



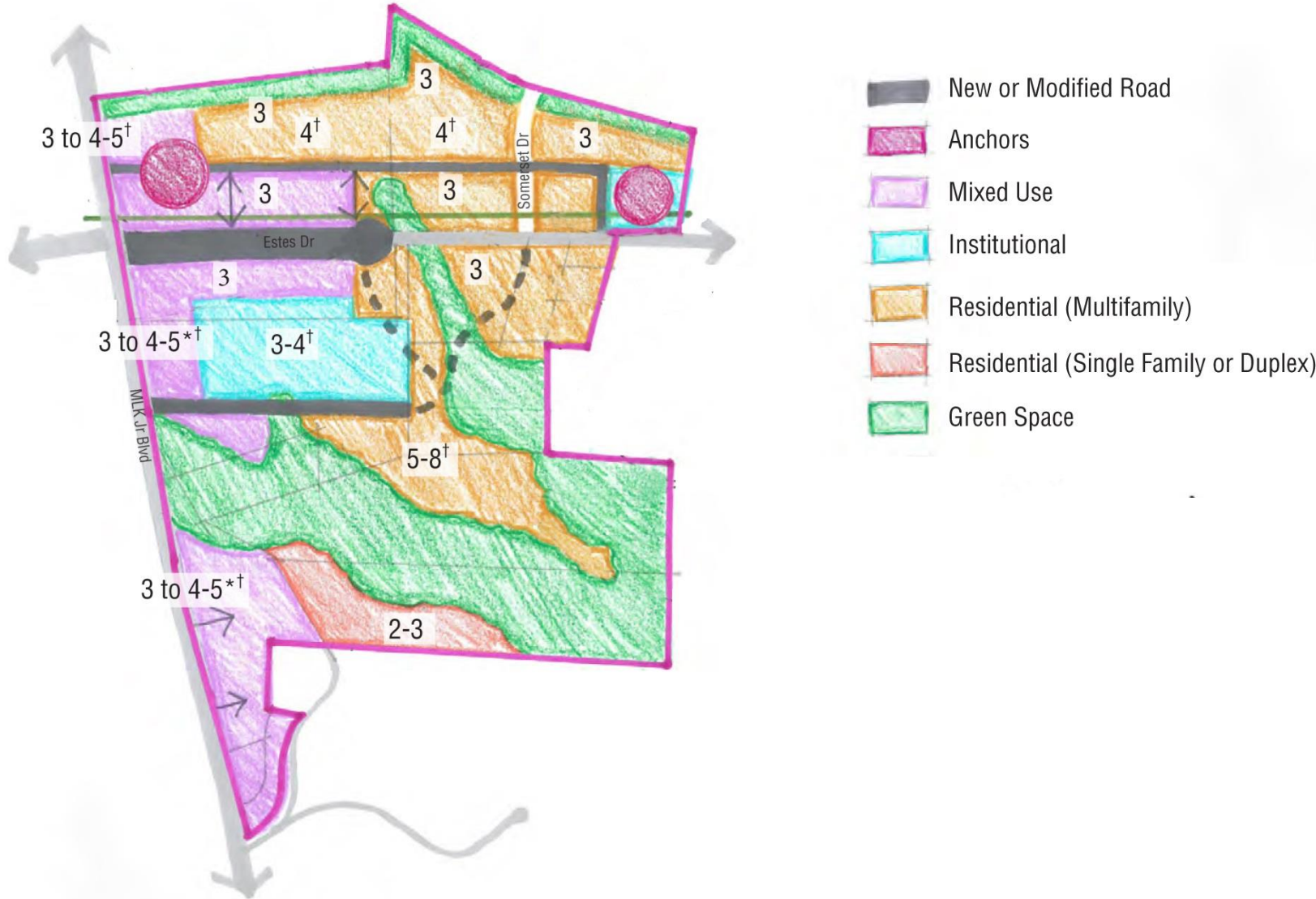
Draft Central West Small Area Plan with Revisions

**Planning Board Meeting
November 19, 2013**

Overview of Tonight's Presentation

- Recent Background
- Proposed Revisions to the draft Central West Small Area Plan
- Additional Information
 - Connection to Chapel Hill 2020 Comprehensive Plan
 - Fiscal Analysis of the draft Concept Plan
 - Schools' Information
 - Additional Detail to follow adoption of Small Area Plan

We are asking the Planning Board provide a recommendation to the Council.



