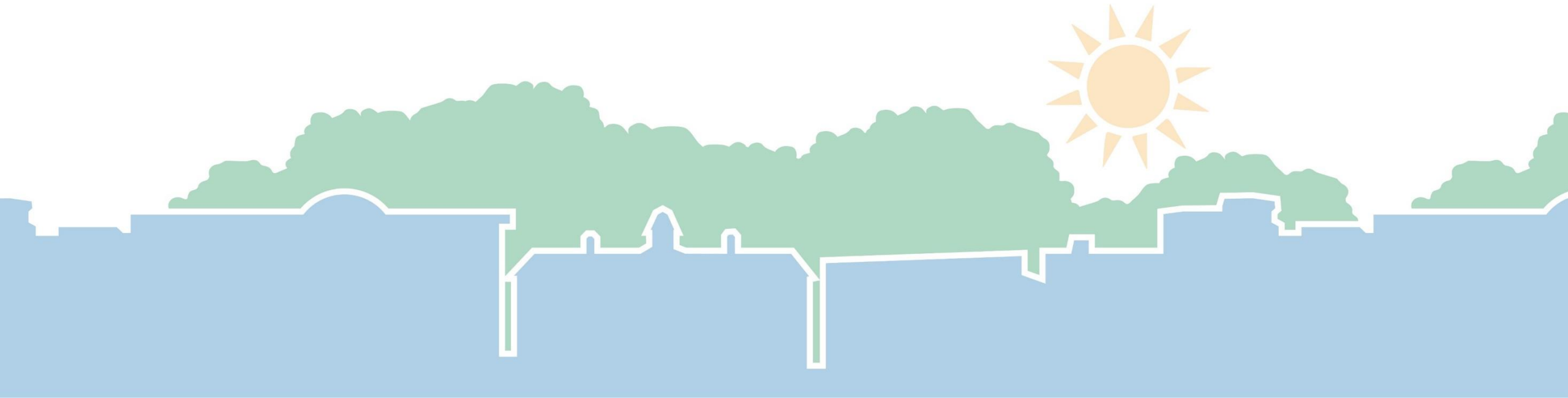


# Council Committee on Economic Sustainability

Meeting

April 5, 2019



# Today's Meeting

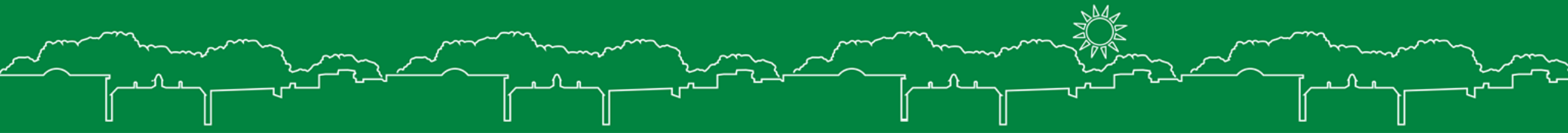


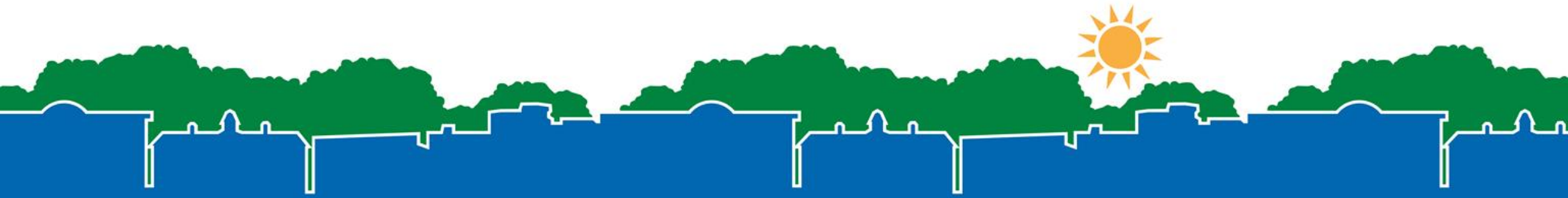
## Purpose

- Facilitated discussion of recent progress on Charting Our Future
  - Review the Blueprint for the six Focus Areas
  - Discuss key considerations for each area

## Supporting Materials

- **Attachment 1:** Explanation of the Future Land Use Map and Its Components
- **Attachment 2:** Focus Area Characteristics (with Focus Area Maps)





# North Martin Luther King Jr Boulevard

*A gateway corridor with mixed use nodes.*

The North Martin Luther King Jr. Boulevard area is envisioned as a gateway to the Town from points north that includes mixed use nodes that fully leverage future transit service. While improvements will include buildings and tree canopies that frame the corridor, east-to-west connectivity also will be emphasized.

