

Planning & Sustainability Update (March 2017)

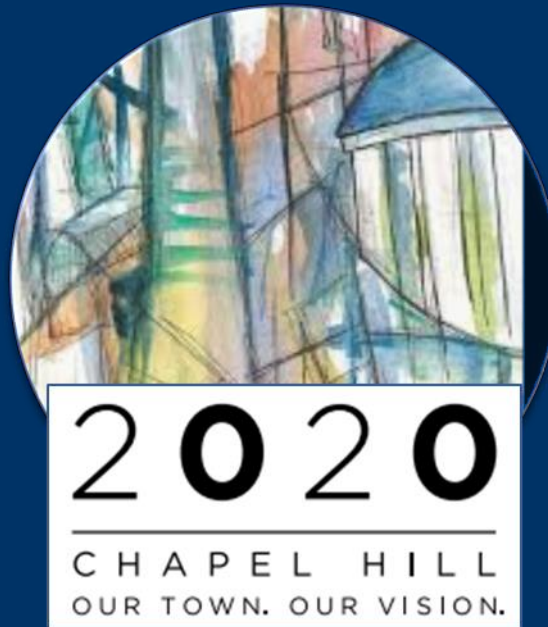


Presentation to Council Committee on Economic Sustainability

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

March 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



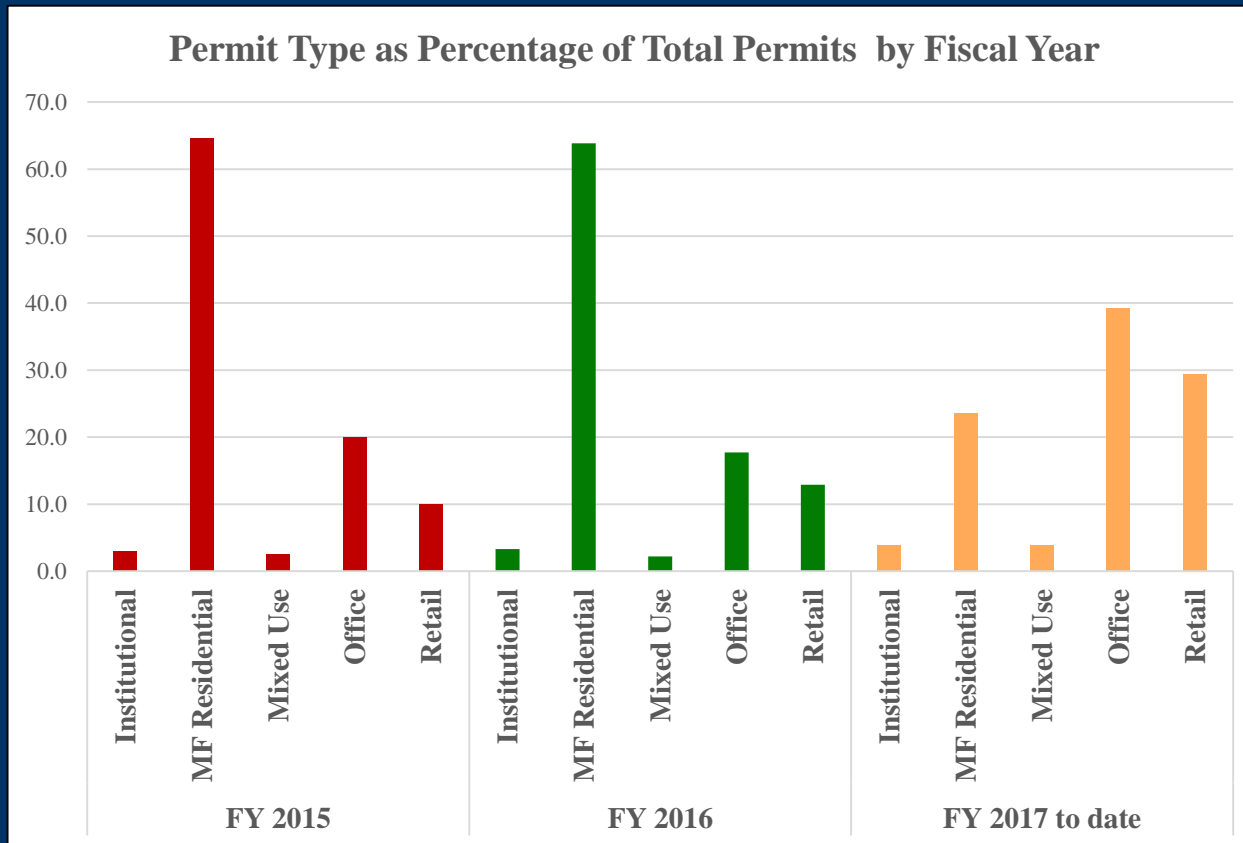
TOWN OF CHAPEL HILL

Trends

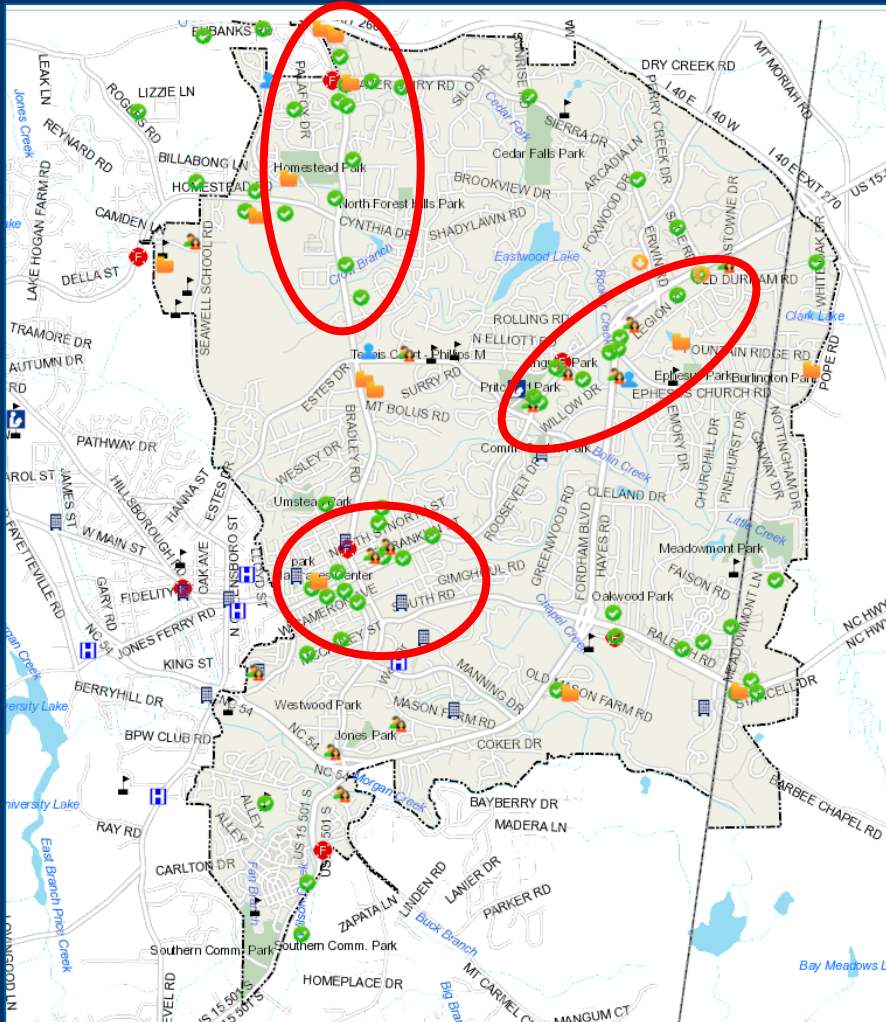
- 1) Increasing # of development projects
- 2) Focus on major corridors and infill
- 3) More complicated projects
- 4) Remaining sites often difficult to develop
- 5) Considerable market potential



