

Planning & Development Services Update (June 2017)

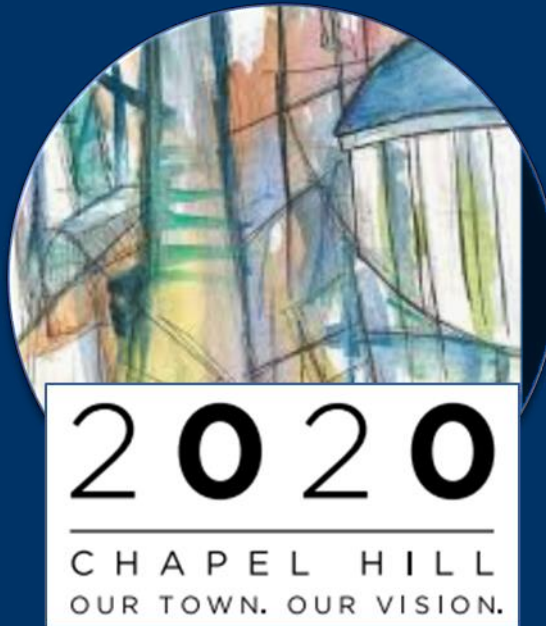


Presentation to Council Committee on Economic Sustainability

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

June 2, 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

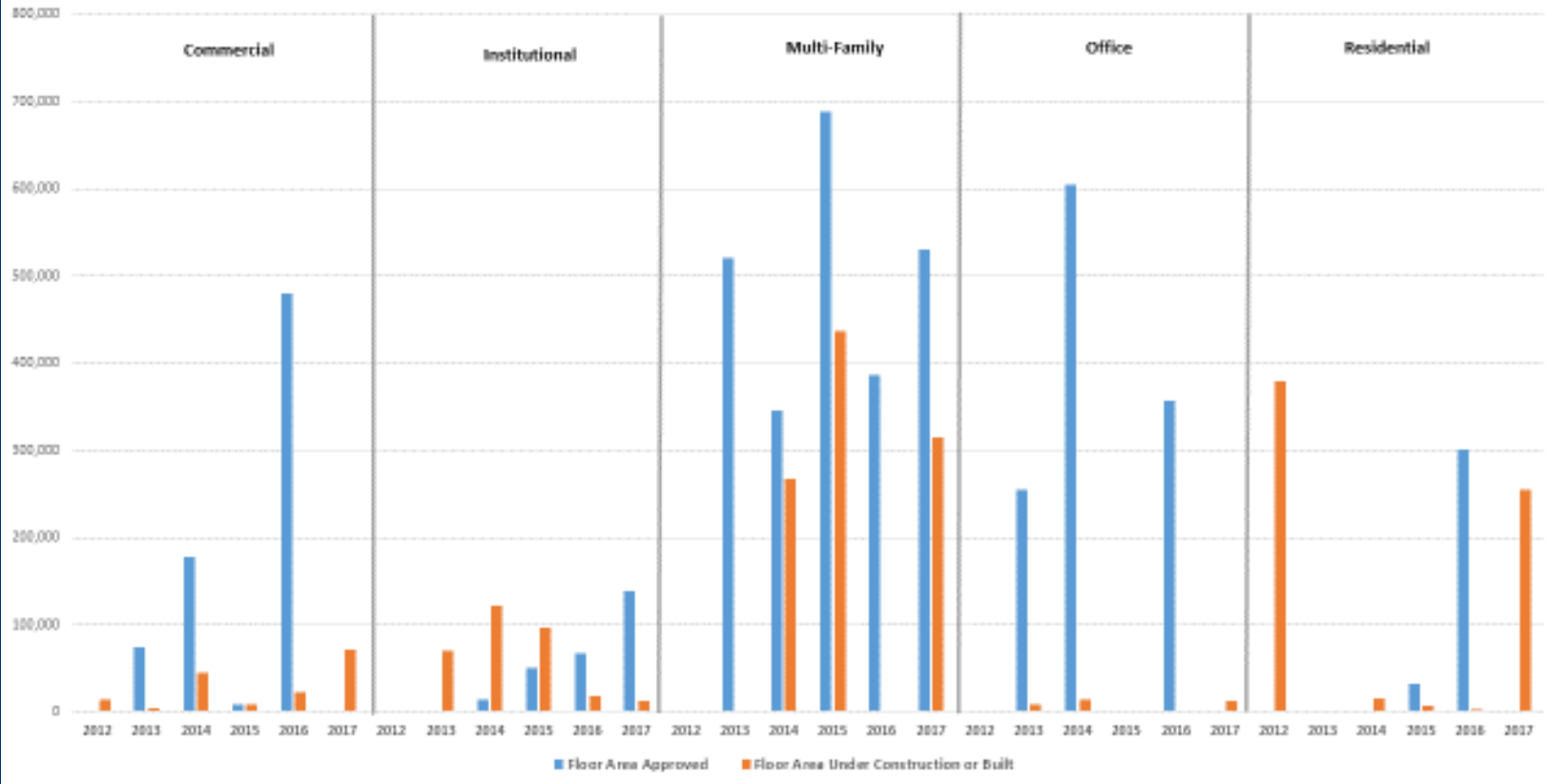
Trends

- 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
- 6) Continuing demand for housing