# North Martin Luther King Jr. Boulevard

How should the Focus Area map account for existing mobile home parks? (Note: Similar considerations apply to the mobile home park on South MLK Jr. Boulevard.)



# Mobile Home Parks | 3 Options

*Recommended*



## Option 1

Identify the mobile home parks on the Focus Area Maps while still showing a preferred character type.

## Option 2

Create a new character type specifically for mobile home parks.

## Option 3

Exclude mobile home parks from the Focus Area boundaries.





# South Martin Luther King Jr Boulevard

*A gateway corridor with transit-focused development and a mixture of housing types.*

The South Martin Luther King Jr. Boulevard Focus Area extends the gateway treatment south to the edge of Downtown. This portion of the corridor is envisioned to include a mixture of uses, including a diversity of housing types, that make the best use of future transit service while protecting natural features such as Bolin Creek.

# South Martin Luther King Jr. Boulevard

Previous discussions have identified purpose-built student housing and office space that supports downtown as two goals for this Focus Area. Does the Focus Area Map adequately address these goals?





# North 15-501

*An “uptown” mix of higher intensity uses.*

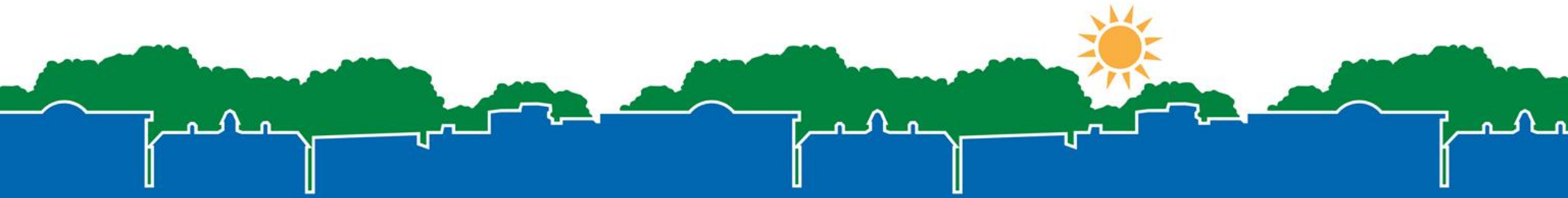
The North 15-501 area is envisioned as a mix of higher intensity uses that give the linear gateway corridor an uptown dynamic. The Focus Area emphasizes continuity between development and places higher intensity uses near future transit service and where redevelopment is most likely. Portions of the Focus Area that are currently developed may transition over time to open space.



# North 15-501

What changes (if any) should be made at the Gateway Station due to the recommended discontinuation of the light rail project?





# Downtown

*Preserving and enhancing the heart of Chapel Hill.*

The Downtown Focus Area continues the maturation of the Town's core through infill, redevelopment, and adaptive reuse. Special consideration is given to previous Town planning efforts while encouraging sufficient density to absorb growth and limit impacts to other areas of Chapel Hill. Preserving and enhancing the heart of Chapel Hill is a core component of this area.



# Downtown

Does the Focus Area Map reflect the appropriate character types for Downtown?





# NC 54

*Employment centers with a green gateway to Chapel Hill.*

The NC 54 Focus Area blends established and anticipated employment centers with the corridor's defining existing feature—linear greenspace. The Focus Area considers the likely benefits of future transit service by encouraging compact, mixed use development highlighted by diverse and affordable housing options.

What changes (if any) should be made near the three planned light rail stations due to the recommended discontinuation of the light rail project?





# South 15-501 Gateway / Southern Village Park and Ride

*Gateway nodes providing a mixture of uses and housing types.*

As two gateway nodes on the southside of Chapel Hill, this Focus Area includes a mixture of uses, housing types, and open spaces that respect the differences of the South 15-501 Gateway and the Southern Village Park and Ride. These areas are envisioned to improve connectivity within and to the Focus Areas as well as to future transit service.



