

# North Chapel Hill

## Master Plan

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June 2020

CHAPEL HILL

OPEN2.BIZ

**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*
  - *Affordable housing*

## **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.

**From  
February  
2020 –  
CCES mtg.**



# Potential development program

Land Use	Units/ SF	Acres	Dev. Pad Land Value	Dev. Pad Land Value/Acre	Community Benefit
Townhomes/ Condominiums	220	22	\$8.8M	\$400k	“Missing middle product” Affordable for starter families earning \$100-150k
Class A Rental Apartments (Excl. Student)	400	11.4	\$10M	\$875k	While Class-A, this is G-Urban product hitting rents of \$750- 1,300/bedroom, salaries of \$28-50k
Retail	20,000	0.8	\$800k	\$1M	Could be Chapel Hill North activated park setting
Office	60,000	2.4	\$2.4M	\$1M	Continued push to grow job base in Chapel Hill
Lodging	150	2	\$3M	\$1.5M	Hotel/motel and property tax
Park Space	-	1.4	\$0	\$0	Added park space that can be heavily activated
<b><u>Total</u></b>		<b><u>40.0</u></b>	<b><u>\$25M</u></b>	<b><u>\$625k</u></b>	

**From  
February  
2020 –  
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- Transmission Lines
- Swamp/Marsh
- Jordan Buffers
- OWASA
  - Owasa Easements
  - Owasa Gravity Sewer Mains
  - Owasa Pressurized Sewer Mains
  - Owasa WaterLines
  - Water Service Laterals
  - Owasa Manholes
  - Blow Off Valves
- Streams
  - Town Flow Type
  - Intermittent
  - Ephemeral
  - No Channel
- Streets
- Canopy Area

1 inch equals 100 feet



# Next Steps:

1. Do we proceed with entitlement and rezoning of the property?
2. Are there changes that would help the Plan meet Council's Interest



Brian Peterson