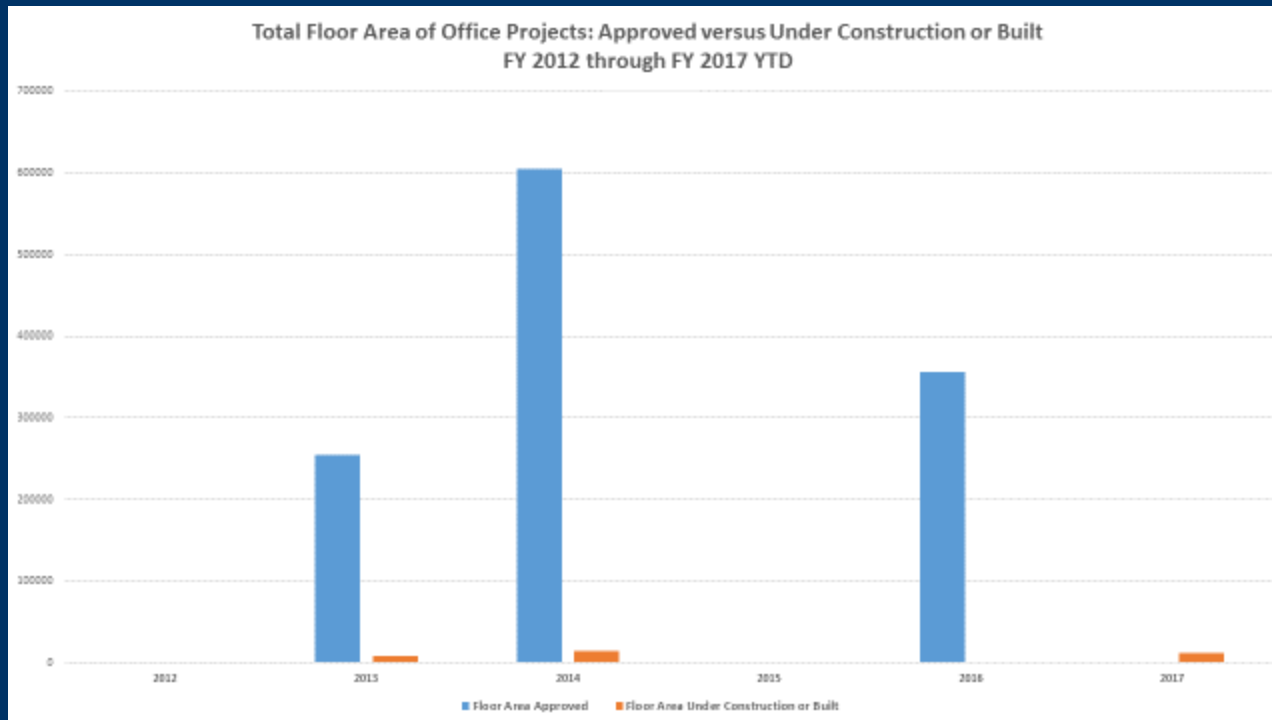


Trends

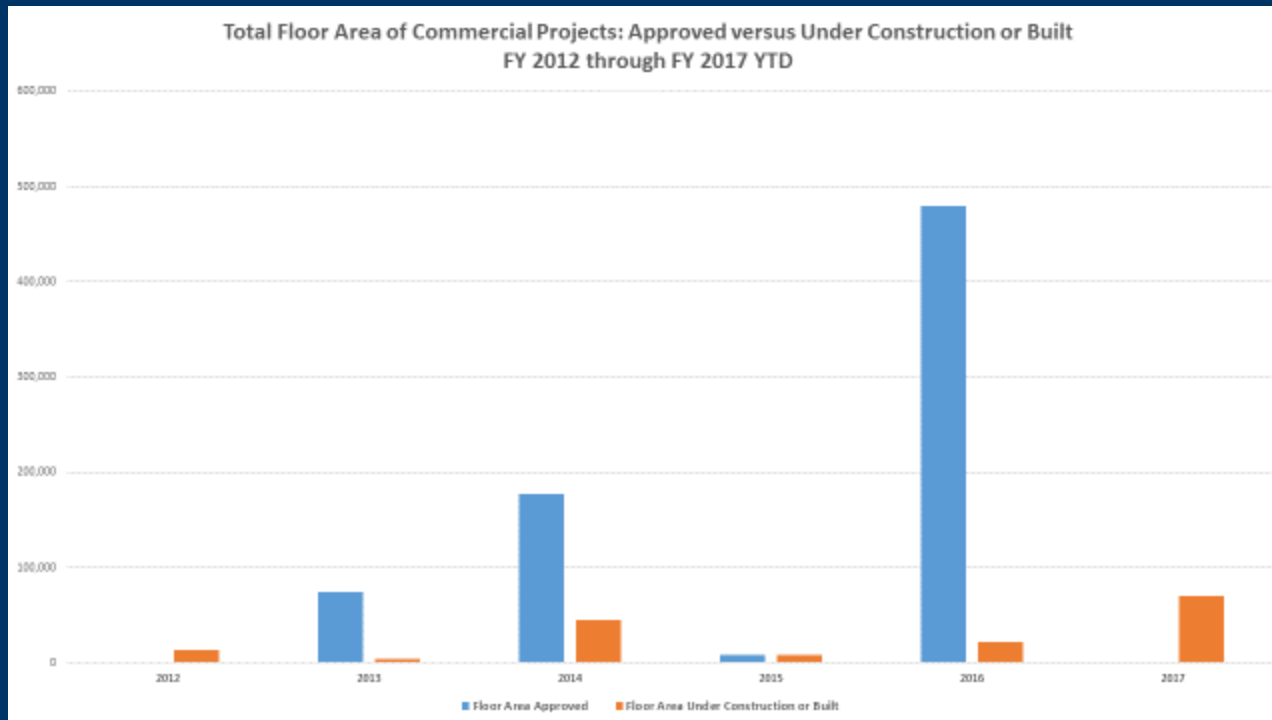
Total Floor Area of Projects by Land Use Type: Approved versus Under Construction or Built
FY 2012 through FY 2017 YTD