# South 15-501 Gateway / Southern Village Park and Ride

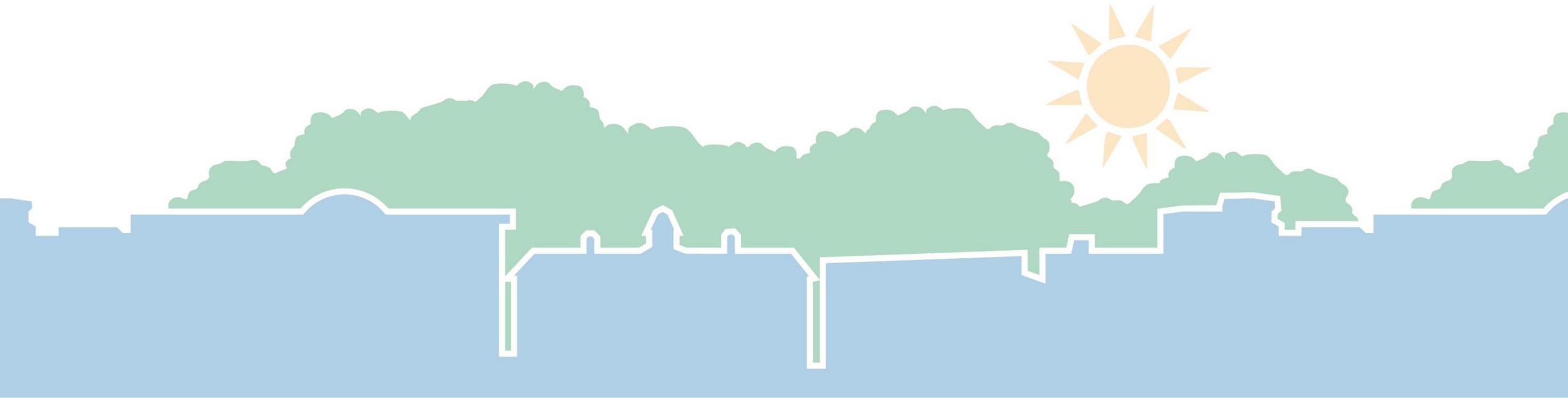
Are the character types shown appropriate for the two nodes?



