

CENTRAL WEST FOCUS AREA

Steering Committee Meeting



June 4, 2013
Chapel Hill Public Library

MEETING AGENDA

1. Introductions and opening remarks (*approximately 5 minutes*)
2. Citizen concept plan presentation (*approximately 10 minutes*)
3. Presentation of workshop #2 findings and second round/planning concepts (*approximately 25 minutes*)
4. Committee breaks into small groups to discuss second round of concepts (*approximately 40 minutes*)
5. Committee reconvenes for group report-outs and committee discussion (*approximately 30 minutes*)
6. Next steps and new business (*approximately 5 minutes*)
7. Public participation/comments (*approximately 5 minutes*)
8. Closing

Upcoming Meetings:

Tuesday, June 11, 7-9 (Steering Committee, Siena Hotel)

Monday, June 24, 7 p.m. (Presentation to Council)

OVERVIEW OF WORKSHOP FINDINGS

Planning Tools Exercise

Planning Tool	Number of Stars Received
Neighborhood Greenway	8
Mixed Use	8
Complete Streets	7
Roundabout	6
Bike Lanes	7
Pedestrian Refuge	5
Multi-use Trails	16
Hawk Beacons	5
Connected Road Network	3
Tree Box Filter	4
Radar Speed Sign	5
Woonerf	5
Cycle Track	8
Right In/Right Out	1
Curb Extension (a.k.a. Bulb Out)	6
Raised Crosswalk	10
Median Island	7
High Visibility Crosswalk	16
Street Trees	13
Sharrow	2
Bioswale	8
Green Alley	7
Speed Hump	8

All planning tools that received 8 or more stars are highlighted in yellow.

OVERVIEW OF WORKSHOP FINDINGS

Comment Sheets and Table Discussions

❖ Strengths of the Concepts:

1. Maintain green, natural spaces, open spaces, natural beauty
2. Focus on walking, biking and public transportation; create bike paths on Estes and MLK
3. Senior housing is good in this location

(See findings summary document for further detail)

OVERVIEW OF WORKSHOP FINDINGS

Comment Sheets and Table Discussions

❖ Concerns with the Concepts:

1. Major traffic impacts on Estes
2. Safe pedestrian crossings on MLK and ped/bike access to the schools (dangerous now)
3. Types of housing and densities shown
4. Changes from current zoning
5. Roundabouts
6. Don't open the fire lane between Wellington and Huntington (note: this connection is not shown in any plan)
7. Impact on schools

(See findings summary document for further detail)

PRIMARY CHANGES IN NEW CONCEPTS

Concerns Addressed in the New Concepts

1. Reductions in overall densities
2. Clearer density transitions toward existing neighborhoods
3. Better definitions of housing types (townhouse v. apartment v. single family v. condo/ multi-family)
4. Identification of “habitable” area, given amounts of land taken up by parking, roads/sidewalks, entries, open space/landscape, setbacks and buffers

CONCEPT 1



- Mixed Use
- Multi-Family (Condos/Apartments)
- Single Story Retail
- Single Family
- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- Office
- Building Footprint
- Signalized Intersection
- ↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary
- P Parking

CONCEPT 1



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CONCEPT 2



- Mixed Use
- Multi-Family (Condos/Apartments)
- Single Story Retail
- Single Family
- Office
- Building Footprint

- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- P Parking

- Signalized Intersection
- ↔↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary

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CONCEPT 2



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CONCEPT 3



- Mixed Use
- Single Story Retail
- Single Family
- Multi-Family (Condos/Apartments)
- Senior Housing
- Office
- Building Footprint
- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- P Parking
- Signalized Intersection
- ↔↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary

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CONCEPT 3



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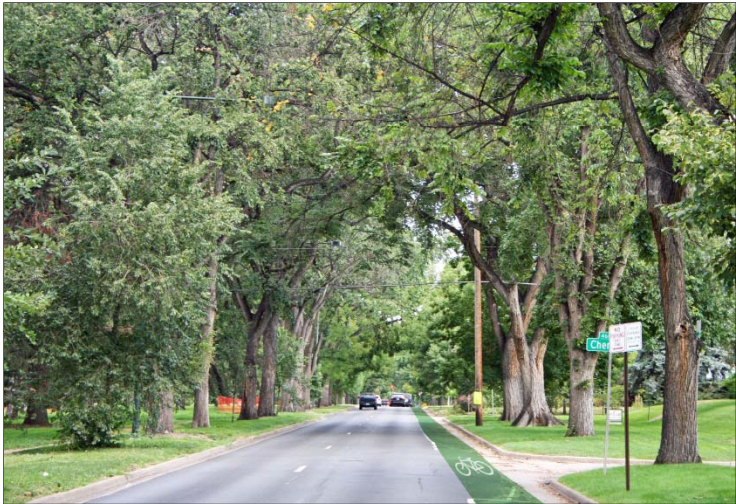
PRECEDENT IMAGES