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- Withdrawn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

[CASA Housing](#)

[Cedars at Meadowmont](#)

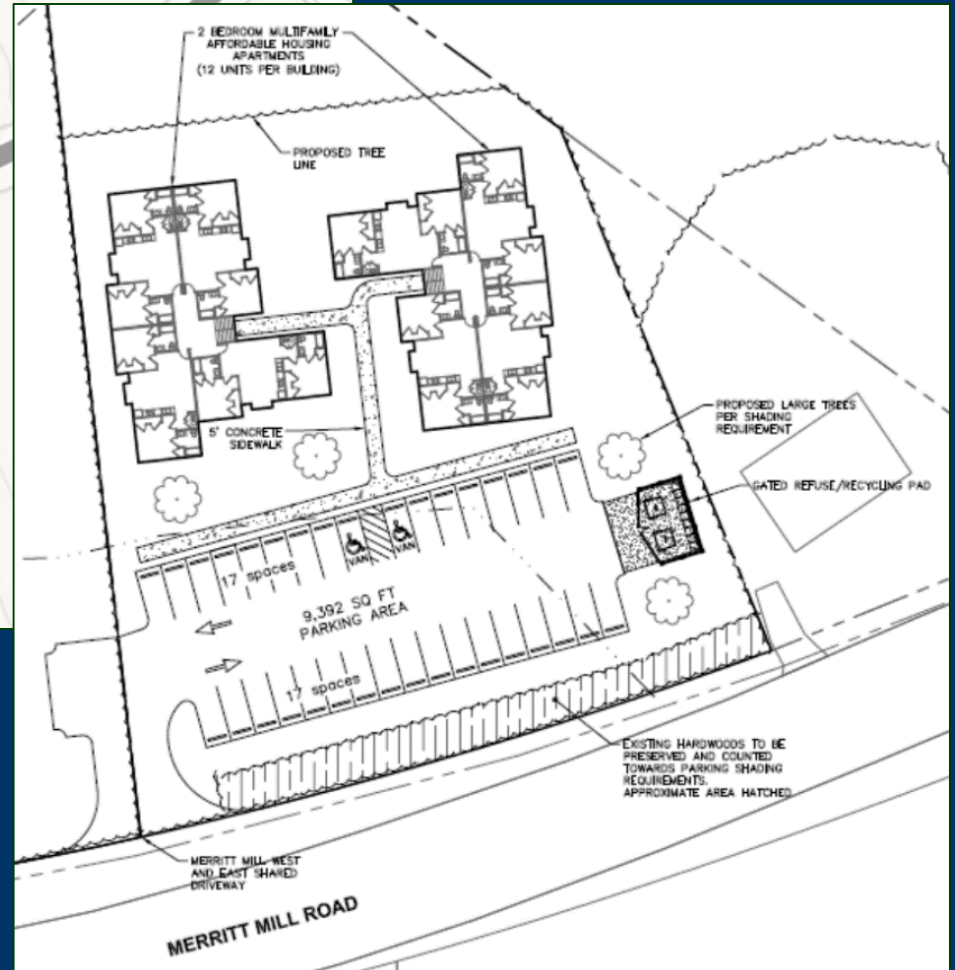
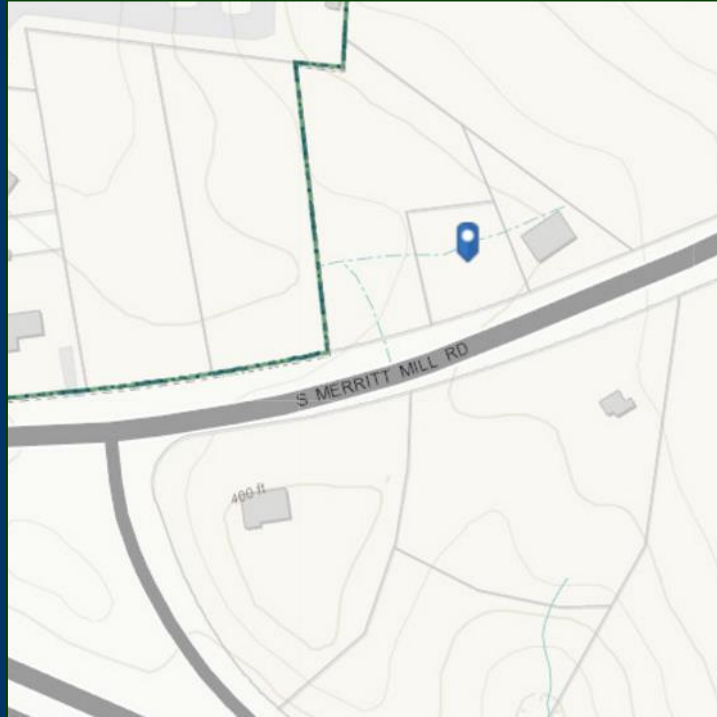
[Chapel Hill High School](#)

[Homestead Townhomes](#)