# THANK YOU!

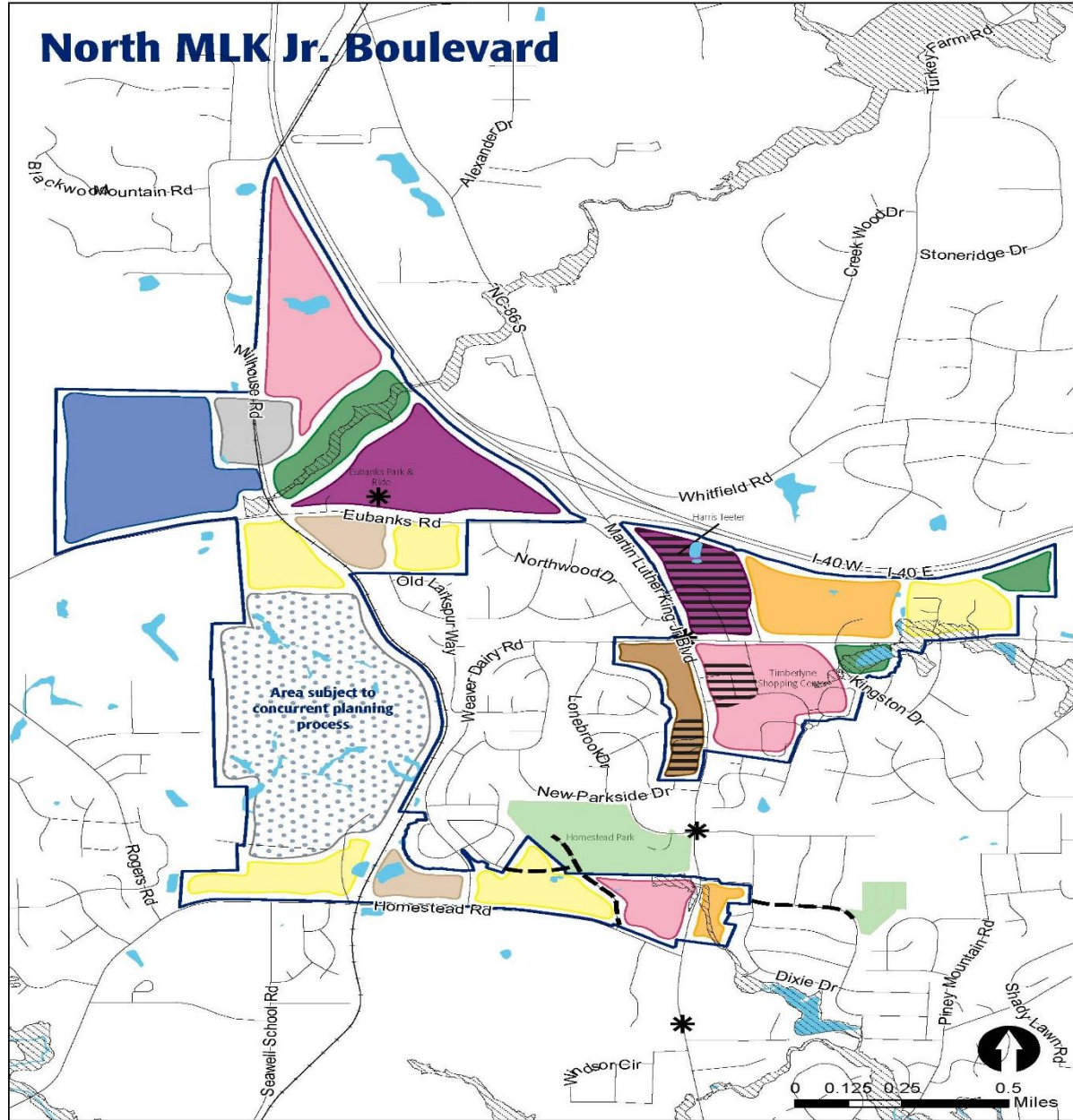
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