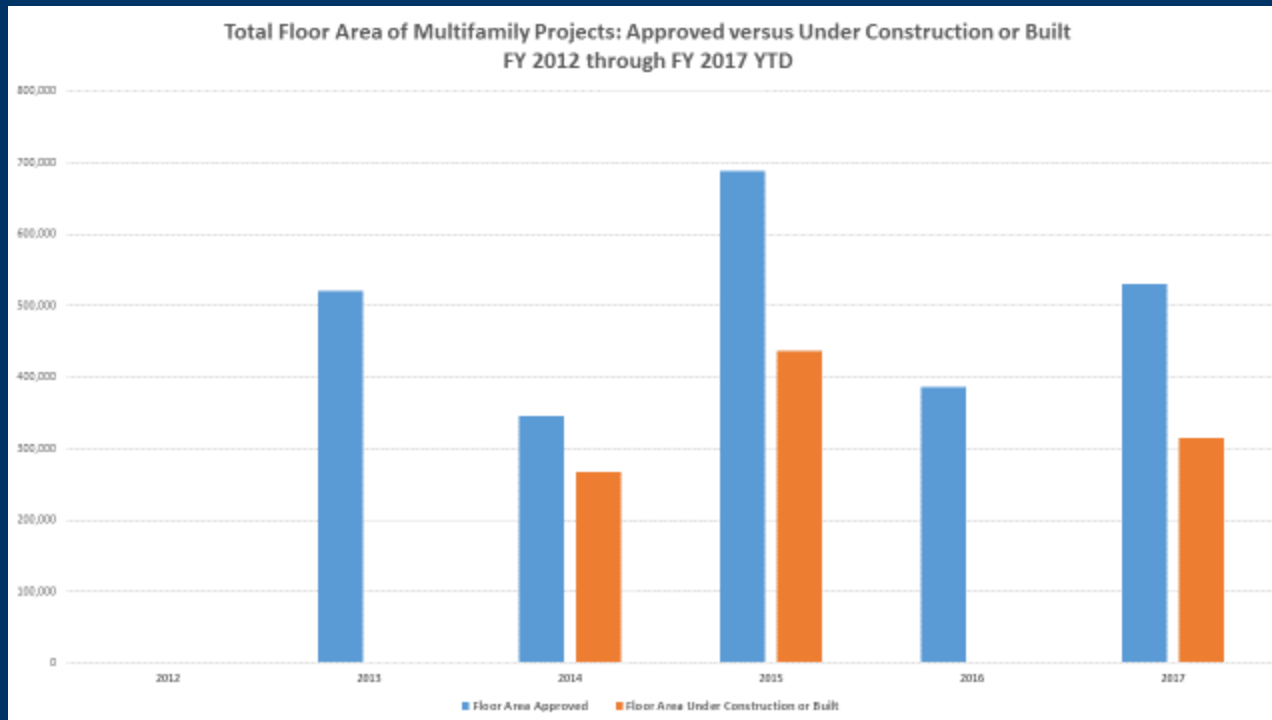
Trends



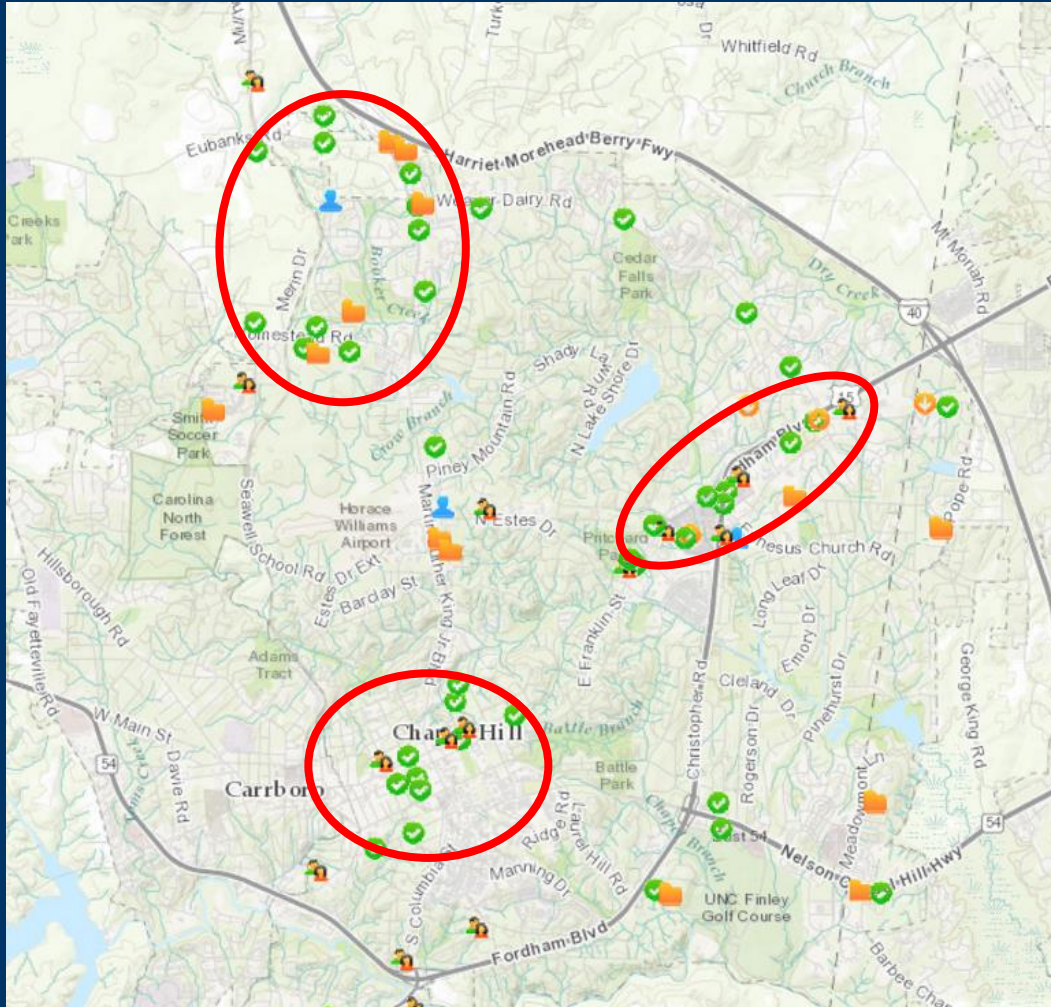
Trends



Trends



Development Activity Report



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- Withdrawn

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



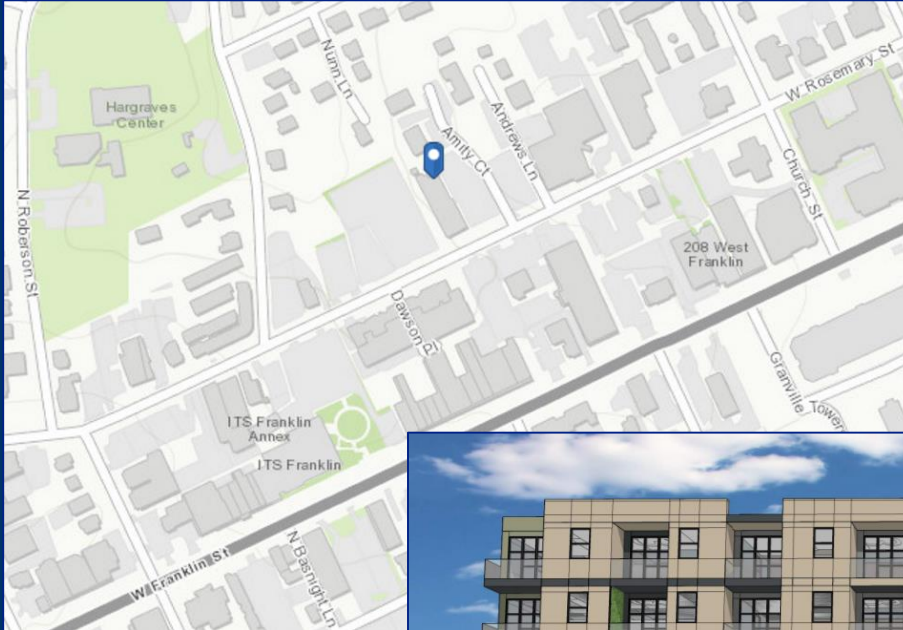
TOWN OF CHAPEL HILL

New Concept Plans

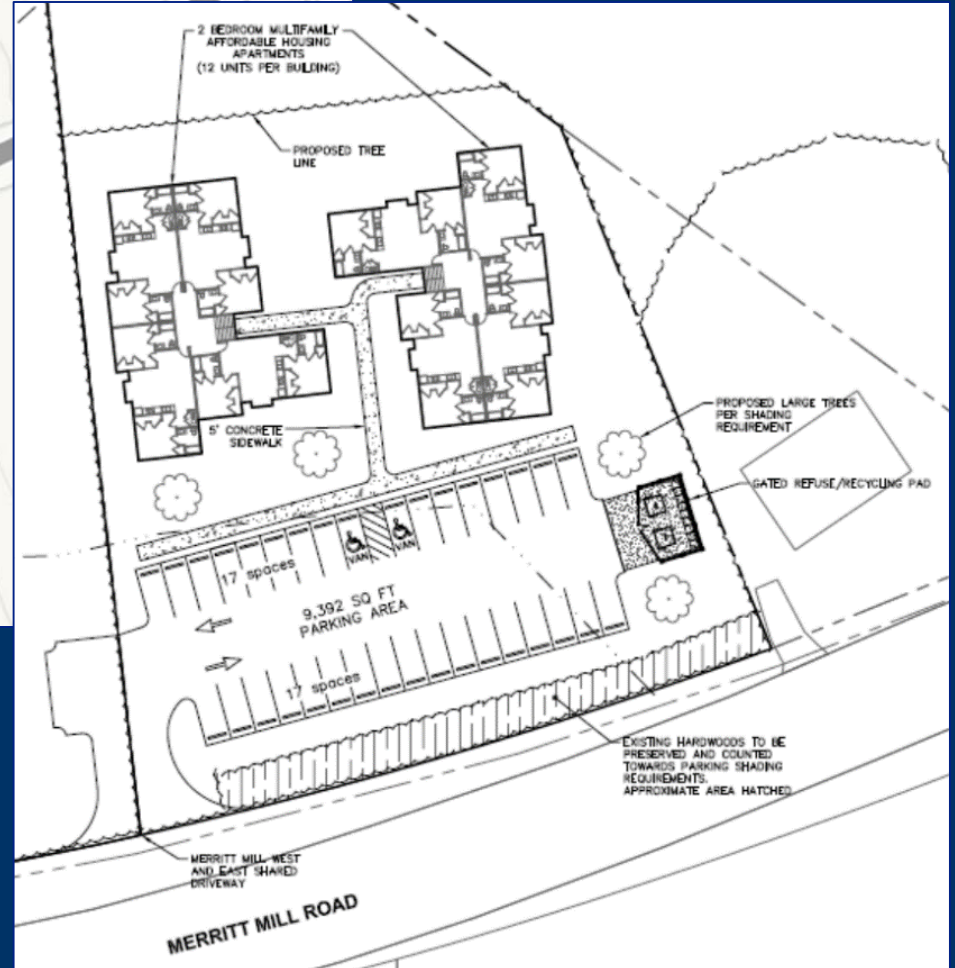
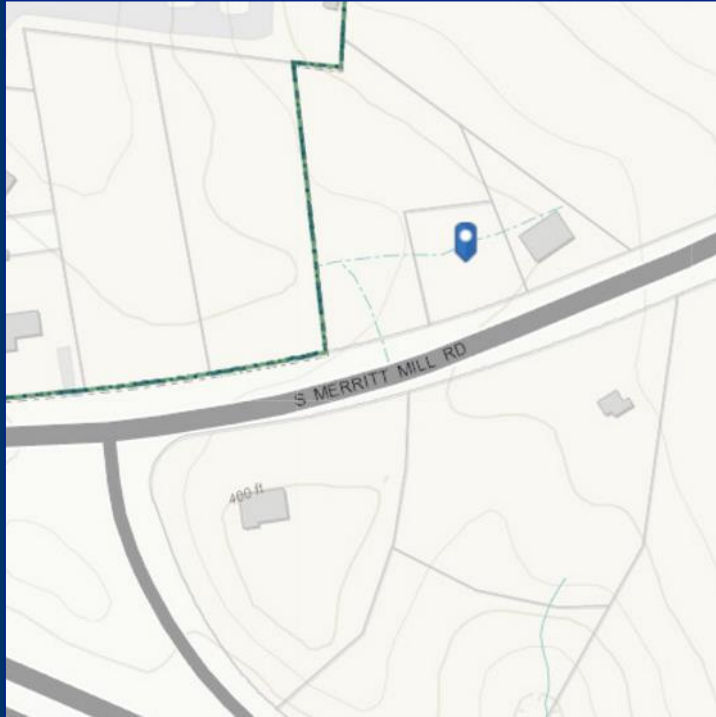
- **Amity Station**
- **CASA – Merritt Mill**
- **N Estes Mixed Use Center**



