

# Chapel Hill North

Update- January 10, 2020

CHAPEL HILL

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**From May  
2019 –  
CCES mtg.**

- > Reshape retail to create more experiential
- > Connect office, new and existing, to other areas in the district.
- > Build needed housing:
  - *Large, high-quality condominiums .*
  - *Townhouses and mid-priced condominiums .*
  - *Main Street apartments .*
  - *Independent living, assisted care and memory care for seniors .*
  - *Balancing the Town's interests in creating residential units and more commercial space*
  - *Create spaces that are welcoming to all, not that cater only to wealthy households*

**From June  
2019 –  
CCES mtg.**

## **Explore Options for control or acquisition of Ireland property:**

- Property exchange
- Option and delayed closing
- Joint exploratory
- Outright purchase

**No options were acceptable. We are recommending rezoning using an accepted Master Plan and the actual developer would still need a Special Use Permit.**

Return to CCES for report in September (2019)

**Current step**

If we proceeded-

- Create a master plan for property
- Address issues related to mobile home park
- Entitle and subdivide the parcels according to plan
- Sell entitled land, saving space for a park and affordable housing
- Explore ways to create new connections between centers
- Looks for opportunities for place making and green spaces working with existing centers

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# Feedback Themes:

(Property owners and developers)

- Lack of connectivity in North Chapel Hill reinforces auto dependency.
- Proximity to I-40 is a competitive advantage. Explore opportunities for multi-modal connections once people park.
- Density viewed favorably- more people in shopping centers and restaurants will add vibrancy and strengthen retail.

# Feedback Themes:

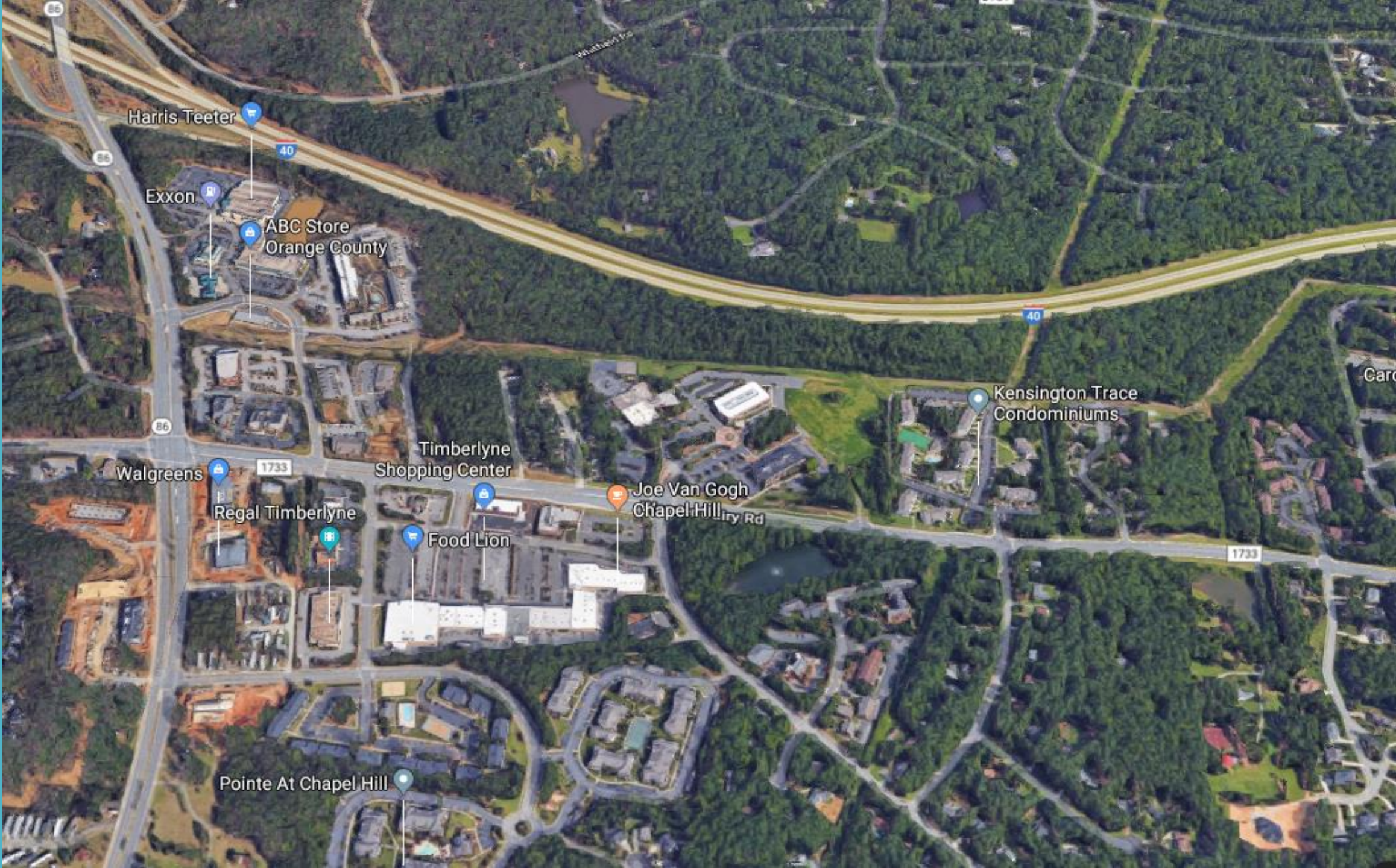
(Property owners and developers)

- It may not be possible to replicate the success of places like Downtown Durham in a fundamentally suburban area like North Chapel Hill.
- Bike lanes from Timberlyne to Carol Woods don't feel safe. Offer off-road trails and bike lanes.
- Need for greenspace, public space, gathering space → encourage outdoor music, a brewery or other community events.