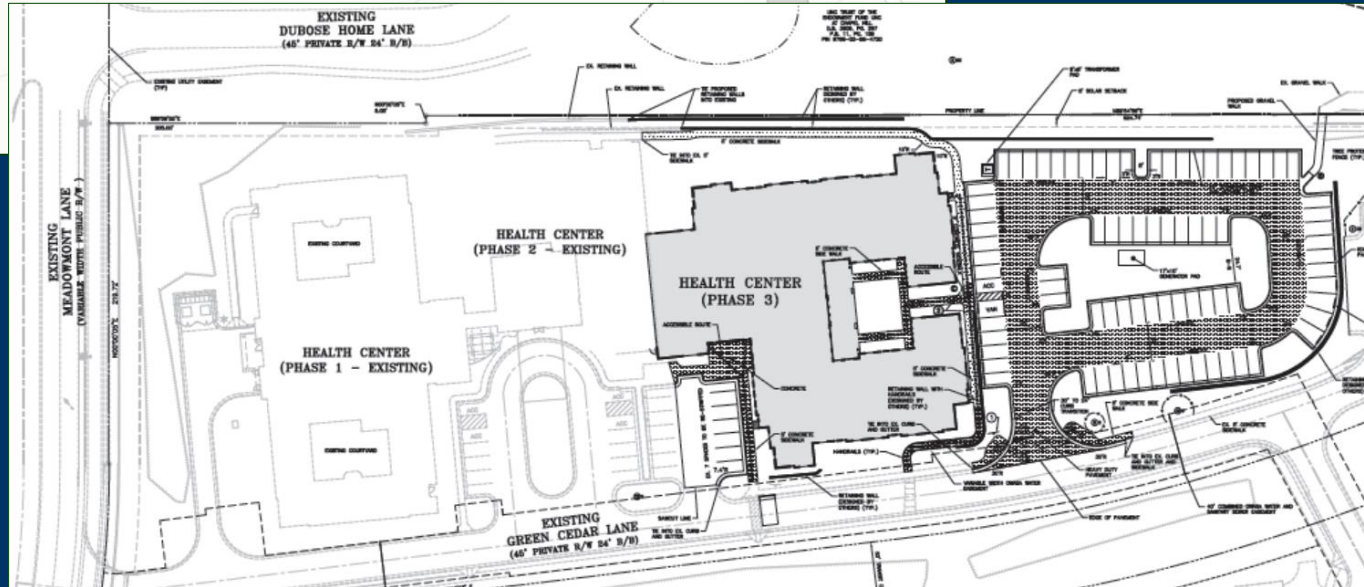
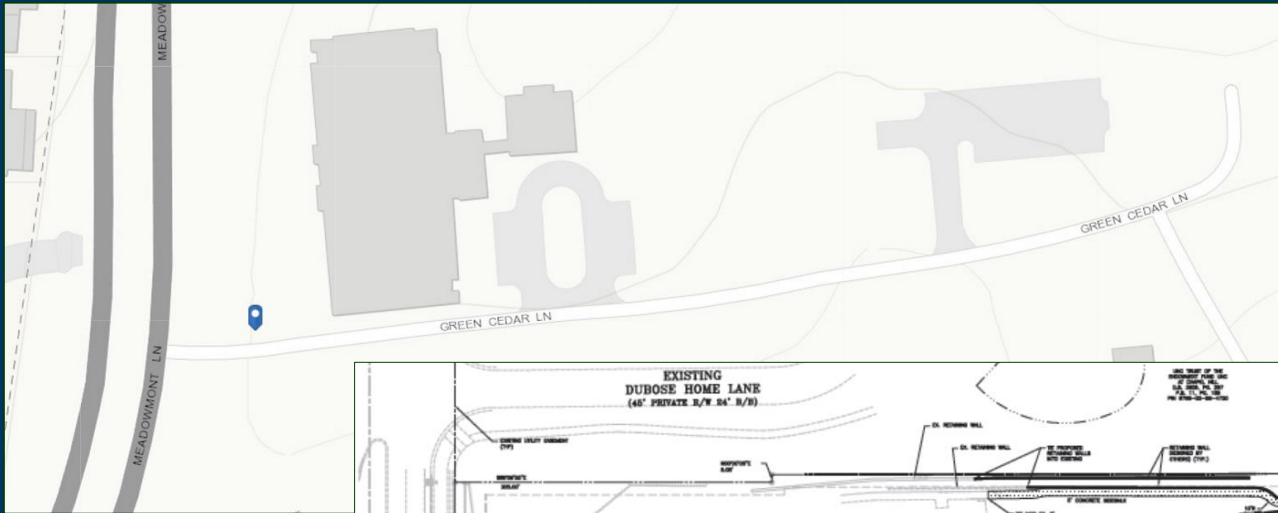
[Wood Townhomes](#)



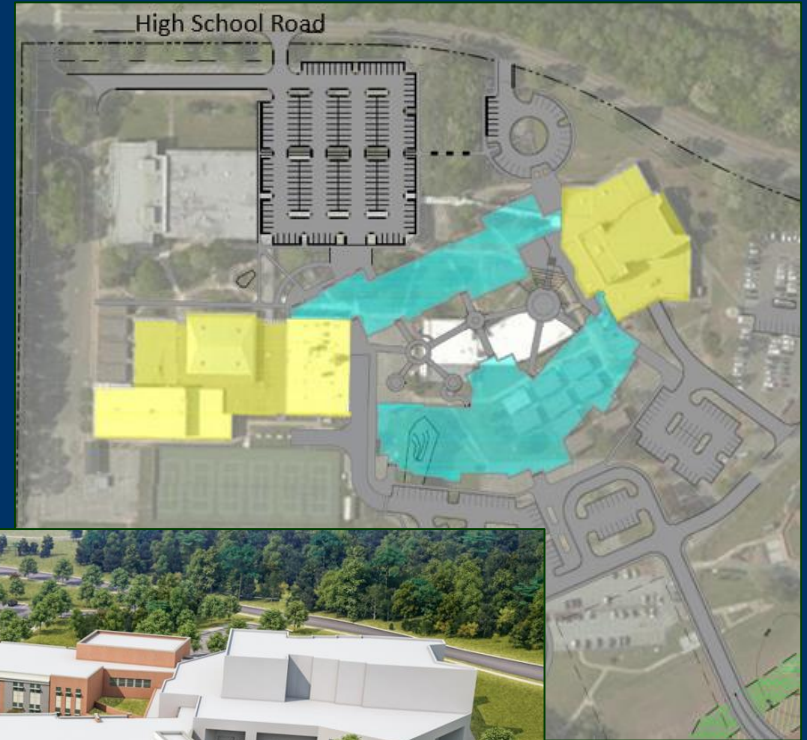
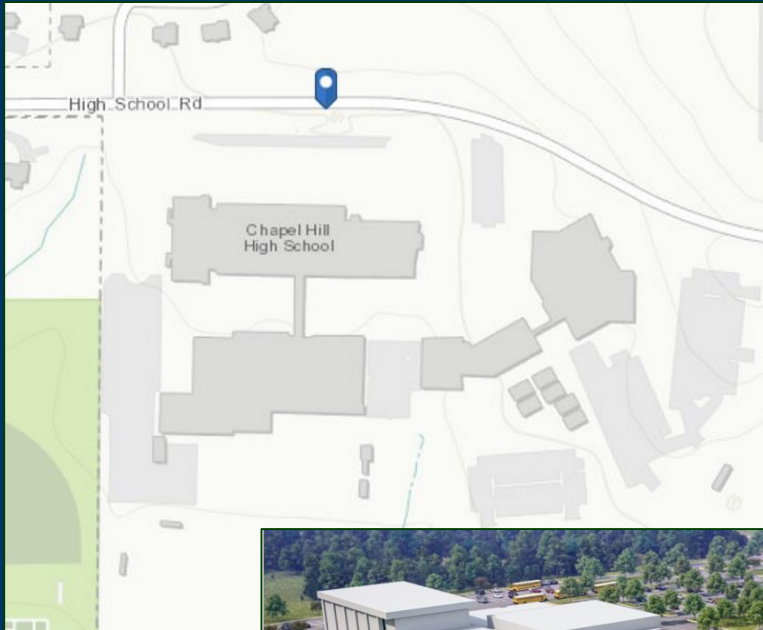
CASA – Merritt Mill



