

Planning & Sustainability Update (February 2017)

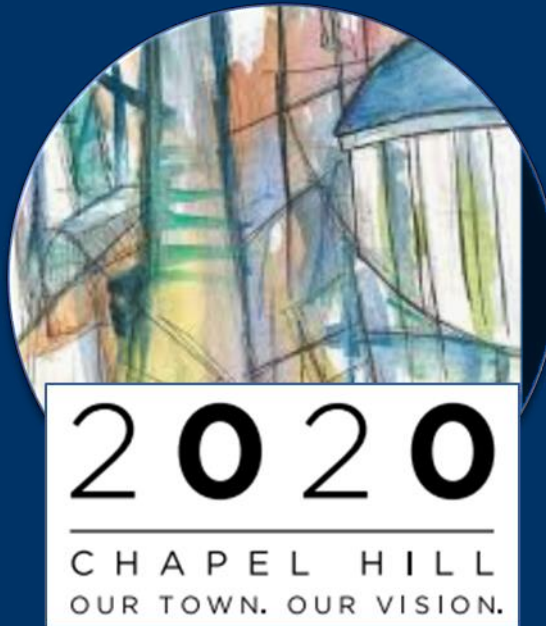


Presentation to Council Committee on Economic Sustainability

Ben Hitchings, AICP, CZO
Director of Planning & Development Services

February 3, 2017

Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces



Town/Gown
Collaboration



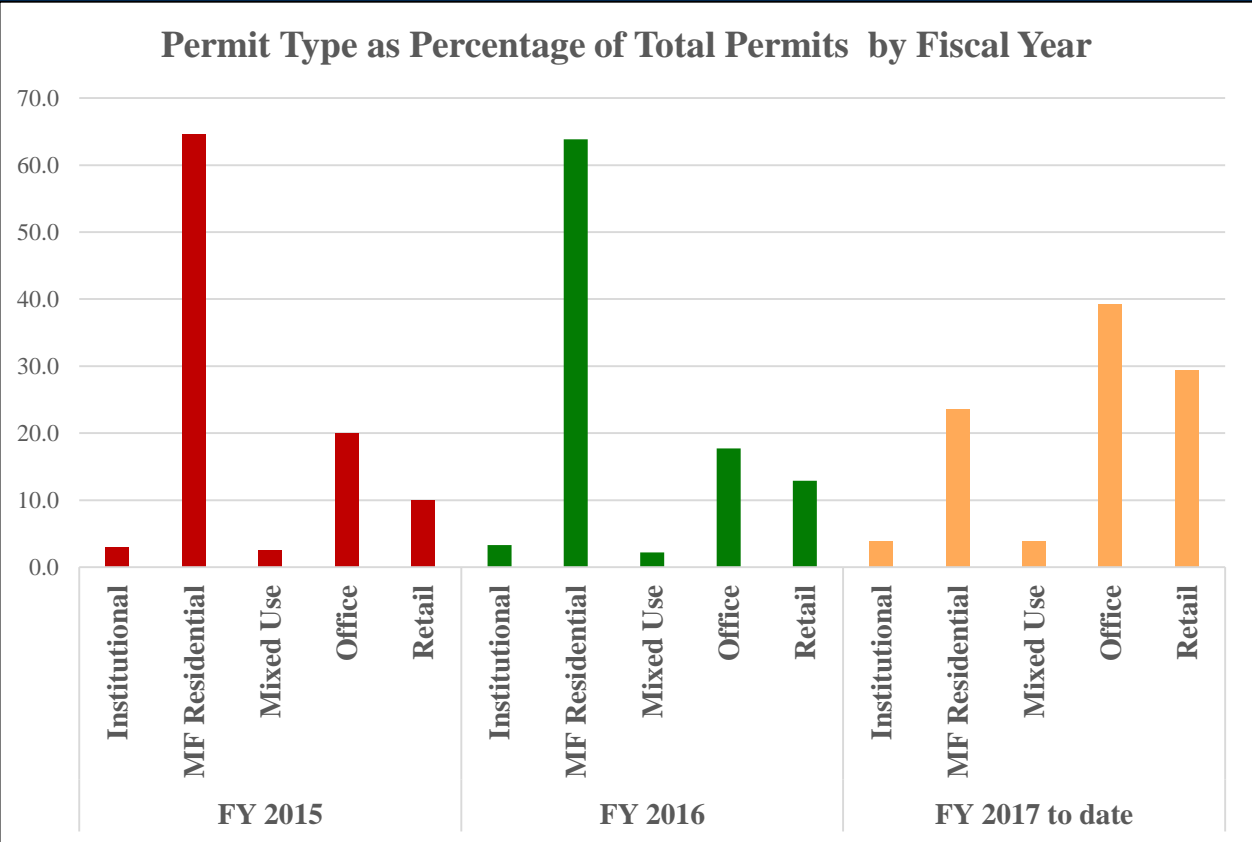