# Current status:

(January 2020)

There are 3 developers vying for one or both parcels and time is of the essence if we desire to guide the outcome.



Harris Teeter

Exxon

ABC Store  
Orange County

Walgreens

Regal Timberlyne

Timberlyne  
Shopping Center

Food Lion

Joe Van Gogh  
Chapel Hill

Pointe At Chapel Hill

Kensington Trace  
Condominiums

Caro



Harris Teeter

Exxon

ABC Store  
Orange County

Walgreens

Regal Timberlyne

Timberlyne  
Shopping Center

Food Lion

Joe Van Gogh  
Chapel Hill

Kensington Trace  
Condominiums

Pointe At Chapel Hill

86

86

86

1733

1733

40

40

Whittier Trl

Irby Rd

Card



Place for coffee...  
beer...  
work...  
eat.  
(and shop)



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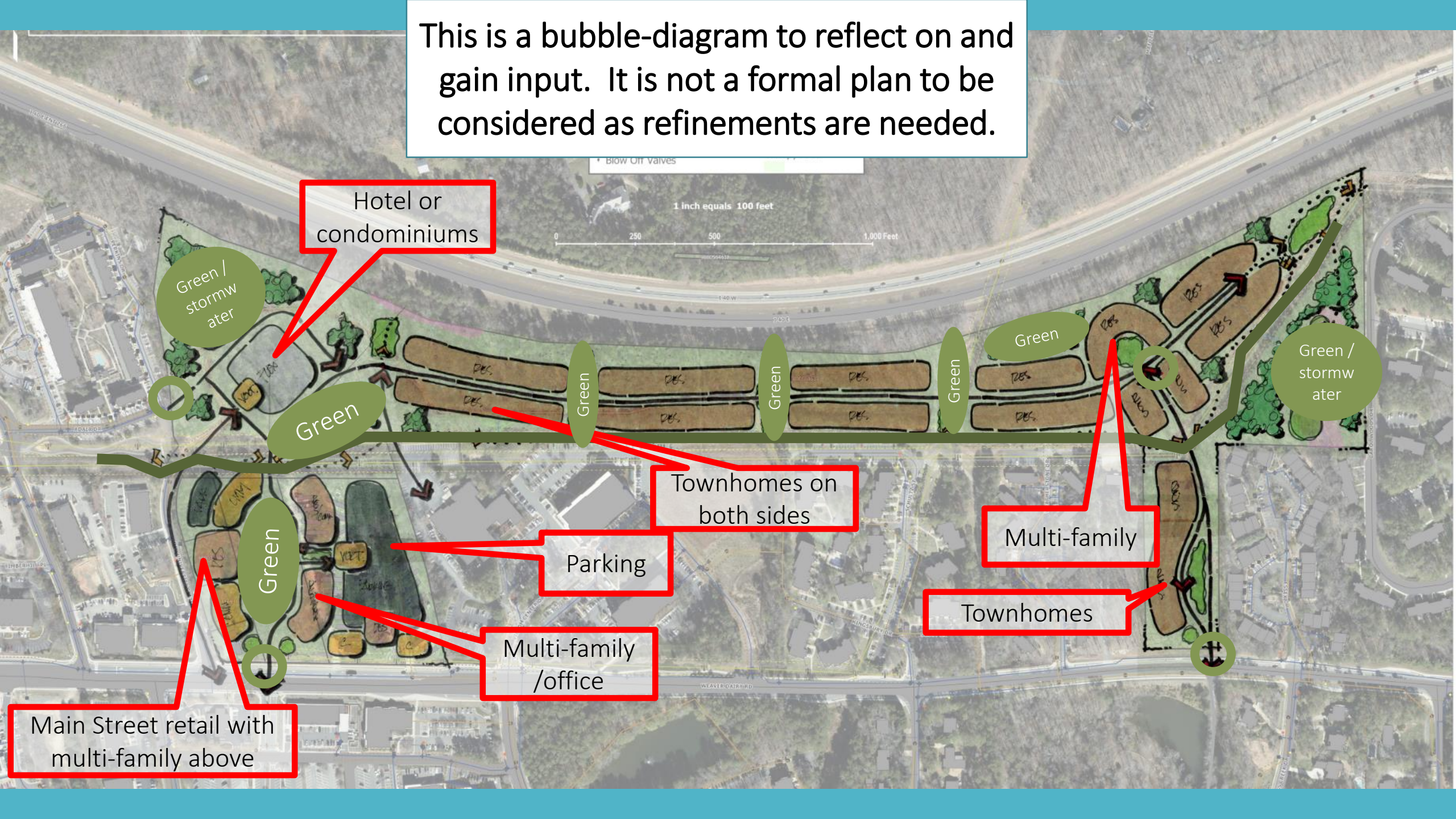
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hopper  
illustration





This is a bubble-diagram to reflect on and gain input. It is not a formal plan to be considered as refinements are needed.



Hotel or  
condominiums

Green /  
stormw  
ater

Green

Green

Green

Green

Green

Green /  
stormw  
ater

Townhomes on  
both sides

Parking

Multi-family

Townhomes

Multi-family  
/office

Main Street retail with  
multi-family above

Green

# Next steps:

1. **Complete financial feasibility of proposed uses and present back to CCES in February 2020.**
2. **Based on what market products are feasible, proceed with a next level plan.**
3. **Consider approach to working with the neighborhood and begin communication to discuss options.**
4. **Proceed, based on final concept to pursue rezonings to allowed for projected uses and to encourage developers to follow the plan.**
5. **Consider other steps that we can begin taking for place-making throughout the district.**

# Questions?

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