

Planning & Development Services Update



Ben Hitchings, AICP, CZO
Director of Planning & Development Services
April 6, 2018



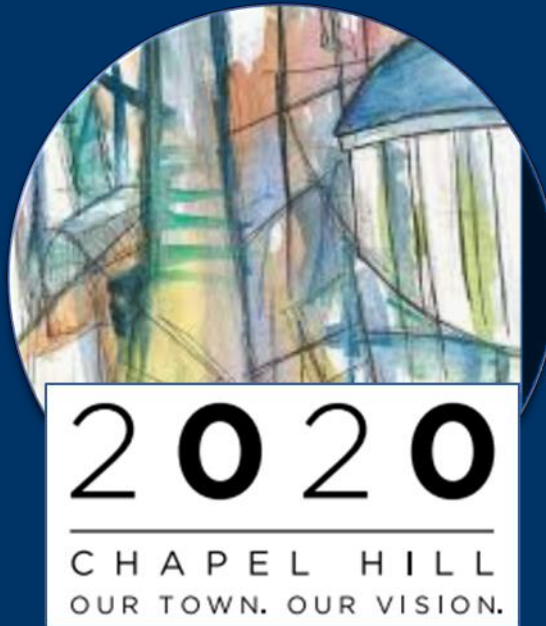
TOWN OF CHAPEL HILL

Spring Edition!



TOWN OF CHAPEL HILL

Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces

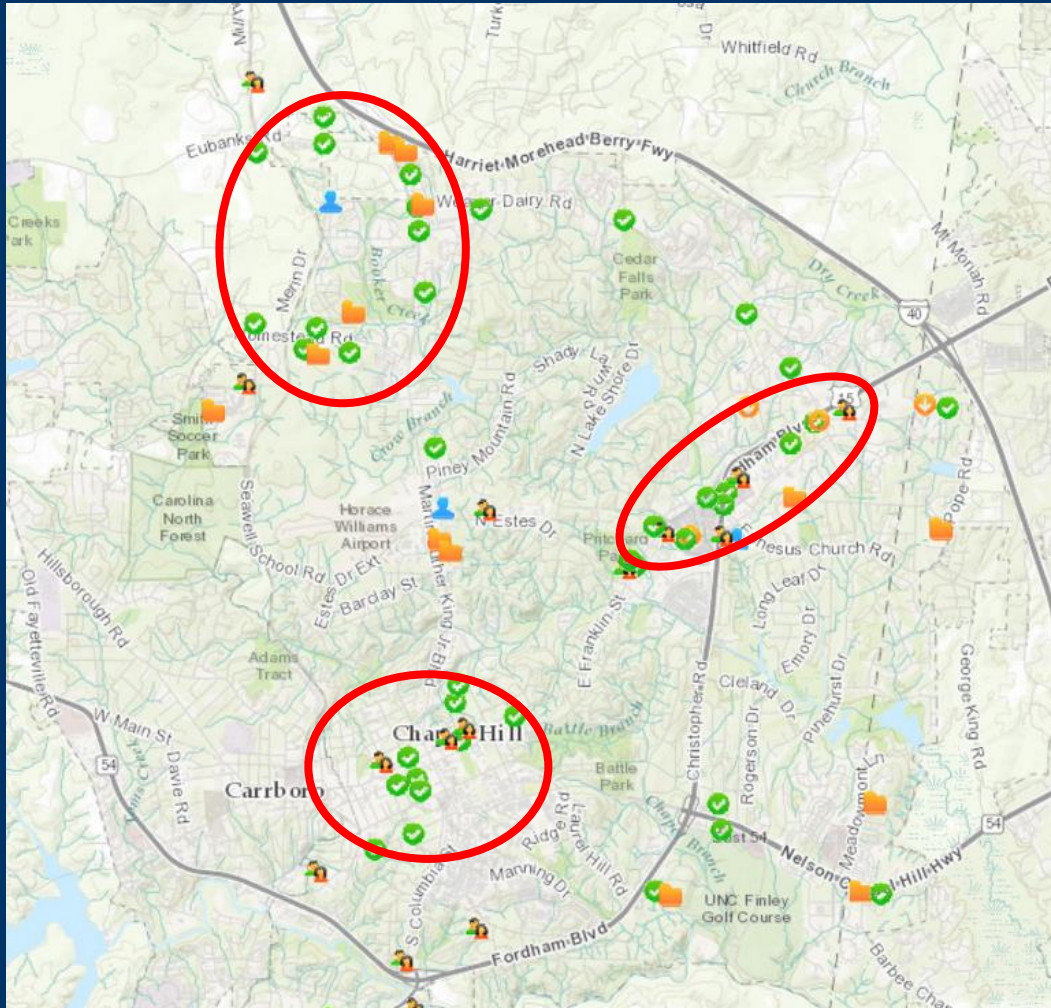


Town/Gown
Collaboration



TOWN OF CHAPEL HILL

Development Activity Report



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- Withdrawn

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



TOWN OF CHAPEL HILL

Concept Plans

Coley Hall

Columbia St. Annex

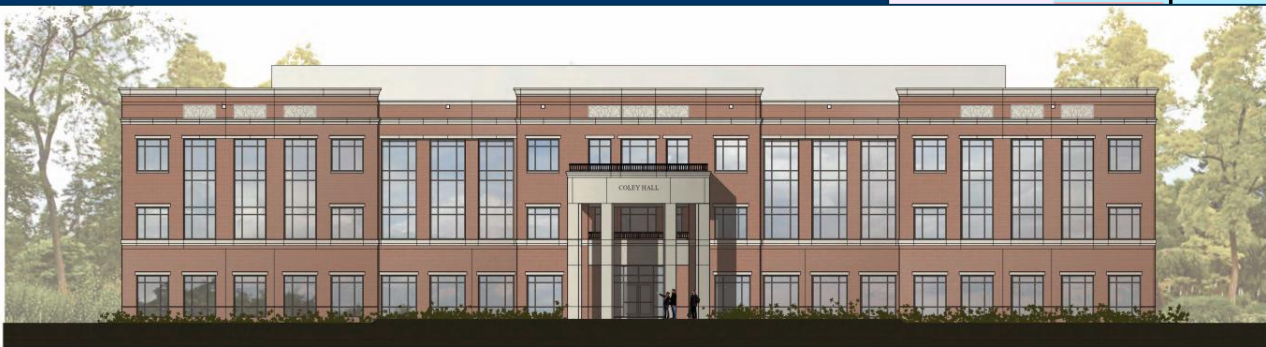
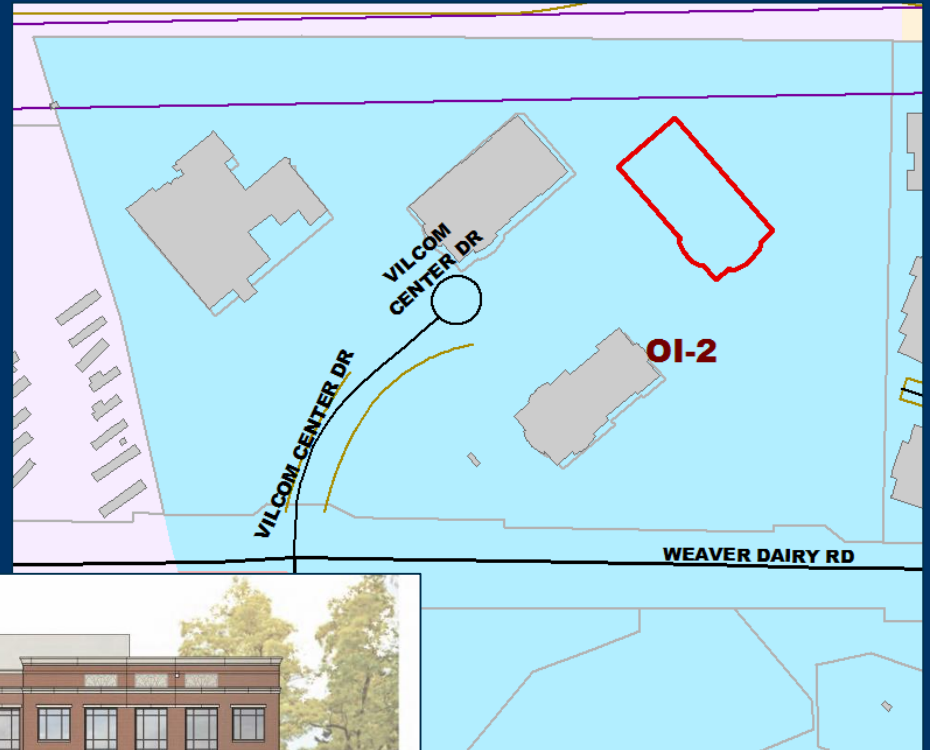
Dunkin Donuts

