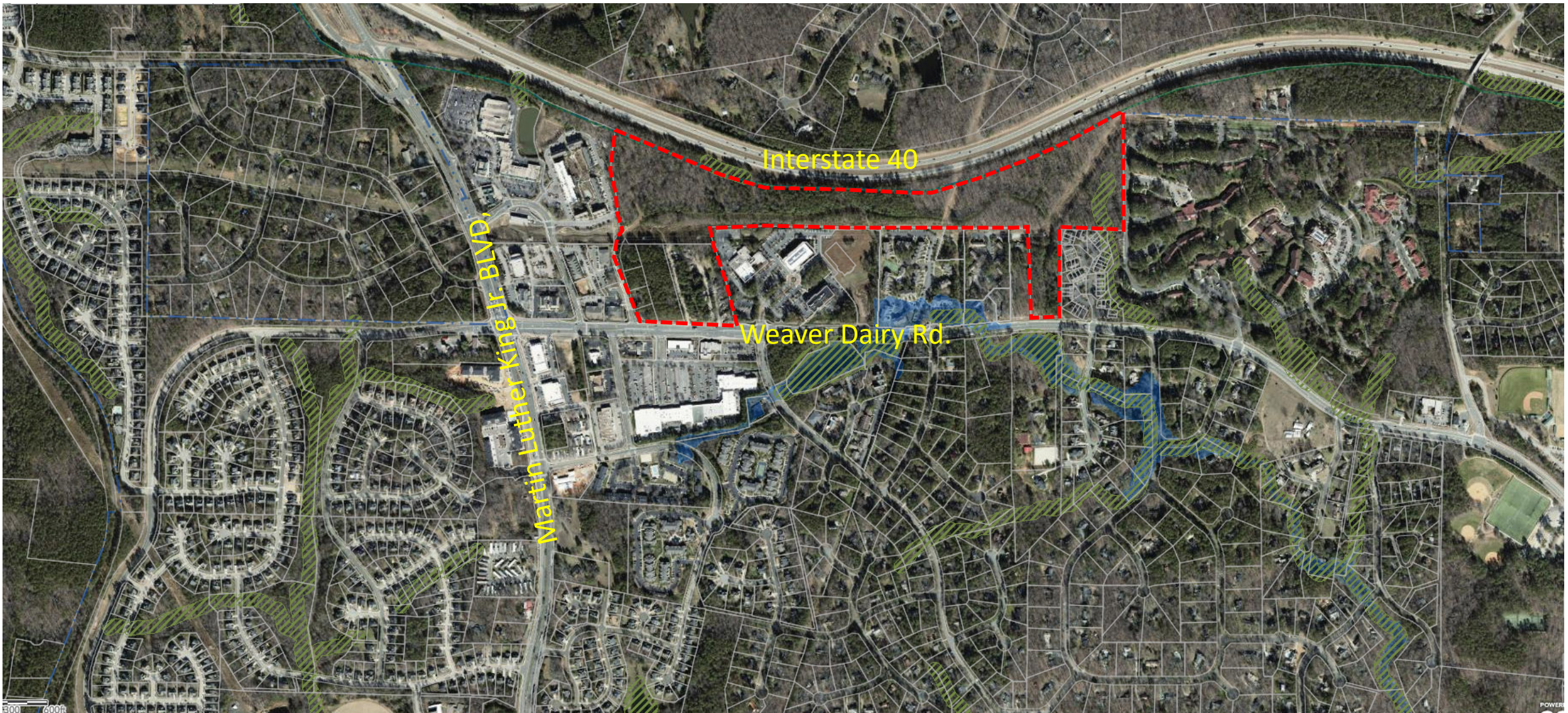


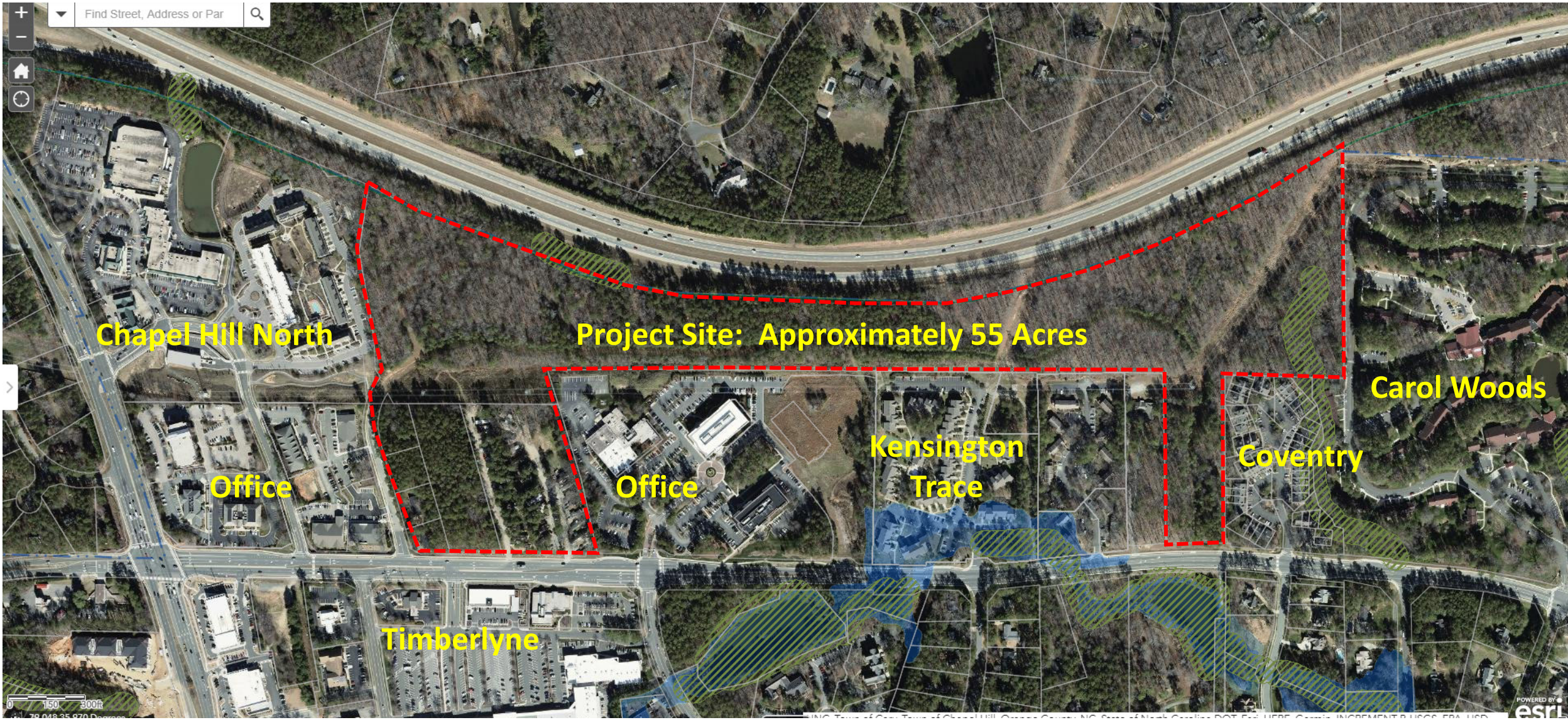
North Chapel Hill Master Plan

Draft 04-29-20

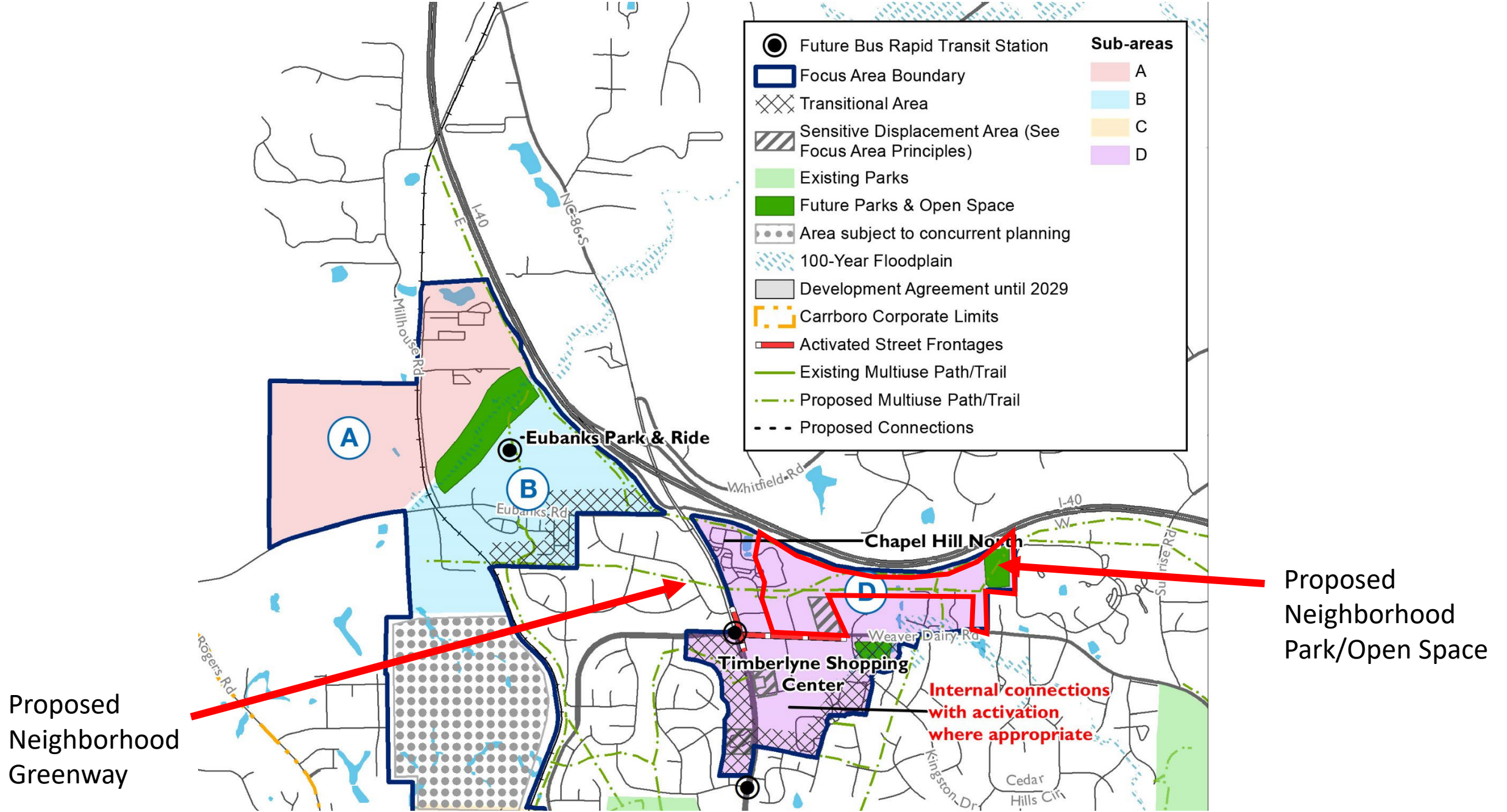
Prepared by: Brian Peterson, AIA, Urban Designer