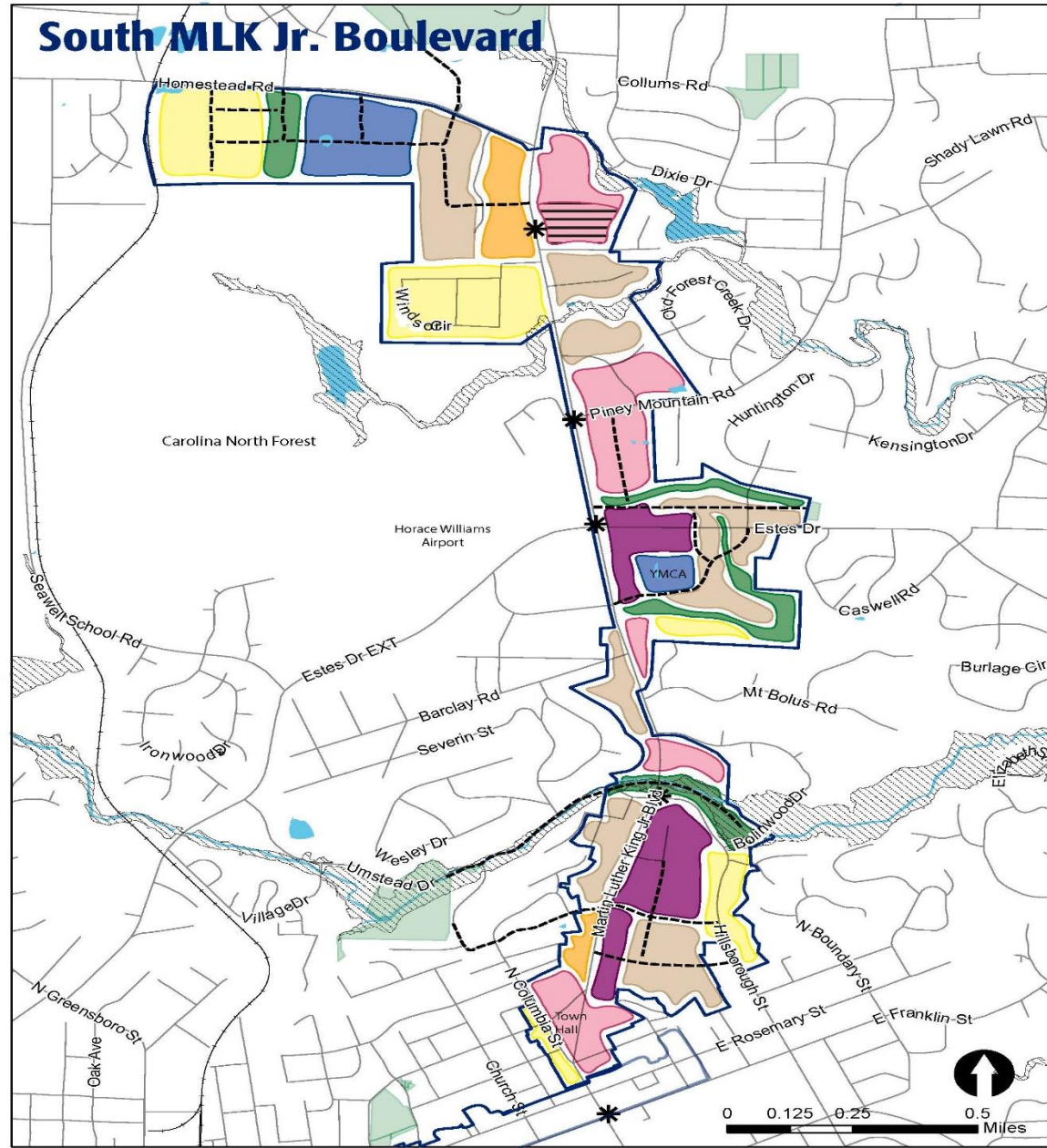
# North MLK Jr. Boulevard