Hanover Chapel Hill

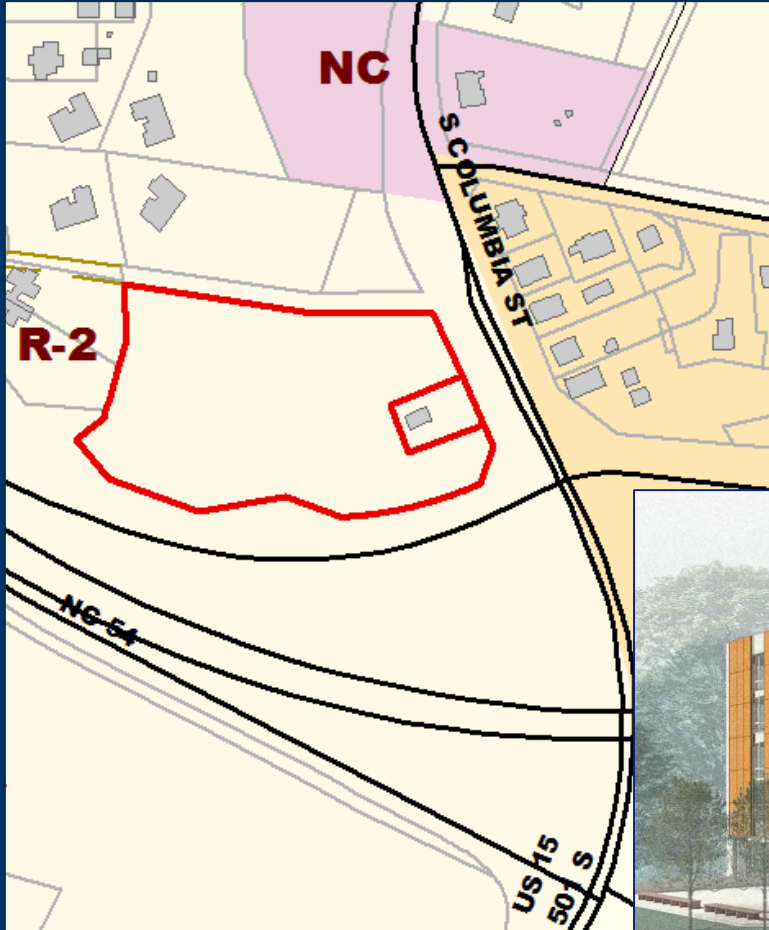
2200 Homestead Road



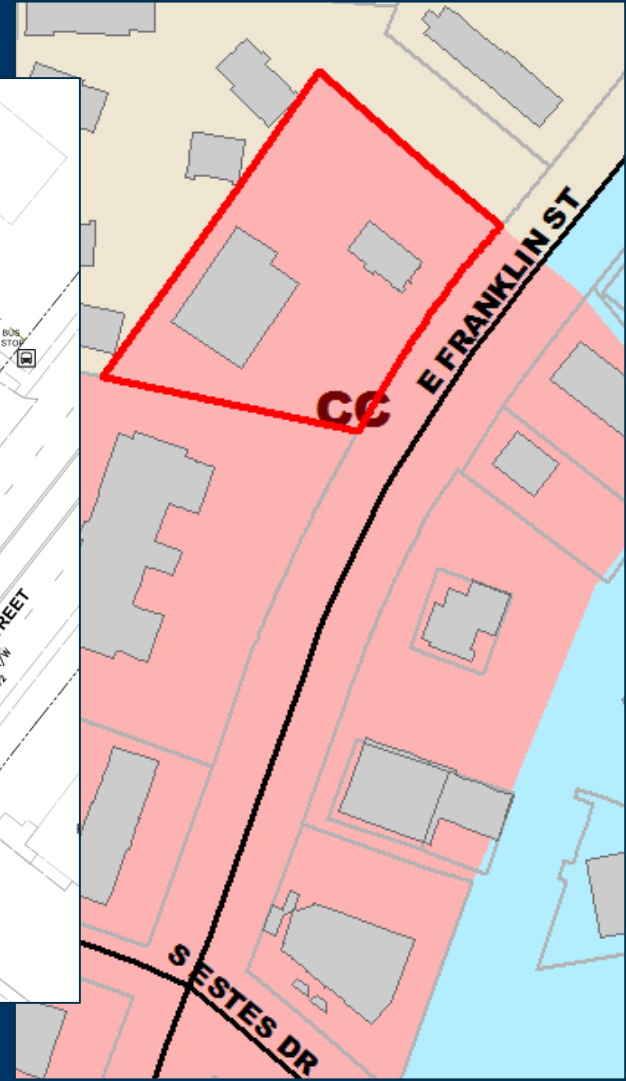
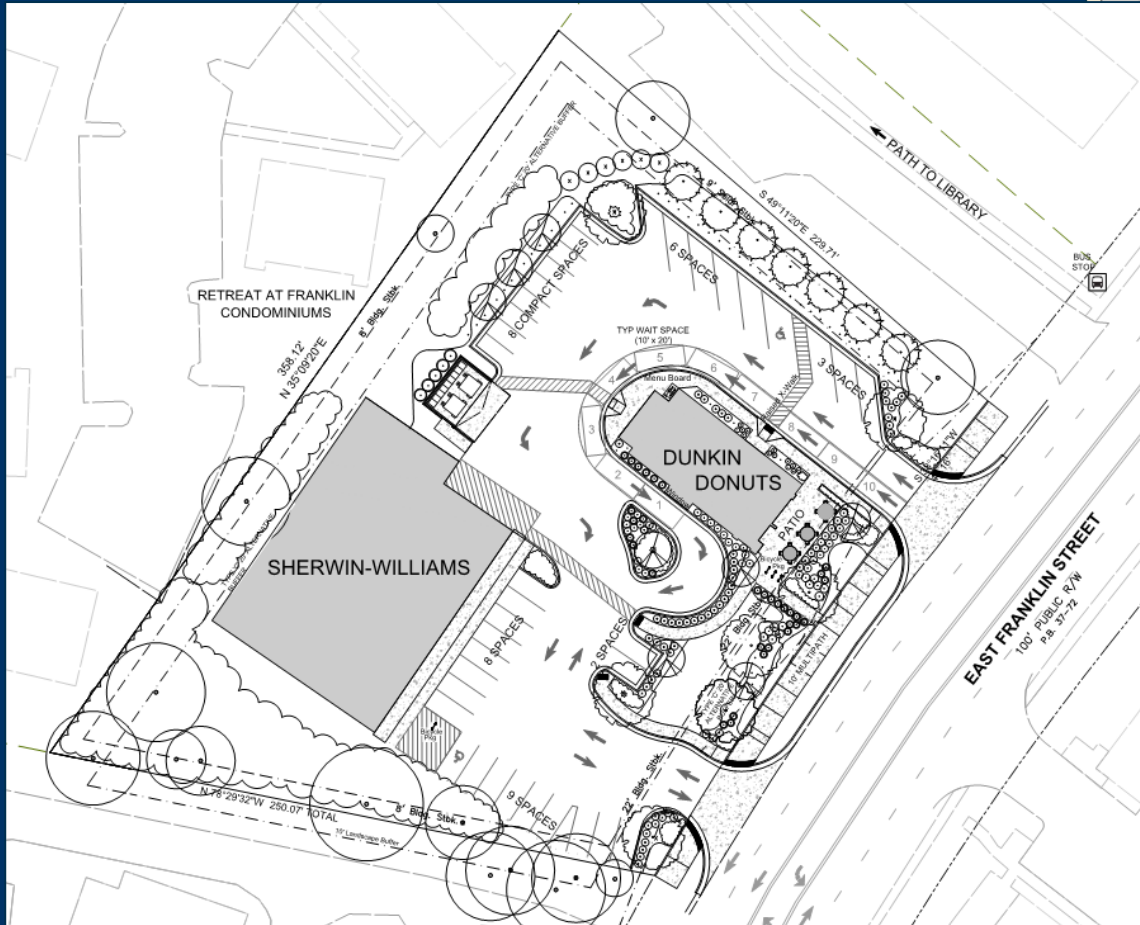
Coley Hall (Vilcom) Self-Storage



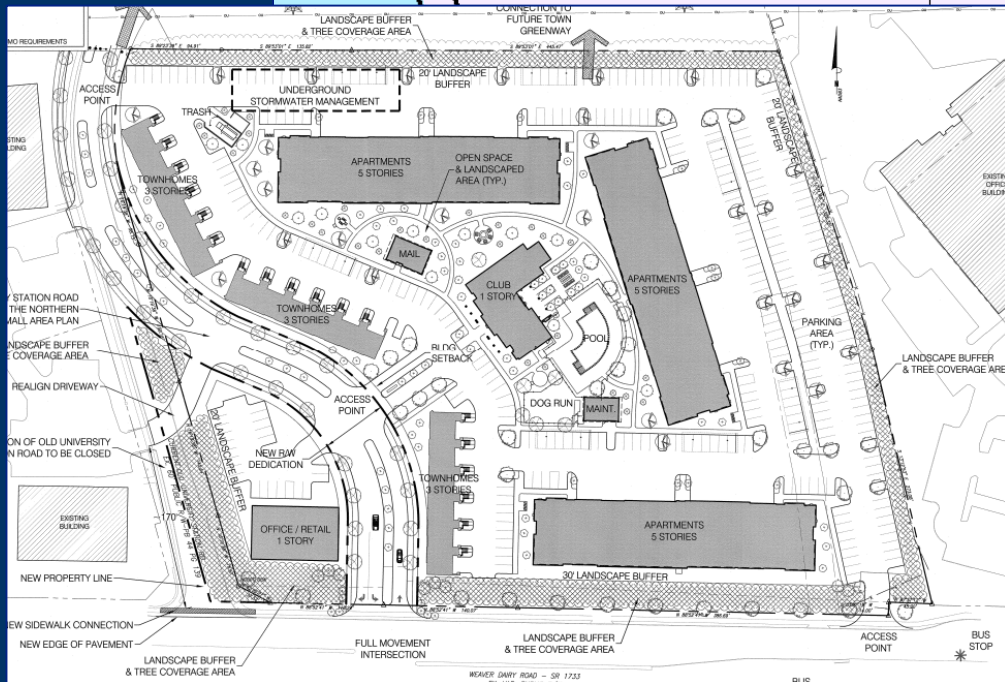
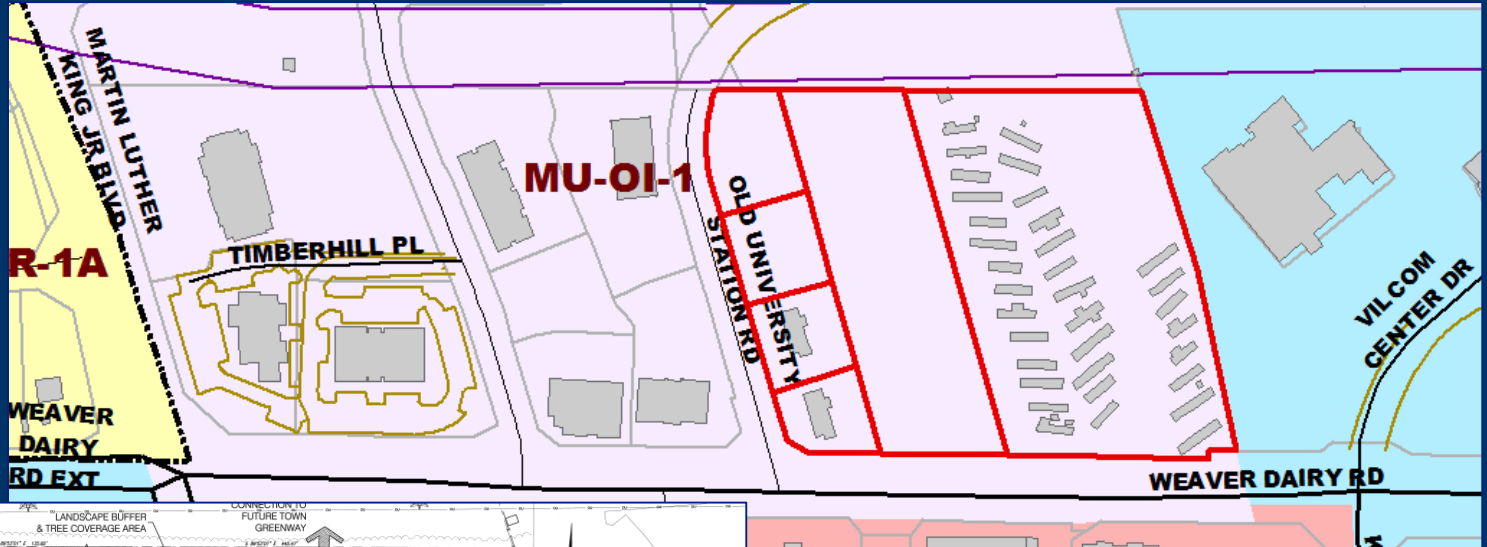
Columbia St Annex Mixed Use



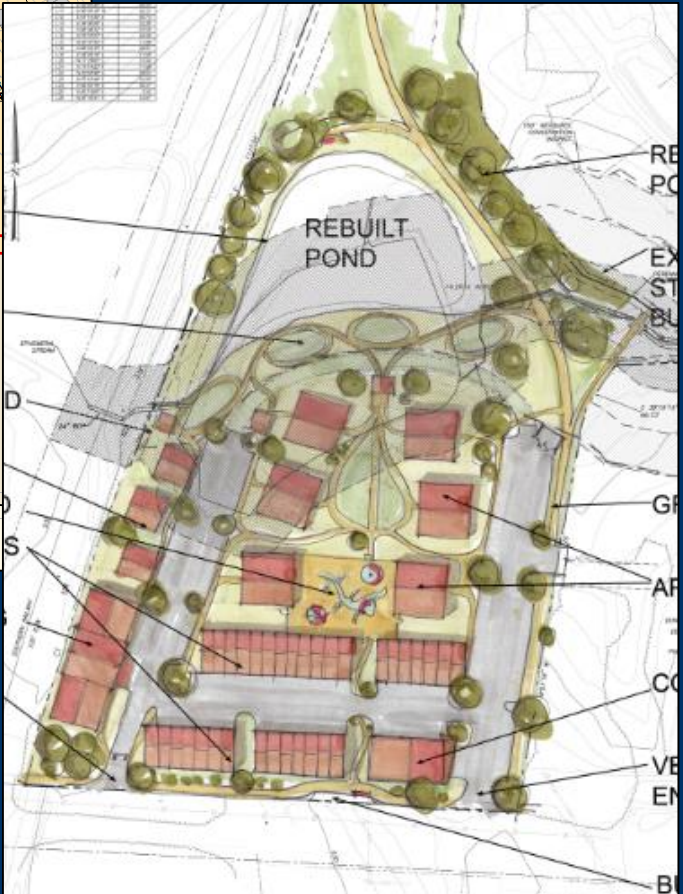
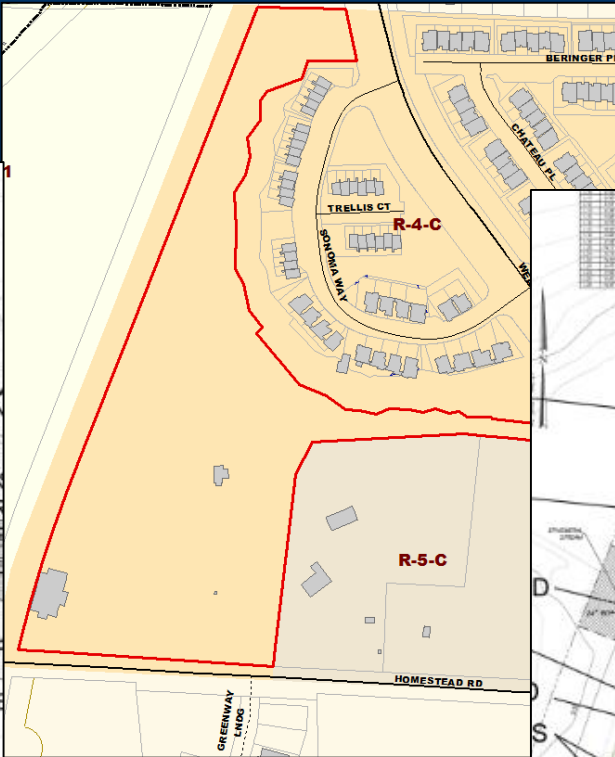
Dunkin Donuts Drive-Thru