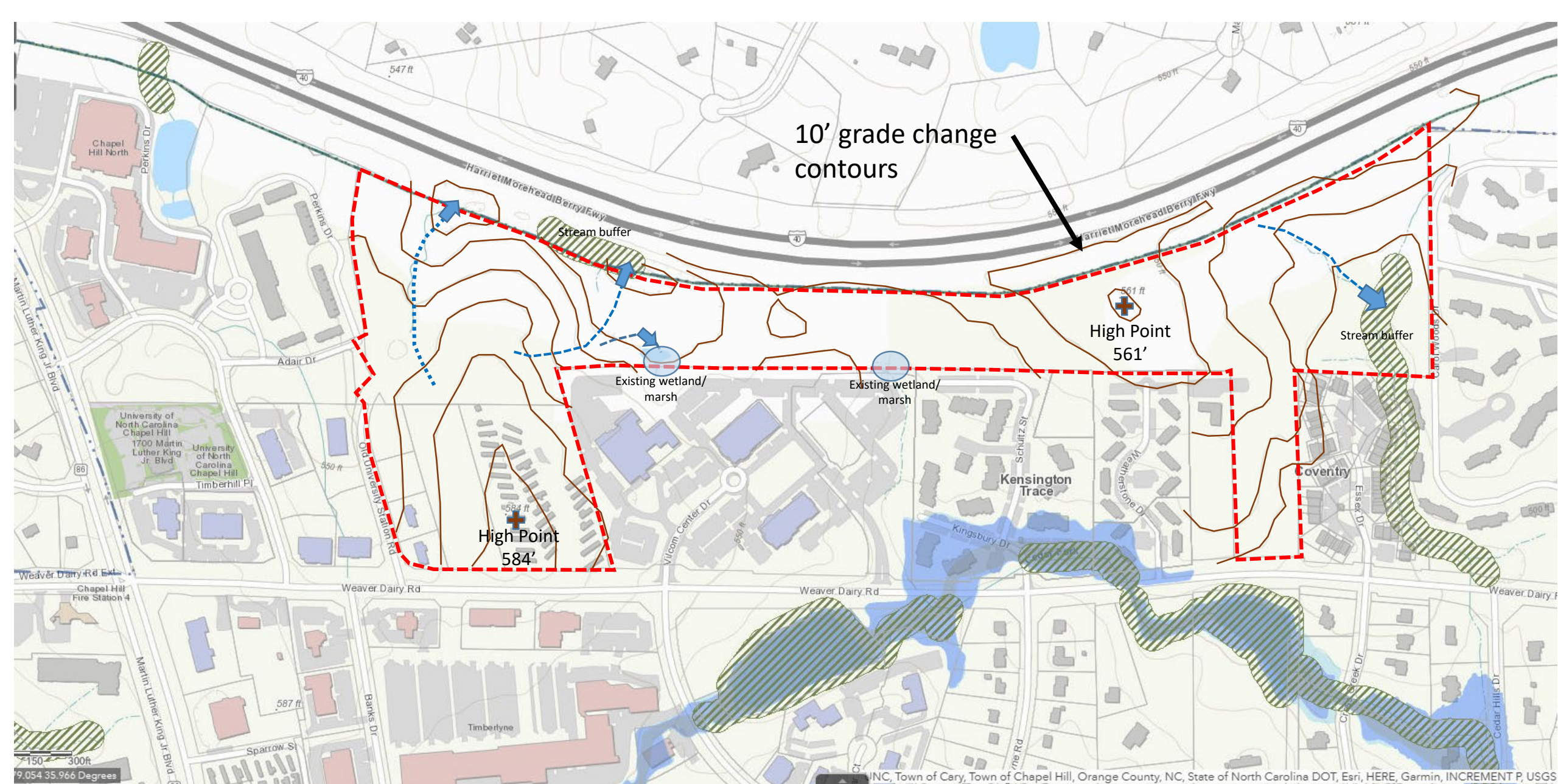
North Chapel Hill – Regional Context



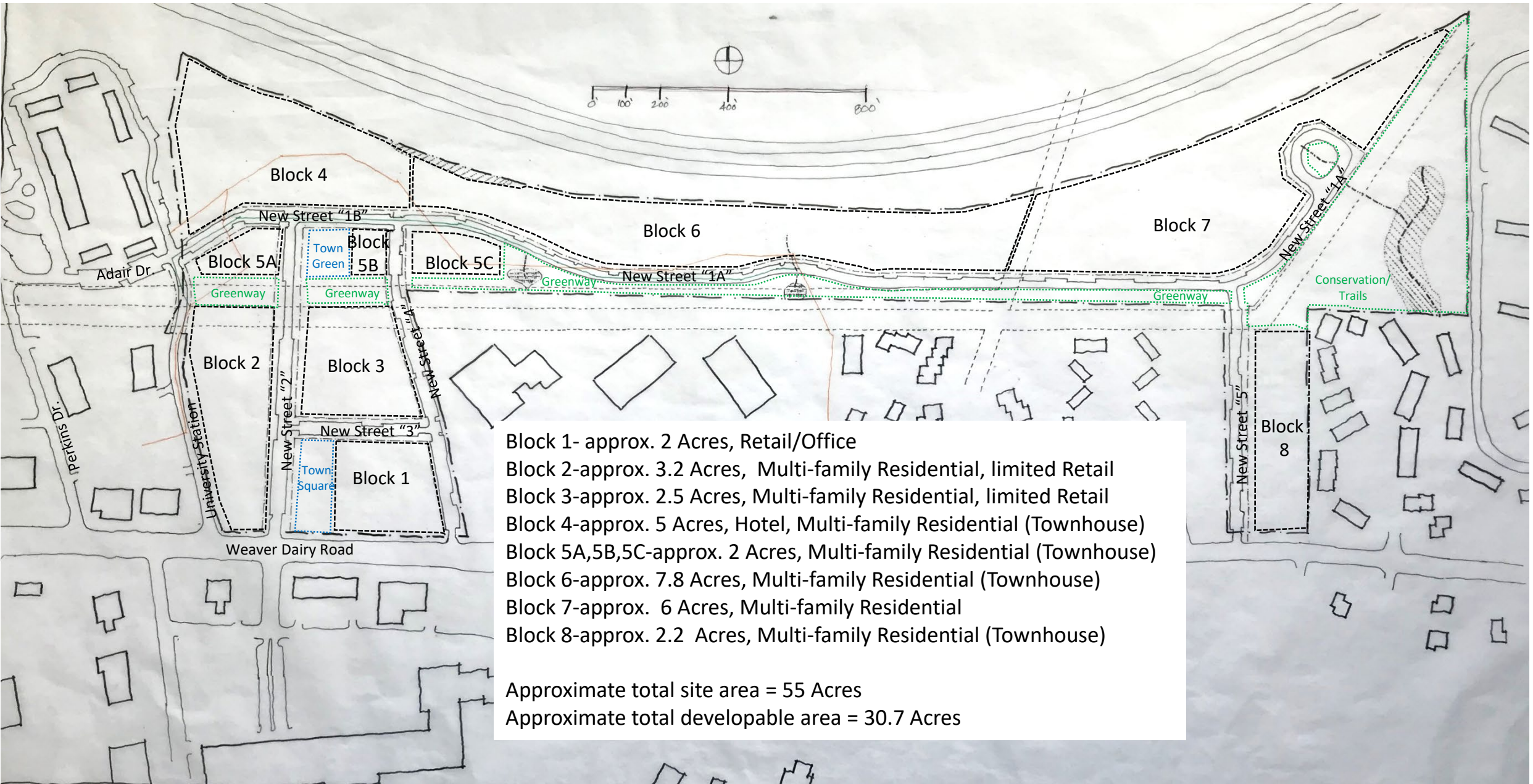
North Chapel Hill – Neighborhood Context