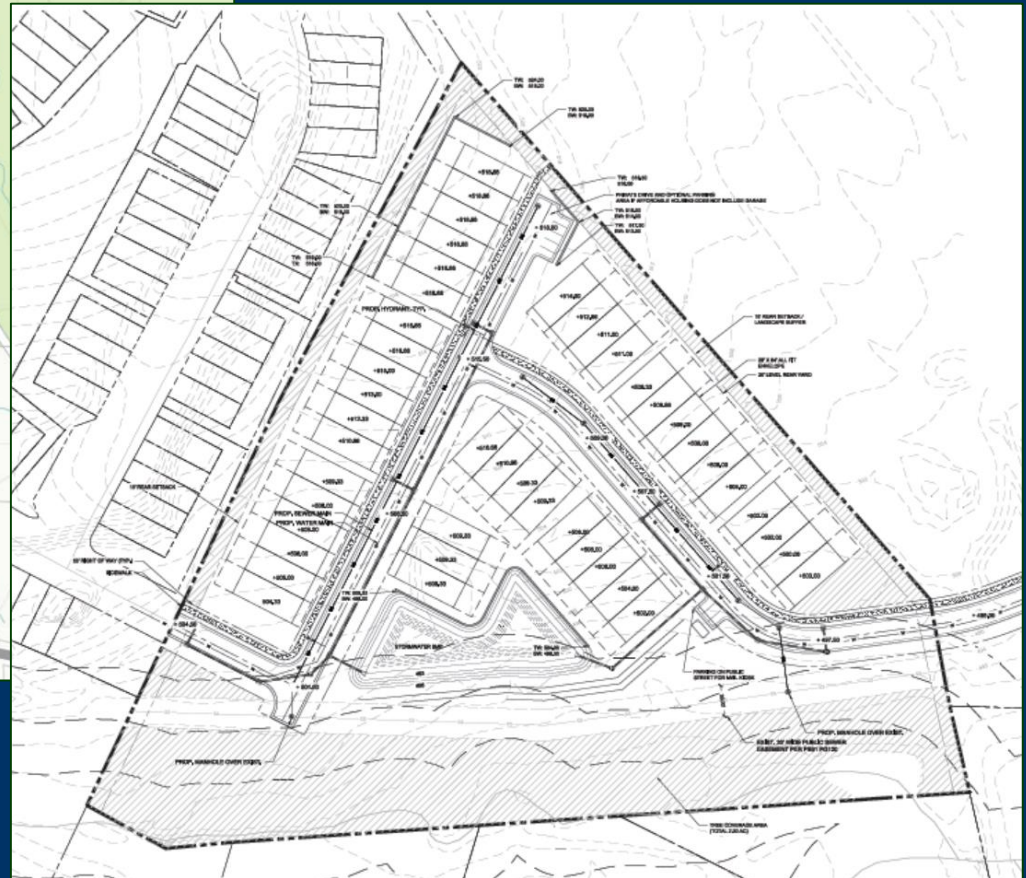
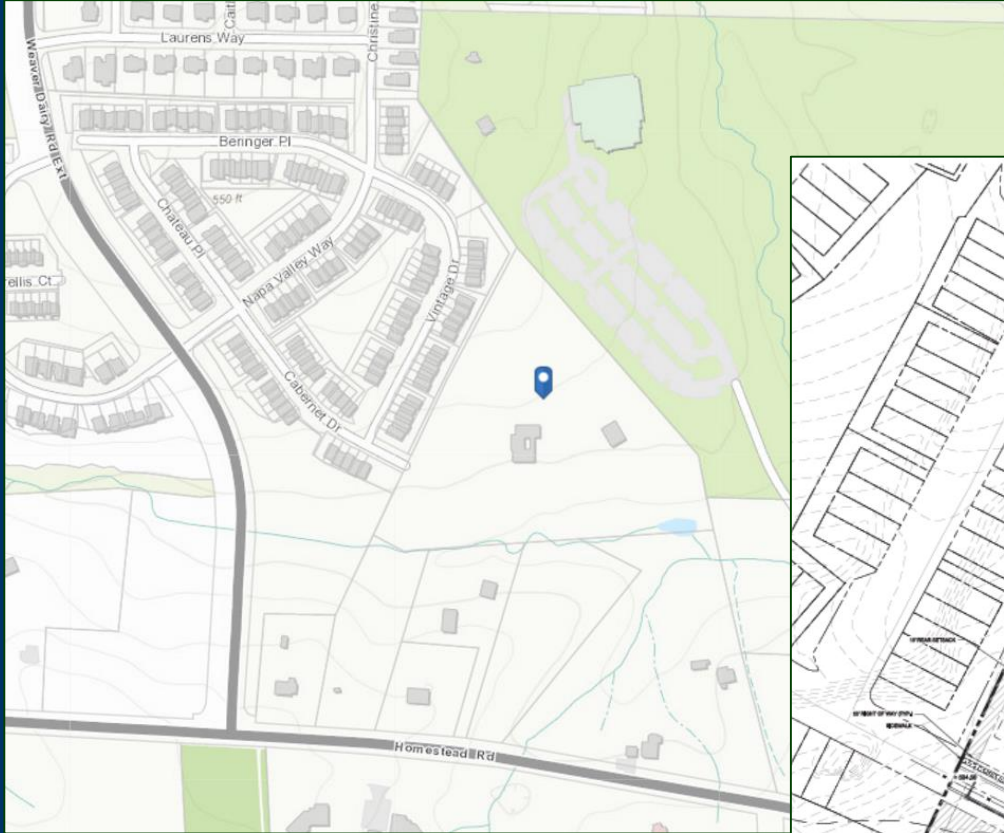
Cedars at Meadowmont