Hanover Chapel Hill



2200 Homestead Residential Community



Special Use Permit Updates

11 Sixty 5 Weaver Dairy Road

Active Adult Retirement Residence (Homestead Rd)

CASA Merritt Mill

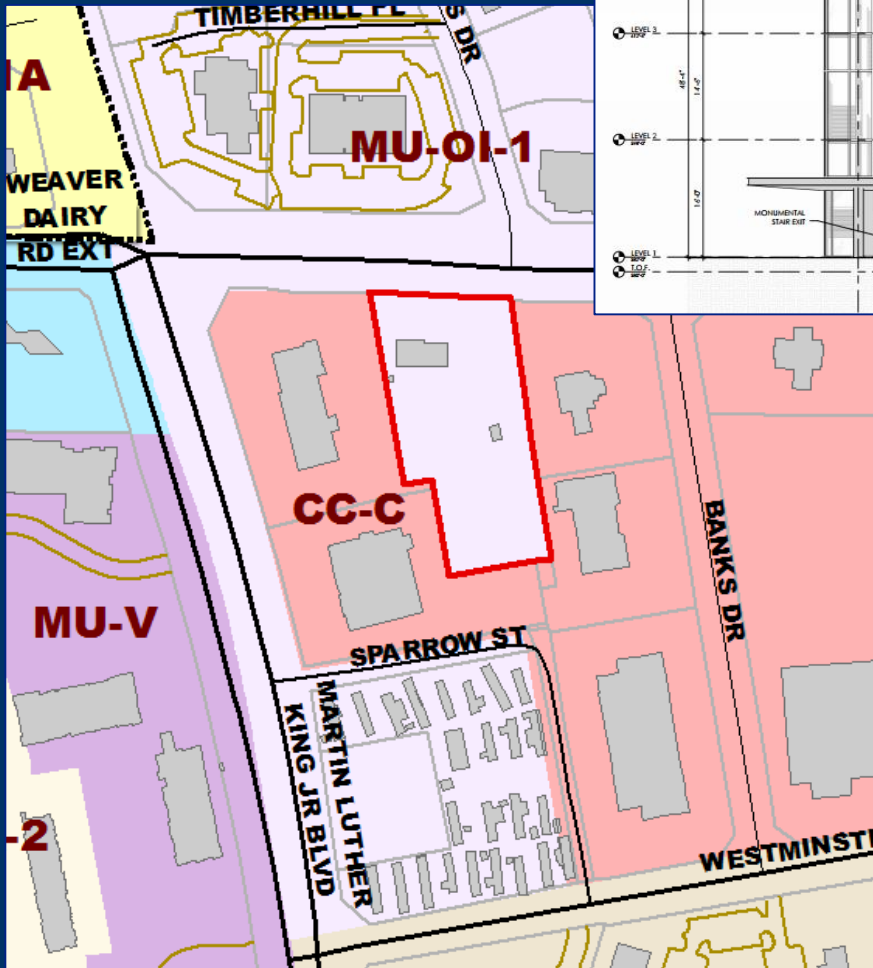
Chapel Hill High School

Chapel Hill Cooperative Preschool

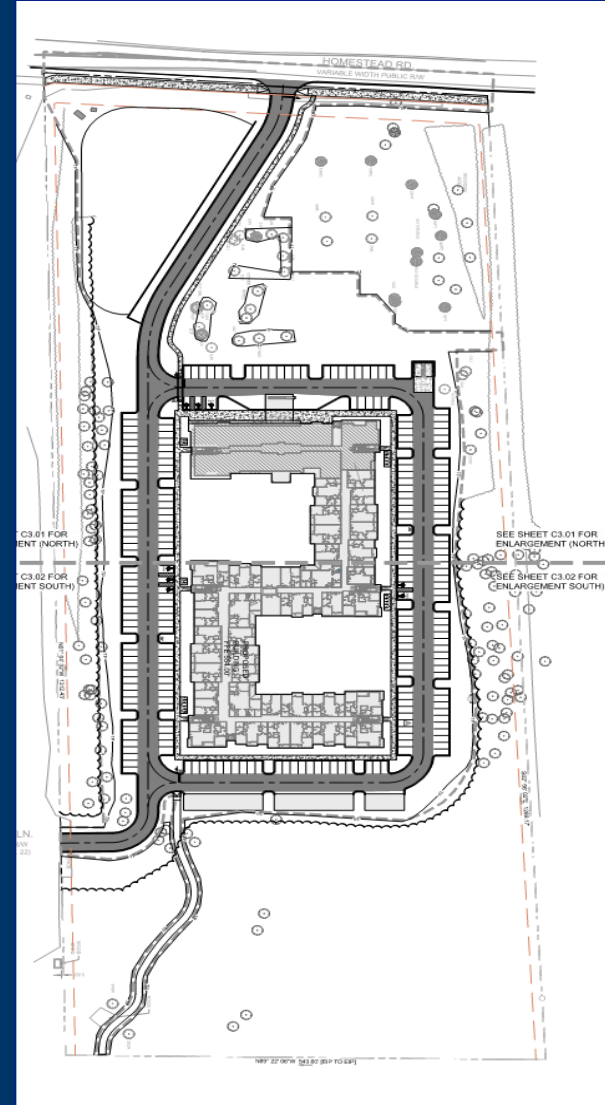
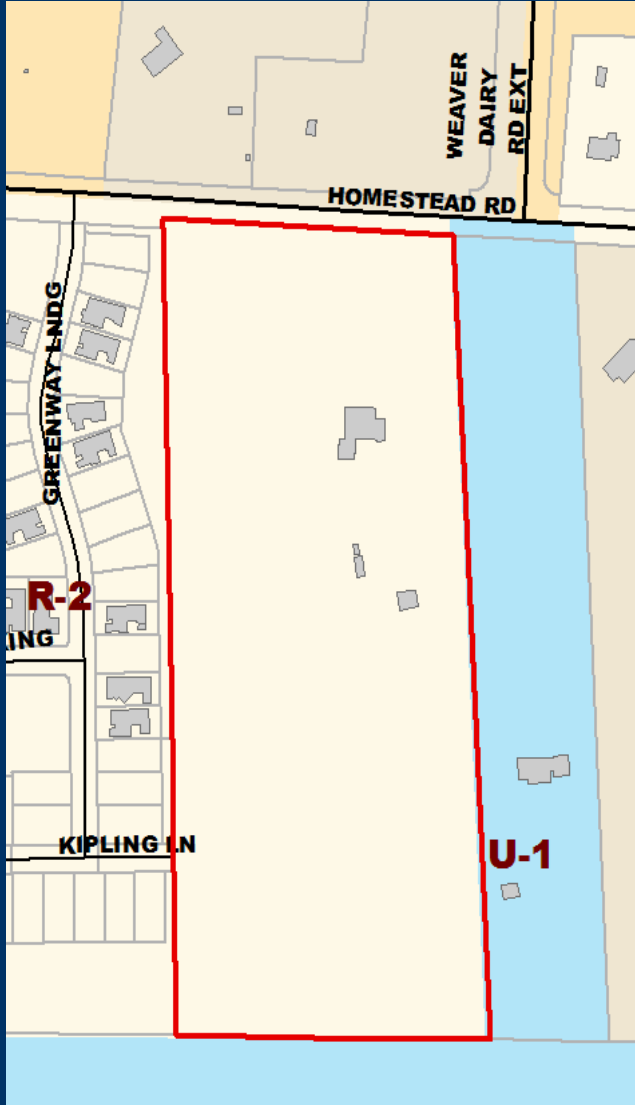
Eastowne UNC Health Care



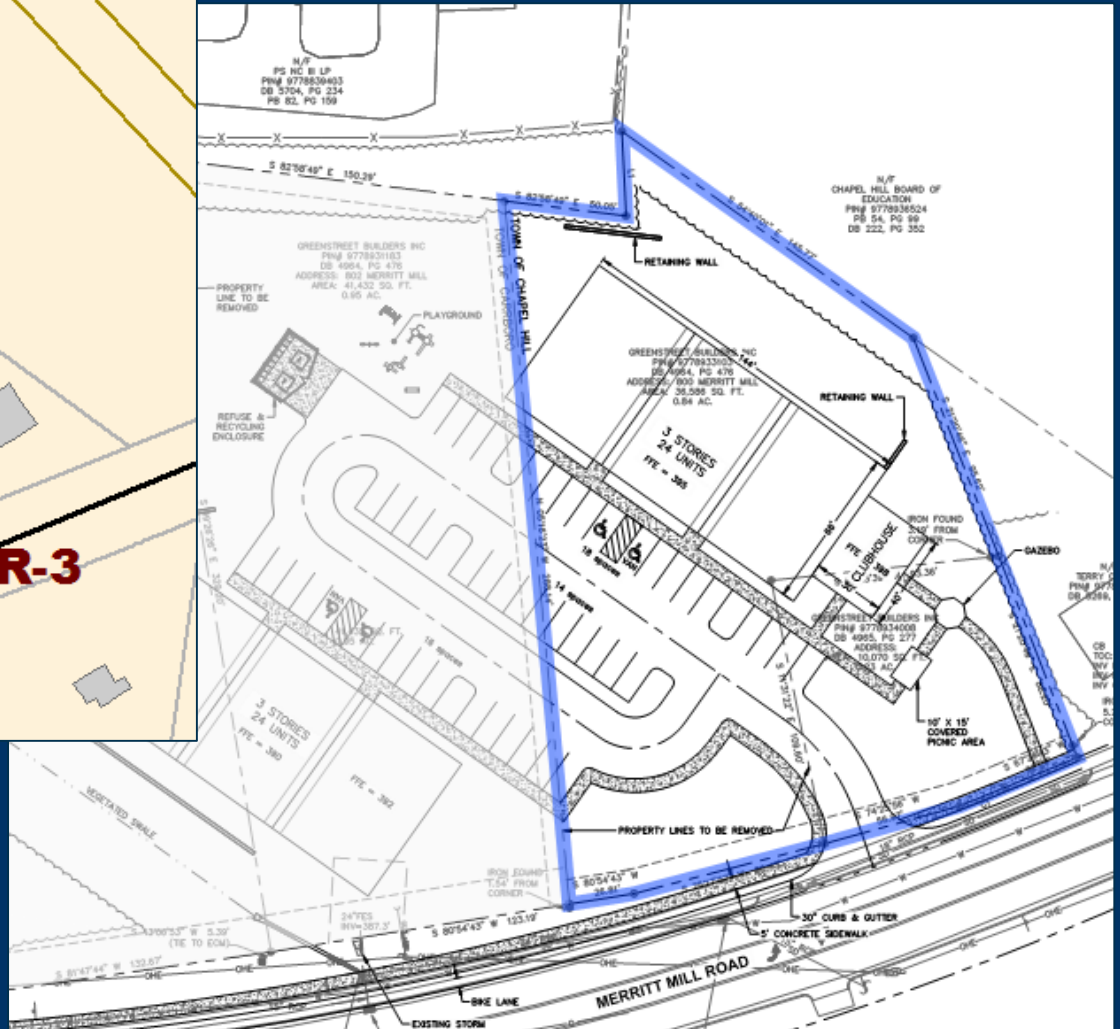
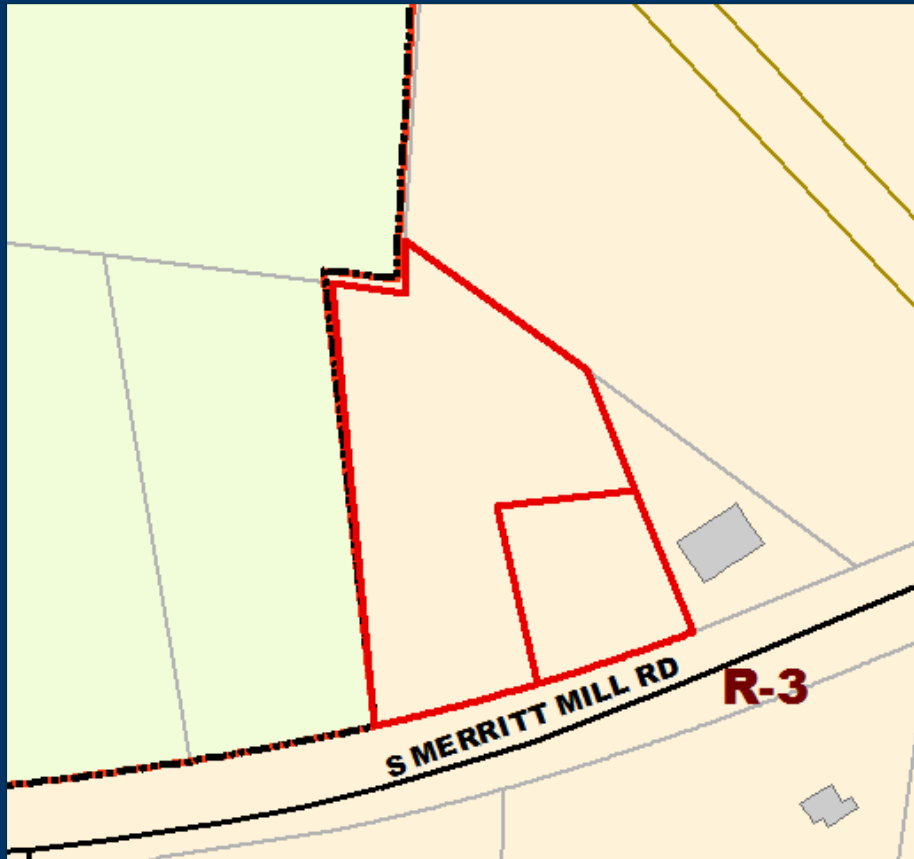
11Sixty5 Weaver Dairy Road