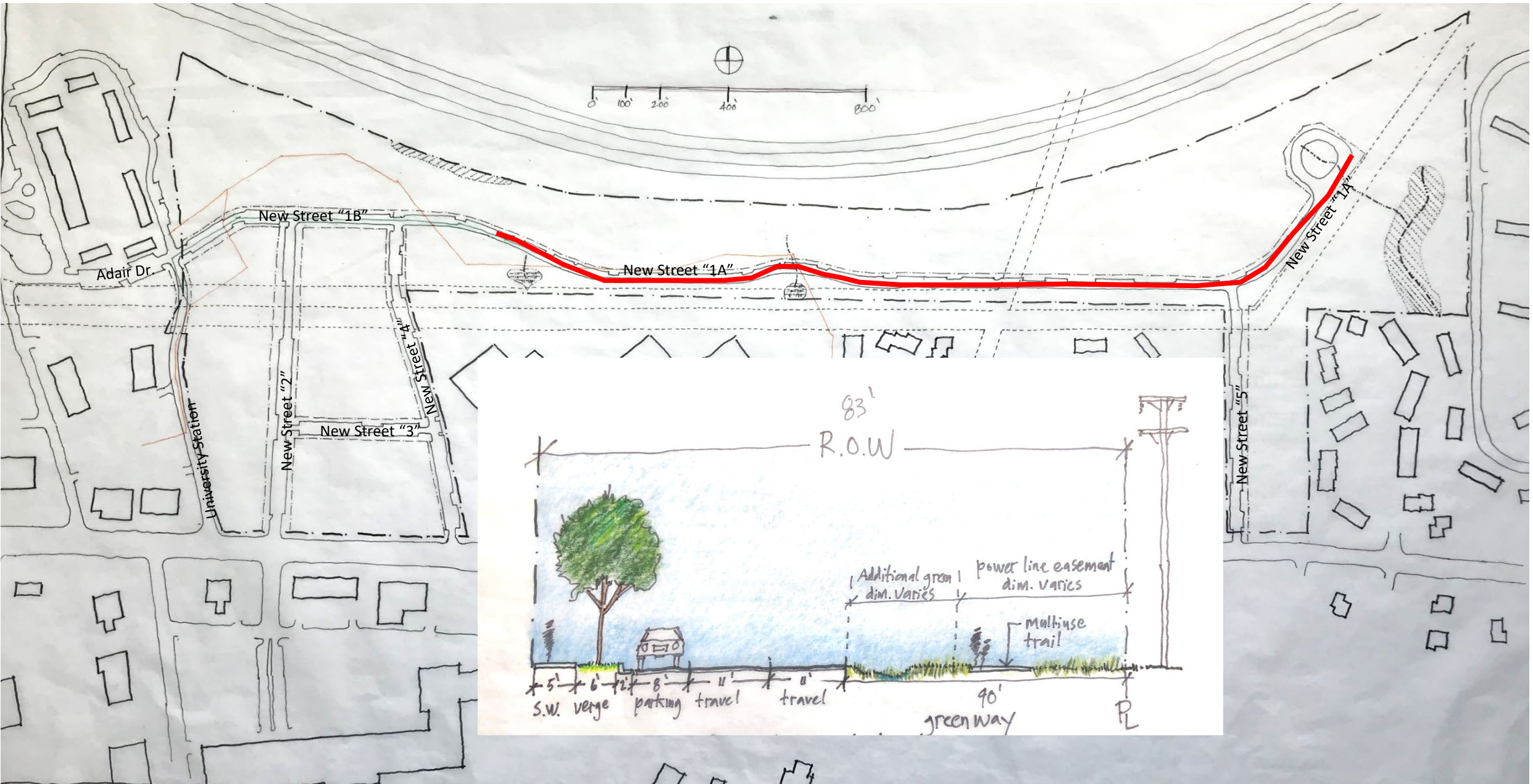
Future Land Use Map: Proposed Focus Area Map, North Chapel Hill



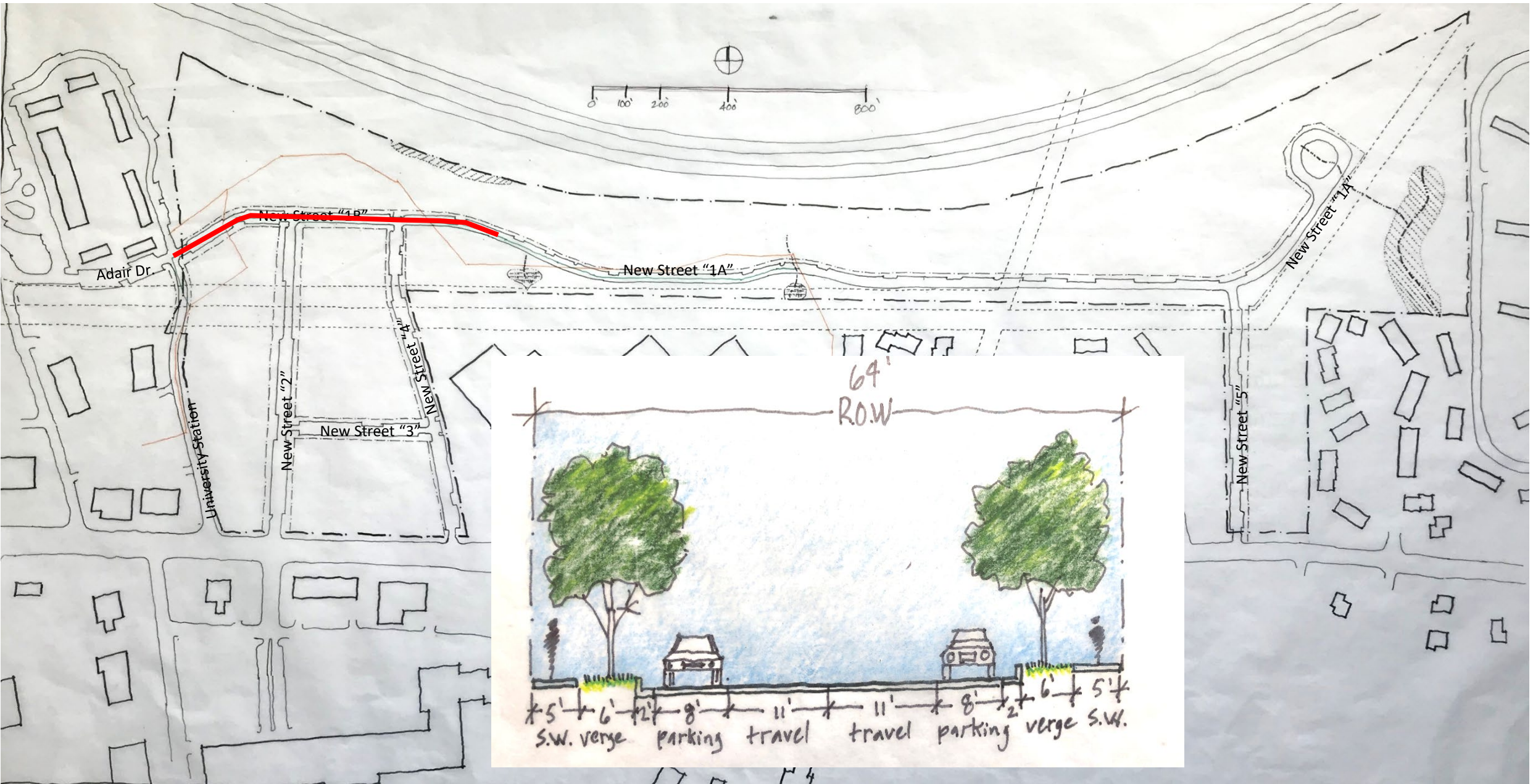
North Chapel Hill – Landform and Drainage/Environmental Features



