**Revisions and Amendments to the draft Central West Small Area Plan**

*Document Prepared by: Chapel Hill Planning Department, November 2013*

The following is the list of revisions and amendments recommended by the Central West Steering Committee for the draft Central West Small Area Plan. These were approved by the Central West Steering Committee during their November 7, 2013 meeting.

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| **Number (for reference)** | **Revisions/Amendments** |
| **Executive Summary** |
| 1 | Include the following statement in the Executive Summary, as the second paragraph under “Purpose of the Central West Small Area Plan”: The Central West Small Area Plan makes a conscious attempt to balance many considerations: respecting existing neighborhoods; preserving and enhancing the natural environment; developing a new neighborhood that integrates with existing ones and complements the evolving Carolina North campus; creating new, neighborhood-oriented destinations; assuring the safety of pedestrians, bicyclists, and motorists; mitigating the impacts of new vehicular traffic; and taking into account financial impacts and viability for both the Town and developers.  Doing so required that the Committee consider and make many trade-offs and compromises. |
| 2 | Add the following statement as the final paragraph in the Executive Summary: “The Steering Committee recognizes that additional work will be needed to address issues such as transportation, connectivity, stormwater, affordable housing, and others. The Central West Small Area Plan is a first step in the planning process for this area.” |
| **Chapter 1: Introduction and Planning Process** |
| 3 | Add a sentence to the last paragraph on page 1 which states: “The Council recognized that possible development would best serve the needs of the Town and the immediate surrounding neighborhoods if it were carried out with the guidance of a small area plan with community involvement.” |
| 4 | Move the Vision Statement to the beginning of Chapter 3, and rename this chapter “Chapter 3: Vision Statement, Planning Principles, and Objectives.” Also move some of the maps in Chapter 2: Existing Conditions to an Appendix and adding some more description to the maps. |
| 5 | Add the following statement to the “E-Communications” section of Chapter 1: “Two informal, online questionnaires/surveys were conducted, the first in March of 2013, and the second in September of 2013. The purpose of the March 2013 questionnaire was to gauge the community’s perceptions of the Central West Focus Area and asked questions about why people use the area, how they would describe the area, what they like most about the area, and what they are most concerned with regarding the area. The purpose of the September 2013 survey was to gather feedback about the concept plans titled A1, A2, B1, and B2 that were shown at the Central West Community Session on September 10th. The respondents disliked Concepts A2, B1, and B2, with Concept A1 receiving the most like and neutral responses. The Steering Committee incorporated this feedback as they developed their Concept Plan. Please see the Appendix for a summary of the responses.” |
| **Chapter 2: Existing Conditions** |
| 6 | Include the topographic map developed by Rhodeside and Harwell and add a description of the map. |
| 7 | Change title to: “Affordable Housing” (from “Public Housing”) for Figure 2.23 and add an informational block about the Elliot Woods community. |
| **Chapter 3: Planning Principles and Objectives** |
| 8 | Remove Objective F in Principle #4.  |
| **Chapter 4: Concept Plan** |
| 9 | Include a statement in Chapter 4: Concept Plan under the section “Buffers and Open Space” that states: “The percentage of public green space for each project north of Estes Drive will be at least 15%. The planning area is anticipated to have 40% of green space which includes open space and undevelopable land.” |
| 10 | Insert the traffic analysis information and the density numbers in the Appendix. |
| 11 | Insert a chart with the square footage information in Chapter 4: Concept Plan, section “The Concept Plan: Land Use,” next to Figures 4.3, 4.5, 4.6, and 4.8. The Committee expressed an interest in stating next to the square footage charts that these numbers were used for the traffic analysis; that the assumptions provide a workable level of development and traffic; and to see the Appendix for more information. |
| **Chapter 5: Transportation** |