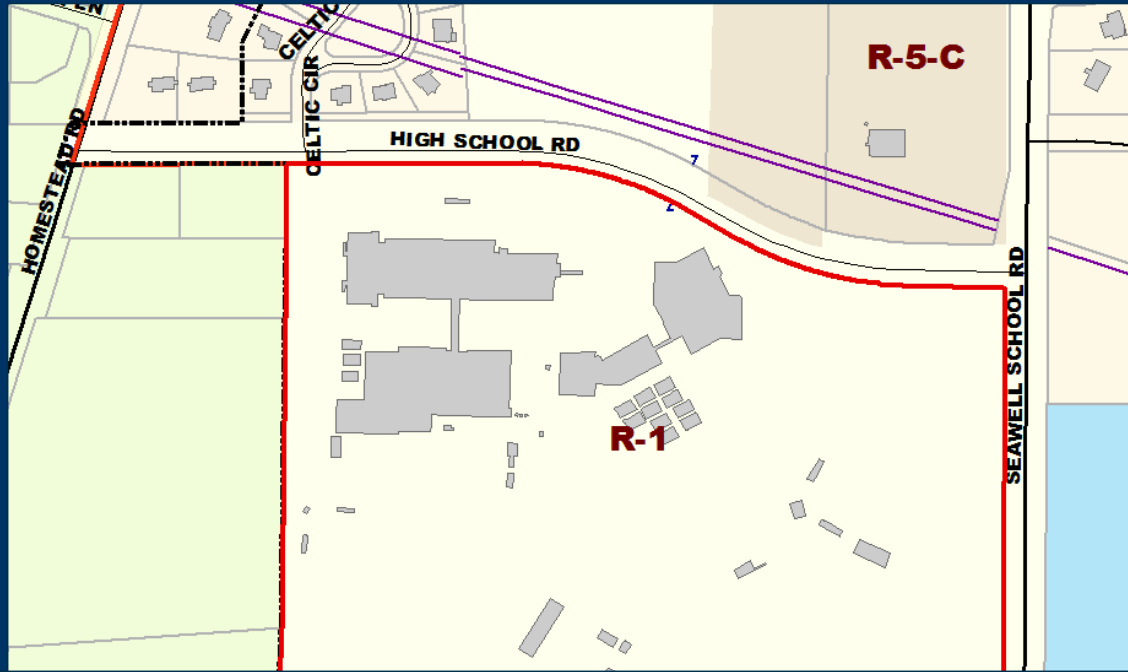
Active Adult Retirement Apartments



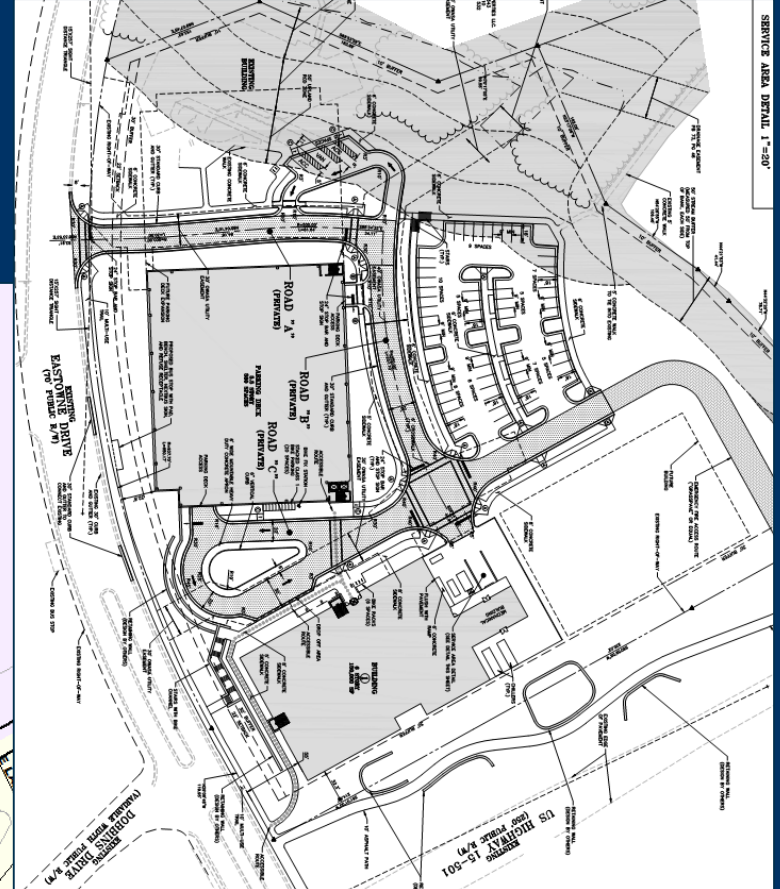
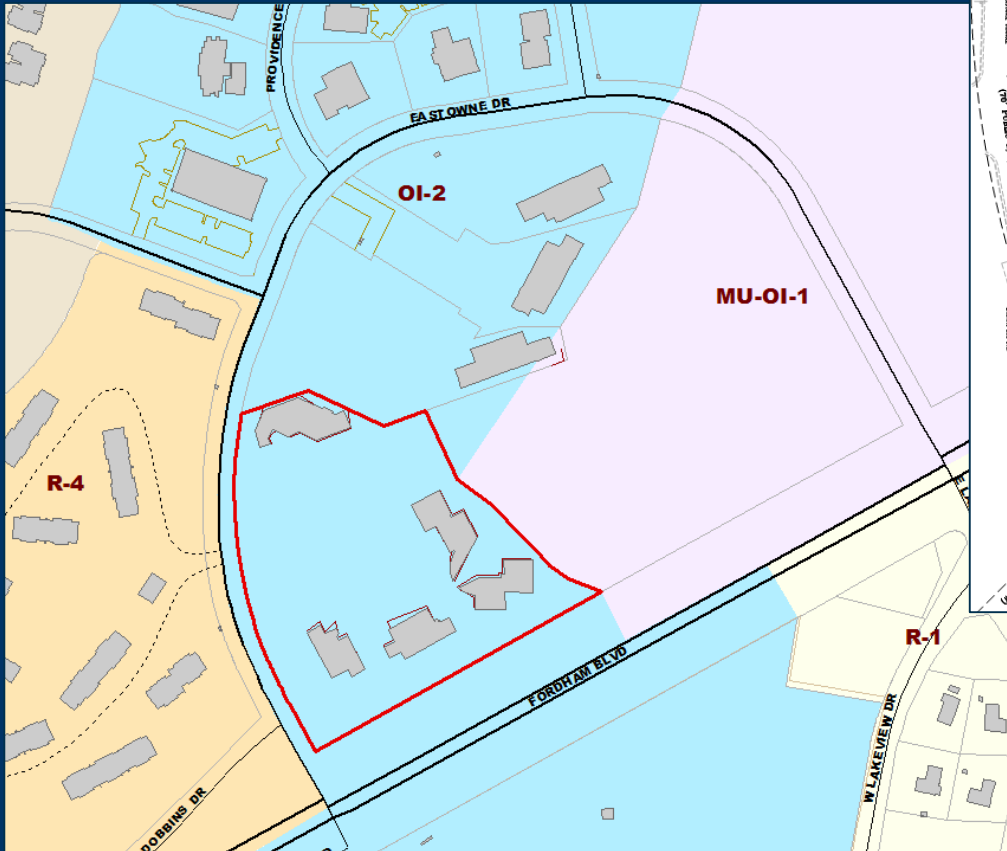
CASA – Merritt Mill