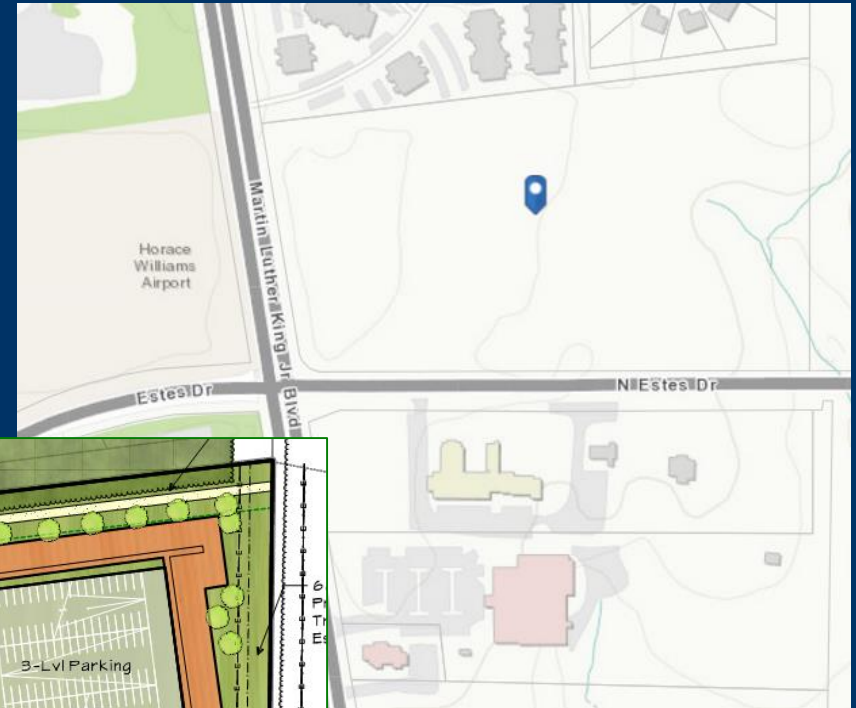
Amity Station Mixed Use



CASA – Merritt Mill



North Estes Mixed Use Center



Special Use Permit Updates

Alpha Phi Sorority

Cedars at Meadowmont

Chapel Hill High School

Columbia Street Annex Mixed Use

Montessori School

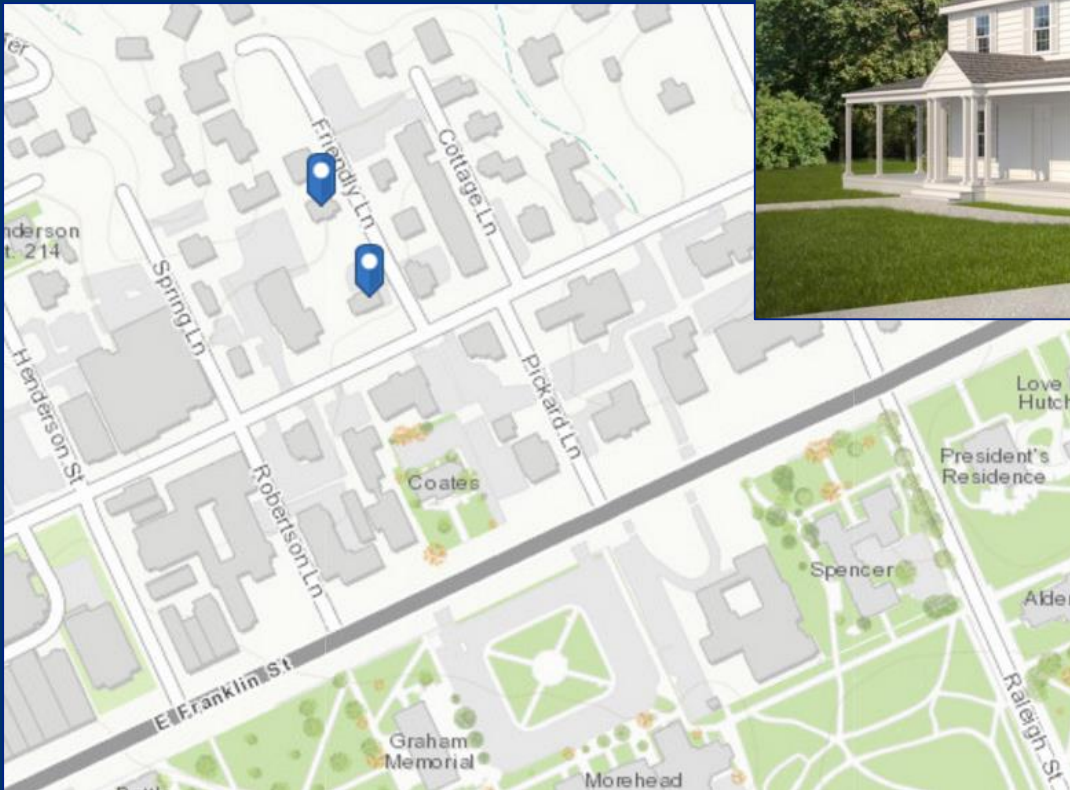
SECU Family House

Signature Health Care

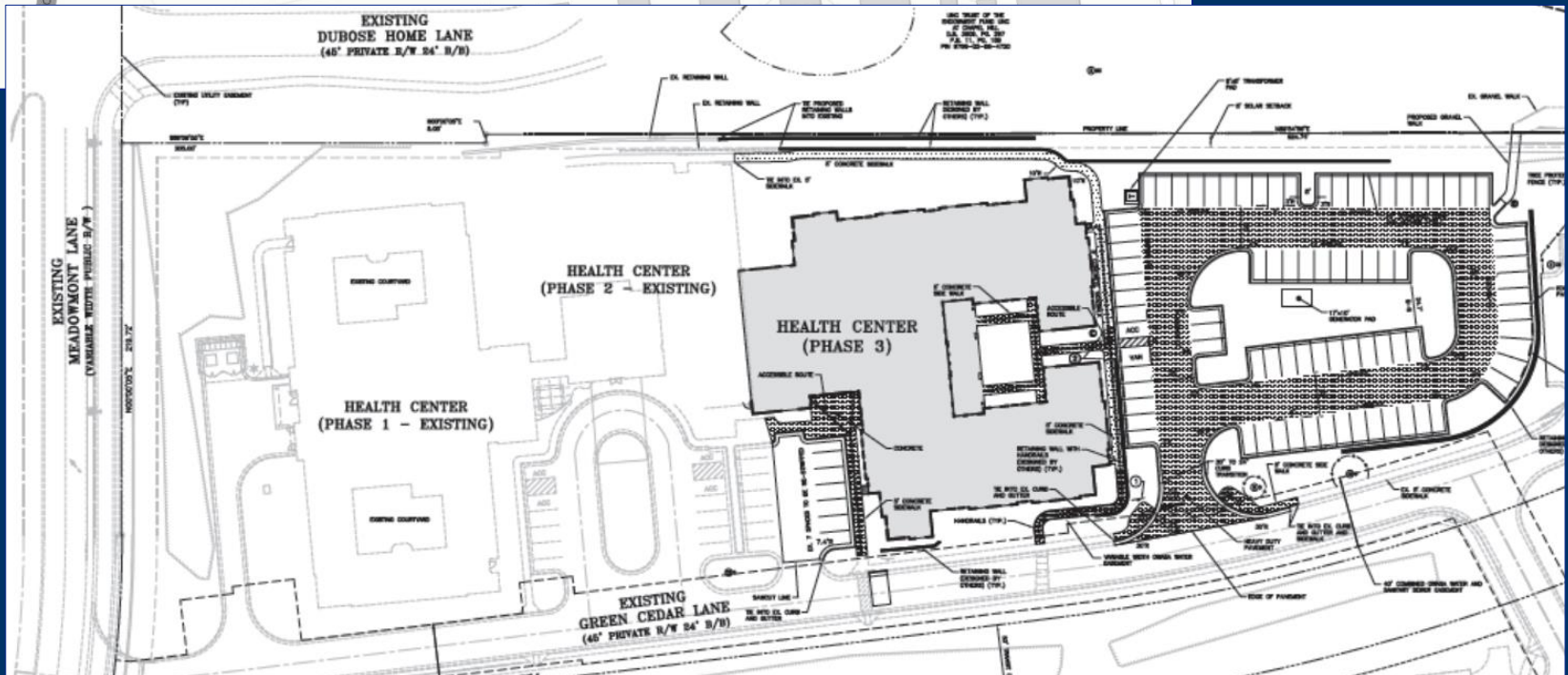
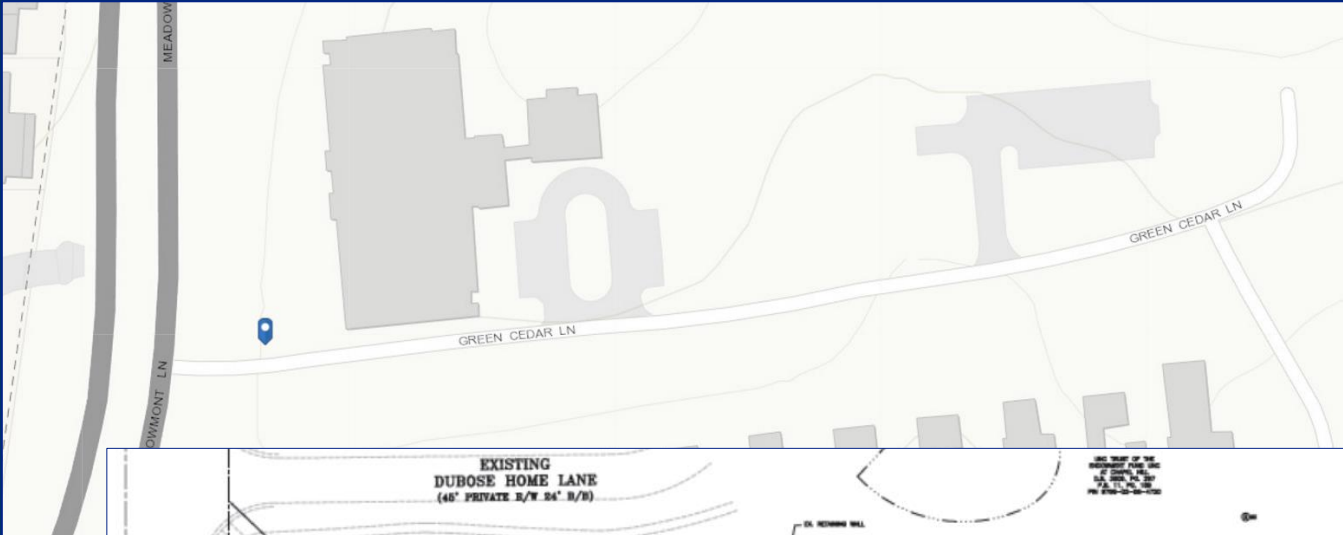
Wegmans Food Market