We will be returning to the Council on November 26th.

« Previous Month		November 2013					Next Month »	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	FRIDAY	FRIDAY	
27	28 7:00 PM <u>Council Business Meeting</u>	29 4:00 PM <u>Obey Creek Compass Committee Meeting</u> 6:00 PM <u>Rosemary Imagined Input Session</u>	30 6:30 PM <u>Chapel Hill 4 YOUTH Public Meeting</u>	31	1	2		
3	4 6:30 PM <u>Ephesus Church Road/Fordham Boulevard - Future Focus Public Information Meeting</u> 7:00 PM <u>Human Services Advisory Board</u>	5 7:00 PM <u>Planning Board - CANCELLED</u>	6 6:00 PM <u>Council Work Session-Note Change in Time</u> 7:00 PM <u>Board of Adjustment</u>	7 12:00 PM <u>Chapel Hill 4 YOUTH Public Meeting</u> 6:00 PM <u>Justice in Action Committee Meeting</u> 6:00 PM <u>Central West Focus Area Steering Committee Meeting</u>	8	9		
10	11 5:15 PM <u>Library Board of Trustees</u> 7:00 PM <u>Council Business Meeting</u>	12	13 5:30 PM <u>Chapel Hill Public Arts Commission</u> 7:00 PM <u>Community Policing Advisory Committee Meeting</u>	14 6:30 PM <u>Chapel Hill 4 YOUTH Public Meeting</u> 7:00 PM <u>Transportation Board Meeting</u> 7:00 PM <u>Historic District Commission</u>	15	16		
17	18 7:00 PM <u>Council Public Hearing</u>	19 11:00 AM <u>Public Transit Committee</u> 7:00 PM <u>Planning Board</u>	20 6:00 PM <u>Community Design Commission</u> 7:00 PM <u>Parks and Recreation Commission</u>	21 7:00 PM <u>Assembly of Governments Meeting</u>	22	23		
24	25 7:00 PM <u>Council Business Meeting</u>	26 6:00 PM <u>Stormwater Management Utility Advisory Board - RESCHEDULED</u> 6:30 PM <u>Public Housing Program Advisory Board</u>	27 7:00 PM <u>Greenways Commission - RESCHEDULED TO DECEMBER 4</u>	28 <u>Town Holiday</u> 7:00 PM <u>Transportation Board Meeting</u>	29 <u>Town Holiday</u>	30		
1	2	3	4	5	6	7		

« Previous Month

October 2013

Next Month »

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30 6:00 PM Council Work Session	1 5:00 PM Bike Plan Worksession 5:30 PM Council Committee on Economic Development - Council Work Session 7:00 PM Planning Board	2 7:00 PM Board of Adjustment - RESCHEDULED to November 6	3 6:00 PM Justice in Action Committee Meeting 6:00 PM Central West Focus Area Steering Committee Meeting	4	5
6	7 5:30 PM Council Special Meeting 7:00 PM Human Services Advisory Board	8 6:00 PM Central West Focus Area Steering Committee Meeting	9 5:30 PM Council Special Meeting 5:30 PM Chapel Hill Public Arts Commission 7:00 PM Community Policing Advisory Committee Meeting	10 10:00 AM Shred-A-Thon 7:00 PM Transportation Board Meeting 7:30 PM Historic District Commission	11	12
13	14 5:15 PM Library Board of Trustees	15 7:00 PM Planning Board	16 7:00 PM Council Business Meeting 7:00 PM Parks and Recreation Commission 7:00 PM Community Design Commission - RESCHEDULED to October 23	17 4:00 PM Tar Heel Downtown	18 10:15 AM Council Committee: Sustainability, Energy, and Environment	19
20	21 12:00 PM Meet the Draft Central West Small Area Plan! 5:00 PM Meet the Draft Central West Small Area Plan! 7:00 PM Council Public Hearing	22 11:00 AM Public Transit Committee 4:00 PM Obay Creek Compass Committee Meeting 6:00 PM Stormwater Management Utility Advisory Board 6:30 PM CANCELLED - Public Housing Program Advisory Board 7:00 PM Bicycle and Pedestrian Advisory Board	23 12:00 PM UNC Campus Bicycle Masterplan Drop In 6:00 PM Council Work Session 7:00 PM Greenways Commission	24 6:00 PM Transportation Board Meeting 6:00 PM Bike to the Future II 6:30 PM Chapel Hill 4 YOUTH Public Meeting	25	26
27	28 7:00 PM Council Business Meeting 7:00 PM Understanding the Affordable Care Act	29 4:00 PM Obay Creek Compass Committee Meeting 7:00 PM Planning Board	30 6:30 PM Chapel Hill 4 YOUTH Public Meeting	31	1 5:00 PM Obay Creek Compass Committee - Drafting Subcommittee	2

Planning Board provided the Steering Committee with feedback during the October 1st and 29th meetings.