# North MLK Jr. Blvd

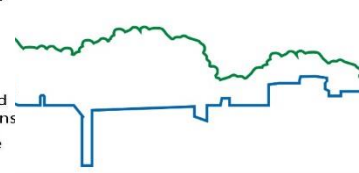
- |                                                                                                                          |                                                                                                                                        |                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|  Townhomes                           |  Multifamily, shops and offices (up to 4 stories) |  100-year Floodplain                        |
|  Apartments (up to 4 stories)        |  Multifamily, shops and offices (up to 8 stories) |  Planned BRT Stop                           |
|  Apartments (up to 8 stories)        |  Institutional                                    |  Proposed Roadway and Multimodal Connection |
|  Shops and offices (up to 4 stories) |  Parks & Open Space                               |  Existing Mobile Home Parks                 |
|  Light Industrial                    |  Existing Parks                                   |                                                                                                                                  |

# South MLK Jr. Boulevard

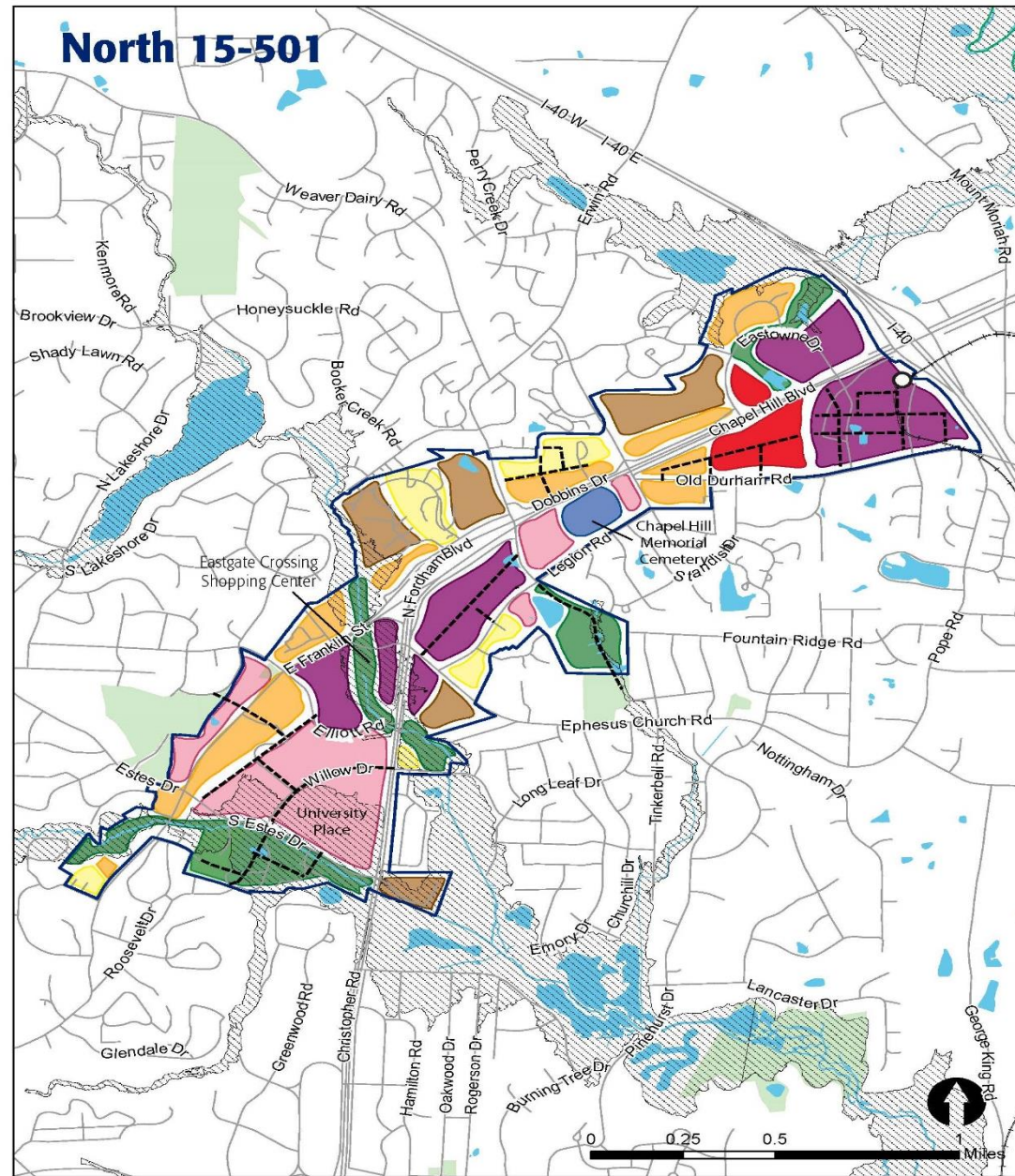


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|---------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|
|  | Townhomes                           |  | Multifamily, shops and offices (up to 4 stories) |  | 100-year Floodzone                          |
|  | Apartments (up to 4 stories)        |  | Multifamily, shops and offices (up to 8 stories) |  | Planned BRT Stop                            |
|  | Shops and offices (up to 4 stories) |  | Institutional                                    |  | Proposed Roadway and Multimodal Connections |
|  | Shops and offices (up to 8 stories) |  | Parks & Open Space                               |  | Existing Mobile Home Parks                  |
|                                                                                       |                                     |  | Existing Parks                                   |                                                                                       |                                             |