TOWN OF CHAPEL HILL

Trends

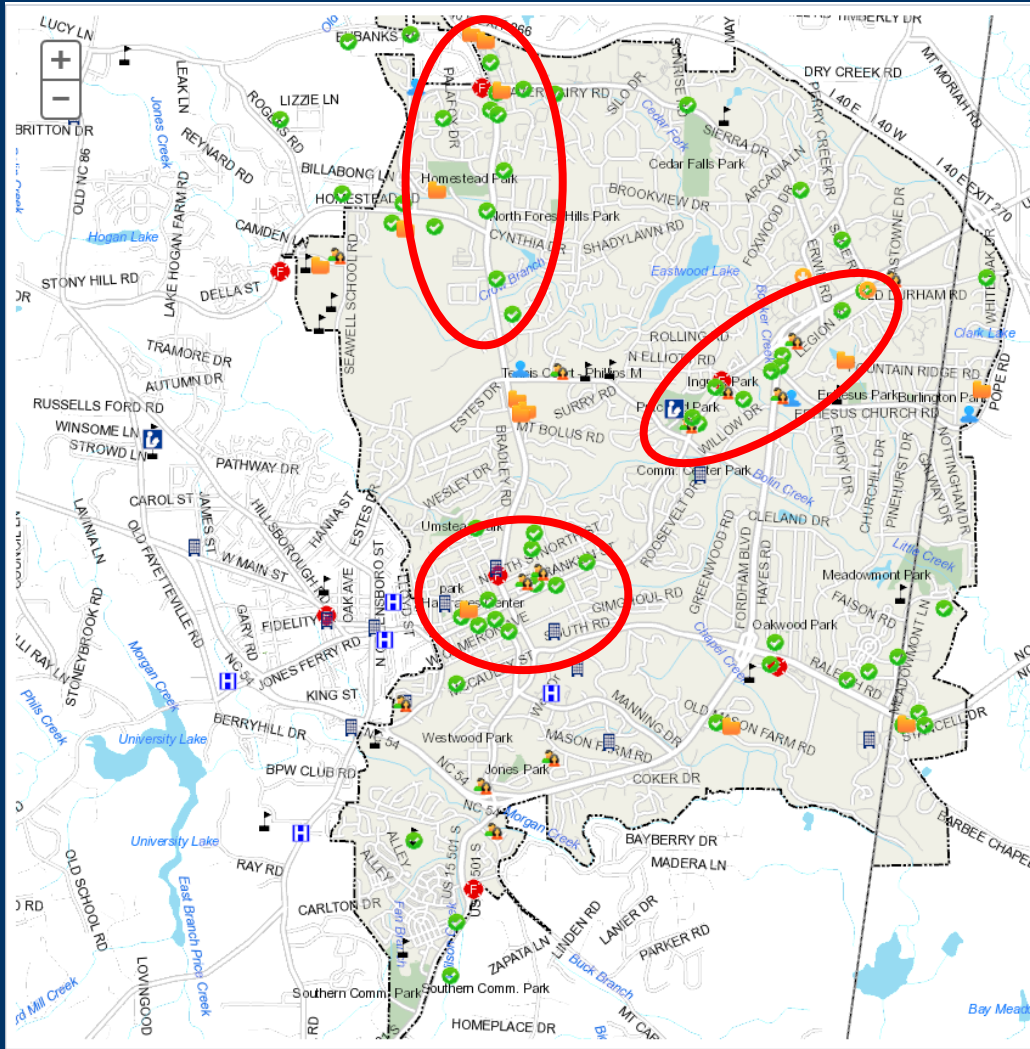
- 1) Increasing # of development projects
- 2) Focus on major corridors and infill
- 3) More complicated projects
- 4) Remaining sites often difficult to develop



Trends



Development Activity Report



- Approved
- Concept Plan Review
- Denied
- Under Review/Pending
- Inactive
- Withdrawn