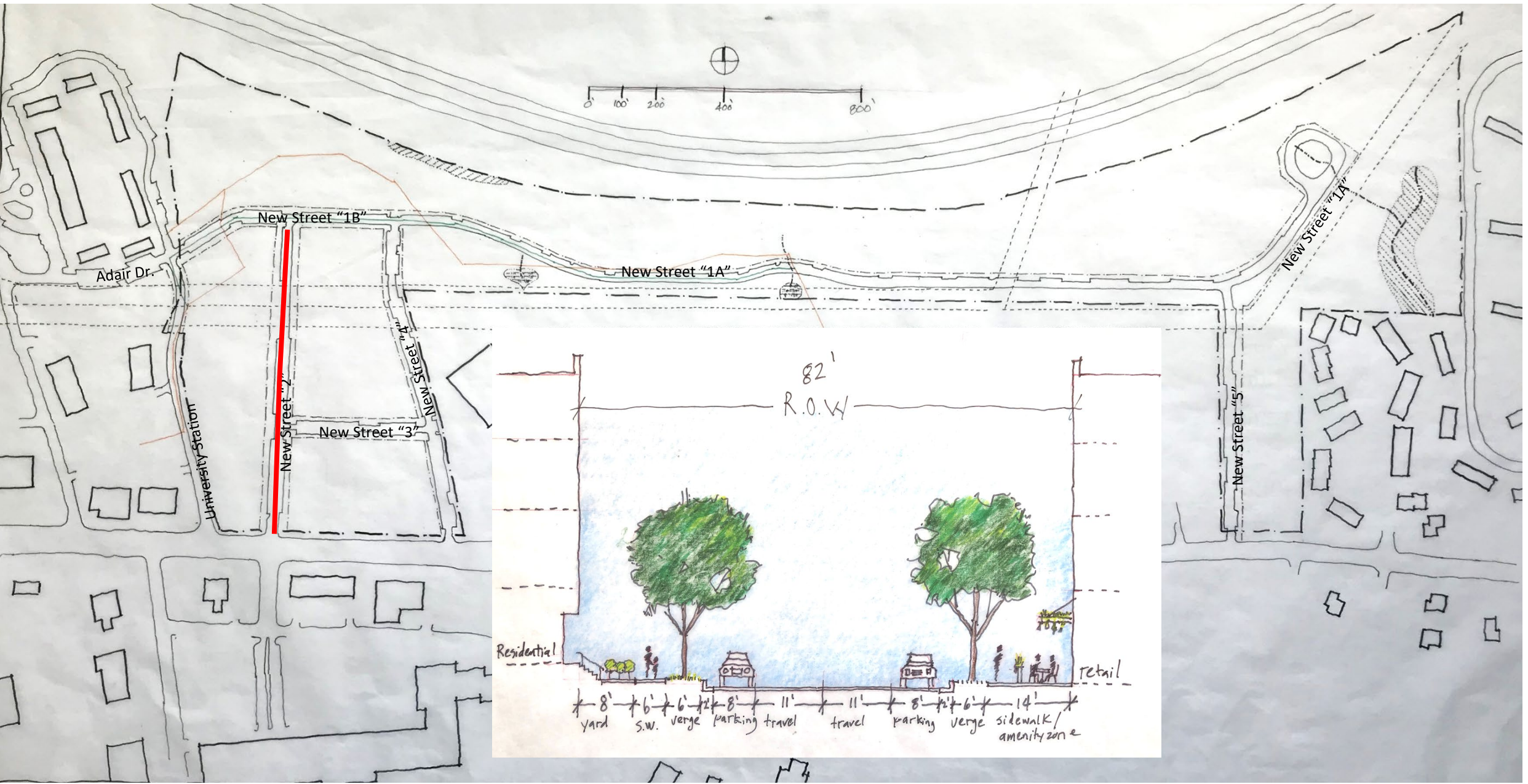
North Chapel Hill – Street & Block Plan Concept