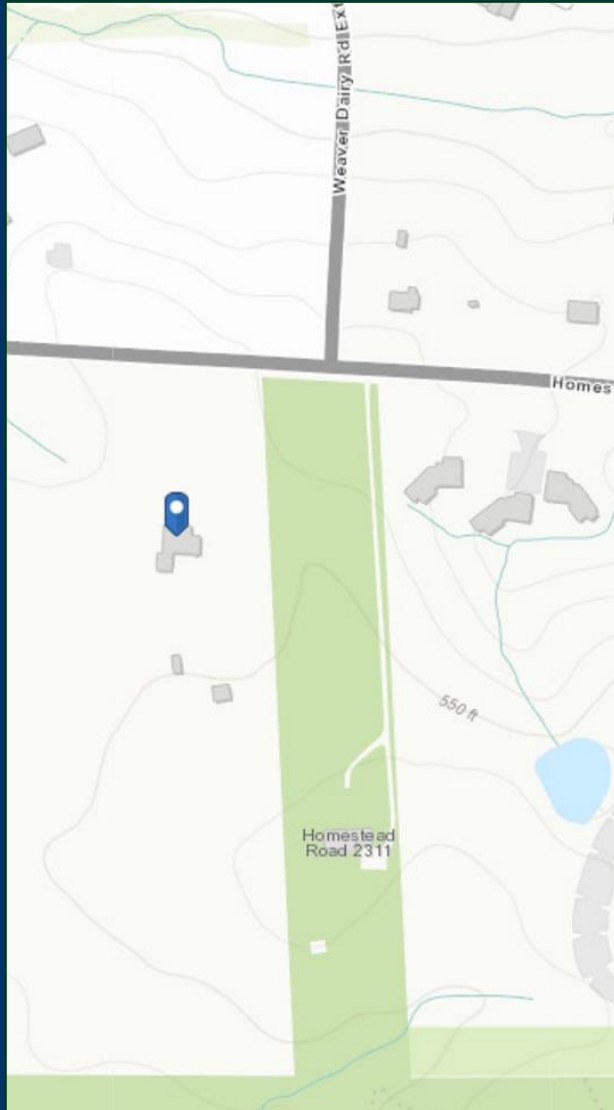
Chapel Hill High School



Homestead Townhomes



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

Montessori School

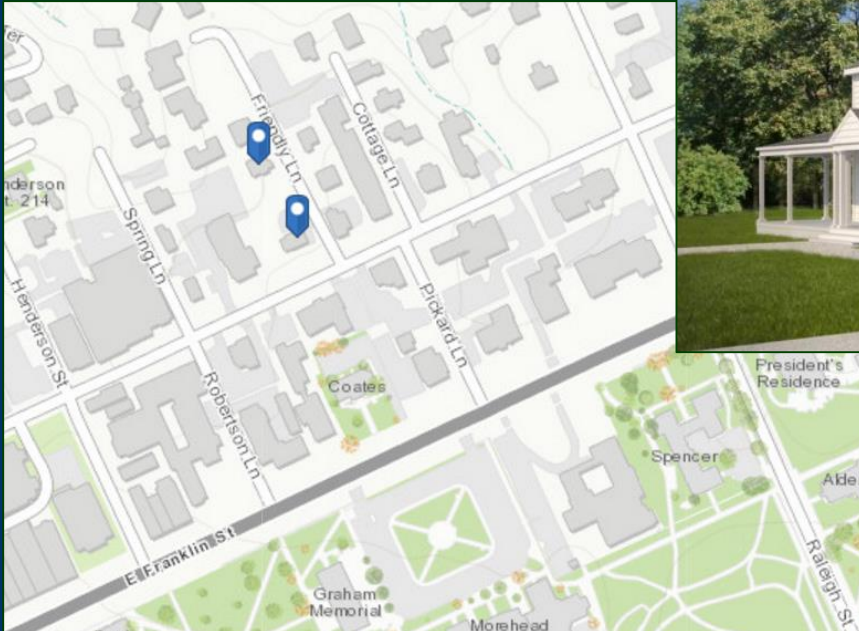
SECU Family House

Signature Health Care

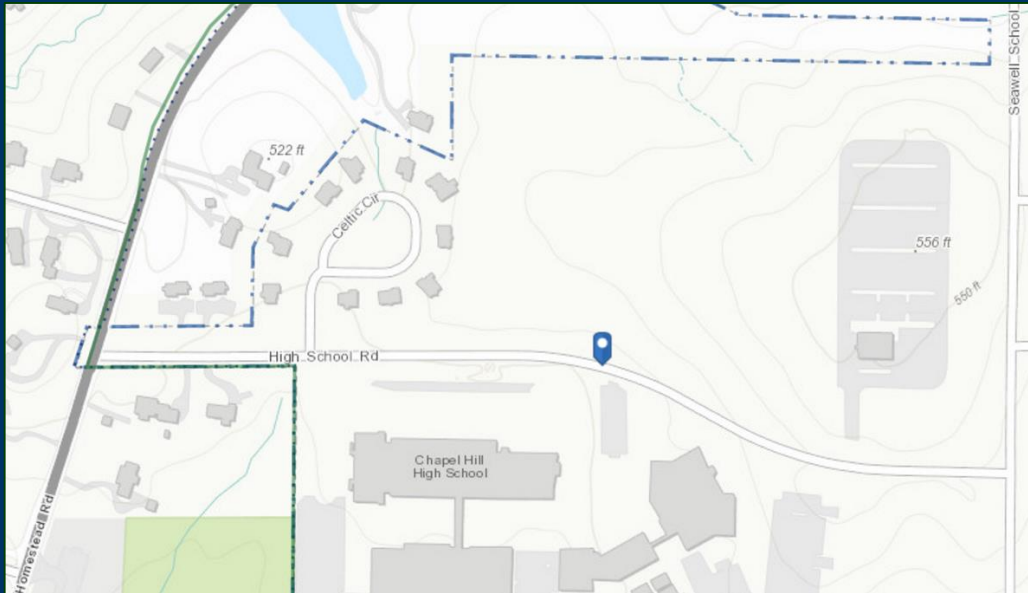
Wegmans Food Market



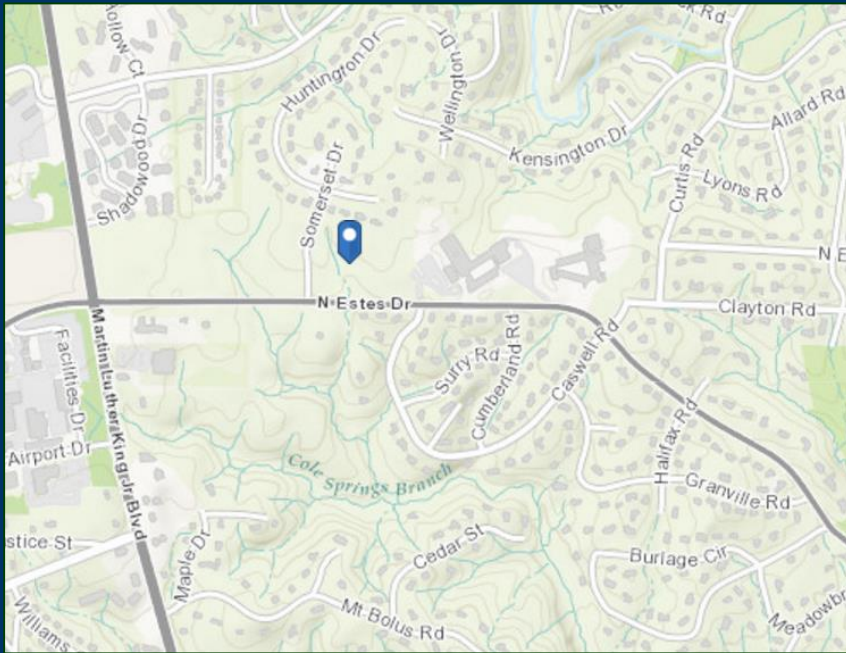
Alpha Phi Sorority



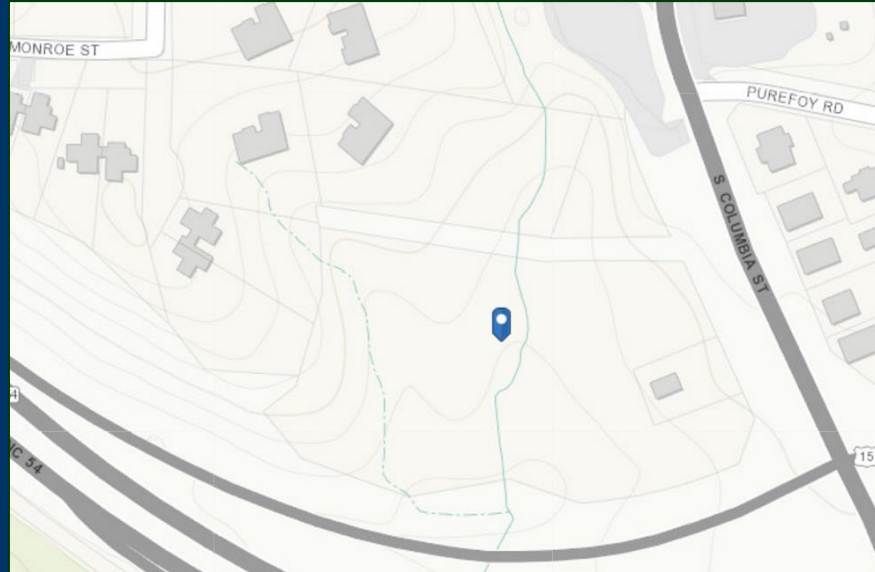
Chapel Hill-Carrboro City Schools Maintenance Building