Chapel Hill High School



Eastowne UNC Healthcare

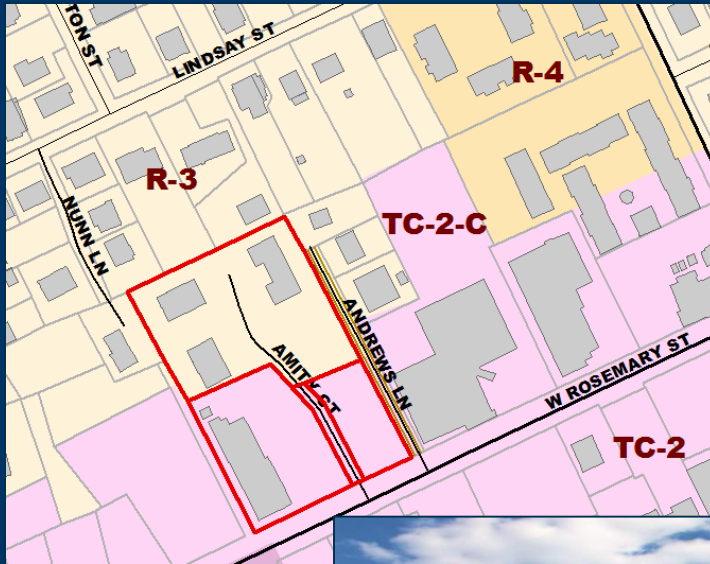


Development Agreements

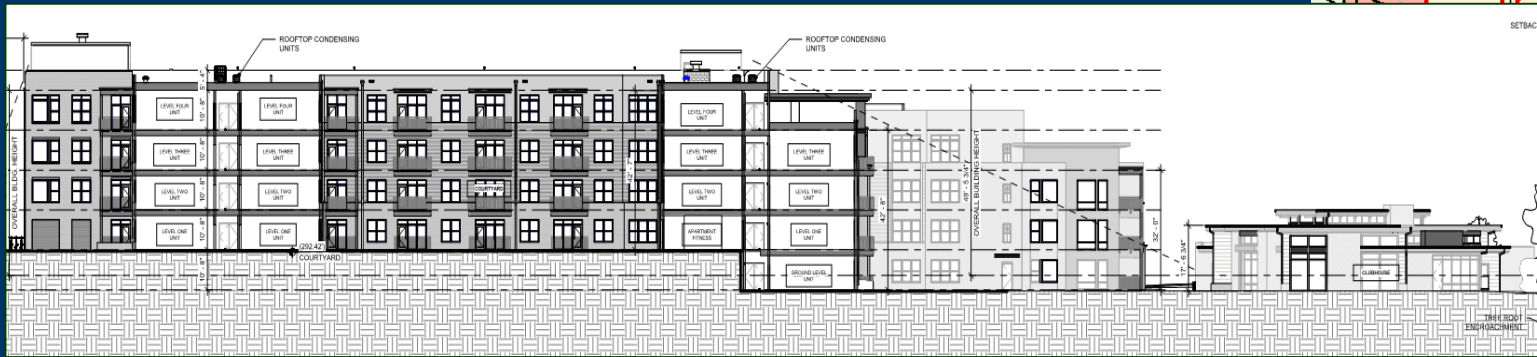
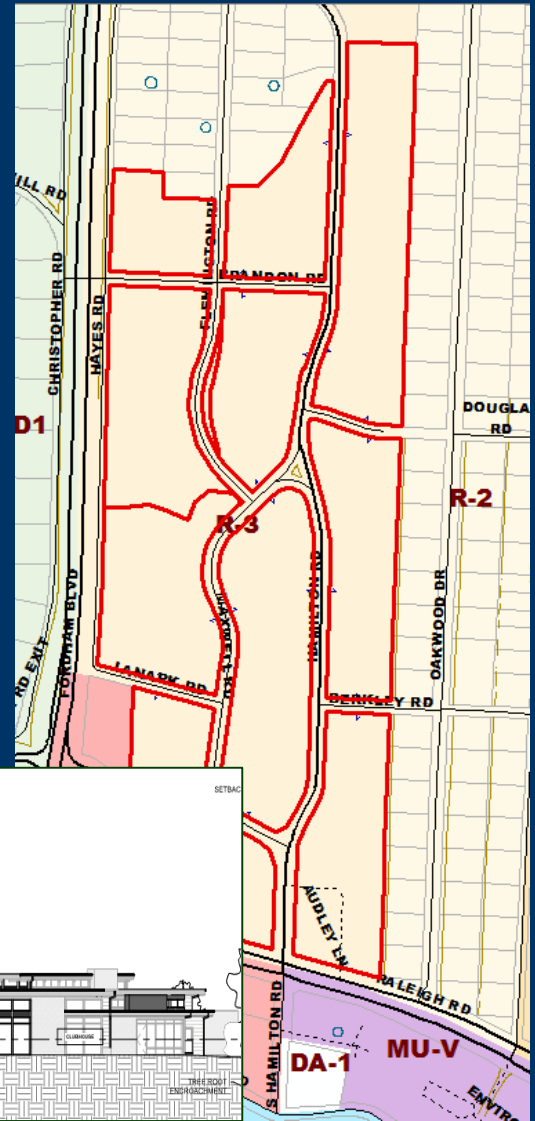
- **Amity Station**
- **Municipal Services Center**
- **Glen Lennox**



Amity Station Mixed Use



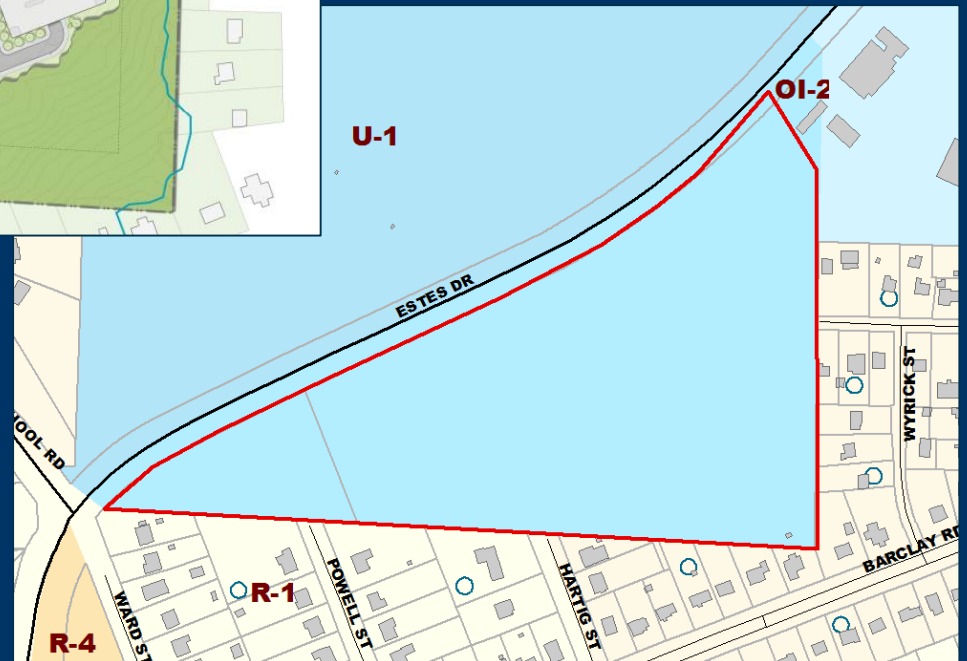
Glen Lennox Phase 1



Municipal Services Center

SITE PLAN

- A** MUNICIPAL SERVICES BUILDING
72,000 SQ. FT. X 3.5 FLOORS
- B** TOWN FUTURE BUILDING
28,000 SQ. FT. X 3.5 FLOORS
- C** UNIVERSITY FUTURE BUILDING
100,000 SQ. FT. X 3.5 FLOORS
- SP** SURFACE PARKING
- CTL** CENTER TURN LANE
- BS** BUS STOP
- MM** MULTI-MODAL PATH
- SW** ON-SITE SIDEWALK
- GT** GREENWAY TRAIL
- BL** BIKE LANE
- TP** TABLE TOP STRUCTURED PARKING
- SCM** STORM WATER CONTROL MEASURE
- STREAM CENTERLINE
- - - 50 FT. STREAM BUFFER

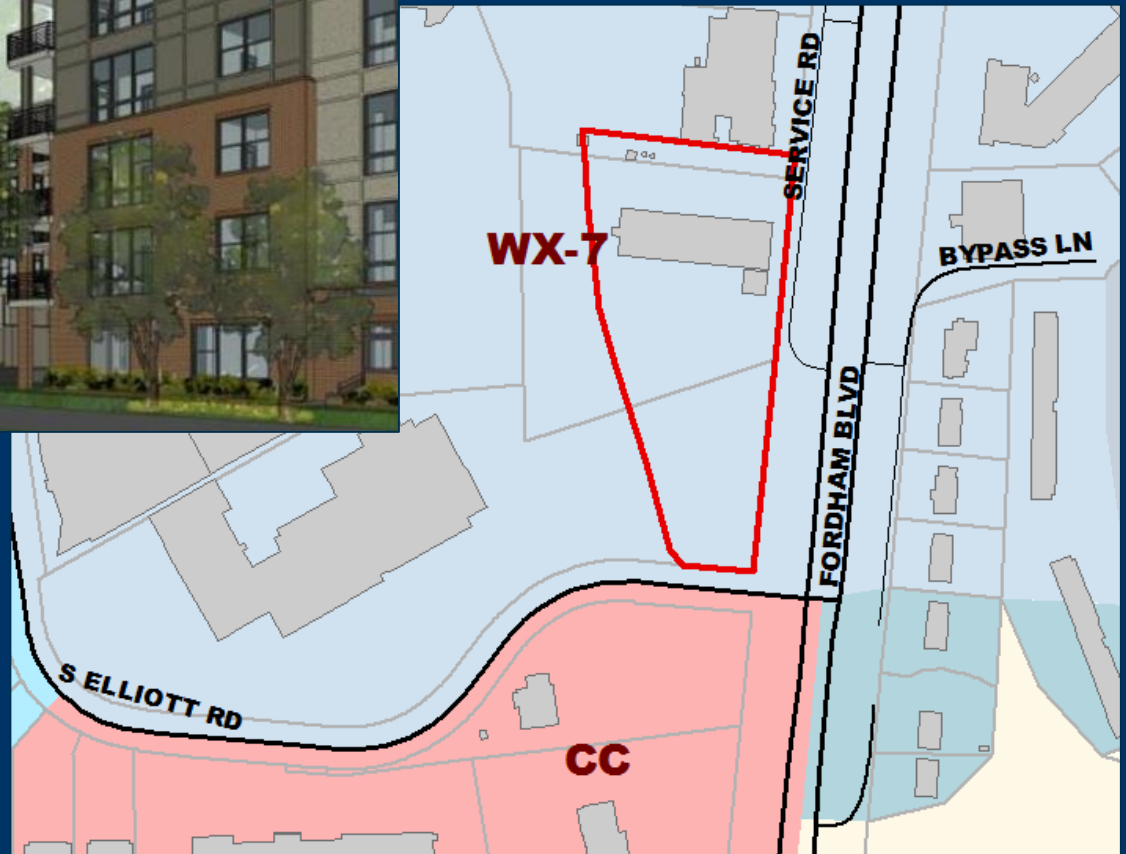


Ephesus-Fordham Projects

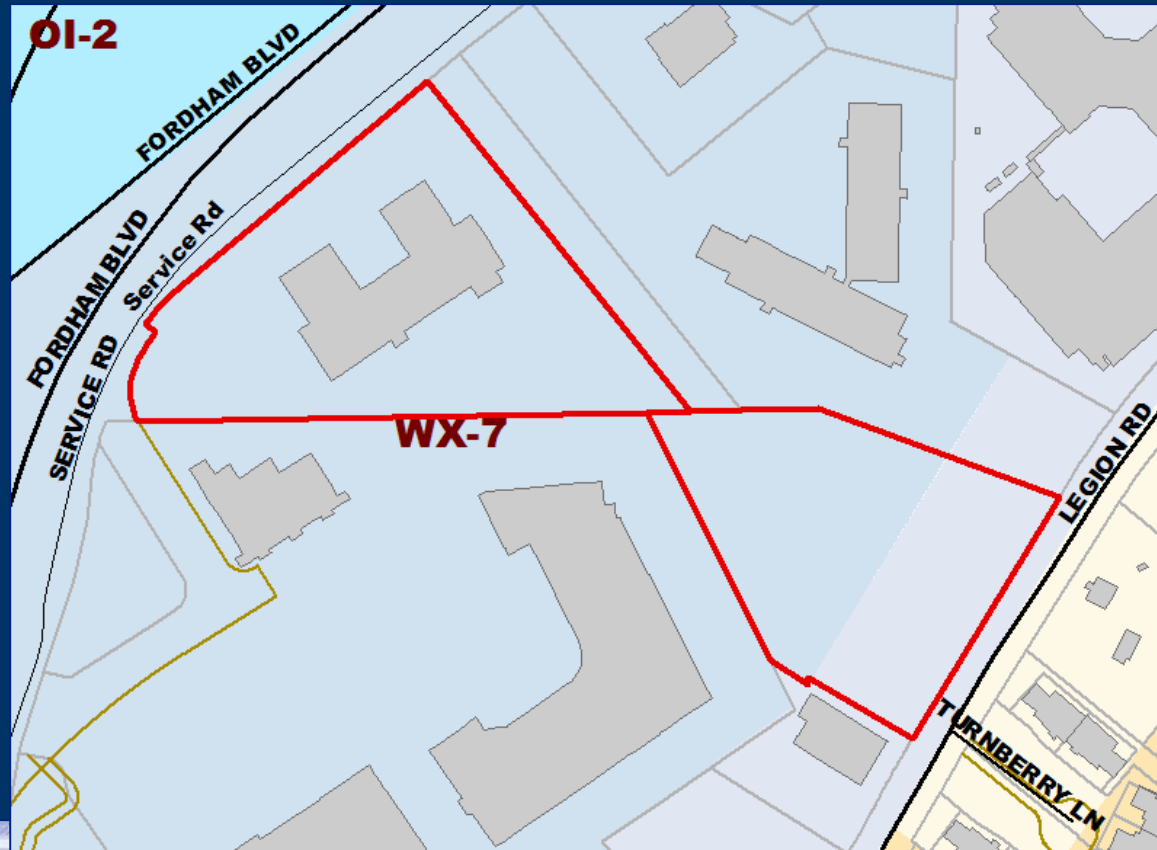
- **Fordham Boulevard Apartments**
- **Hillstone**
- **Tru Hotel/Quality Inn Redevelopment**
- **Village Plaza**