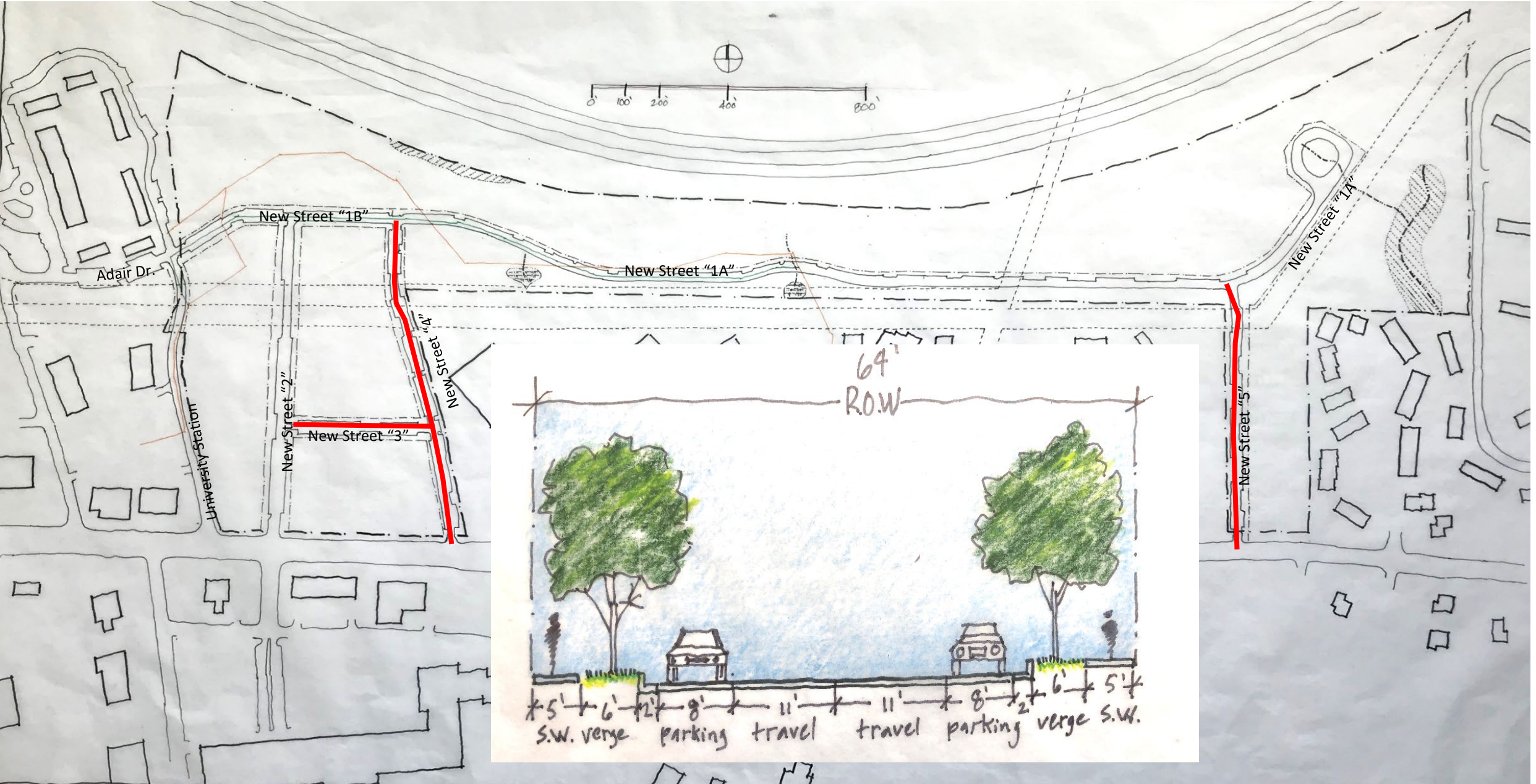
R.O.W Cross Section: Street 1A



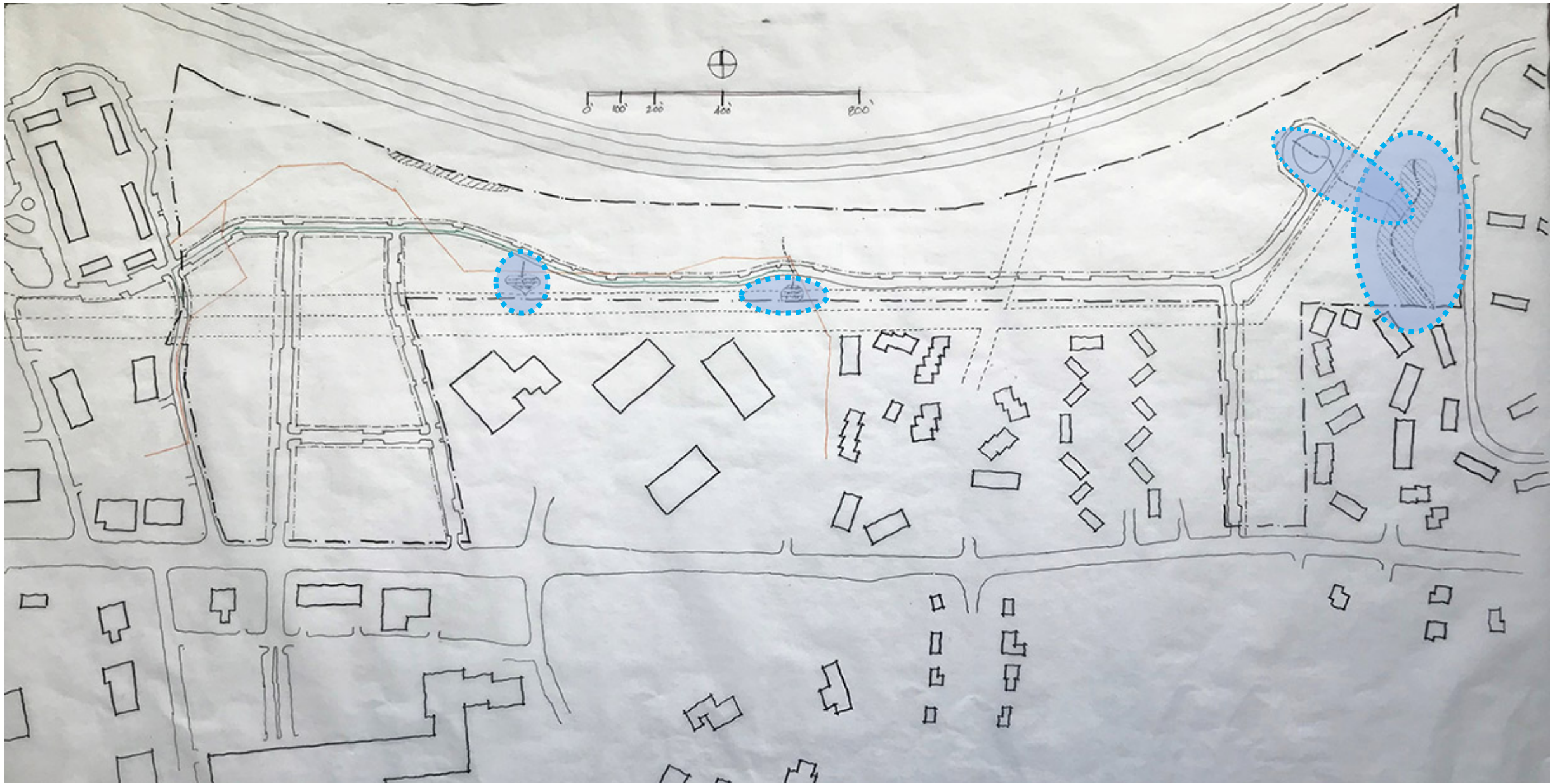
R.O.W Cross Section: Street 1B



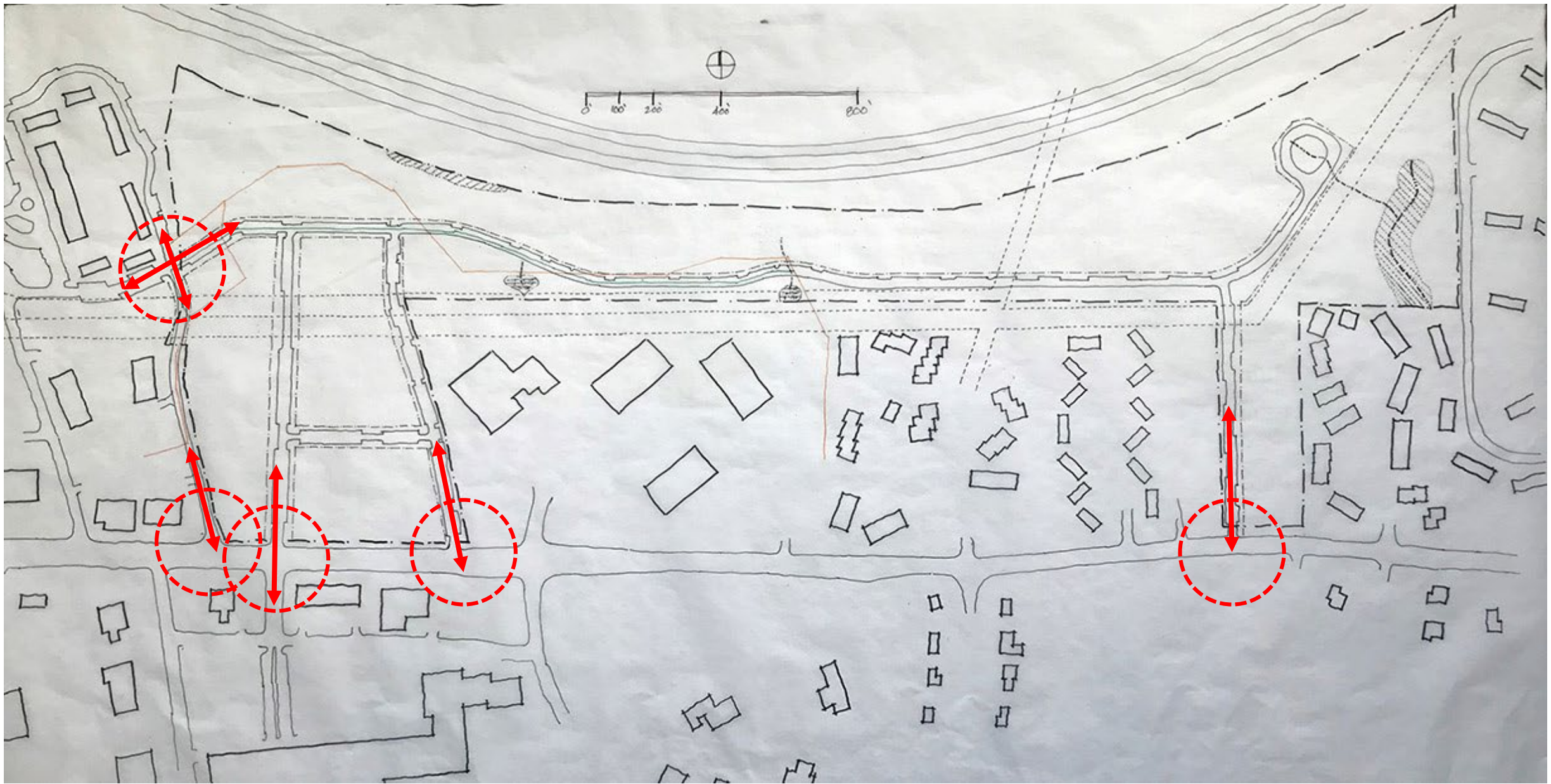
R.O.W Cross Section: Street 2



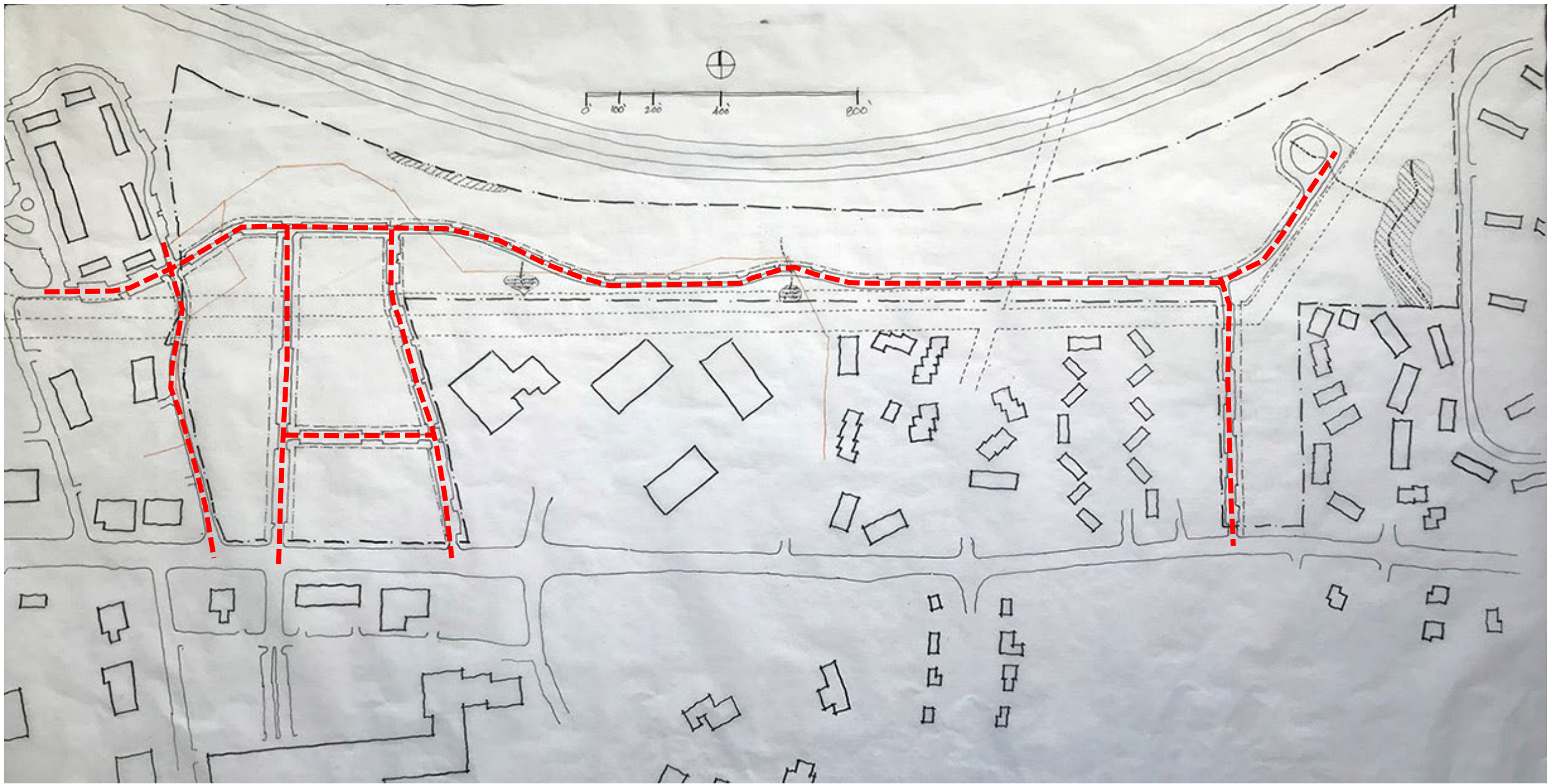
R.O.W Cross Section: Street 3,4,5