<http://gis.townofchapelhill.org/developments/>



TOWN OF CHAPEL HILL

New Concept Plans

Amity Station Mixed Use

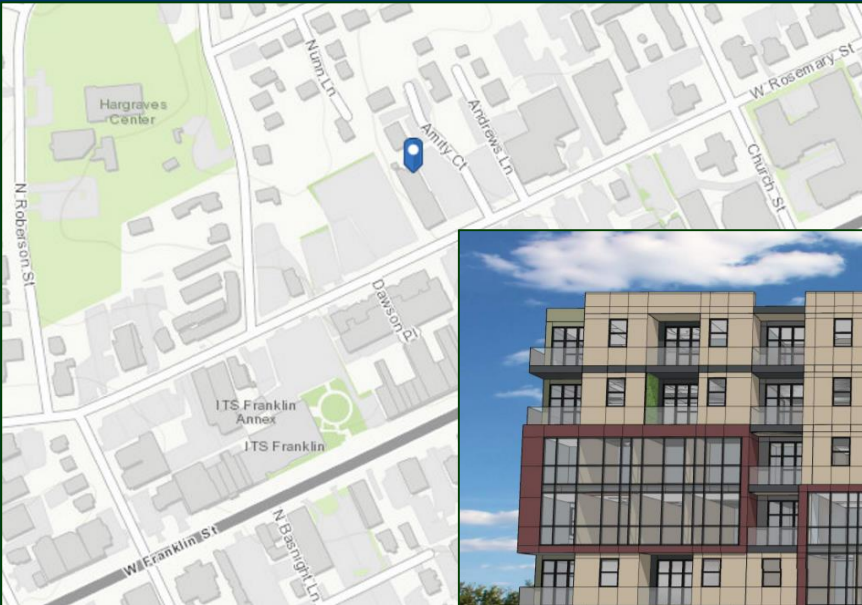
Chapel Hill High School

Rosemary East Mixed-Use

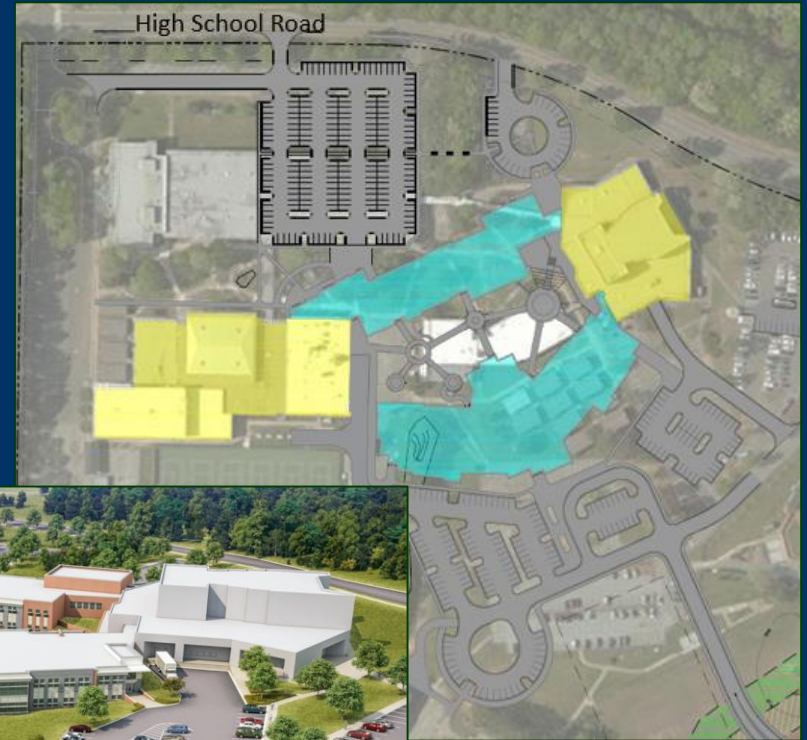
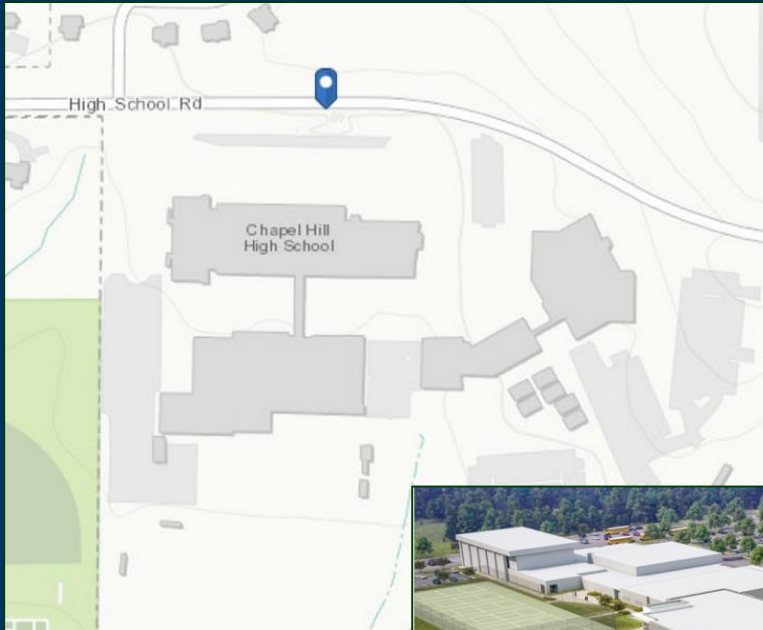
Wood Townhomes