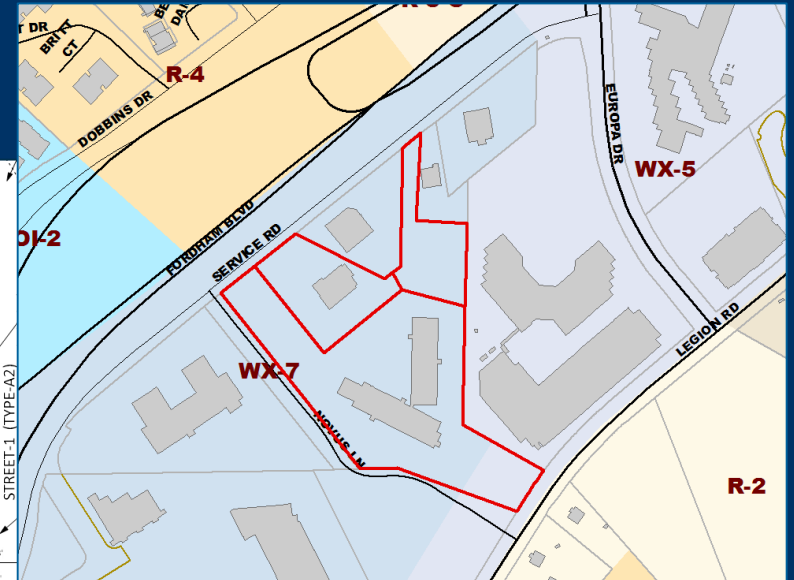
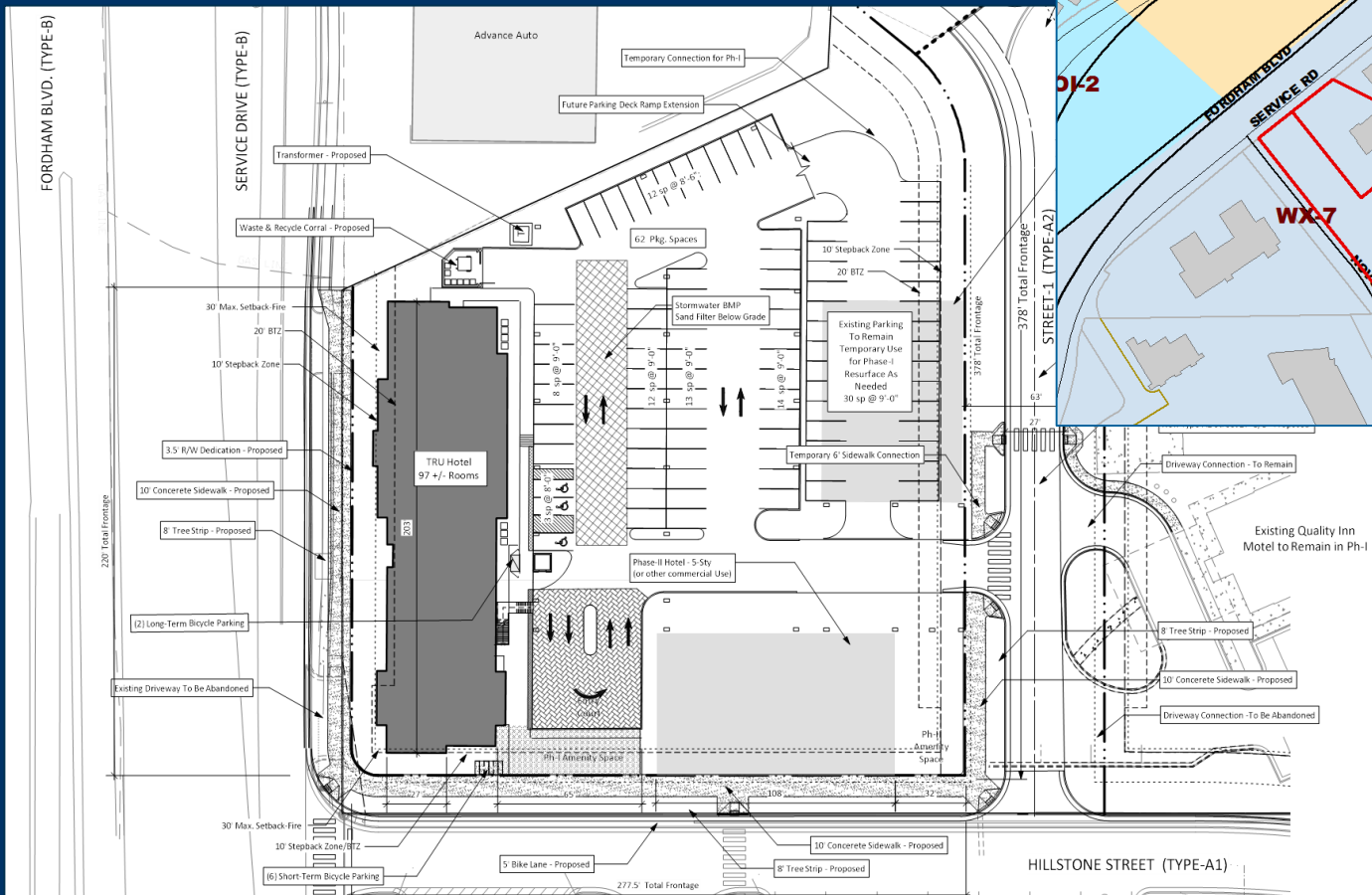
Fordham Boulevard Apartments



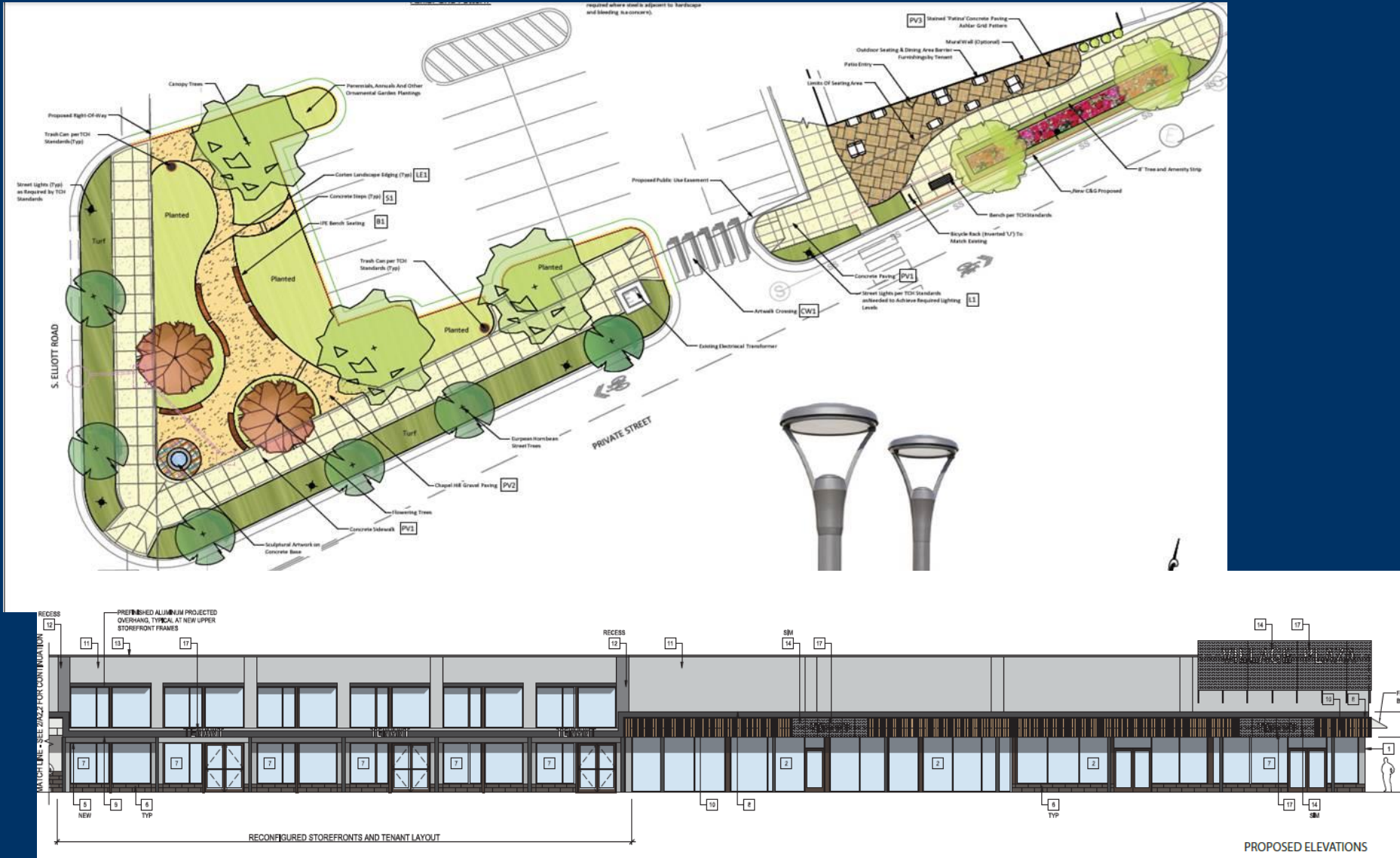
Hillstone Chapel Hill



Tru Hotel/Quality Inn Redevelopment



Village Plaza (Whole Foods)