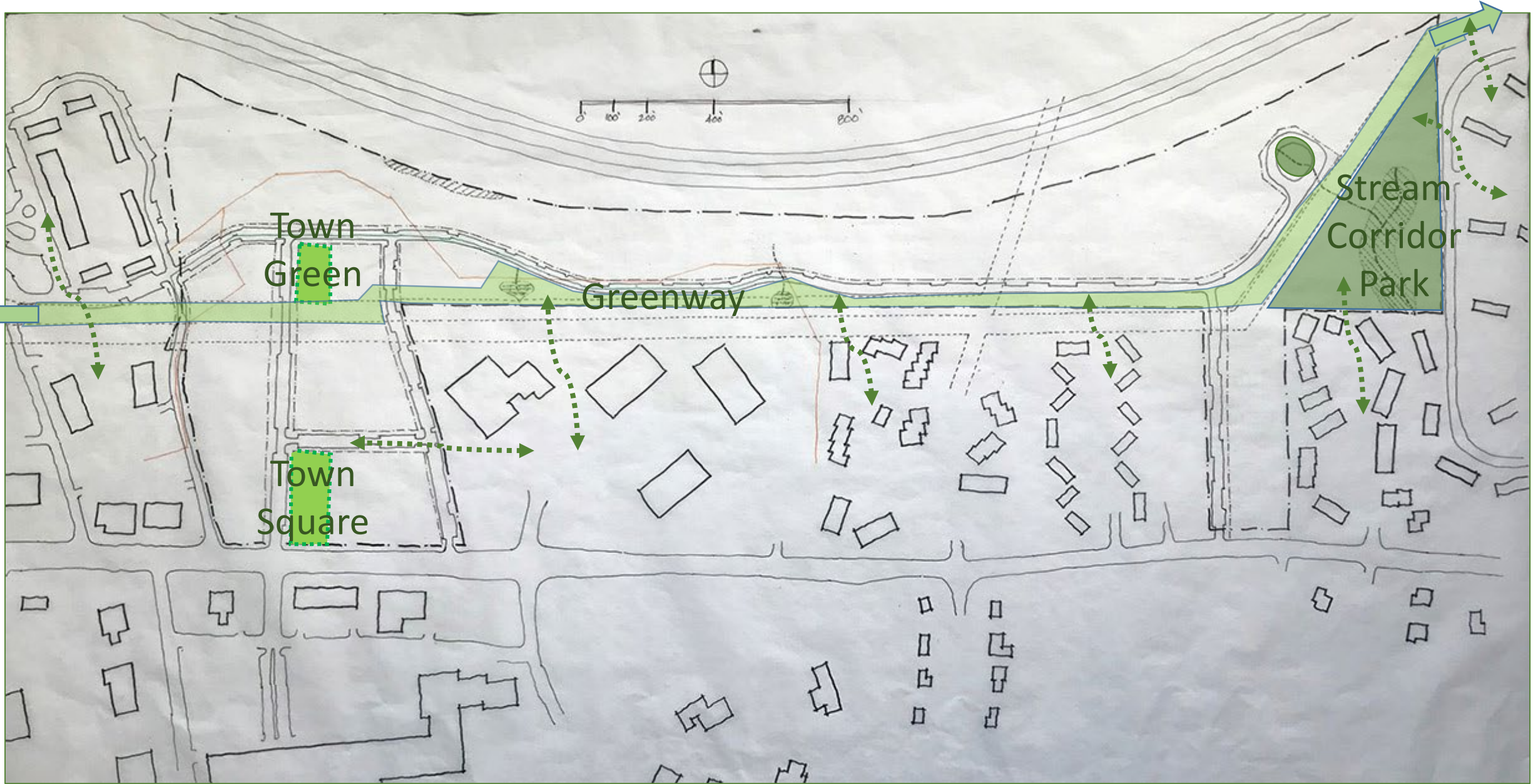
Design Objective: Preserve/integrate existing environmental features (wetlands, stream buffers)



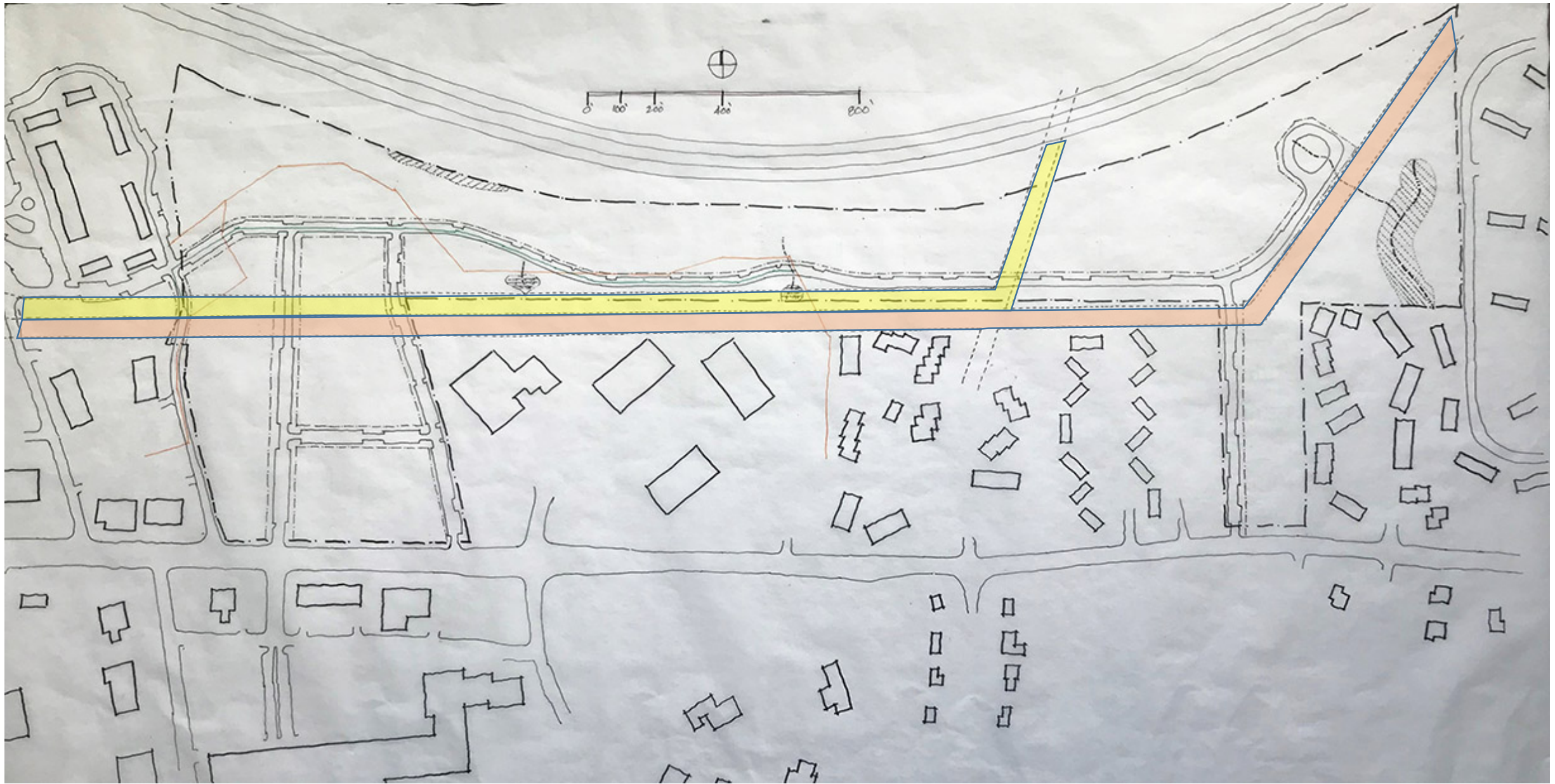
Design Objective: Create multiple street connections to adjoining streets and neighborhoods