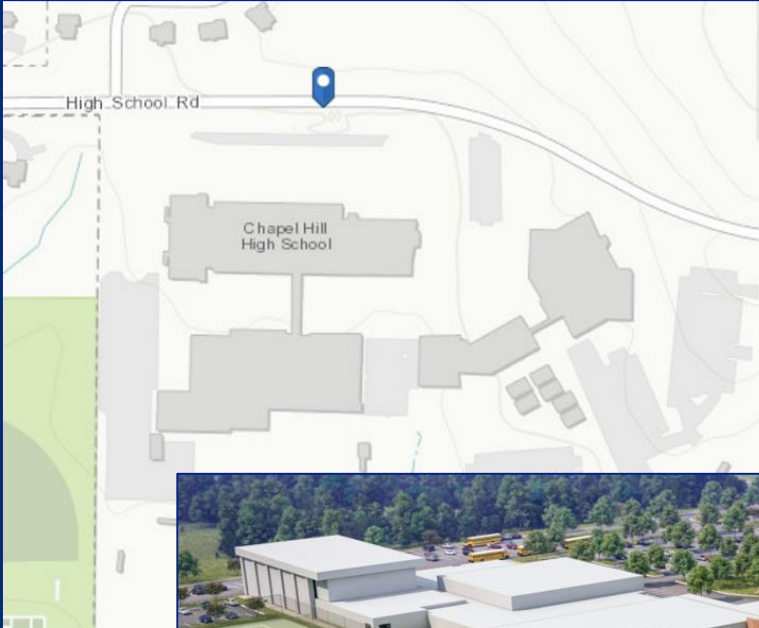
Alpha Phi Sorority



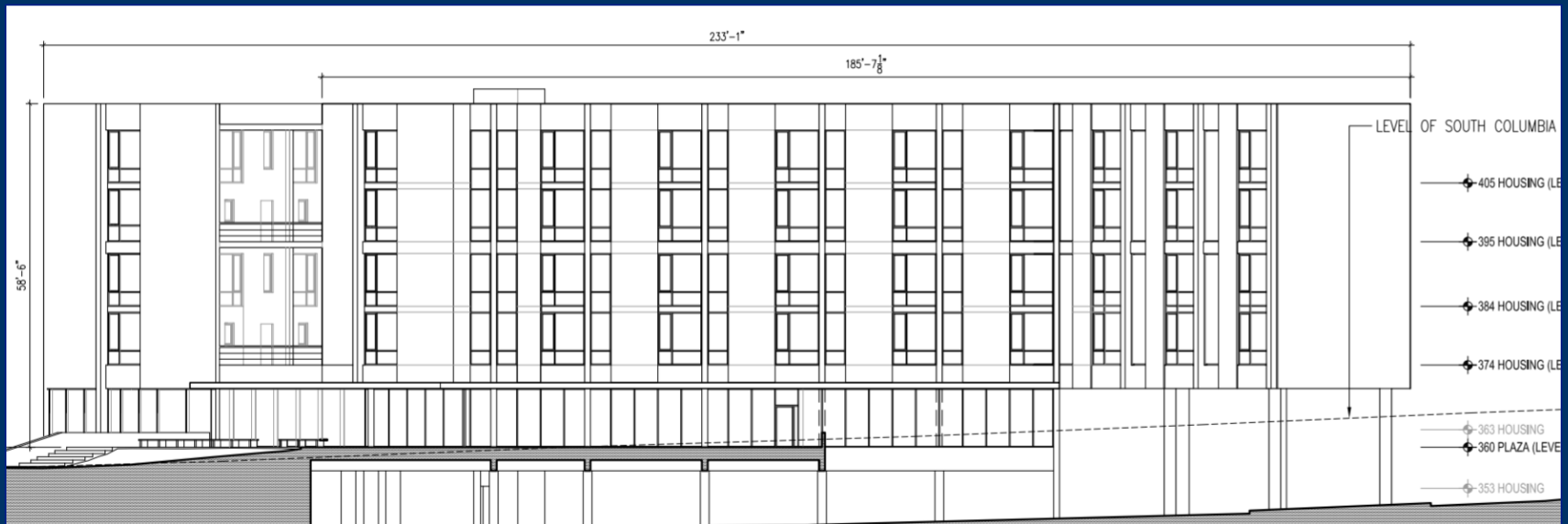
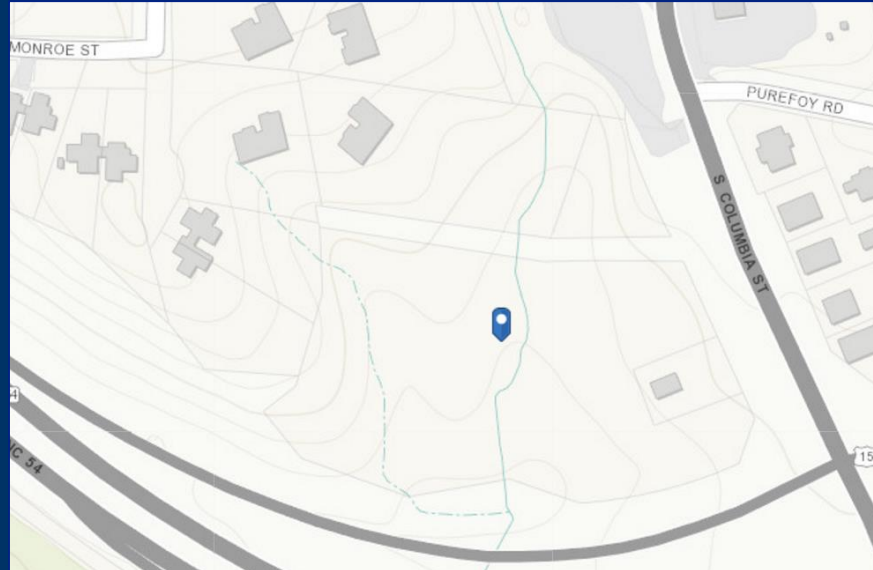
Cedars at Meadowmont