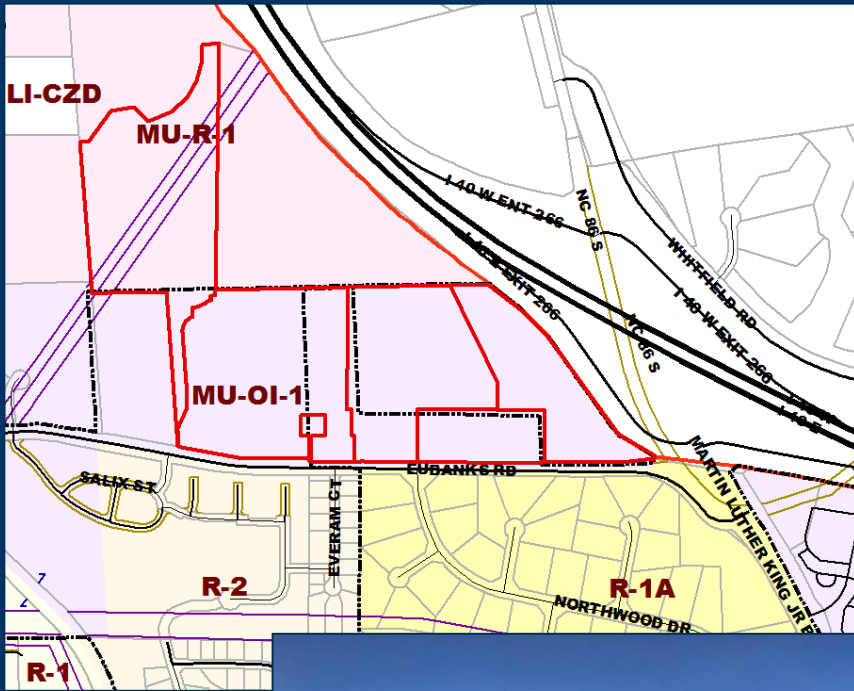


Projects Under Construction

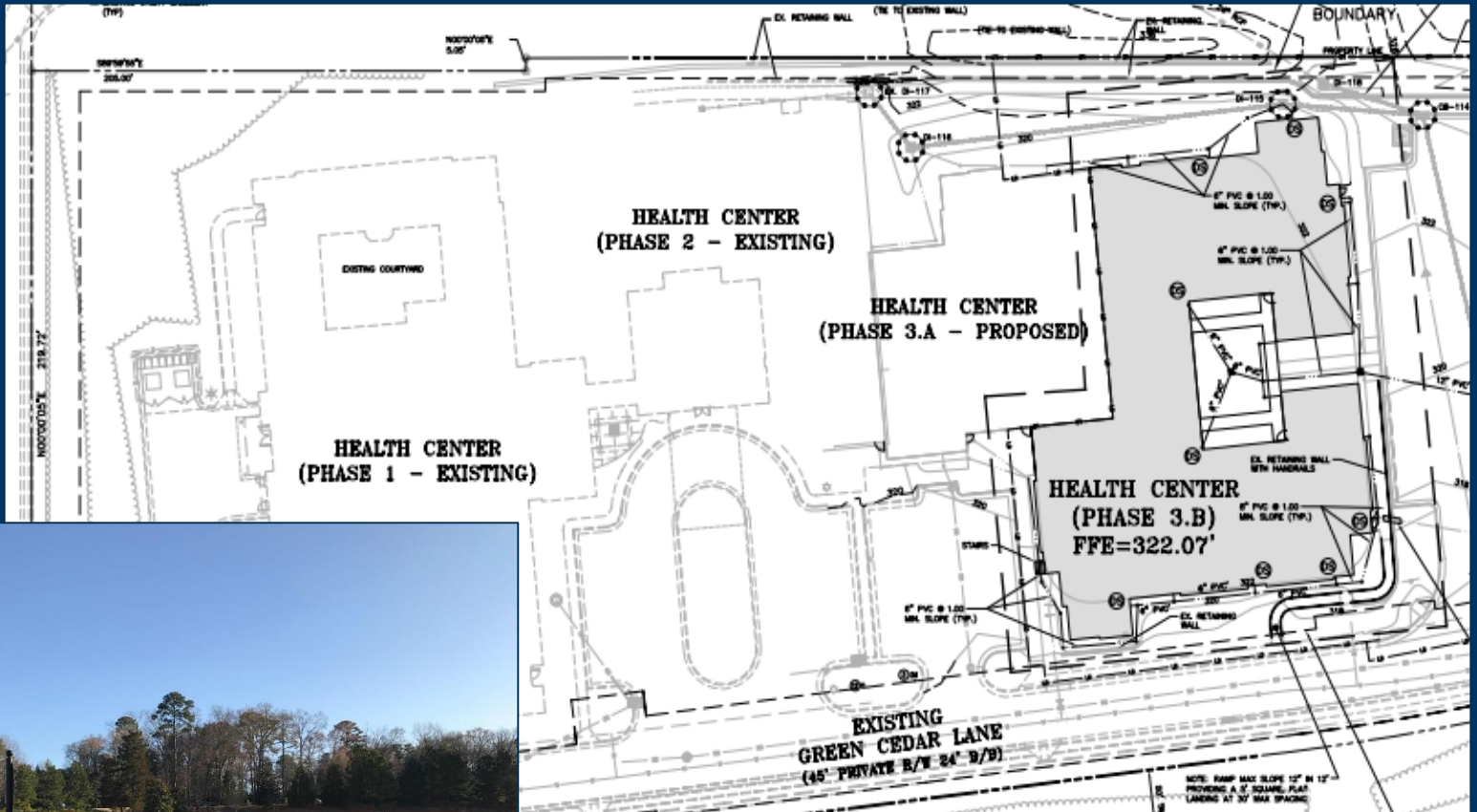
- **Carraway Village**
- **Cedars of Chapel Hill – Dubose Health Center**
- **Chandler Woods (Merin Road Development)**
- **Chapel Hill Retirement Residences**
- **Courtyards at Homestead**
- **Greenfield Commons**
- **Station at East 54 (Fire Station #2)**



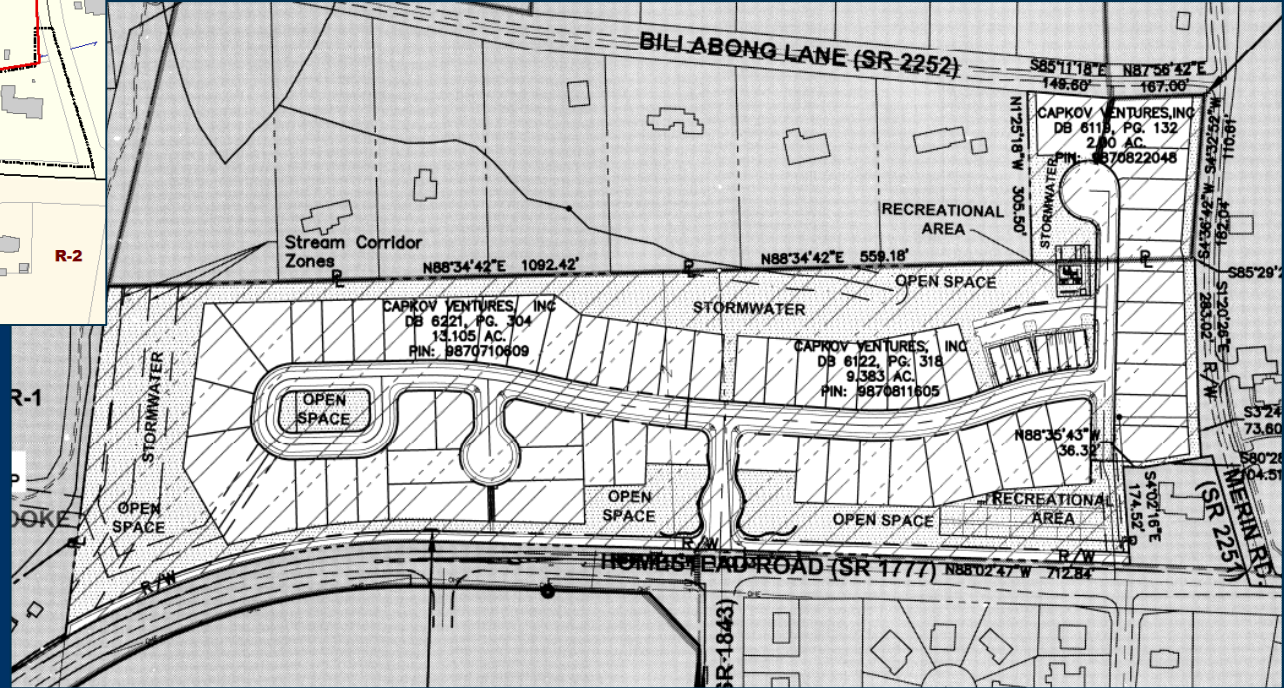
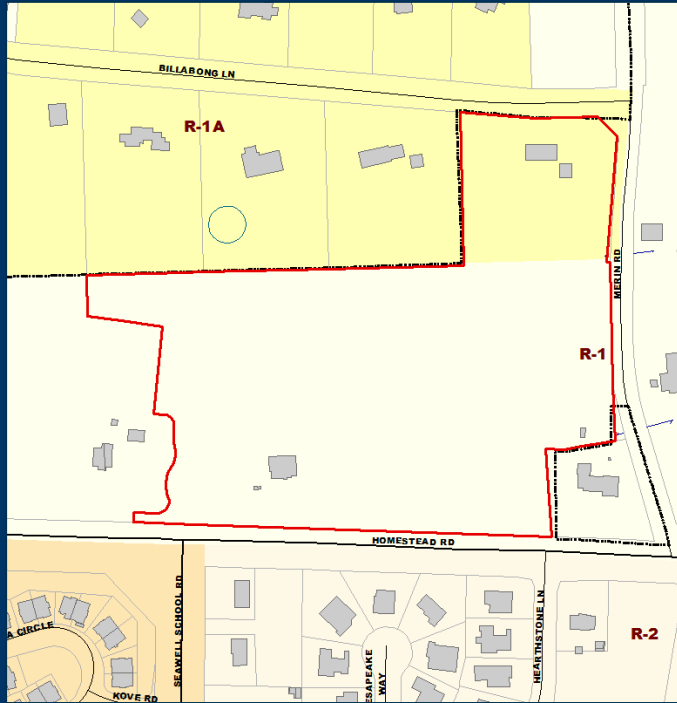
Carraway Village



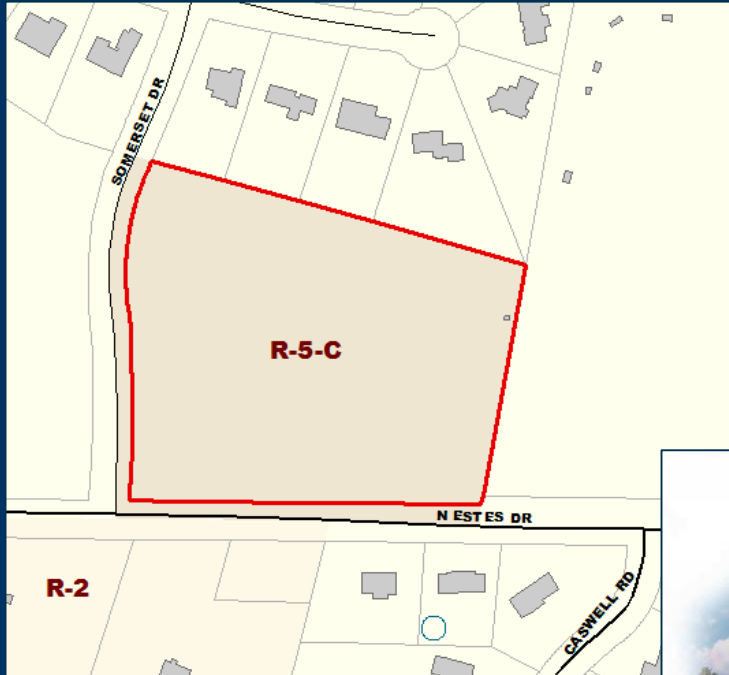
The Cedars of Chapel Hill – Dubose Health Center



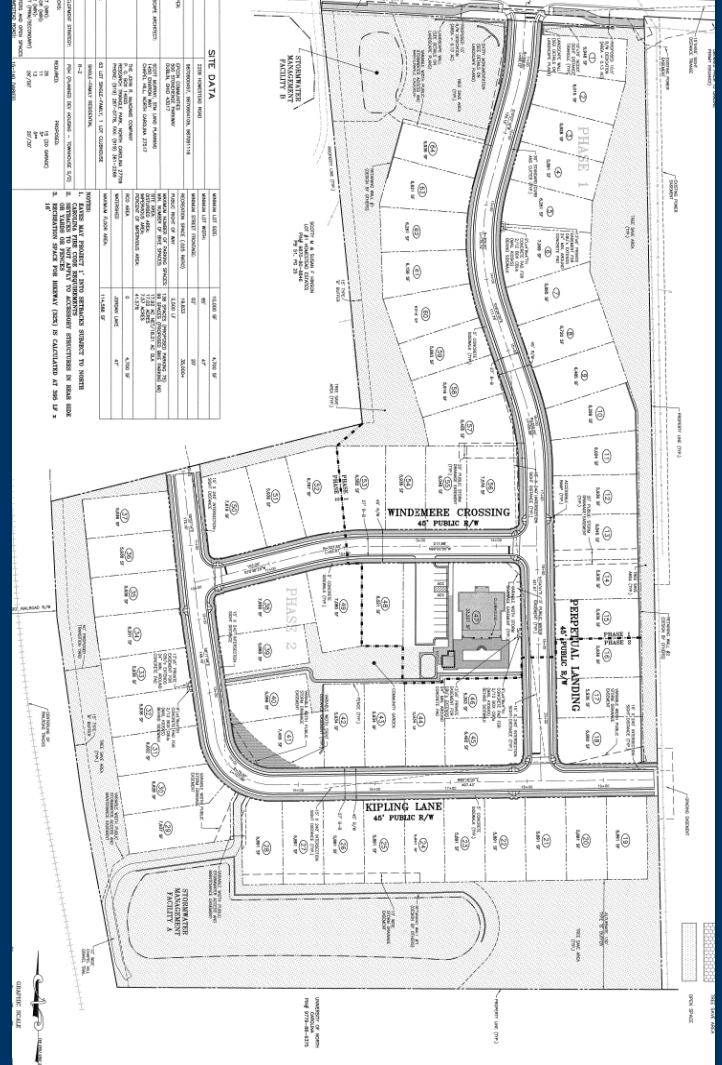
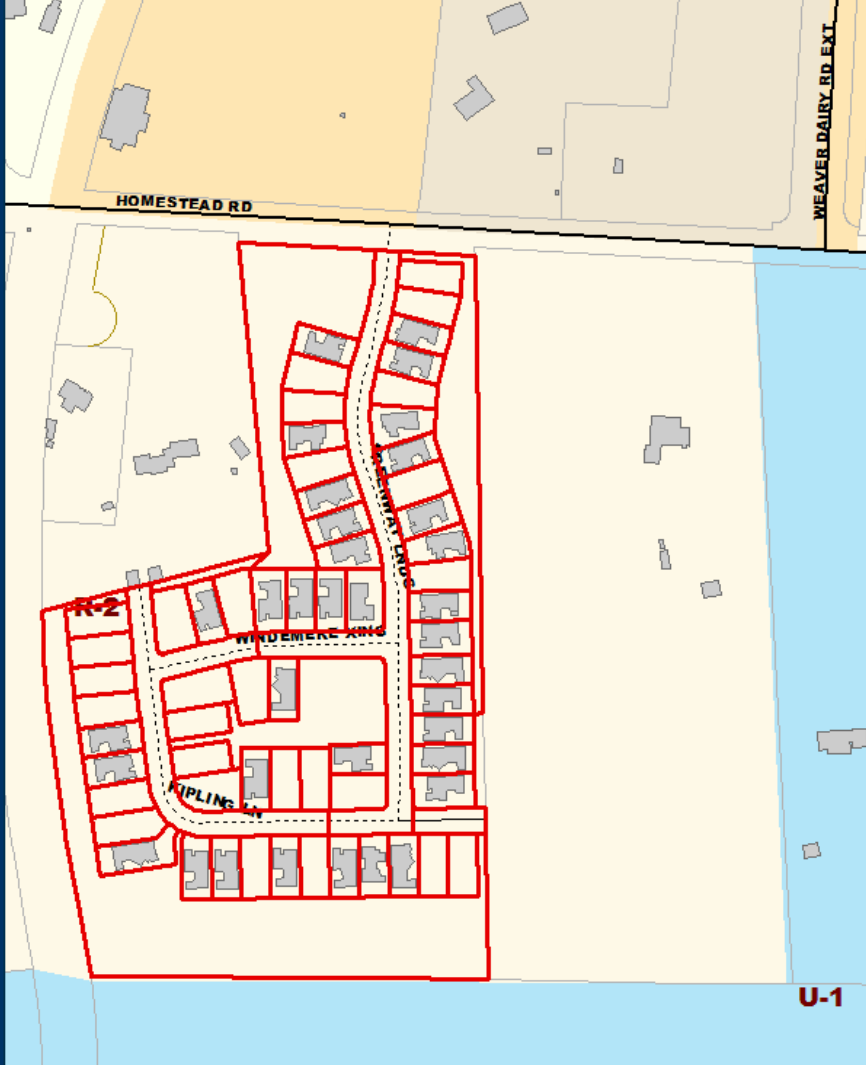
Chandler Woods (Merin Road Development)