# South MLK Jr. Blvd.

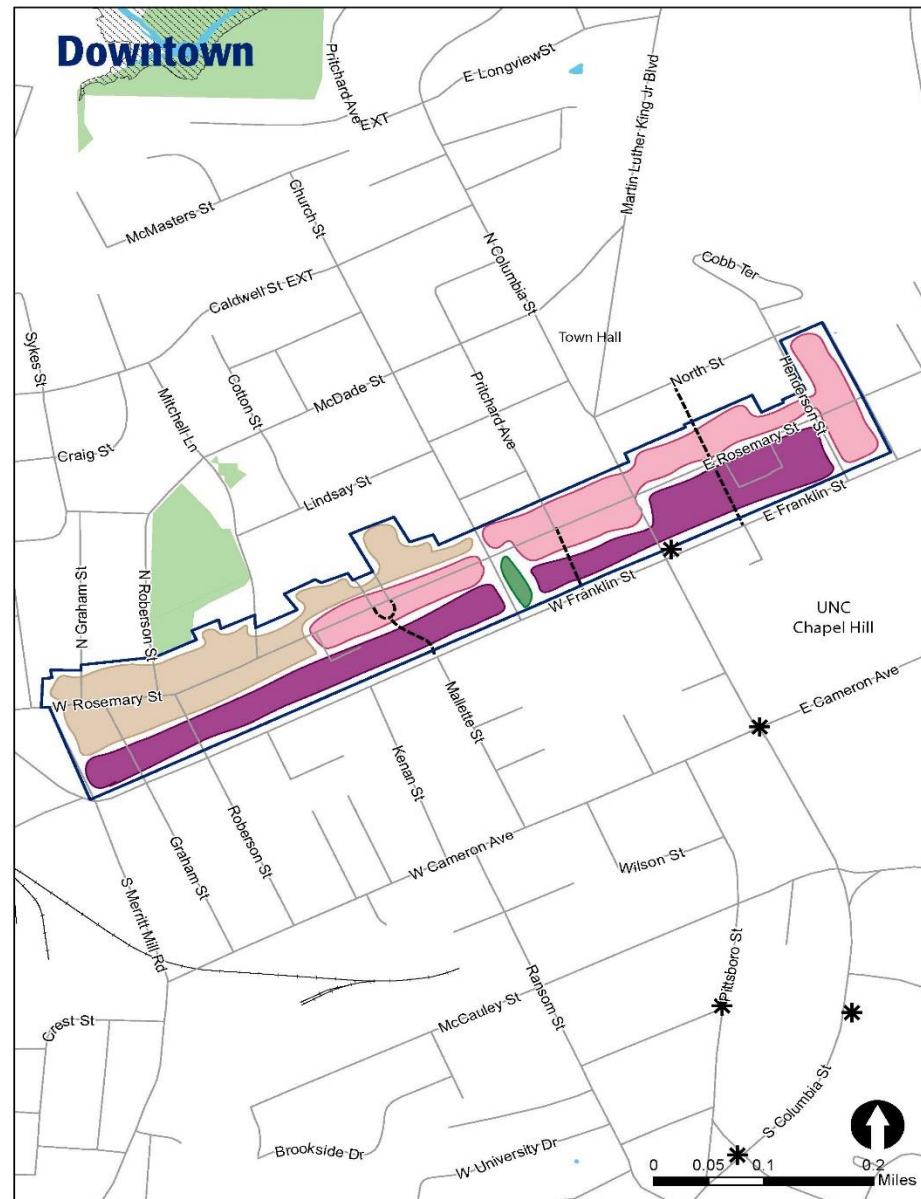


# North 15-501

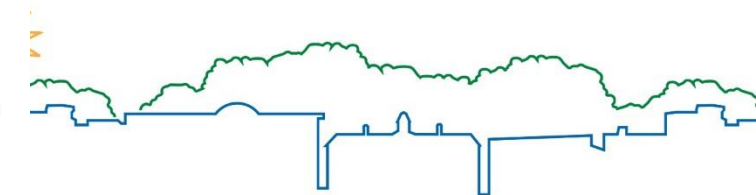
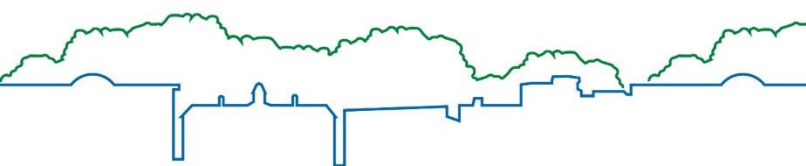


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|-------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|
|  | Townhomes                           |  | Multifamily, shops and offices (up to 4 stories) |  | 100-Year Floodplain                         |
|  | Apartments (up to 8 stories)        |  | Multifamily, shops and offices (up to 8 stories) |  | Planned Light Rail Station                  |
|  | Shops and offices (up to 4 stories) |  | Institutional                                    |  | Planned Light Rail Alignment                |
|  | Shops and offices (up to 8 stories) |  | Parks & Open Space                               |  | Proposed Roadway and Multimodal Connections |