| 12 | Add a statement in Chapter 5: Transportation under the section titled “Additional Transportation Recommendations” under the bullet point “Have Town staff investigate the following:” that states: “The possibility of a pedestrian and bicycle bridge over Martin Luther King Jr. Blvd. In the event that a bridge is not possible, provide other options for the safe crossing of the road.”  |
| 13 | Add the following statement to the list of bullet points in Chapter 5: Transportation under “Additional Transportation Recommendations”: “The Central West Small Area Plan recommends adding additional lanes at the intersection of Estes Drive and Martin Luther King Jr. Blvd. The Steering Committee recommends that the lanes on Estes Drive be consolidated into two travel lanes near the intersection of Somerset Drive and Estes Drive. The Steering Committee prefers not to add additional travel lanes on Estes Drive beyond the two existing travel lanes.”  |
| 14 | Remove “(Burlage Cir. & Meadowbrook Dr.)” from the lower right-hand grey box in Figure 5.6. and remove the language in the grey box that states “Connect to Bolin Creek Trail where possible off MLK Jr. Blvd” and replace this language with the following statement: “Make southern connections from Central West to the Bolin Creek Greenway where feasible.” |
| 15 | Move Figure 5.6 to before Figure 5.1 and label the directions on Figures 5.2, 5.3, and 5.4. |
| 16 | Re-label the turning and travel lanes. |
| 17 | Edit this sentence to read: “The cross-sections in Figures 5.1, 5.3, and 5.4…” |
| 18 | Edit this sentence to read: “The path could then connect to on-road bike lanes on Clayton Road that would connect with to Elliot Road via Curtis Road or a path through school property (shown in Figure 5.4). The on-road bike lanes on Elliot Road would connect to Franklin Street (Figure 5.5 and Figure 5.6).” |
| 19 | Edit the sentence to read: “The bicycle and pedestrian facilities shown in Figures 5.2, 5.7, 5.8, and 5.9 show examples…” |
| **Chapter 6: Environmental Considerations** |
| 20 | Add a sentence to this statement that says: “If feasible, prioritize the conservation of mature forest and pull development away from the ridge and steep slopes.” |
| 21 | Include a statement in Chapter 6: Environmental Considerations, section “Stormwater Recommendations” that says: “Consider implementing a stormwater district if recommended by the Small Area Stormwater Management Master Plan.” |
| **Chapter 7: Streetscapes** |
| 22 | Include a statement in Chapter 7, section “Martin Luther King Jr. Blvd. and Estes Drive Streetscape Elements” which says: All streetscapes should be visually interesting through the use of varied materials, building heights, and setbacks.” |
| **Chapter 8: Implementation** |
| 23 | In Chapter 8, under “Other Implementation Considerations” include the following statement: “The Central West Focus Area should include a significant amount of housing that is affordable to households that make less than 80% of the area median income. If for-sale housing is constructed, the Town’s Inclusionary Zoning Ordinance states that 15% of these units must be affordable (if the project has over five dwelling units). If rental housing is constructed, recommendations from the Mayor’s Committee on Affordable Rental Housing should be applied.”Also include in this section: “The implementation phase of this plan will require a variety of partners, and the plan encourages developing partnerships with the non-profits, business owners, community members, and University of North Carolina at Chapel Hill to implement the vision set forth in this plan.” |
| 24 | Add a statement in Chapter 5: Transportation under the section titled “Additional Transportation Recommendations” that says: “Integrate the findings from the Martin Luther King Jr. Boulevard – South Columbia – US 15-501 South Corridor Alternative Analysis Study into recommendations for this area.” |
| 25 | Include a statement in Chapter 8 under “Other Implementation Considerations” that says: “The Council also may rezone when the special use permit is submitted within the current review process. Details such as traffic, stormwater, affordable housing, limited parking, as well as noise, air, and water pollution mitigation are handled in the permit process.” |
| **Glossary** |
| 26 | Add the Glossary Terms to the “Glossary” Section. The Committee also recommended including the following terms in the glossary: Riparian buffers, Wildlife corridor, Ecologically sensitive areas, Traffic mitigation, Workforce housing, Airport Hazard Zone/District, Stormwater District, and Public green space.  |