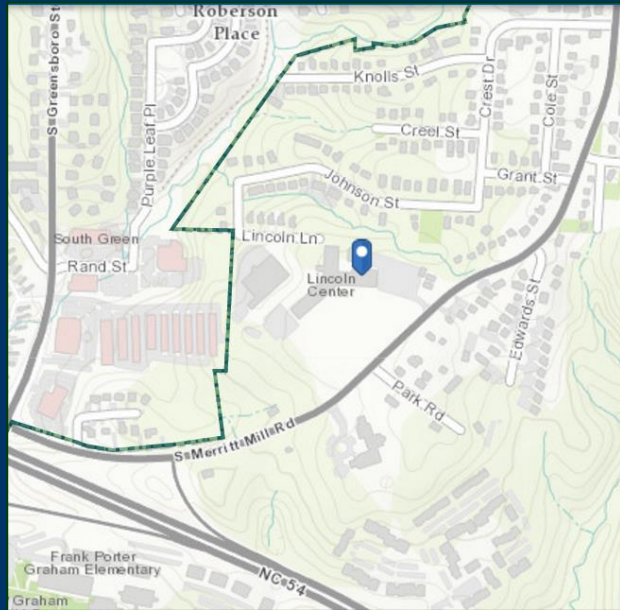
Chapel Hill Retirement Residence



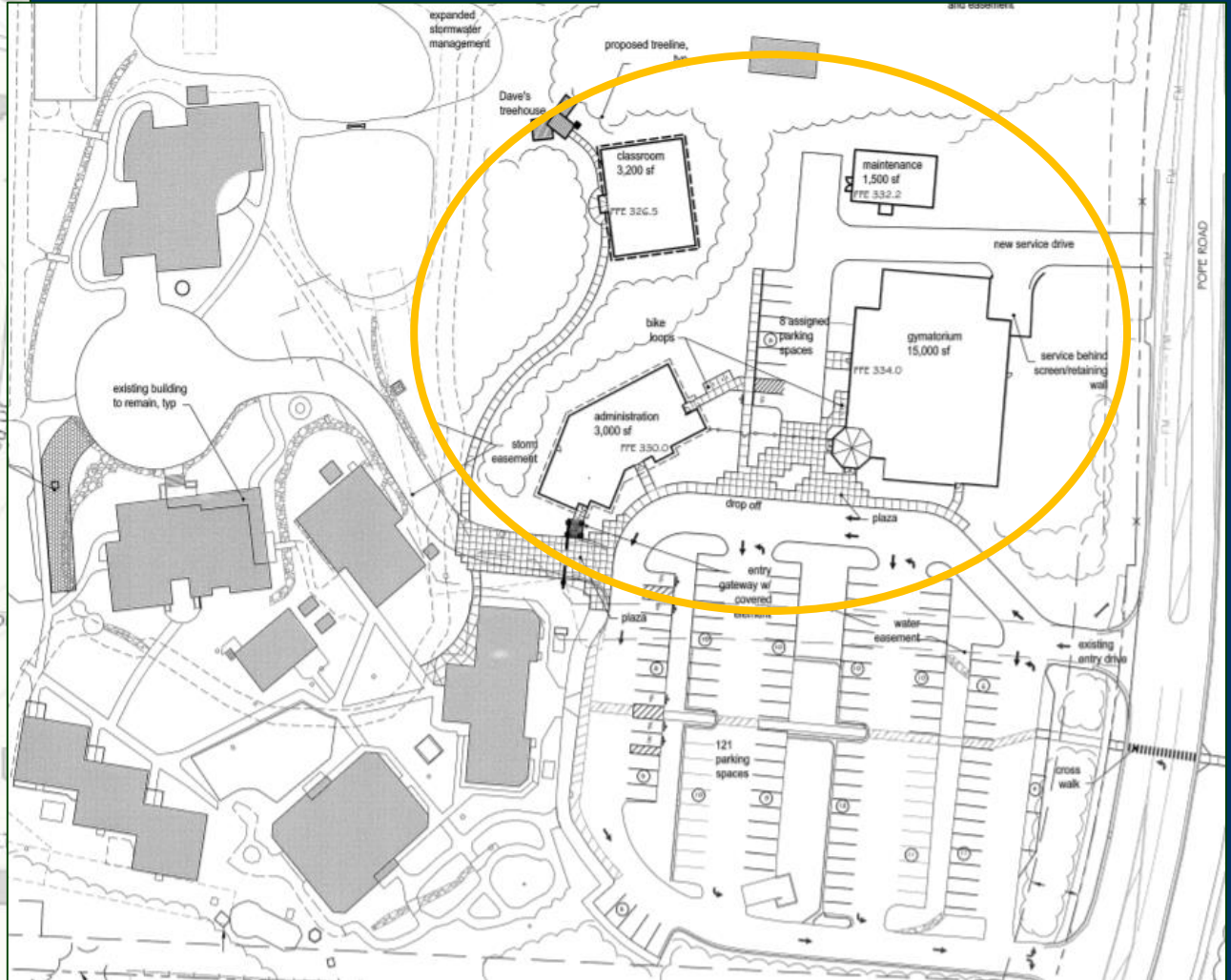
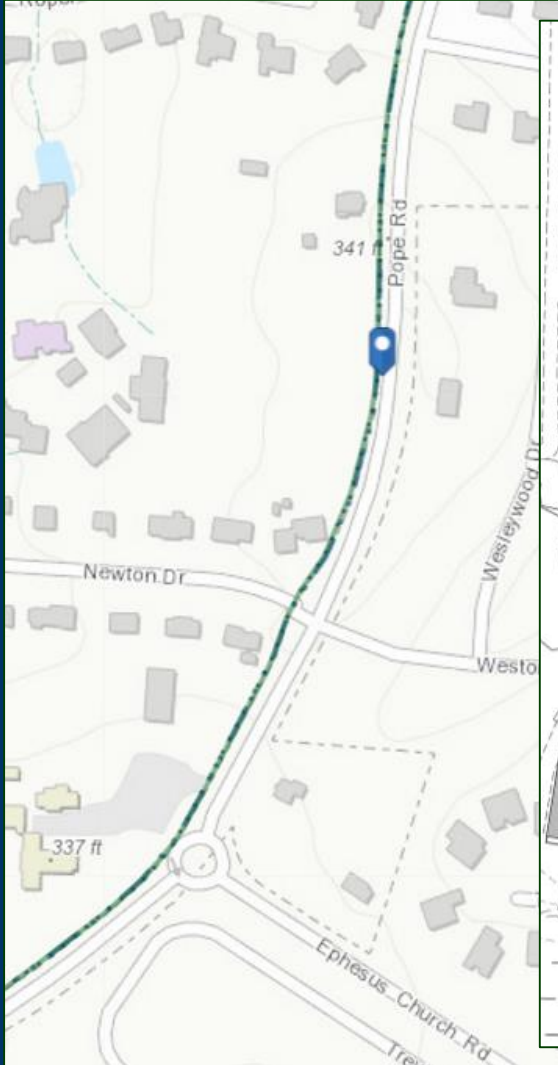