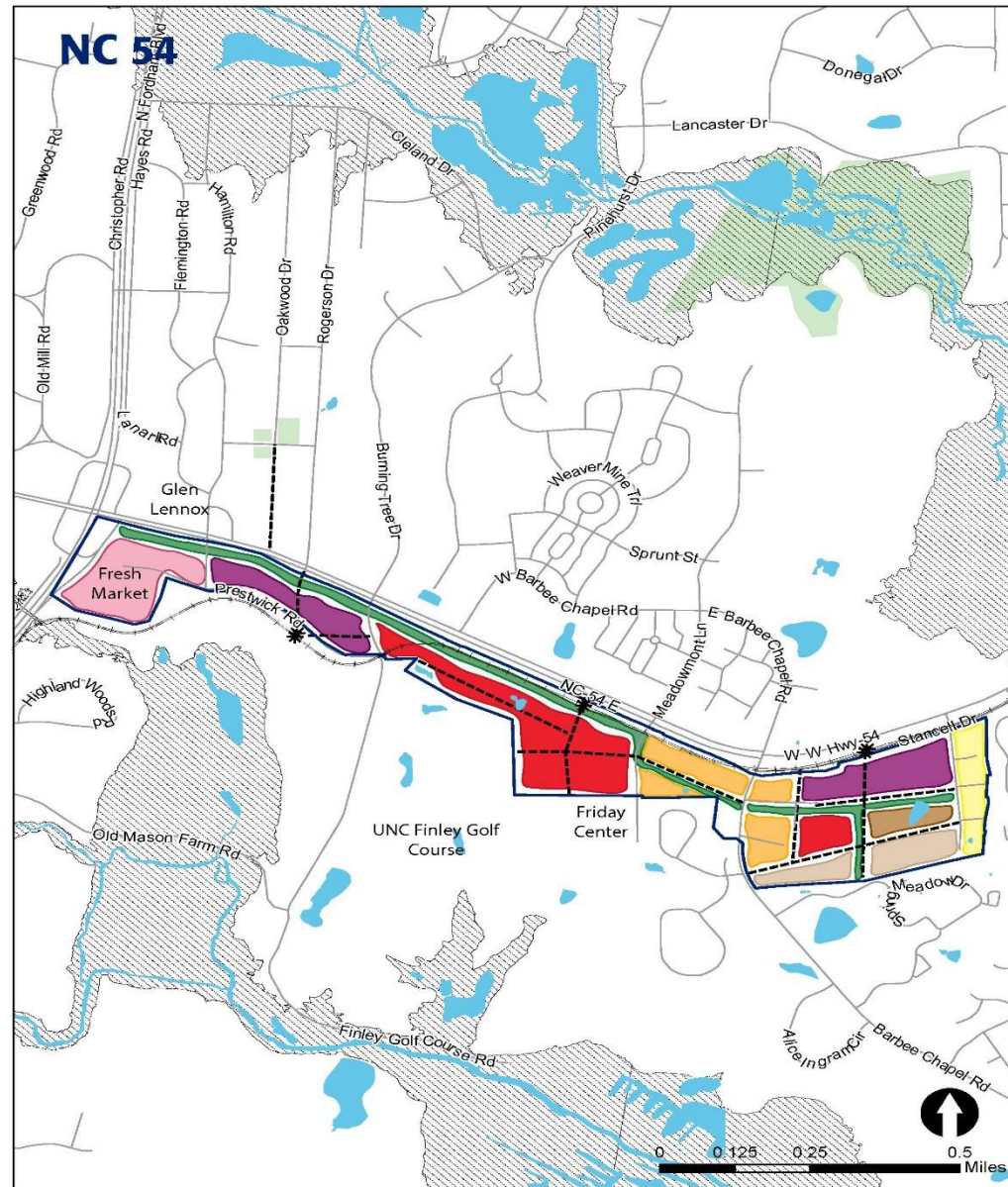
# Downtown



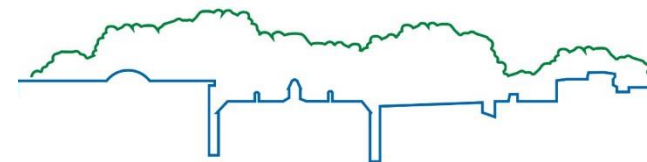
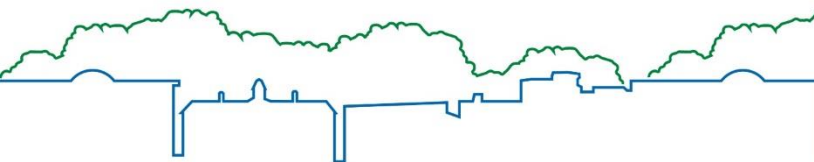
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|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  Apartments (up to 4 stories)        |  Multifamily, shops and offices (up to 4 stories) |  100-year Floodplain                         |
|  Apartments (up to 8 stories)        |  Multifamily, shops and offices (up to 8 stories) |  Planned BRT Station                         |
|  Shops and offices (up to 4 stories) |  Institutional                                    |  Proposed Roadway and Multimodal Connections |
|  Shops and offices (up to 8 stories) |  Parks & Open Space                               |                                                                                                                                   |
|                                                                                                                         |  Existing Parks                                   |                                                                                                                                   |



# NC 54



- |                                     |                                                  |                                             |
|-------------------------------------|--------------------------------------------------|---------------------------------------------|
| Townhomes                           | Multifamily, shops and offices (up to 4 stories) | 100-year Floodplain                         |
| Apartments (up to 4 stories)        | Multifamily, shops and offices (up to 8 stories) | Planned Light Rail Station                  |
| Apartments (up to 8 stories)        | Institutional                                    | Proposed Light Rail Alignment               |
| Shops and offices (up to 4 stories) | Parks & Open Space                               | Proposed Roadway and Multimodal Connections |
| Shops and offices (up to 8 stories) | Existing Park                                    |                                             |



# South 15-501 Gateway/ Southern Village Park & Ride