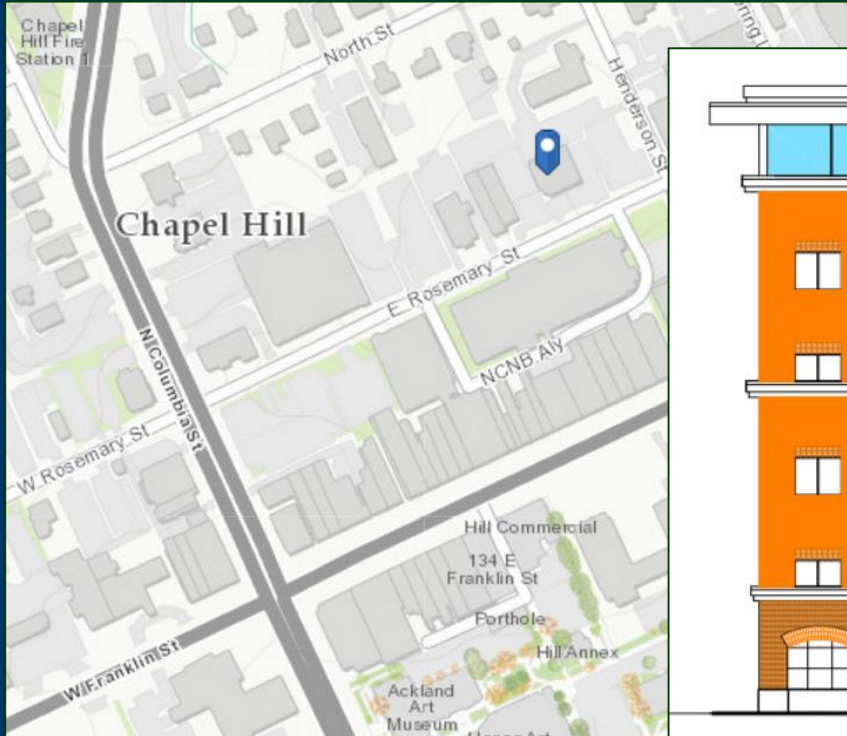
Amity Station Mixed Use



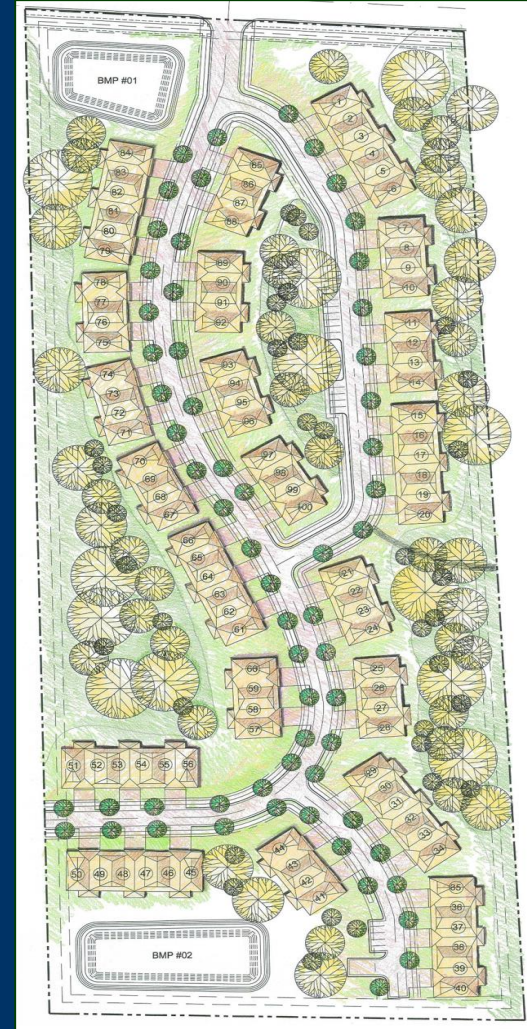
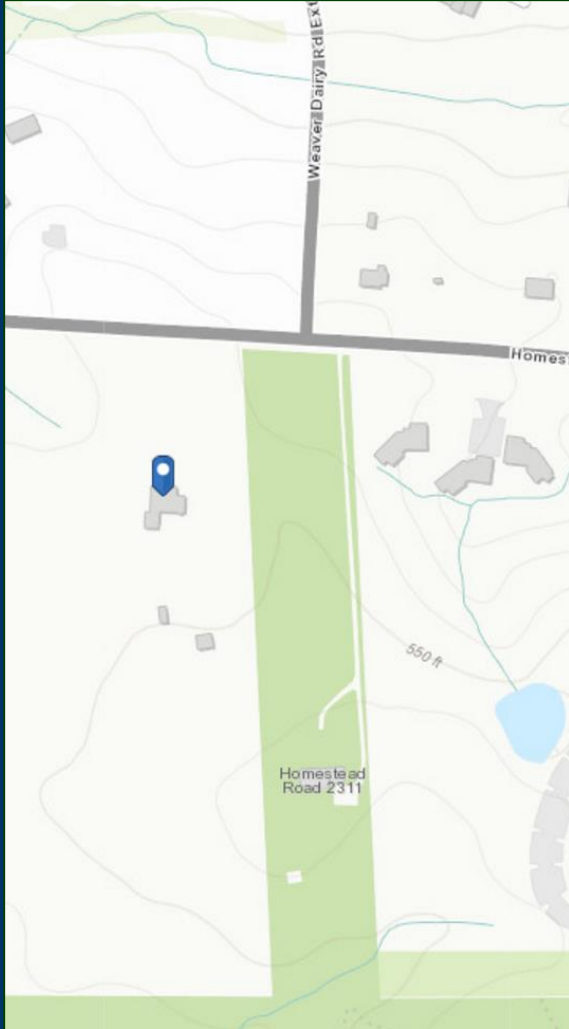
Chapel Hill High School



