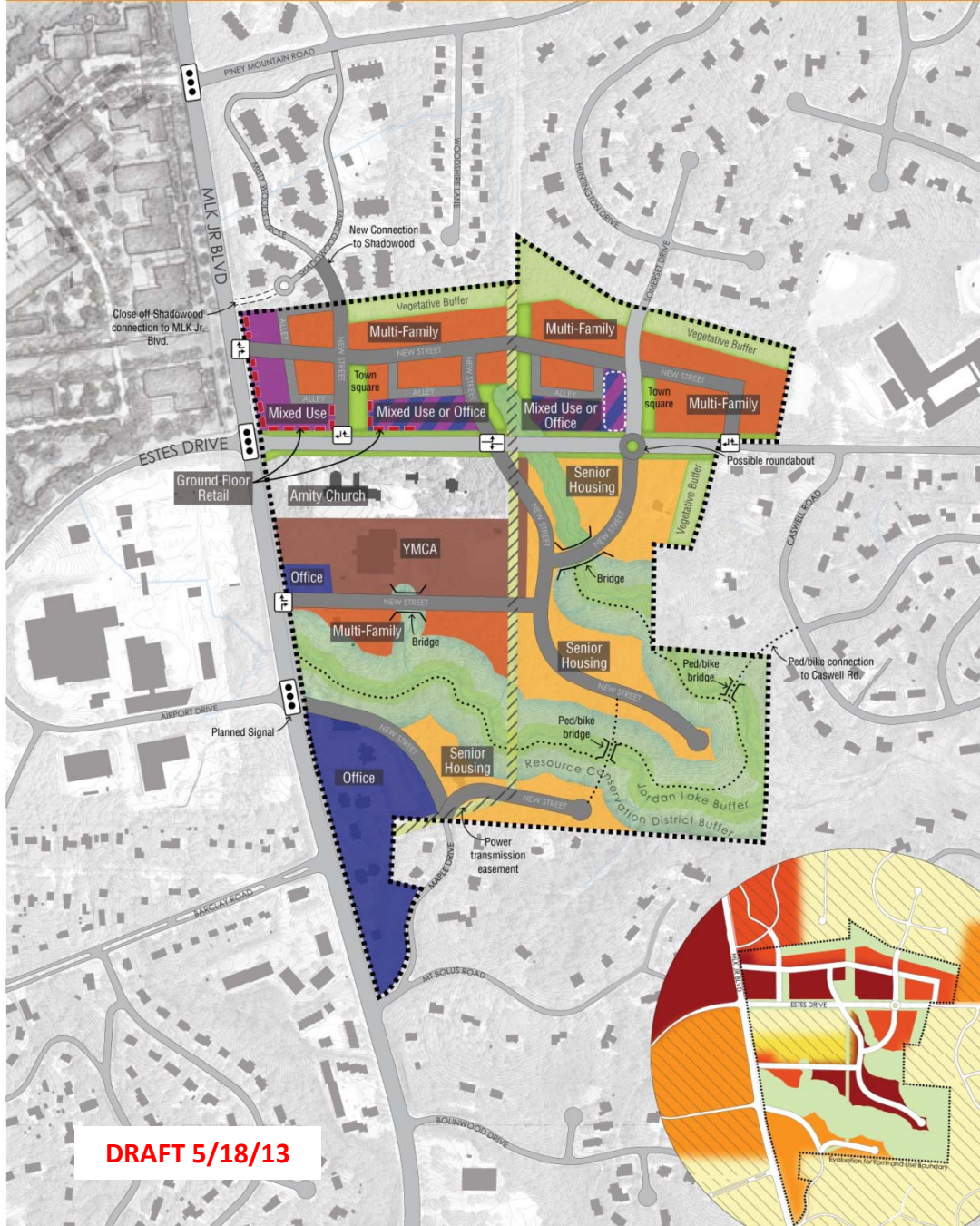
Town Square



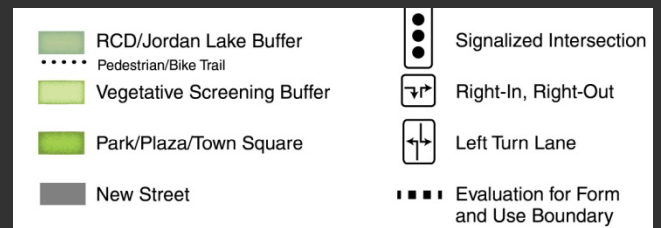
Alexandria, VA

LAND USE + CONNECTIONS

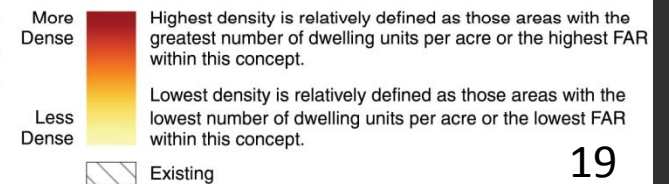
DRAFT May
CENTRAL WEST FOC



CONCEPT B: Residential + Office Focus



Density Diagram Inset



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CONCEPT B: Residential + Office Focus

Precedent Images



Birkdale Village, NC



Carol Woods, Chapel Hill



Arlington, VA



Image for Landover, MD

LAND USE + CONNECTIONS

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CENTRAL WEST FOC



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CONCEPT C: Mixed Use Focus

- Mixed Use
- with Retail Ground Floor
- with Community Space
- Single Story Retail
- Single Family
- Multi-Family (Condos/Apartments)
- Senior Housing
- Office
- Recreation

- RCD/Jordan Lake Buffer
- Pedestrian/Bike Trail
- Vegetative Screening Buffer
- Park/Plaza/Town Square
- New Street
- Signalized Intersection
- ↗ Right-In, Right-Out
- ↶ Left Turn Lane
- Evaluation for Form and Use Boundary

Density Diagram Inset

More Dense Highest density is relatively defined as those areas with the greatest number of dwelling units per acre or the highest FAR within this concept.

Less Dense Lowest density is relatively defined as those areas with the lowest number of dwelling units per acre or the lowest FAR within this concept.

Existing

CONCEPT C: Mixed Use Focus

Precedent Images



Shirlington, VA



Habersham, SC



Baxter Village, SC

CONCEPT C: Mixed Use Focus

Precedent Images



Habersham, SC



Southern Village, Chapel Hill



Southern Village, Chapel Hill

CONCEPT A: Residential Focus

Summary Highlights:

- Residential character is compatible with current CWFA uses
- Traffic impacts would likely be the lowest given:
 - Predominance of senior housing
 - Potential for student living north of Estes
 - New roadways and connections— takes pressure off Estes
- Density is focused on corner of MLK and Estes— very visible corner

However:

- Lower density and predominance of residential uses = limited ability to attract strong retail, even of local interest
- Retail will likely be similar to convenience retail at the corner of MLK and Homestead

CONCEPT B: Residential + Office Focus

Summary Highlights:

- Retains residential character as shown in Concept A (senior and multi-family)
- Adds additional mixed use (smaller-scale office and other uses)
 - Mixed use makes it possible for the area to respond to market needs over time
- Introduces community “social” spaces— indoors and out
- Increased density and activity/intensity = more retail options
- Increases new road connections— north and south of Estes

However, higher densities and intensities:

- Will need additional circulation options: ped/bike paths, transit
- Changes will likely happen very gradually, with build-out of Carolina North

CONCEPT C: Mixed Use Focus

Summary Highlights:

- Provides the greatest land use/market driven flexibility
- Roundabouts improve traffic flow on Estes
- Stronger road connections south of Estes

However:

- The character of each area will need to be further defined to assure the community of the “end results”
- Zoning will need to include a list of allowable land uses for mixed use areas
- Topography is a challenge to the new road south of Estes
- Change will be long term and will rely on the speed of development at Carolina North