Steering Committee reviewed comments and decided how to incorporate these into the draft Small Area Plan.

Attachment 3: Responses to Comments Received about the draft Central West Small Area Plan

The following document provides an overview of the motions made regarding the revisions and amendments to the draft Central West Small Area Plan during the November 7th Steering Committee meeting.

Comments Received about the draft Central West Small Area Plan
Divided into: Discussion Items, Consent Items, and Advisory Board/Other Comments
For discussion by the Central West Steering Committee during their November 7, 2013 meeting

This document provides a list of the comments received about the draft Central West Small Area Plan.

The comments have been organized into the following three sections:

Section	Description	Begins on Page... (of this document)
Discussion Items	These are items that need further discussion by the Steering Committee during the meeting on November 7 th .	Page 2
Consent Items	These are technical corrections and edits that reflect clarifications in the draft plan.	Page 7
Advisory Board/Other Comments	These are additional comments that have been received and are already addressed in the plan.	Page 12

In the charts below, staff comments have been provided, and for the "Discussion Items" and "Consent Items," suggestions for possible revisions to the plan have been made.

The Steering Committee endorsed the draft Central West Small Area Plan with revisions and recommended that the plan and revisions be sent to the Council for their approval.

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Proposed Revisions to the Draft Small Area Plan

Attachment 2: Revisions and Amendments to the draft Central West Small Area Plan

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.

Number (for reference)	Revisions/Amendments
Executive Summary	
1	<p>Include the following statement in the Executive Summary, as the second paragraph under "Purpose of the Central West Small Area Plan":</p> <p>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.</p>
2	<p>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."</p>
Chapter 1: Introduction and Planning Process	
3	<p>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."</p>
4	<p>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.</p>
5	<p>Add the following statement to the "E-Communications" section of Chapter 1:</p> <p>"Two informal, online questionnaires/surveys were conducted, the first in March of 2013, and the second in September of 2013.</p>

Additional Information

Draft Central West Small Area Plan and Connection to Chapel Hill 2020 Comprehensive Plan







Icon	Chapel Hill 2020 Theme	Theme Description
	A Place For Everyone	This theme explores diversity and inclusion in a family-friendly, vibrantly creative environment. This theme focuses on creating a welcoming community for all with special emphasis on the arts, teens, and the need for affordable housing.
	Community Prosperity and Engagement	This theme focuses on sustaining the financial health of the community by creating a safe, vibrant, and connected community. This theme encourages economic development, supports existing and new local businesses, and sustains healthy neighborhoods.
	Getting Around	This theme included the study of all modes of transportation needed for an inclusive, connected community. This theme explores the potential for regional partnerships linking to thriving greenways, sidewalks, bicycle amenities, and other options within the town.
	Good Places, New Spaces	Exploring what the Chapel Hill of the future should look like, this theme focuses land use throughout the town including downtown and existing neighborhoods, balancing respect for the old with the prospect of the new. Discussions of development coexist with consideration of open space and the rural buffer.
	Nurturing Our Community	Environmental sustainability is at the core of this theme. This theme examines the many aspects of people's interaction with the natural habitat, from parks and open spaces to locally grown agriculture to protecting water quality and solid waste disposal.
	Town and Gown Collaboration	Collaboration with the University of North Carolina at Chapel Hill and the UNC Health Care System on lifelong learning and innovation is at the centerpiece of this theme. This theme aspires to use the intellectual and financial capital of the University and the UNC Health Care System to help the town flourish.