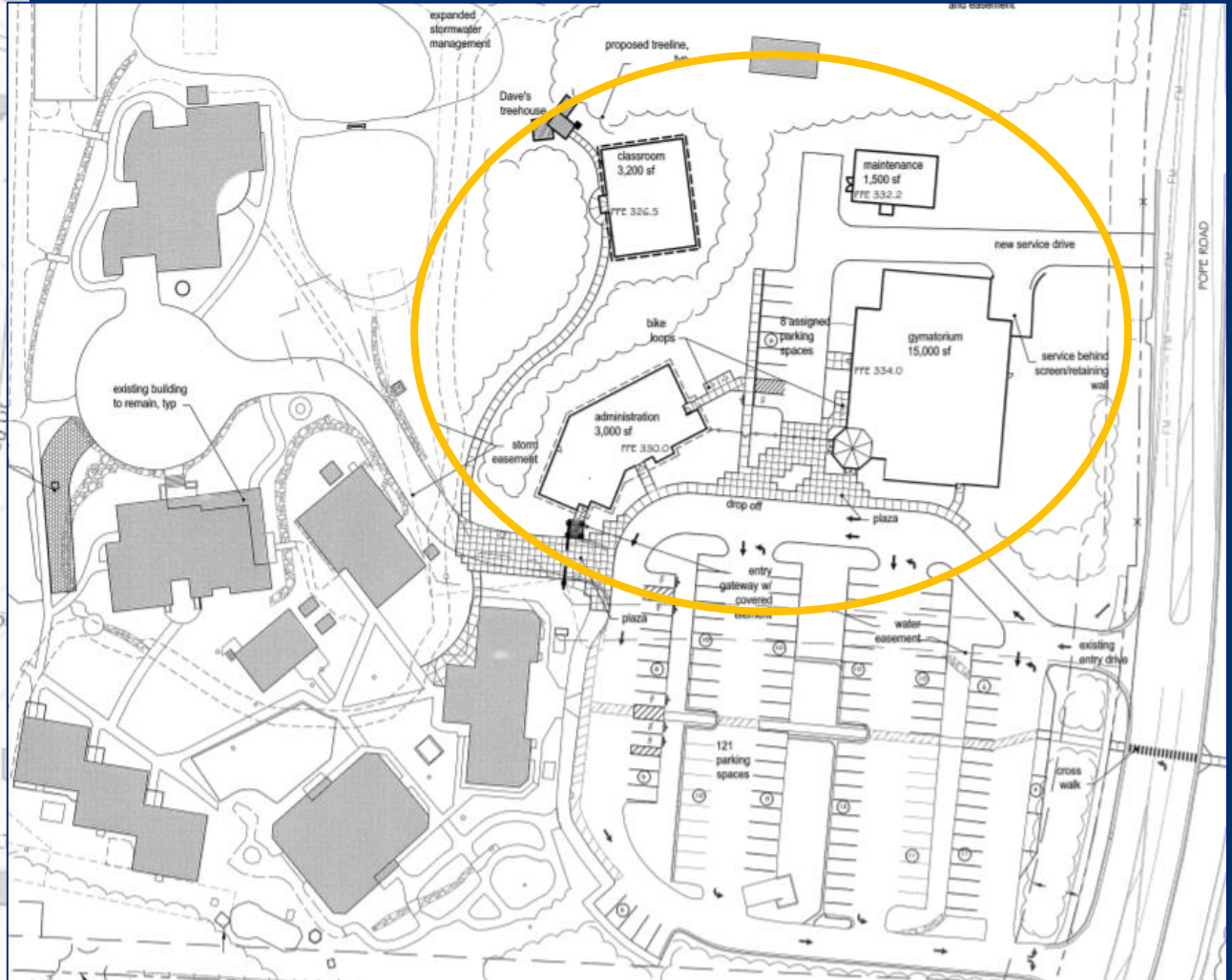
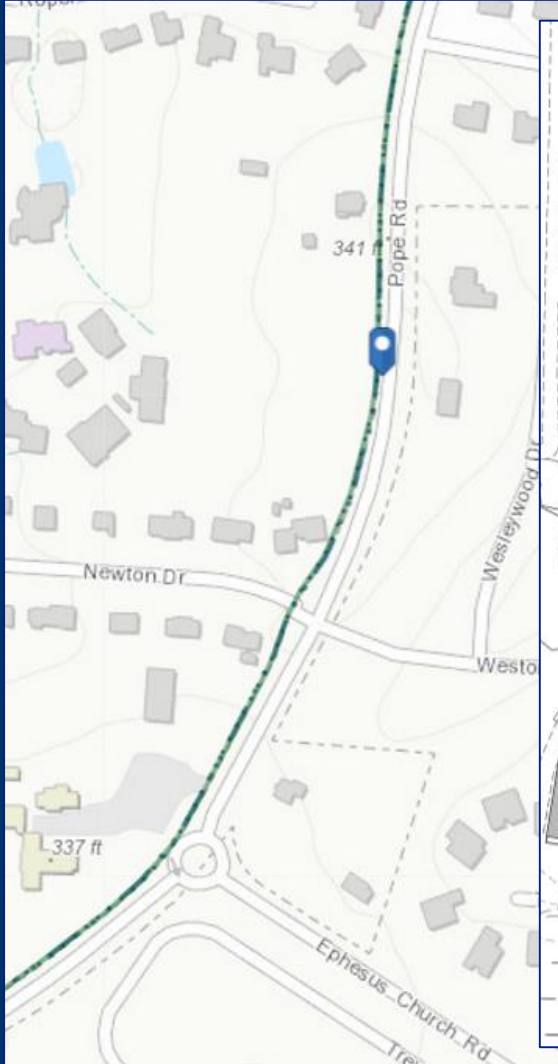
Chapel Hill High School



Columbia St Annex Mixed Use



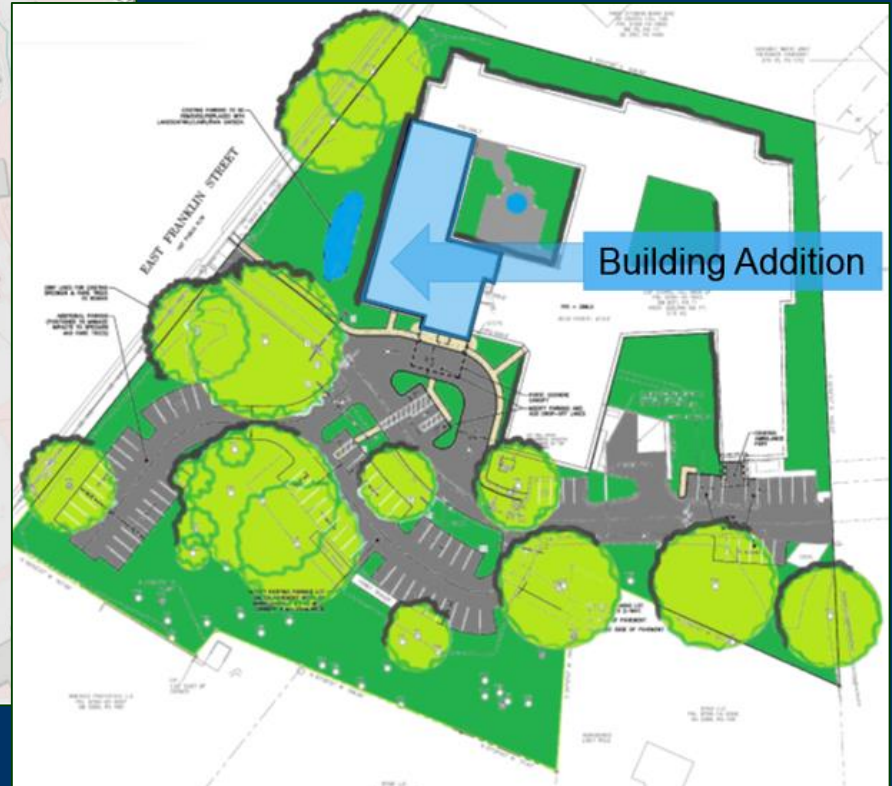
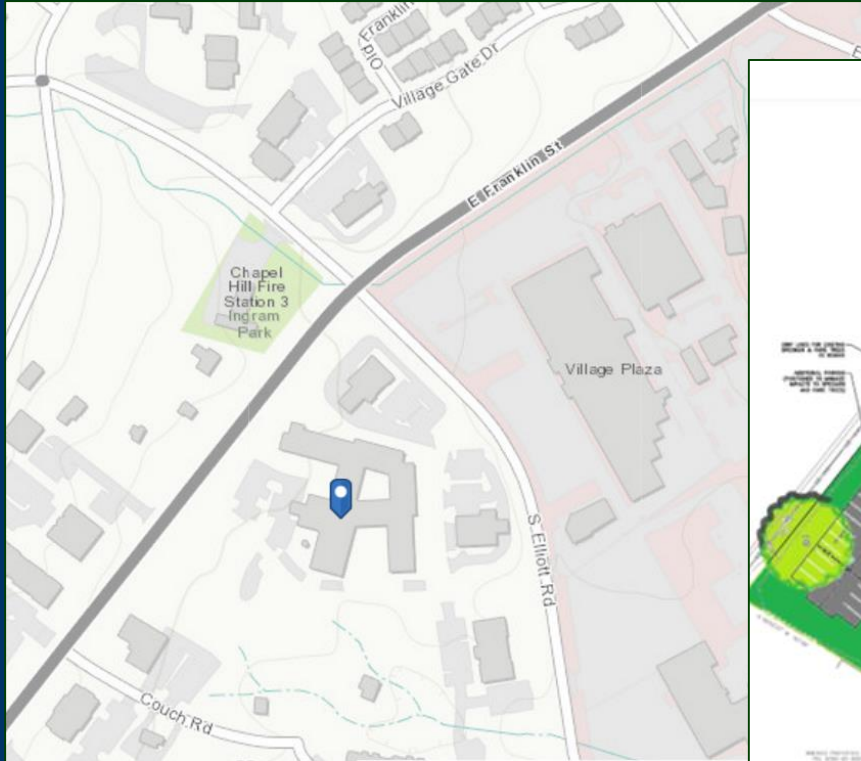
Montessori School