Rosemary East Mixed-Use



Wood Townhomes



New Special Use Permits

Alpha Phi Sorority

Chapel Hill-Carrboro City Schools Maintenance Building

Chapel Hill Retirement Residence

Columbia Street Annex Mixed Use

Lincoln Center Campus Redevelopment

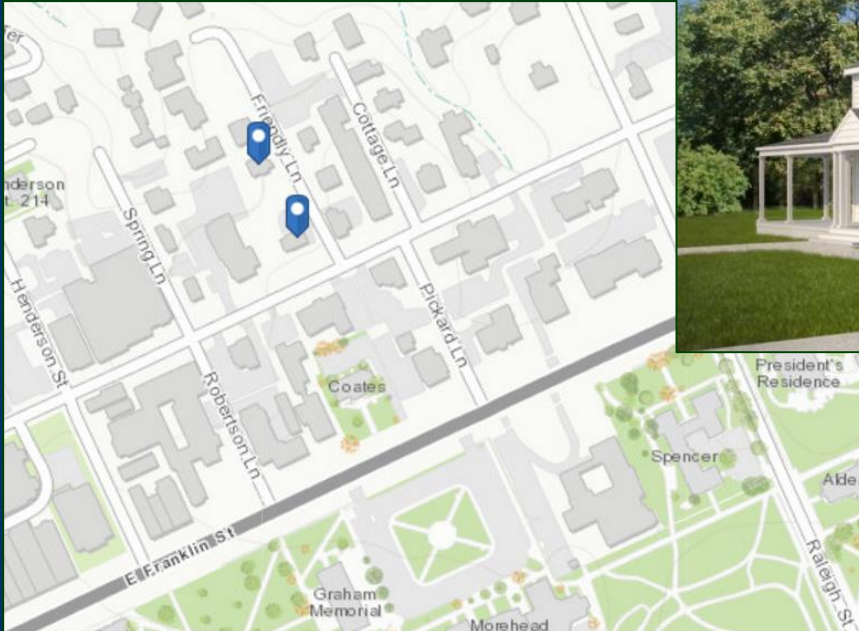
SECU Family House

Signature Health Care

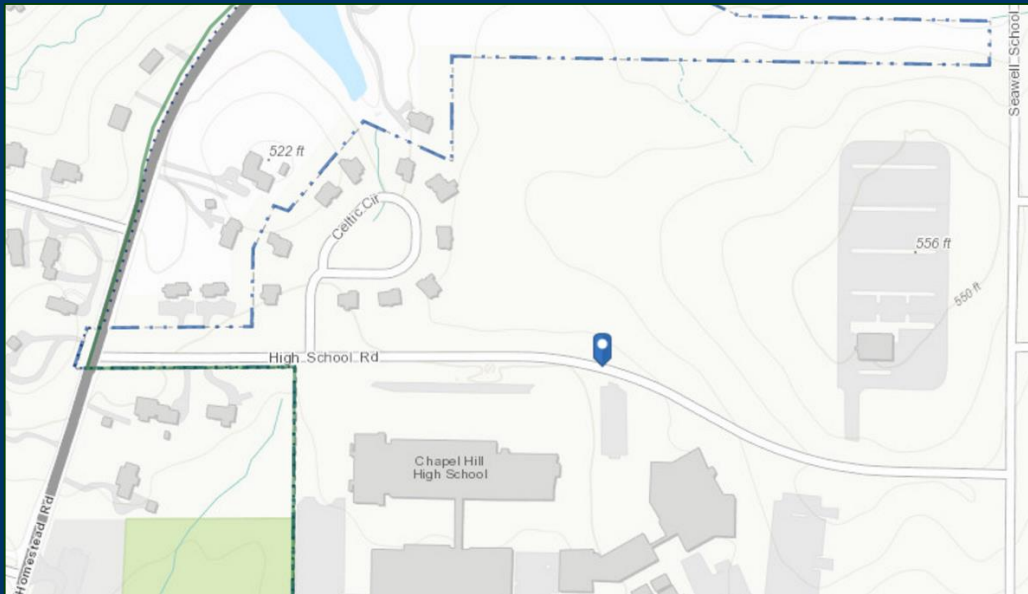
Wegmans Food Market



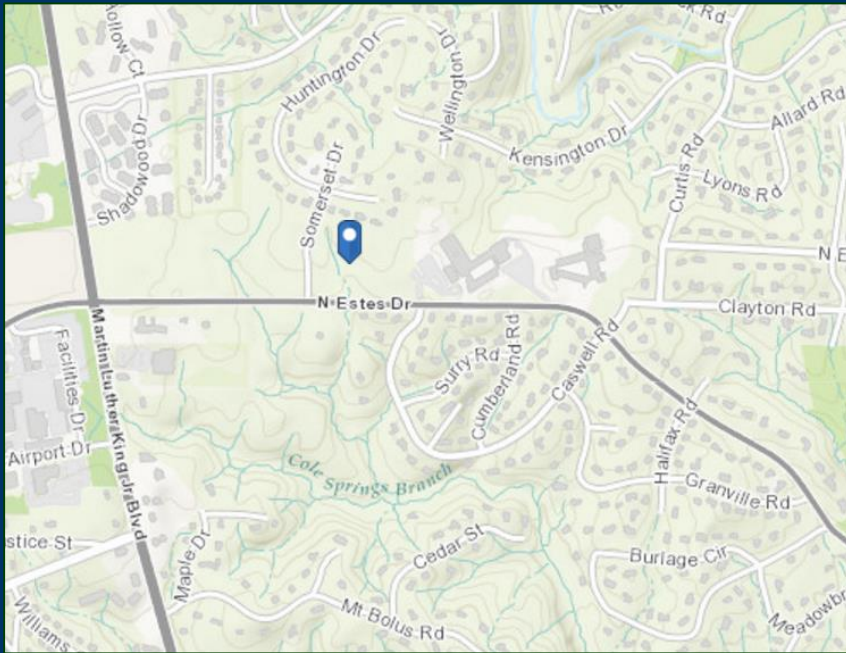
Alpha Phi Sorority



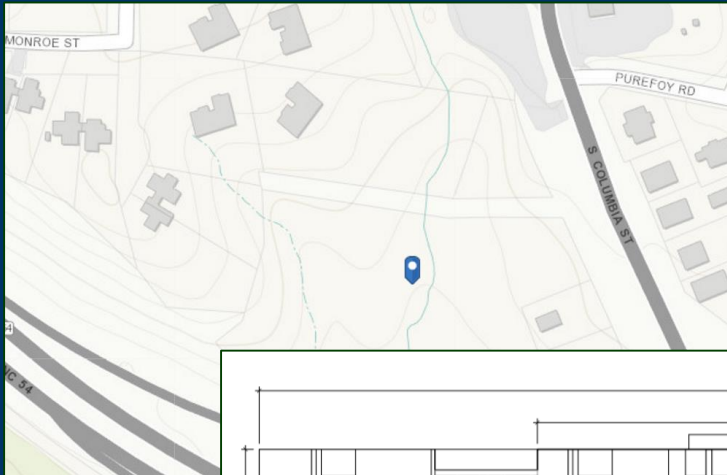
Chapel Hill-Carrboro City Schools Maintenance Building