Figure 7.4: Index of Chapel Hill 2020 Theme Icons

Draft Central West Small Area Plan and Connection to Chapel Hill 2020 Comprehensive Plan





9 • CONCEPT PLAN, PRINCIPLES & CHAPEL HILL 2020 THEMES

As discussed in Chapter 3, the Steering Committee developed and refined thirteen principles and supporting objectives that guided the development of the Concept Plan and are to guide the development of the area. These principles also connect to the themes of the Chapel Hill 2020 Comprehensive







Plan. The following table outlines how each principle and Chapel Hill 2020 theme relates to the final land use concept. For an index of the icons, please see Figure 7.4.

Chapel Hill 2020 Theme	Principle	Representation in the Central West Concept Plan
	<p>PRINCIPLE 1: Create a Strong Sense of Place</p> <p>The Central West Focus Area plan will promote the creation of a vibrant sense of place, respecting its character as a comfortable, tree-lined residential community, home to important Chapel Hill institutions, and a major gateway to Carolina North.</p>	<ul style="list-style-type: none"> Mixed-use development allows for walking between stores, neighborhoods, and community spaces. People walking and biking helps create vibrancy. The mixed-use corner of Martin Luther King Jr. Blvd & Estes Drive will create a social heart for the area. Commercial development focused on Martin Luther King, Jr. Boulevard helps to create a sense of place along the corridor.
	<p>PRINCIPLE 2: Ensure Community Compatibility</p> <p>Development will provide a graceful transition between the existing residential and institutional uses and the new uses evolving around the Martin Luther King, Jr. Blvd./Estes Drive intersection near the Carolina North campus.</p>	<ul style="list-style-type: none"> The new residential units will help maintain the residential feel of the neighborhood. The heights and uses outlined in the Plan are compatible with the nearby, existing neighborhoods, schools, and other uses. Vegetated buffers will separate the existing neighborhoods and new development.
	<p>PRINCIPLE 3: Create Social Connections</p> <p>Development should create places that foster a strong sense of community and allow people to meet, both formally and informally.</p>	<ul style="list-style-type: none"> New retail and park spaces, as well as wide sidewalks set back from the roadway, will allow for community interaction and gathering.

Draft Central West Small Area Plan and Connection to Chapel Hill 2020 Comprehensive Plan

Chapel Hill 2020 Theme	Principle	Representation in the Central West Concept Plan
	<p>PRINCIPLE 4: Improve Physical Connections</p> <p>Multiple means of moving within and through the planning area should be incorporated into new development; explore improving physical connections between the impact area and the Town as whole.</p>	<ul style="list-style-type: none"> • Internal street connectivity shown in the Concept Plan will improve the physical conditions in the area. • The Estes Drive pedestrian and bicycle facilities are consistent with and contribute to the overall Town-wide vision under study through the Chapel Hill Bike Plan. • The concept supports the Town-wide vision for high quality transit on Martin Luther King Jr. Blvd.
	<p>PRINCIPLE 5: Minimize Vehicular Traffic Impacts</p> <p>Recognize the limited capacity of the existing road network and favor developments that minimize negative impacts on vehicular traffic and quality of life in the area.</p>	<ul style="list-style-type: none"> • The concept plan promotes internal connectivity and circulation within the new development parcels. • Mixed-use development with sidewalk networks encourages walking between stores, neighborhoods, and community spaces. • The safe pedestrian connections to Martin Luther King Jr. Blvd. encourage transit use.
	<p>PRINCIPLE 6: Enhance the Pedestrian/Bicycle Experience</p> <p>Build a high quality bicycle, pedestrian, and greenway system that ensures safe, comfortable, and convenient access to school, residences, and other destinations for those of all ages and abilities</p>	<ul style="list-style-type: none"> • Proposed multi-use trail on Estes Drive, and strong sidewalk network throughout the Central West Focus Area will enhance the walking and biking experience. • The pedestrian and bicycle recommendations are consistent and interconnect with an overall vision for street and trail connectivity throughout the Town. • Mixed-use development creates convenient destinations that are within a distance accessible to pedestrians and bicyclists.
	<p>PRINCIPLE 7: Improve the Transit System</p> <p>Encourage uses and densities that will support improvements in transit service such as increased frequency, duration, and access.</p>	<ul style="list-style-type: none"> • The concept includes development that will support the transit system. • The safe pedestrian facilities encourage easy access to transit service.