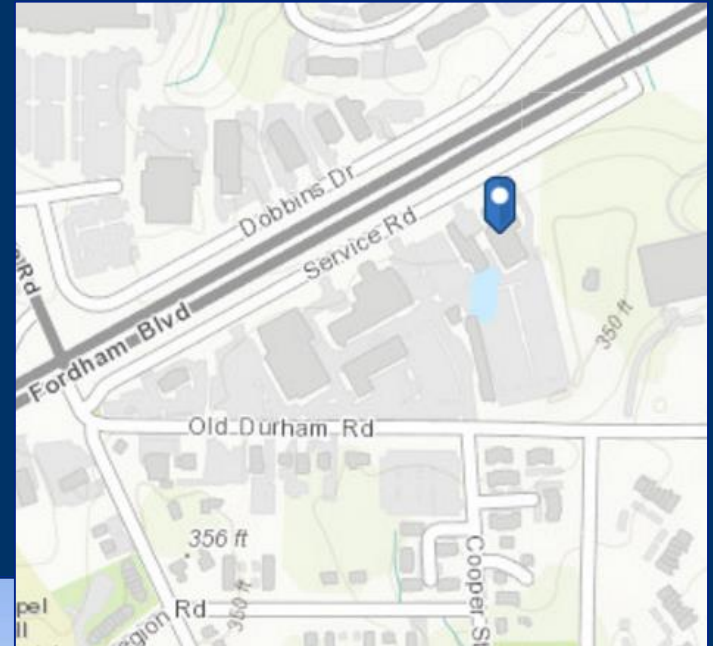
SECU Family House



Signature Health Care



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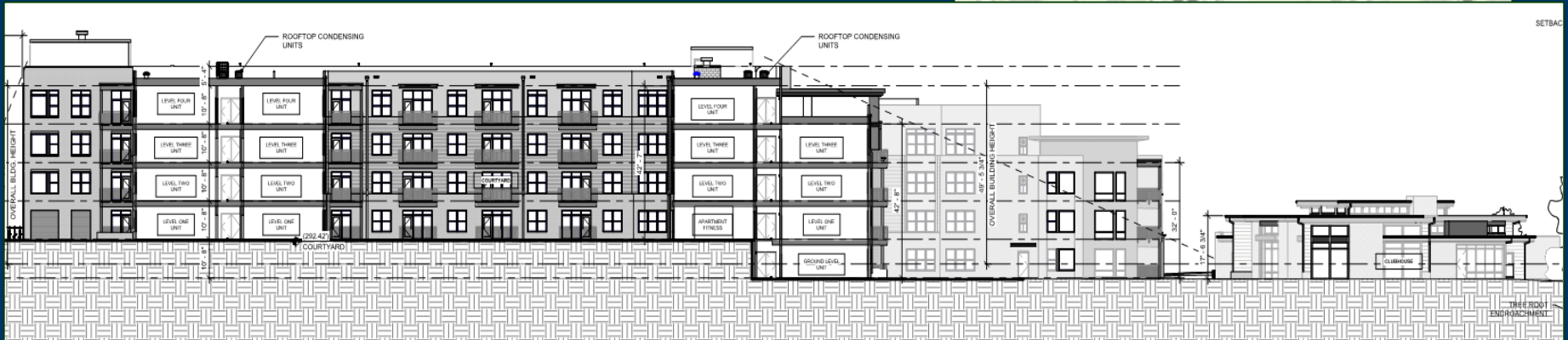
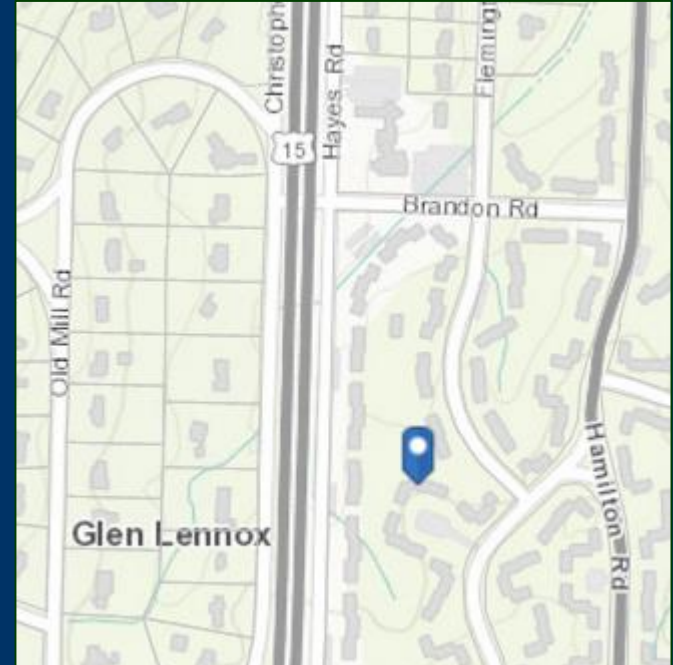


Development Agreement Final Plans

- **Glen Lennox Development Agreement Compliance Permit**



Glen Lennox Phase 1

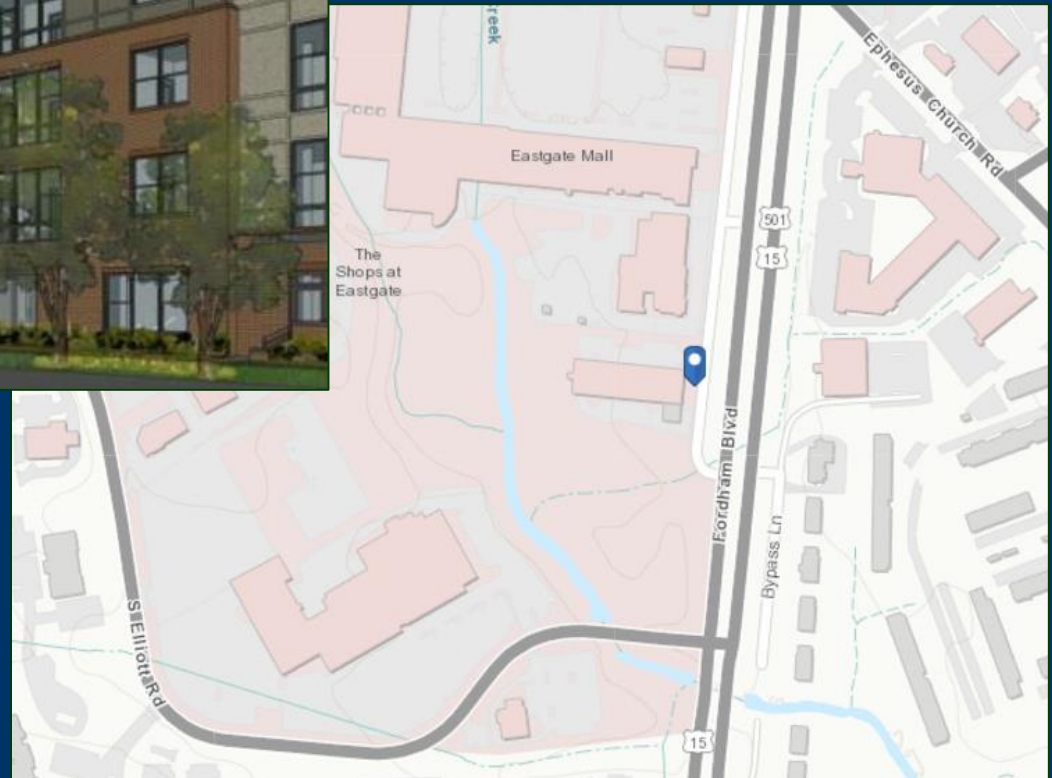


Ephesus-Fordham Projects

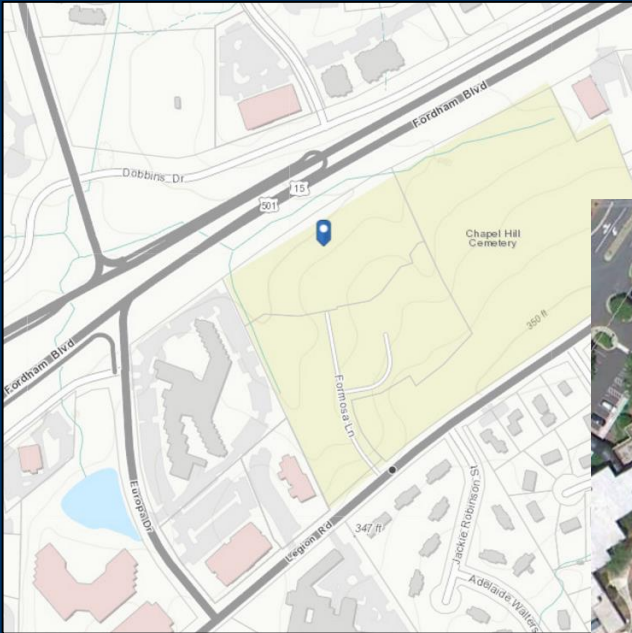
- **Fordham Boulevard Apartments**
- **Greenfield Commons**
- **Hillstone**
- **Village Plaza South**