Columbia St Annex Mixed Use



Lincoln Center Campus Redevelopment



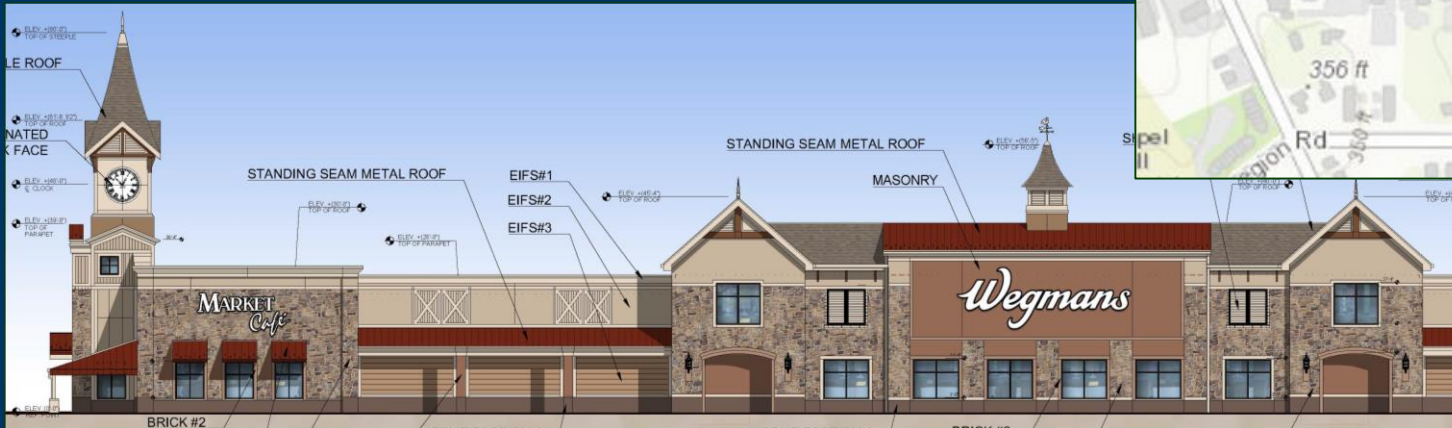
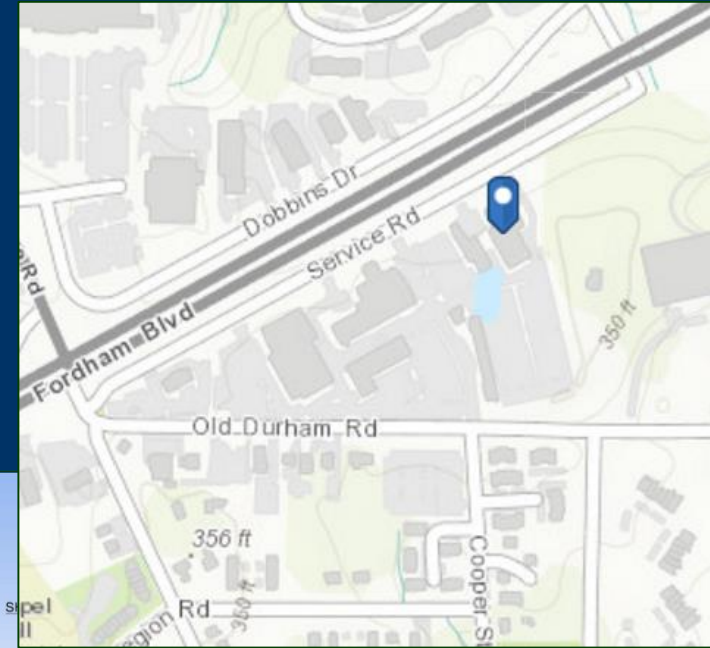
Montessori School