Draft Central West Small Area Plan and Connection to Chapel Hill 2020 Comprehensive Plan

Chapel Hill 2020 Theme	Principle	Representation in the Central West Concept Plan
	<p>PRINCIPLE 8: Encourage a Diverse Mix of Uses Create a new mix of land uses that encourages walkable destinations.</p>	<ul style="list-style-type: none"> The concept plan includes a mix of uses such as residential, institutional, commercial, and office. The area also includes spaces that are flexible and can be used for different uses over time, depending on market conditions.
	<p>PRINCIPLE 9: A Diverse Population The area shall serve a broad socio-demographic range of Chapel Hill residents, students, workers, and visitors.</p>	<ul style="list-style-type: none"> The new residential areas include a mixture of single family, townhouse, and apartment housing types. These uses can also serve the students, staff, and faculty at Carolina North.
	<p>PRINCIPLE 10: Respect Existing Neighborhoods Development patterns will respect the integrity of the well-established neighborhoods and enhance their character and quality of life.</p>	<ul style="list-style-type: none"> No new uses are proposed for existing neighborhoods. Vegetated buffers will separate existing residential development and new development. Lower heights and residential uses will be near the existing neighborhoods. Higher heights and a mix of uses are further away from existing neighborhoods.
	<p>PRINCIPLE 11: Employ Environmentally Sound Practices Development will emphasize environmentally conscious design, maintenance, and operation of buildings and sites.</p>	<ul style="list-style-type: none"> Wide vegetated buffers will be along existing creeks and environmentally sensitive area. Creek crossings are limited in the concept's internal street network. Buildings near the Resource Conservation District and Jordan Lake Buffers will have smaller footprints.
	<p>PRINCIPLE 12: Feature, Repair, and Enhance Natural Resources Development will protect and relate to the area's significant and character-contributing natural features.</p>	<ul style="list-style-type: none"> Wide vegetated buffers will be along existing creeks and environmentally sensitive area.
	<p>PRINCIPLE 13: Consider Economic Impacts in Development Decisions As part of the planning process, consider the fiscal impact and economic viability of proposed development in the area.</p>	<ul style="list-style-type: none"> Mixed use and height along Martin Luther King Jr. Blvd. were included in the Plan to enhance the economic viability of the Plan.

A fiscal analysis was conducted of the draft Concept Plan.

Central West Economic Impact Potential							
Use	Square Feet	Projected Value per Square Foot	Projected Value	Town of Chapel Hill Taxes	Cost of Services/ Benefit	Benefit to Town	Jobs
Residential (Multi-family, 566 units)	509,400	\$150	\$76,410,000	\$393,511.50	at \$1.14 per \$1	\$5,509.16	
Residential (Single-family, 54 units)	48,600	\$150	\$7,290,000	\$37,543.50	at \$0.85 per \$1	-\$5,631.52	
Office/ Commercial/ Institutional	180,000	\$150.00	\$27,000,000	\$139,050.00	at \$1.14 per \$1	\$1,946.70	720
Hotel	65,000	\$175.00	\$11,375,000	\$58,581.25	at \$1.14 per \$1	\$820.14	
Retail	25,000	\$100.00	\$2,500,000	\$12,875.00	at \$1.14 per \$1	\$180.25	28
TOTAL	828,000		\$124,575,000	\$641,561.25		\$2,824.72	748

Note:

- Residential calculated at 900SF average
- Projected values from previously used studies
- Town of Chapel Hill tax rate .515
- Jobs estimated at 1/250SF office and 1/900SF retail

A fiscal analysis was conducted of the draft Concept Plan.

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Central West Economic Impact Potential

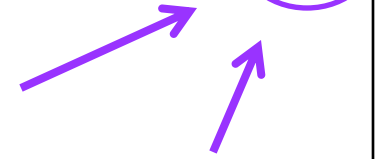
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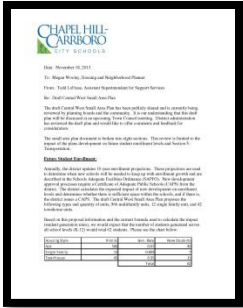
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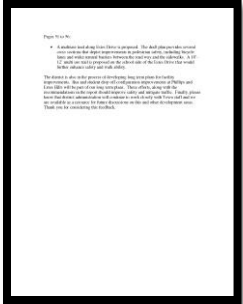


The Chapel Hill-Carrboro City Schools System has reviewed the draft Small Area Plan.



We currently have available capacity in our schools for this type of development.