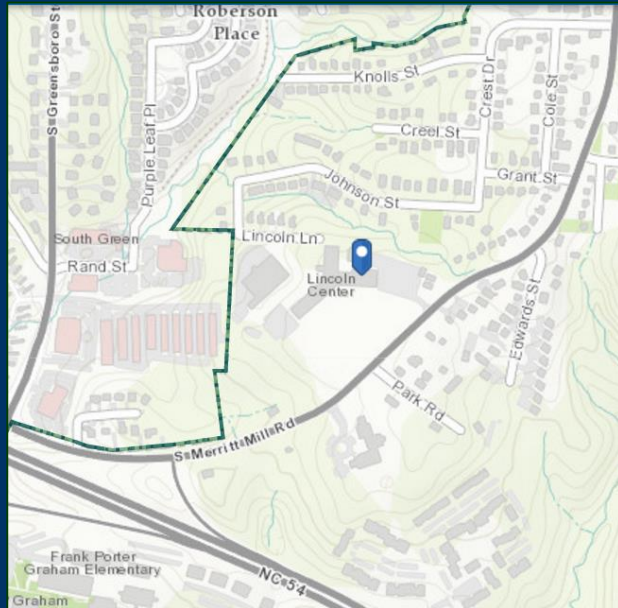
Chapel Hill Retirement Residence



Columbia St Annex Mixed Use



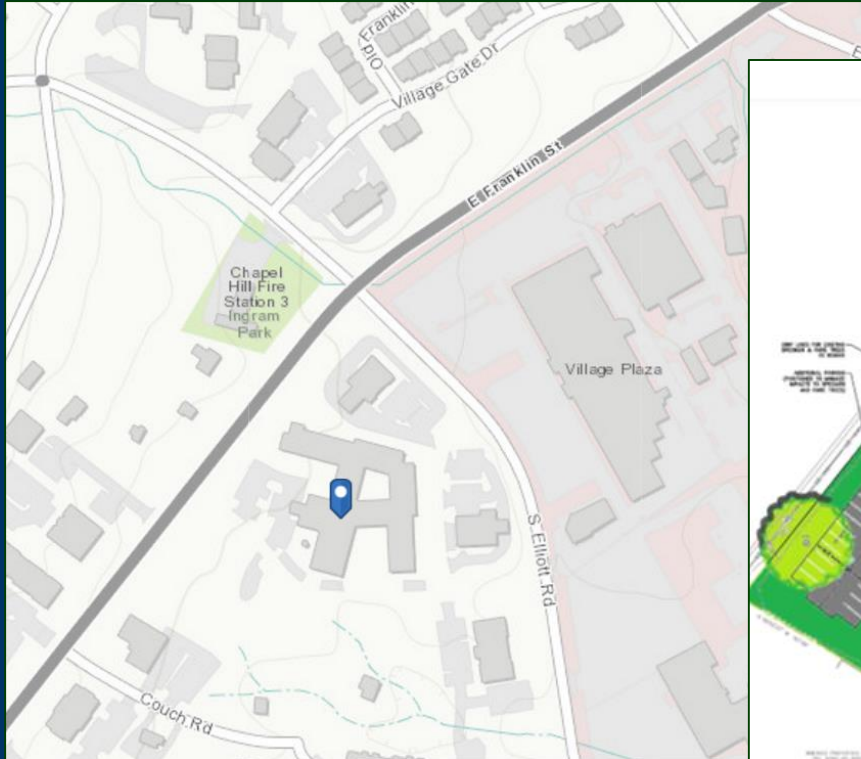
Lincoln Center Campus Redevelopment



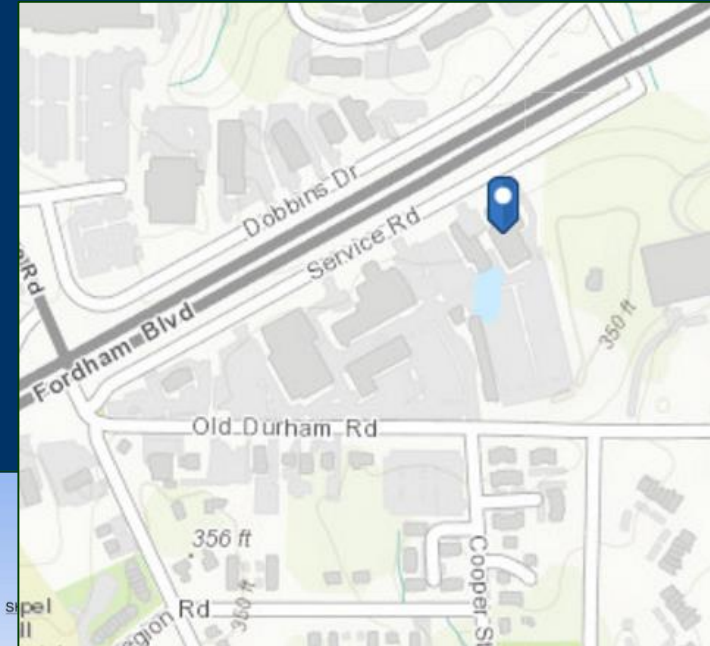
SECU Family House



Signature Health Care



Wegmans Food Market

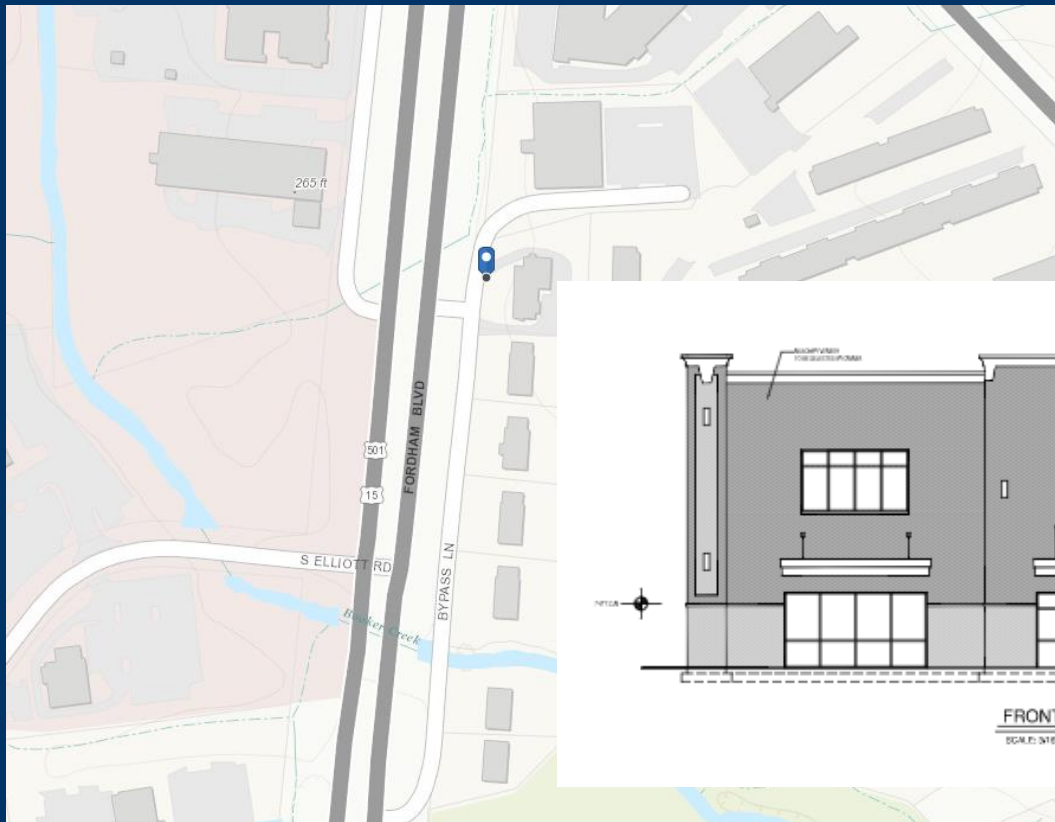


Ephesus-Fordham Projects

- **1 Bypass Lane**
- **Greenfield Commons**
- **Hillstone**
- **Village Plaza South**



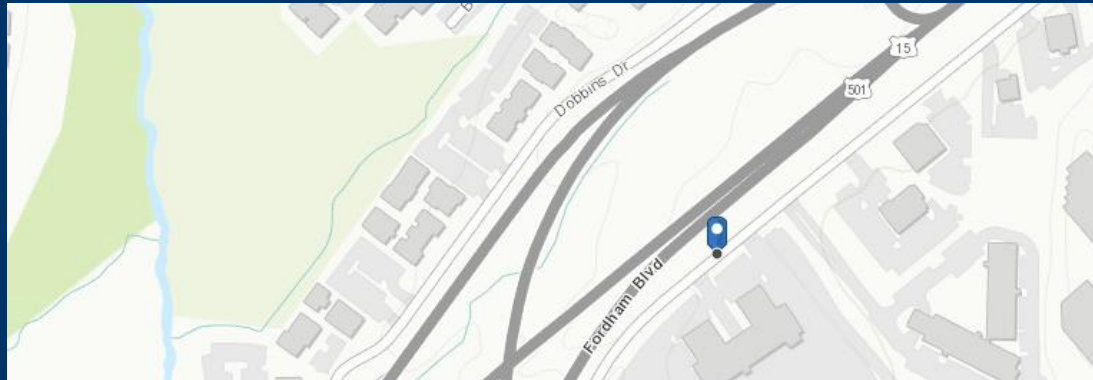