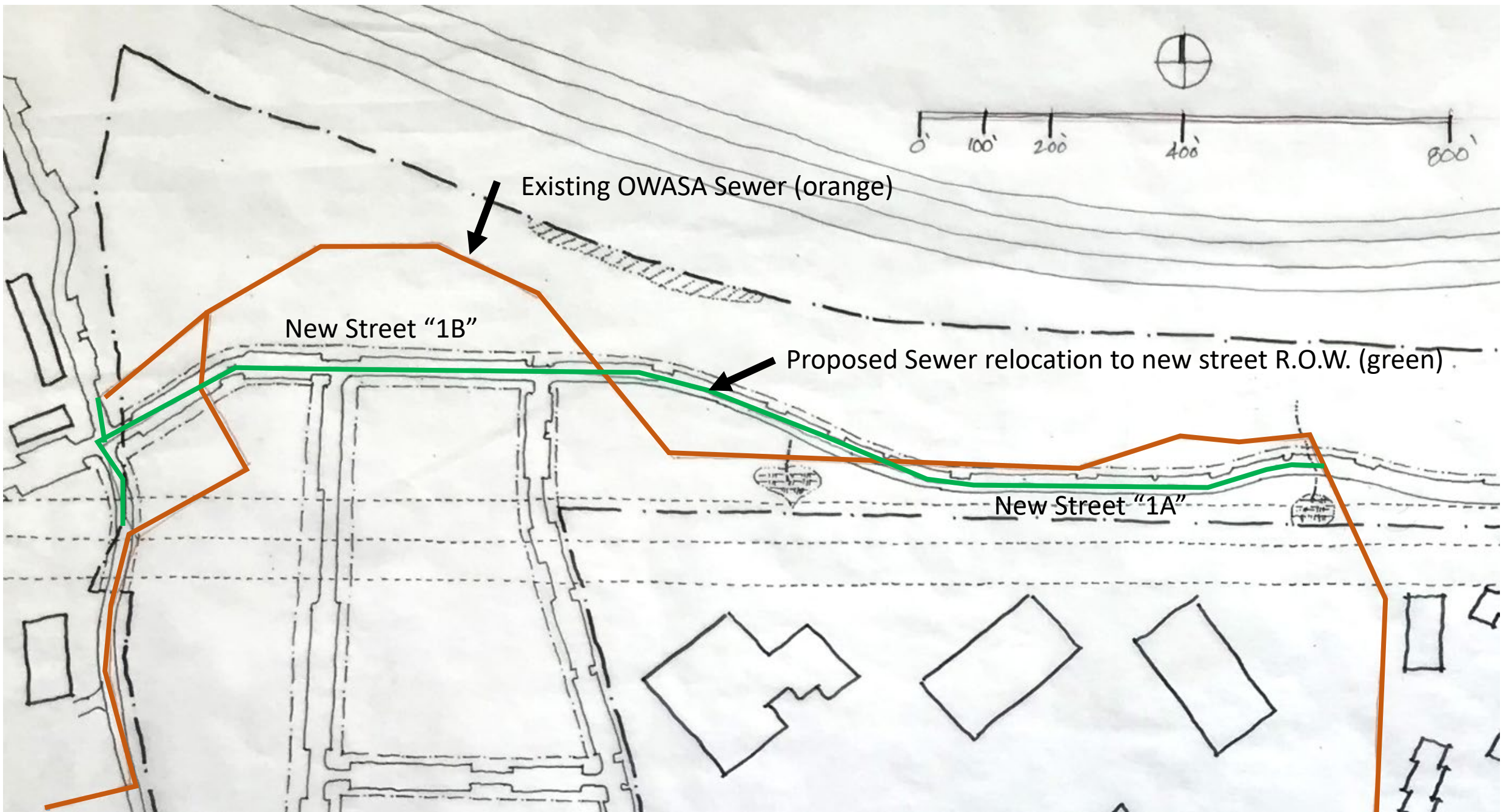
Design Objective: Provide a connected street network to integrate neighborhoods and offer access choices



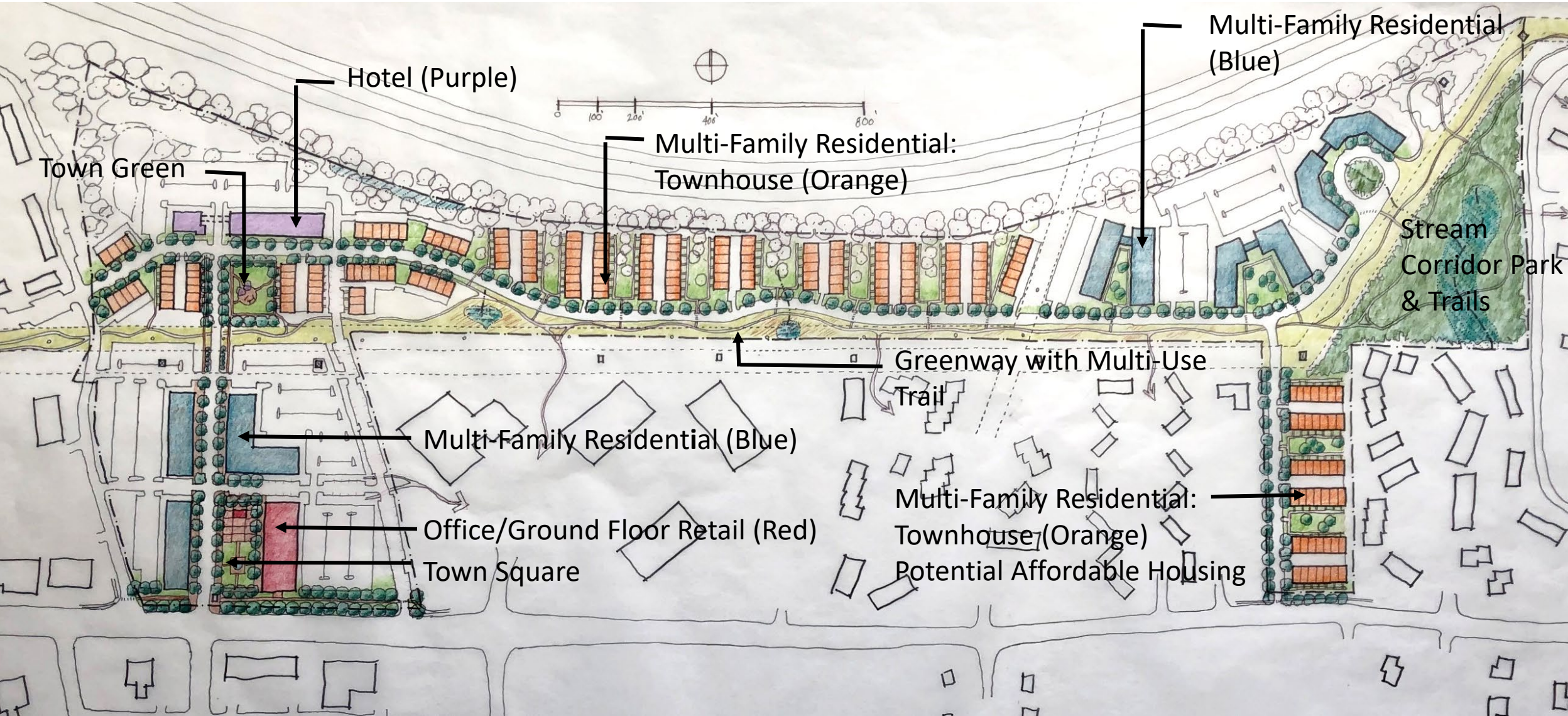
Design Objective: Provide a connected network of public places and open spaces



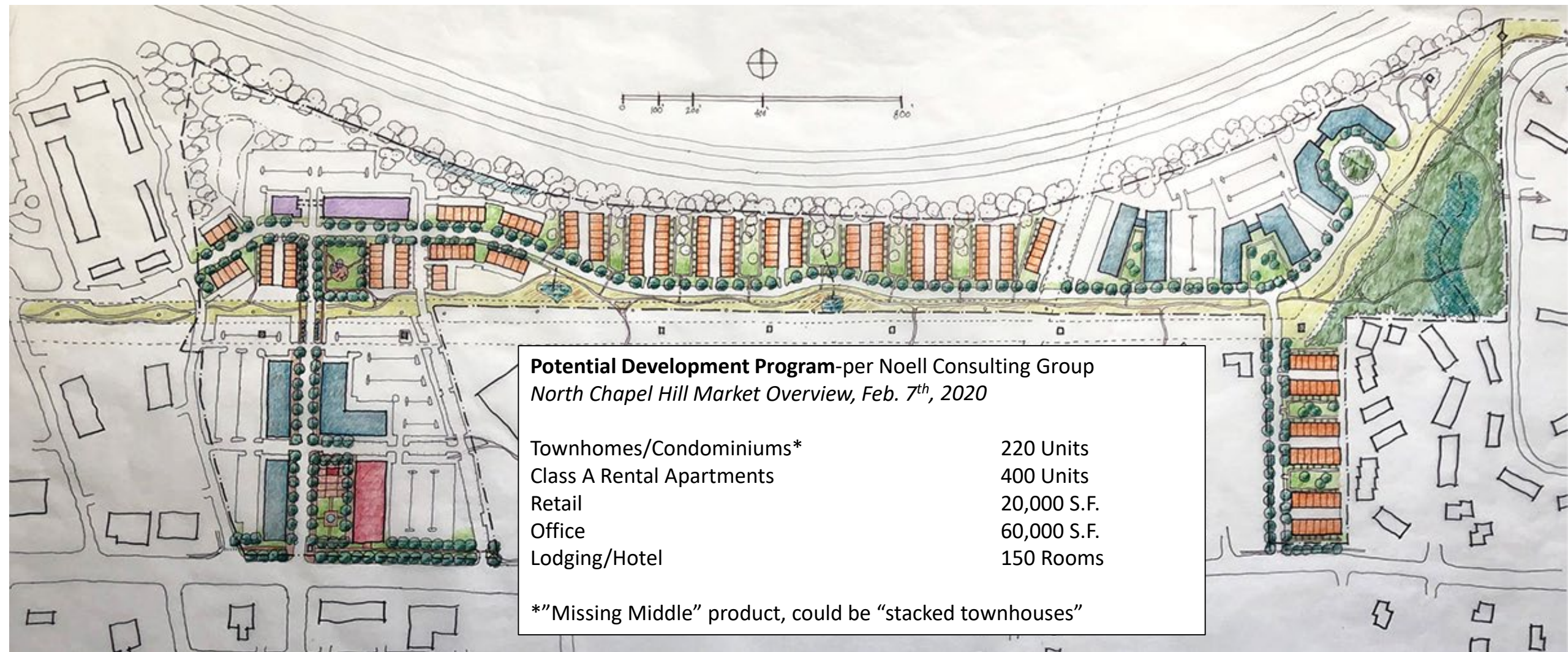
Design Objective: Utilize powerline easements when possible for greenway, trails or parking