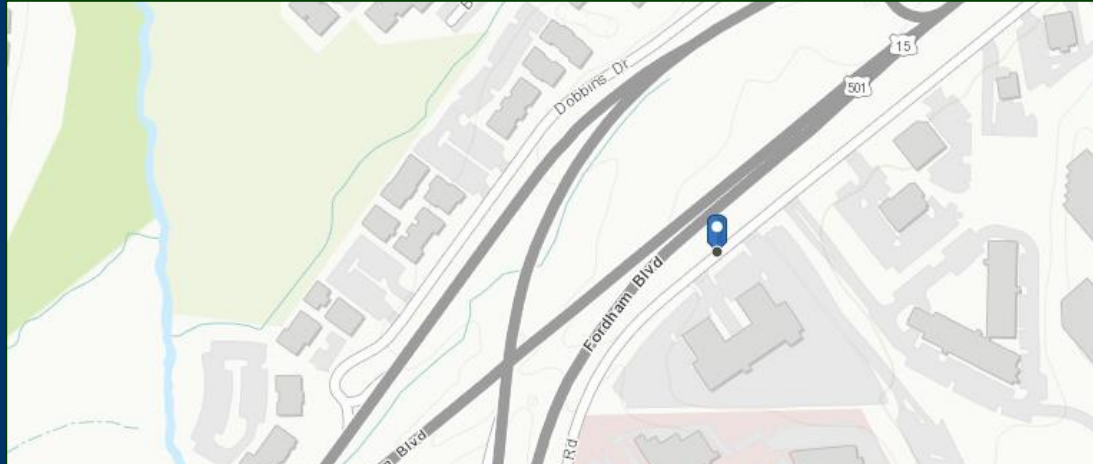
Fordham Boulevard Apartments



Greenfield Place (DHIC Phase 2)



Hillstone Chapel Hill



Village Plaza South



ram
Ram Realty Services
Ram Development Company

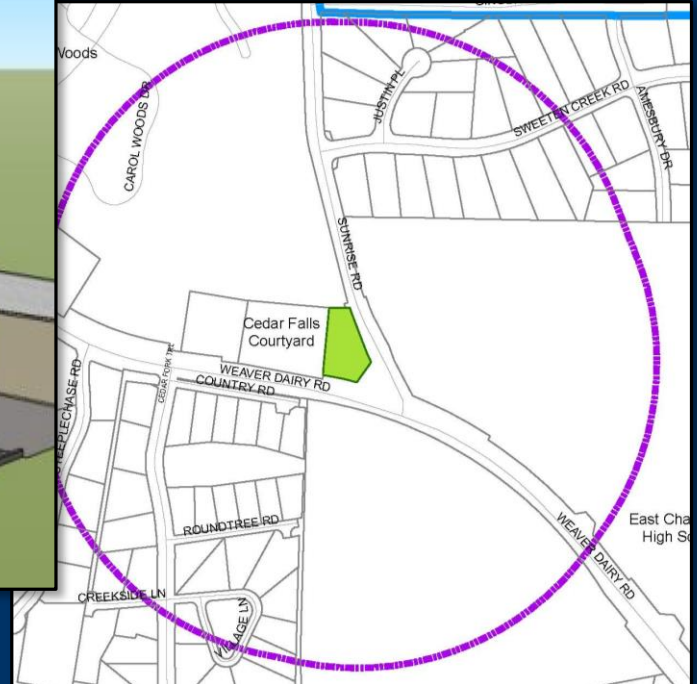


Projects Under Construction

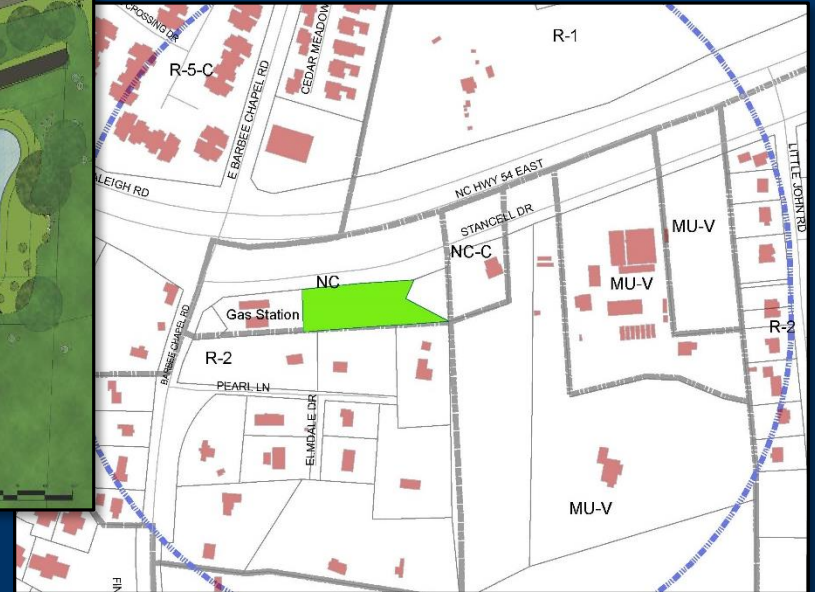
- **BP Service Station**
- **Stancell Drive Car Wash**
- **Bouncing Bulldogs**



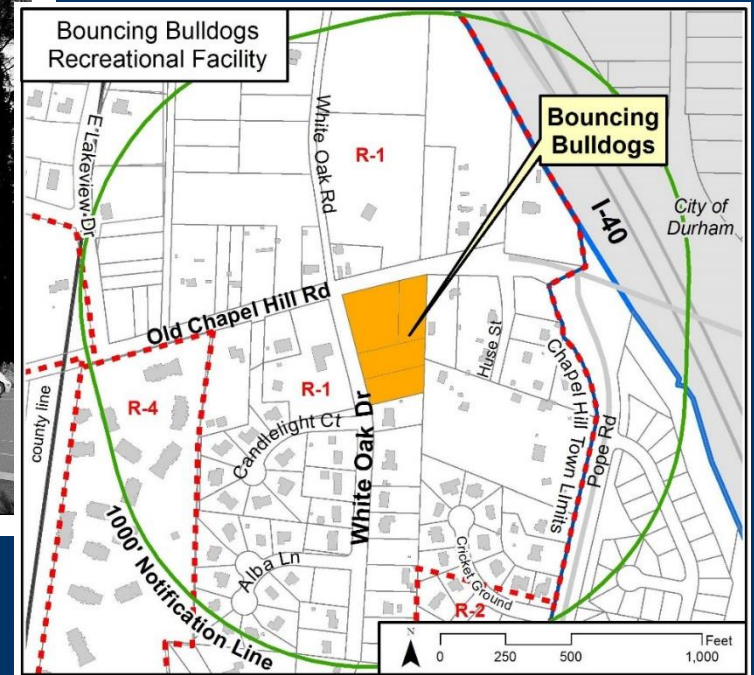
Family Fare - BP Service Station



Stancell Drive Car Wash



Bouncing Bulldogs



Special Planning Initiatives

| PROJECT | STATUS | CONTRACT | FY16 | | | | FY17 | | | | FY18 | | | | FY19 | | |
|---|---------------------|------------------|------|----|----|----|--------------|-------|----|----|------|----|----|----|------|-------|--|
| | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | |
| LUMO Sign Ordinance Update | Complete | | ← | | | | → | | | | | | | | | | |
| E/F Walkability Standards | Complete | \$36,630 | | | | | ← Original → | | | | | | | | | | |
| West Rosemary Street Development Guide | Complete | \$84,160 | | | | | | ← | | → | | | | | | | |
| Mobility and Connectivity Plan | Draft | \$132,000 | | | | | ← | | | | → | | | | | | |
| E/F Transportation Impact Analysis | In process | \$195,840 | | | | | ← | | | | → | | | | | | |
| Downtown 2020 Work Plan Implementation ¹ | In process | \$14,650 to date | | | | | ← | | | | → | | | | | | |
| Station Area Planning | In process | FTA grant | | | | | | ← | | | | → | | | | | |
| E/F Design Guidelines | Underway | \$129,155 | | | | | | ← | | | | → | | | | | |
| Downtown Circulation and Parking Study | Contracting | | | | | | | TBD → | | | | | | | | | |
| Greene Tract/Rogers Road | Scoping | | | | | | | TBD → | | | | | | | | | |
| Land Use Review and LUMO Re-write | Project Development | | | | | | | ← | | | | → | | | | | |
| Downtown Design Guidelines | Planned | | | | | | | | | | | | | | | TBD → | |

NOTE 1: Downtown 2020 Work Plan Implementation includes alleyways, on-street dining, lighting improvements, public realm experiments, parking mgt. experiments, etc.



Special Planning Initiatives

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Special Planning Initiatives

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E/F Design Guidelines



**Public workshop
planned for July**



TOWN OF CHAPEL HILL

Question & Answer



TOWN OF CHAPEL HILL