1 Bypass Lane (Play it Again Sports)



Greenfield Commons (DHIC Phase 2)



Hillstone Chapel Hill

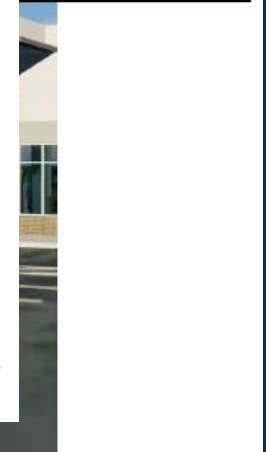
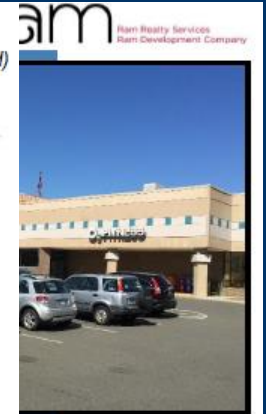


Village Plaza South

PHASE 1 – F



Example of Rooftop Patio



CLINE
DESIGN

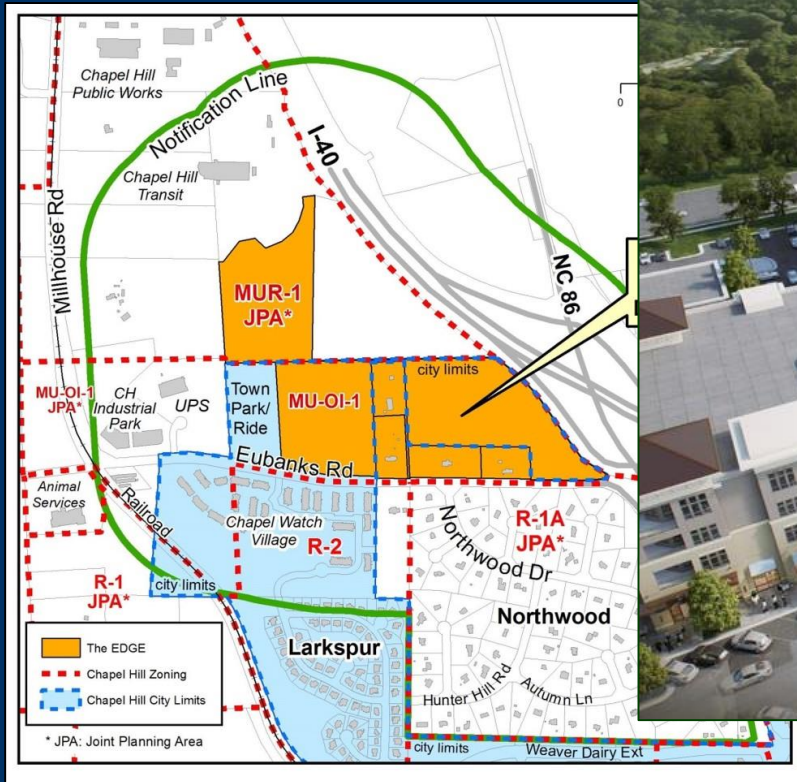
am
Ram Realty Services
Ram Development Company

Projects Under Construction

- **Carraway Village**
- **Greenfield Place**
- **Courtyards of Homestead**
- **Eastgate Building D**