Street Edges



PRECEDENT IMAGES

Street Edges



PRECEDENT IMAGES

Senior Housing



Carol Woods



The Pines, Davidson



Carolina Meadows



Carolina Meadows

PRECEDENT IMAGES

Senior Housing



New Bridge, Massachusetts



New Bridge, Massachusetts



Carolina Meadows



New Bridge, Massachusetts

PRECEDENT IMAGES

Single Family & Townhouses



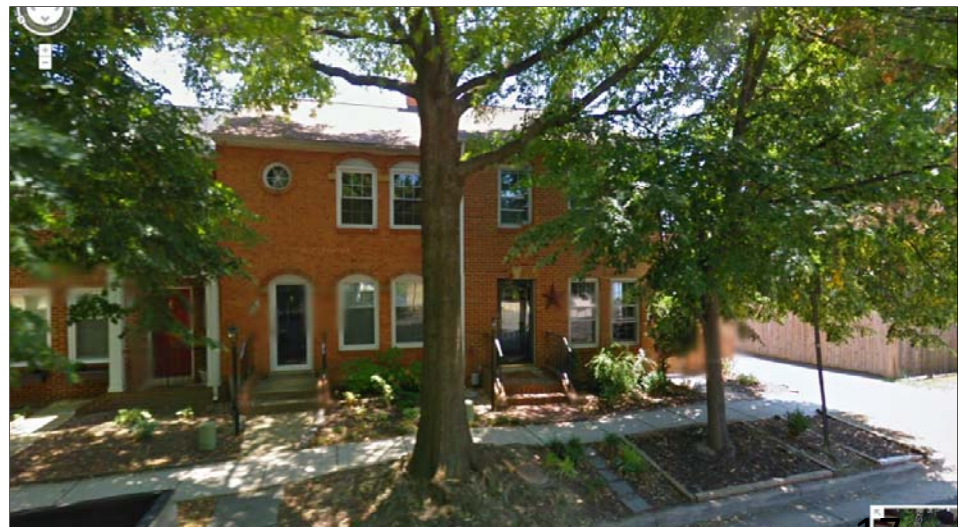
Chester, VA



Chapel Hill, NC



Baxter Village, SC



Alexandria, VA

PRECEDENT IMAGES

Multi-Family (Apartments/Condominiums)



Alexandria, VA



Chapel Hill, NC



Cambridge, MA



Alexandria, VA

PRECEDENT IMAGES

Retail/Office/ Mixed Use



Alexandria, VA



Huntersville, NC



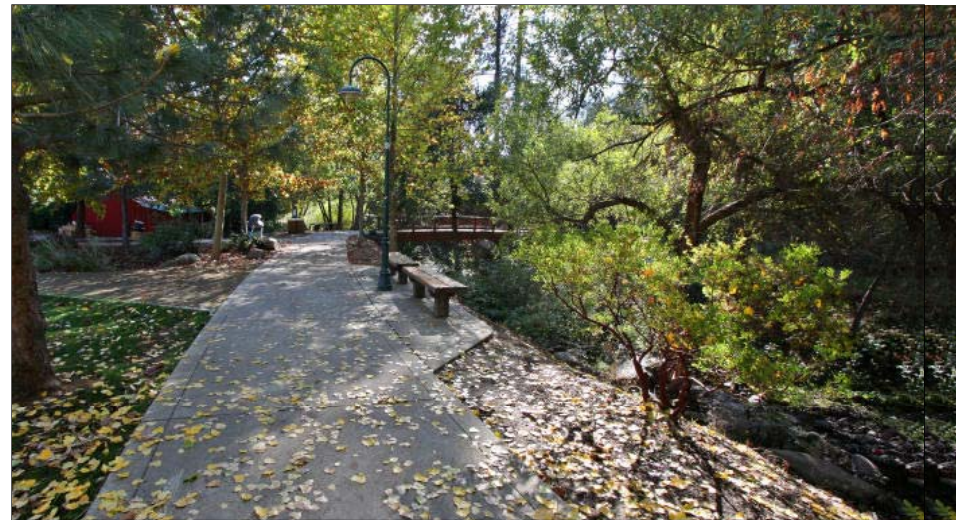
Bainbridge, WA



Alexandria, VA

PRECEDENT IMAGES

Open Space/ Town Squares



BREAK OUT GROUP QUESTIONS

1. What are the elements that you like in each concept?
2. What elements would you want to change or modify in each concept?
3. What additional ideas should be considered for each concept?