It should be noted that recently approved and constructed multifamily developments have been exceeding the anticipated number of students predicted by the students generation rates. The district has requested that Orange County Commissioners consider conducting a new study to determine if the rates should be updated.



Additional detail follows adoption of the Central West Small Area Plan.



**Stormwater
Management**

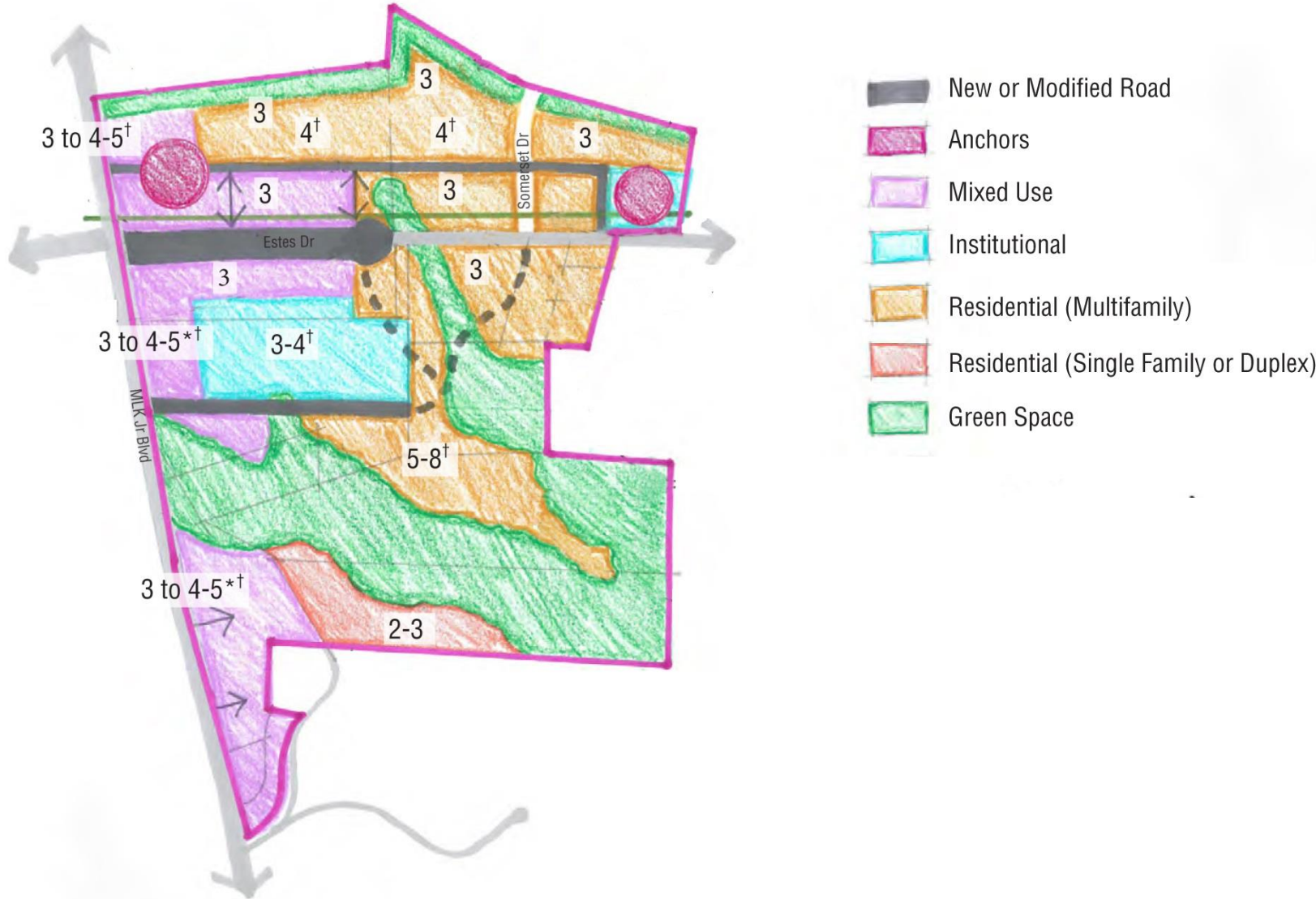


**Detailed
Traffic Plans**



**Detailed
Bicycle and
Pedestrian
Plans**

We are asking the Planning Board provide a recommendation to the Council.



Next Step

1

**Council
Business
Meeting**
November 26