SECU Family House



Wegmans Food Market

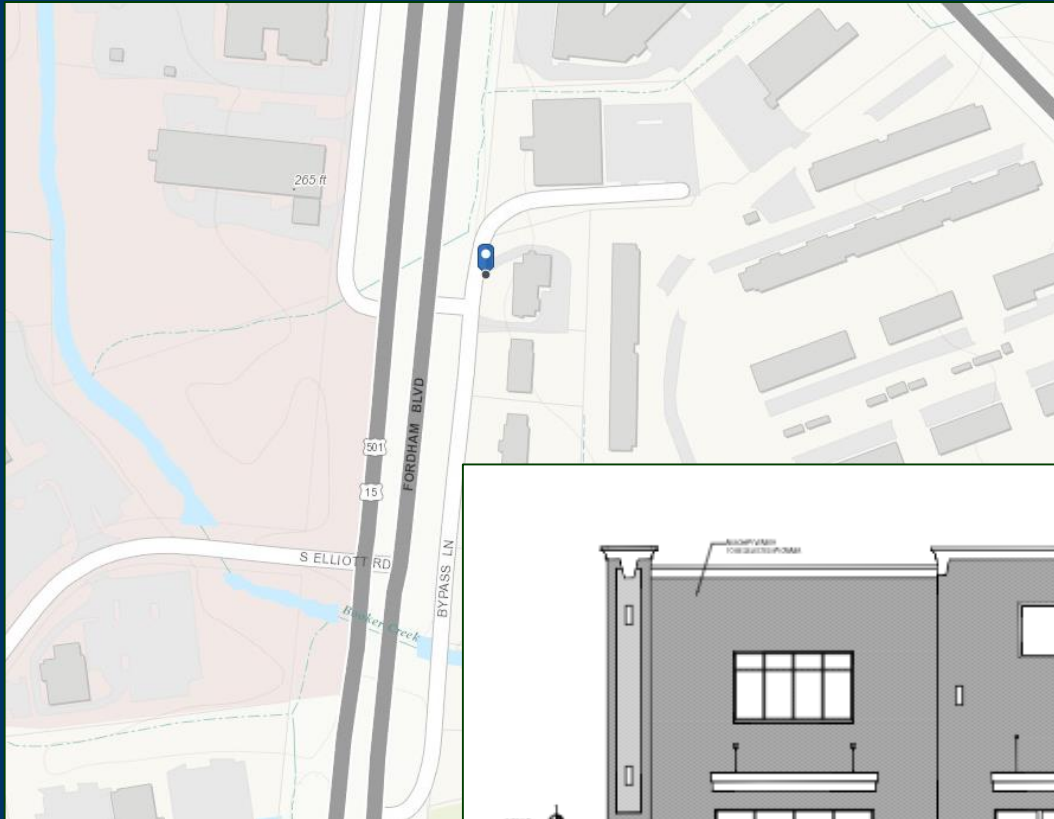


Ephesus-Fordham Projects

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



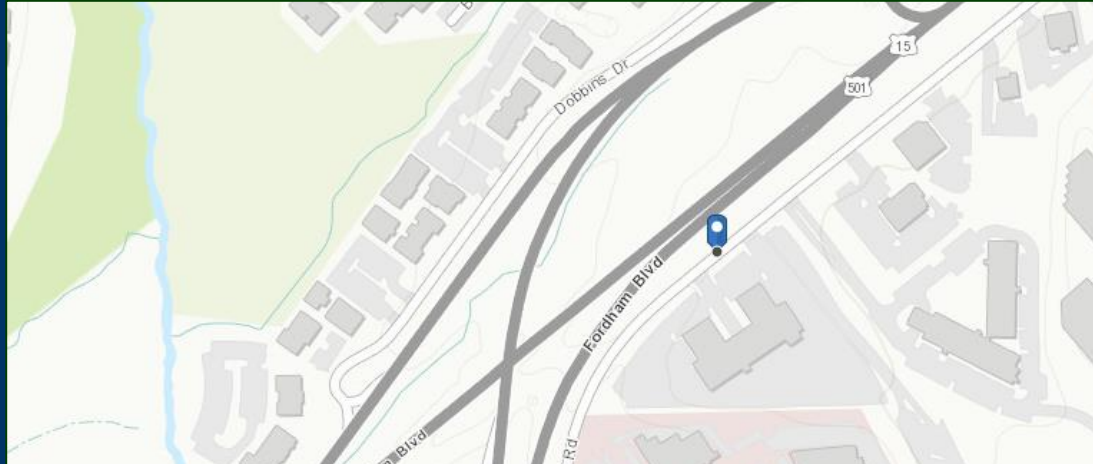
1 Bypass Lane (Play it Again Sports)



Greenfield Place (DHIC Phase 2)



Hillstone Chapel Hill



Village Plaza South



Projects Under Construction

- **Ram's Plaza Outparcel**



Ram's Plaza Outparcel



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



Design Workshop, Feb. 22 – Feb. 27



TOWN OF CHAPEL HILL

Station Area Planning

Durham-Orange Light Rail Transit Project



**Next Step: Presentation to
Council on March 13th**



TOWN OF CHAPEL HILL

Question & Answer



TOWN OF CHAPEL HILL