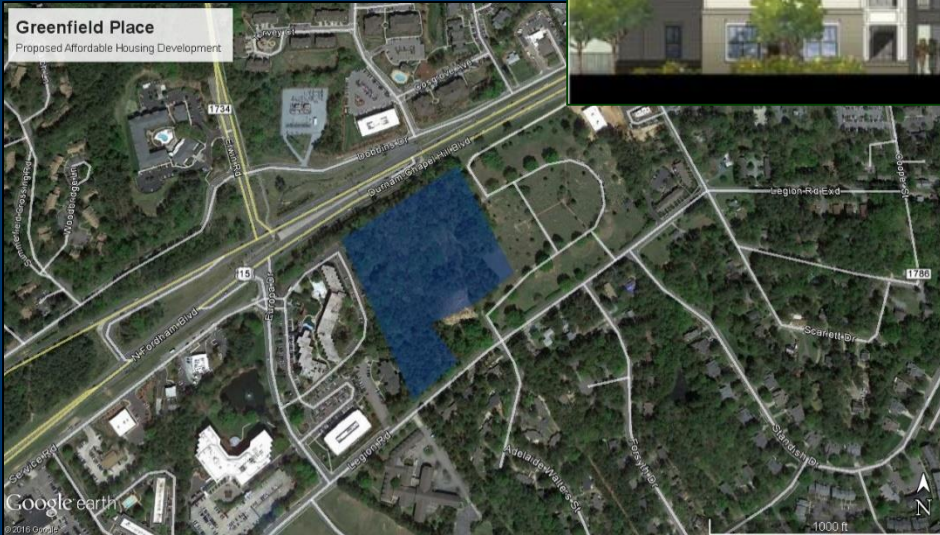
Carraway Village



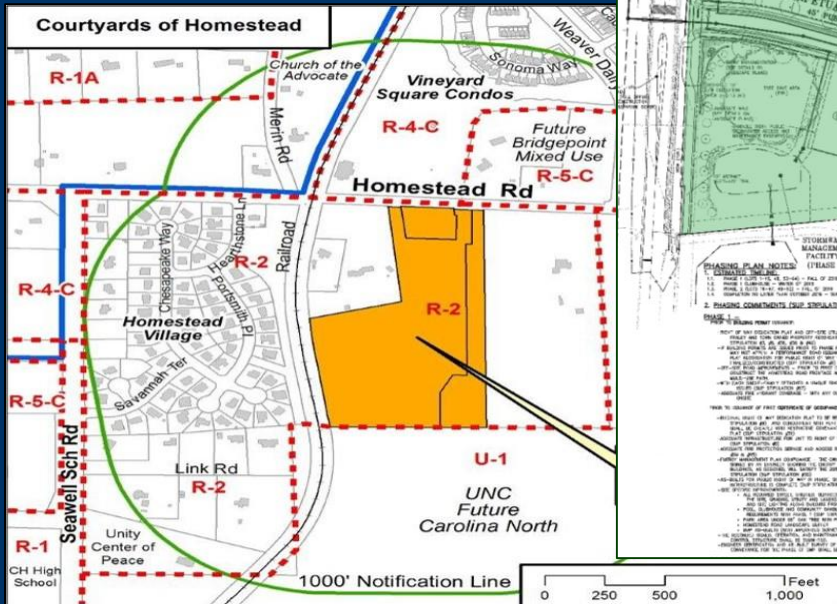
Greenfield Place



Greenfield Place
Proposed Affordable Housing Development



Courtyards Of Homestead



Eastgate Building D



Special Planning Initiatives

1) Ephesus-Fordham

- a) Walkability Standards
- b) Design Guidelines
- c) Mobility and Connectivity Plan

2) Downtown

- a) West Rosemary Development Guide
- b) Circulation and On-Street Parking Study



Special Planning Initiatives



3) Station Area Planning

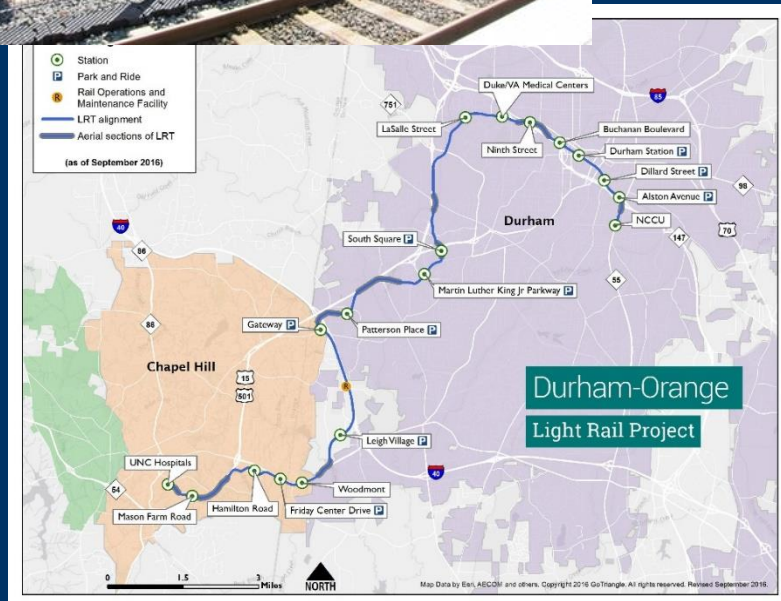


4) LUMO Re-write



Station Area Planning

Durham-Orange Light Rail Transit Project



- Feb. 13th: Preview Presentation at Town Council Meeting
- Feb. 22nd – 27th: Station Area Design Workshop
- Feb. 27th: Open House and Council Update Presentation



TOWN OF CHAPEL HILL

Question & Answer