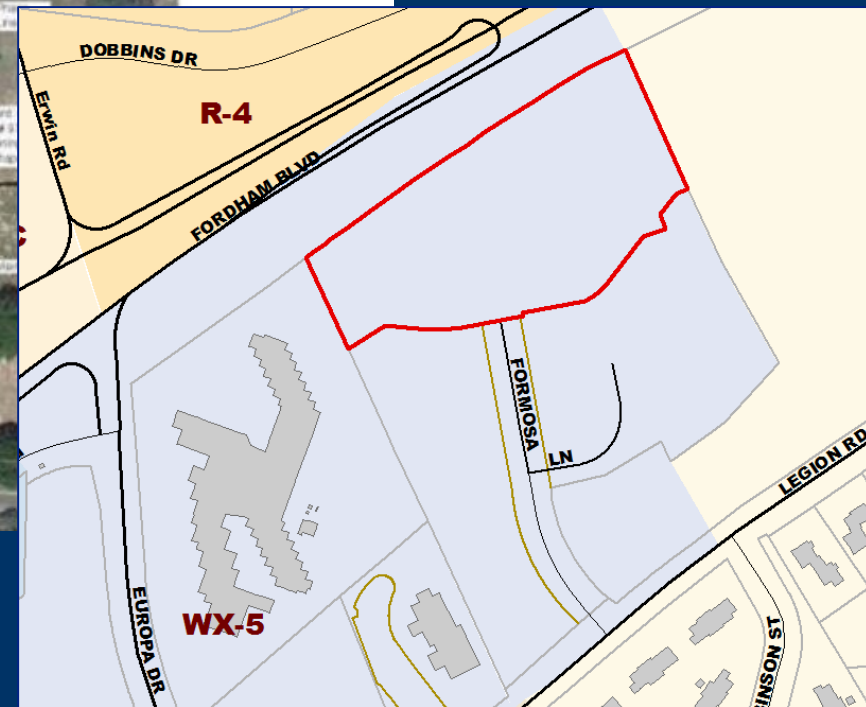
Chapel Hill Retirement Residences



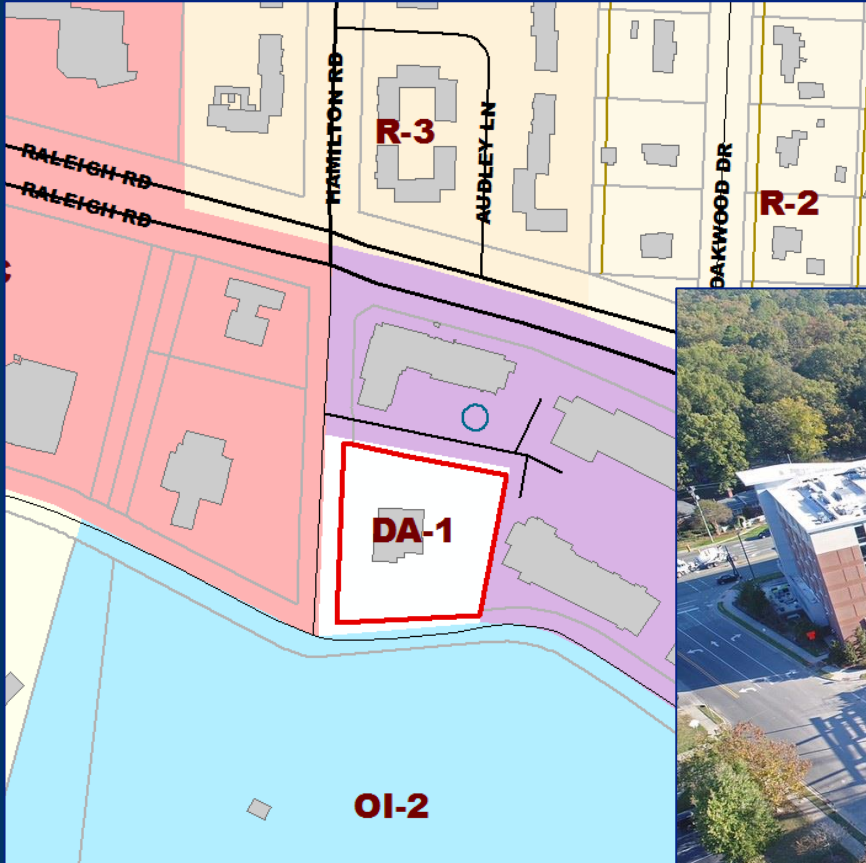
Courtyards of Homestead



Greenfield Commons (DHIC Phase 2)



Station at East 54 (Fire Station #2)

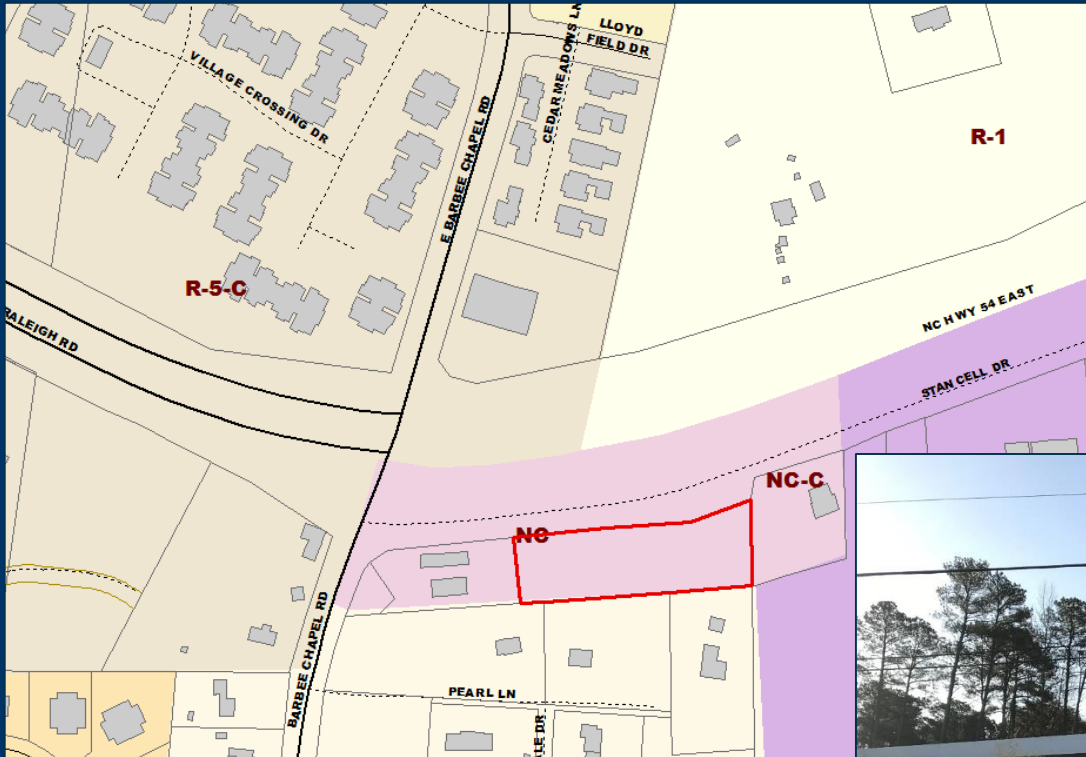


Projects Recently Completed

- **Stancell Drive Car Wash**



Stancell Drive Car Wash



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	Adopted	\$132,000					←											
E/F Transportation Impact Analysis	Draft	\$195,840					←											
Downtown 2020 Work Plan Implementation ¹	In process	\$14,650 to date					←											
Station Area Planning	In process	FTA grant								←								
Blue Hill Design Guidelines	Final Draft	\$129,155								←								
Downtown Circulation and Parking Study	In process	\$55,690 - Phs. 1, 2								←								
Greene Tract/Rogers Road	Underway										←							
Land Use Review and LUMO Re-write	Part 1 (FLUM) Underway	FLUM: \$159,500								←								
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.



TOWN OF CHAPEL HILL

Special Planning Initiatives

Blue Hill Design Guidelines



REVISED PUBLIC DRAFT • 03.16.2018

3.2 Design the street frontage to promote pedestrian activity. Appropriate strategies include:

- Active street frontages
- Pedestrian-oriented entries
- Windows facing the street
- Small public spaces fronted by the sidewalk
- Urban streetscape design and landscaping

3.3 Develop an active pedestrian-friendly area in front of a building, when it is set back from the build-to-line. Areas should be:

- Open to the public
- Landscaped with "green" areas

3.4 Design the street frontage to be compatible with the surrounding context. Provide a landscaped front setback:

- Between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas
- Where residential development with a landscaped setback is located across the street

Figure 3.3 Develop active pedestrian-friendly areas in front of a building, when it is set back from the build-to-line.

STRATEGIES FOR ACTIVATING STREET-FRONTAGES

Where possible, buildings in Blue Hill should be built to the build-to-line to support an active street edge. When buildings are set back from the build-to-line, the setback area should be designed to encourage active use. Landscape features (including seating, plants, lighting, bicycle racks, etc.), outdoor dining and architectural features are all encouraged. These alternatives should be integrated with the design of the building and may be combined as appropriate.

LANDSCAPE FEATURES

ARCADÉ

OUTDOOR DINING

Diagram 3.1 Strategies for Activating Street-Frontages

CHAPTER 3 - SITE DESIGN 37

Next step
Council review
on April 18th

For more information, visit:

www.townofchapelhill.org/BlueHillDesign



TOWN OF CHAPEL HILL

Special Planning Initiatives

Station Area Planning



Next step

Updating schedule

For more information, visit:

<http://chplan.us/stationareas>









TOWN OF CHAPEL HILL

Special Planning Initiatives

Wireless Telecommunications Initiative



Wireless Telecommunications Initiative

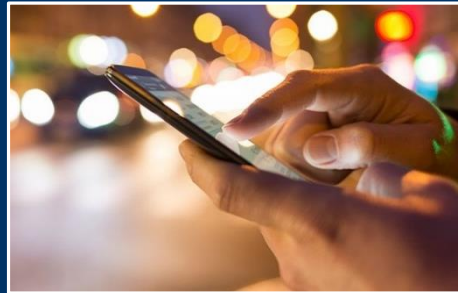
STATION 3:
Key Facility Types

Small Cell Facilities	Macro Facilities
 	 
 	 

Size

- The visual impact of wireless facilities is often related to height. Small cell poles are smaller than macro-towers, but with more frequent placement.

 Small Cell poles are typically 40' to 50' tall	 Macro-towers may be from 150' to 400' tall
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Next step

Council review
on April 18th

For more information, visit:

www.townofchapelhill.org/wireless



TOWN OF CHAPEL HILL

Question & Answer



TOWN OF CHAPEL HILL