**Recommendations**

*For discussion at the October 3, 2013 Steering Committee Meeting*

These recommendations are items that the Committee has discussed. Tonight, we will be asking the Committee to consider approving these items to be placed in the Small Area Plan. If the Committee approves this, then the subcommittee that is reviewing the Small Area Plan language will be asked to incorporate these statements.

*Recommendations for Traffic*

* Develop traffic parameters to evaluate development applications.
* Have Town staff look into the possibility of the power easement being used as a road, or a greenway if a road is not feasible.
* Have Town staff investigate the appropriate location of a traffic circle or light.
* Investigate a center turn lane on Estes Drive east of Somerset Drive.
* Have Town staff investigate creating a new road that extends through the properties north of Estes Drive in the “Evaluation for Form & Use Area” to the school property which could act as a secondary school entrance.
* If the owners of Shadowood Apartments are amenable or as a condition of redevelopment, connect the property at the corner of Martin Luther King Jr. Blvd. and Estes Drive with Misty Woods Circle to increase connectivity.
* Work with the Chapel Hill-Carrboro City Schools to consider road crossing improvements at the intersection of the schools and Estes Drive.
* Implement crosswalk improvements along Estes Drive Extension.

*Recommendations for Resource Conservation District Overlay Areas*

* If landowners are amendable, consider the idea of a land swap for the land that is nestled between the Resource Conservation District overlay areas.
* In the area nestled between the Resource Conservation District overlay, greater heights have been allowed in this area in order to preserve the natural space; therefore, building footprints should be minimized in this area.
* Enhance the Resource Conservation District space that is adjacent to the Martin Luther King Jr. road frontage; include connections such as walking paths that access the natural space.

*Recommendation for Green Space*

* Significant green spaces should be maintained throughout the area, and development should include open green space, maintain the tree canopy, cluster development to limit large building footprints, and create a “town square,” or plaza near the corner of Martin Luther King Jr. Blvd. and Estes Drive/the retail spaces.

*Recommendation for Development*

* Major land parcels in the “Evaluation for Form & Use Area” should be considered together for development.