Design Objective: Relocate existing OWASA gravity sewer within street R.O.W



Potential Development Example



Potential Development Example: Program

Stormwater Retention/Detention

Hotel

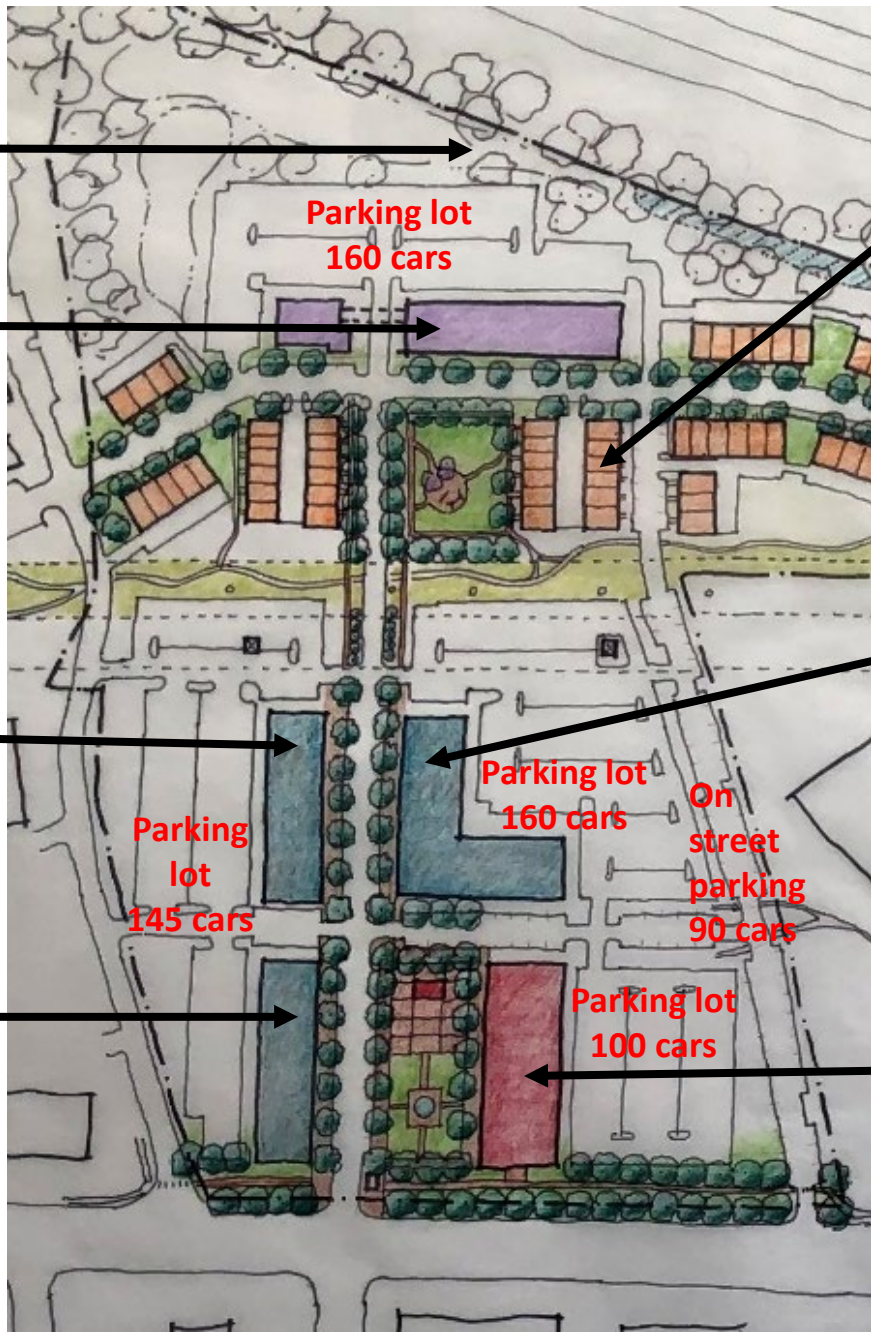
- 150 rooms
- 4 story, 62,500 G.S.F estimate
- 60' building width
- 417 G.S.F per room estimate
- Parking Required: 135

Bld. MF3: Multi Family Residential

- 4 Story, 60' building width
- 50 units (studio,1BR/2BR)
- Parking required: 56

Bld. MF1: Multi-Family Residential Apartments

- 4 Story, 60' building width
- 50 units (studio,1BR,2BR)
- Parking required: 56
- Some ground floor retail desirable along Town Square frontage



Townhouses (200 total across site)

- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22'X40' footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit

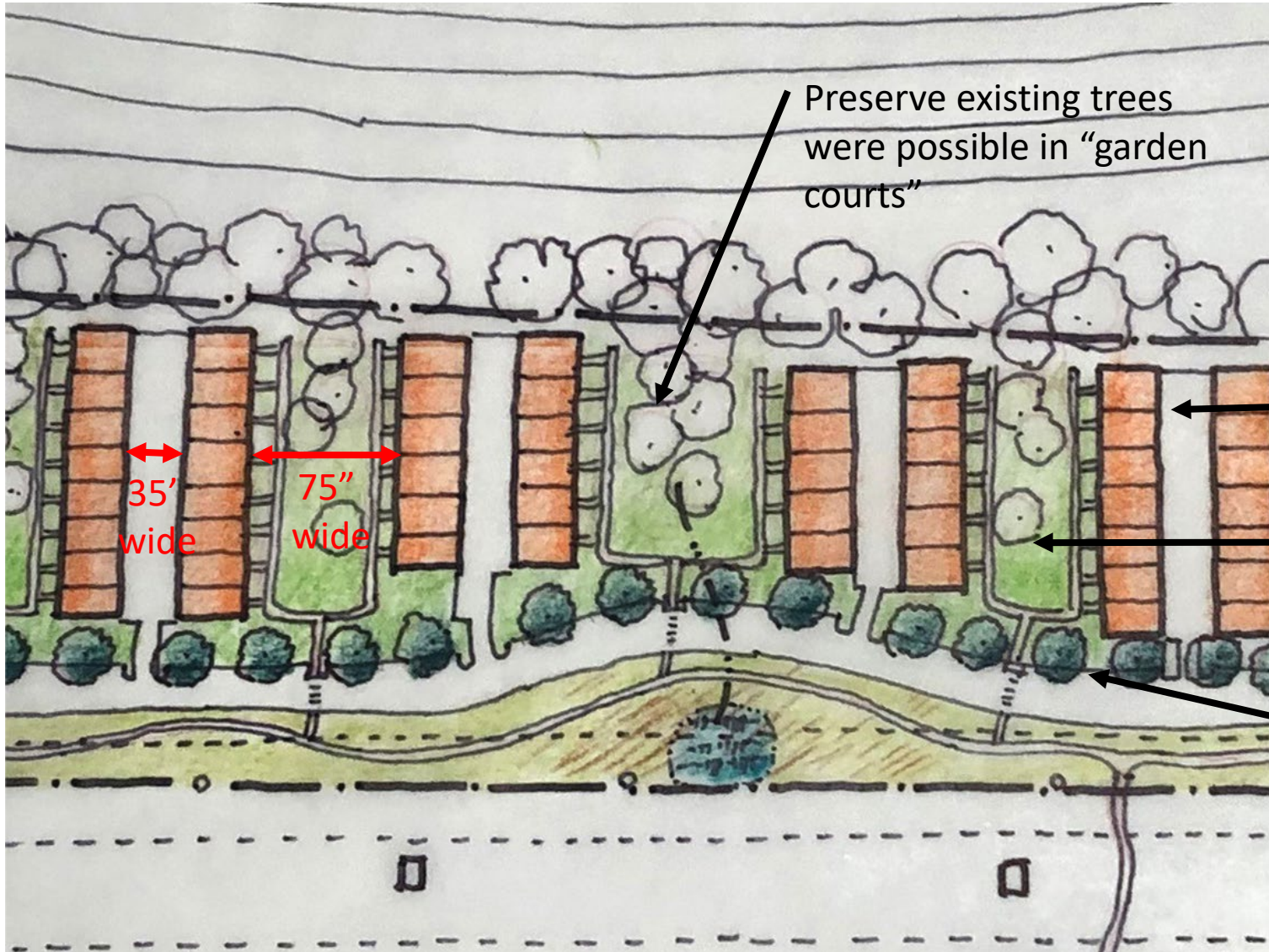
Bld. MF2: Multi-Family Residential Apartments

- 4 Story, 60' building width
- 50 units (studio/1BR/2BR)
- Parking required: 56
- Some ground floor retail desirable along Town Square frontage

Bld. RO1: Retail/Office

- 4 Story, 80,000 S.F
- Ground Floor: 20,000 S.F. Retail
- 2,3,4th Floors: 60,000 S.F. Office
- Parking required: 237

Potential Development Example: Building Data and Assumptions



Townhouses (200 total across site)

- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22'X40' footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit

“Auto court” rear loaded garages

“Garden court” shared green with front door access

Parallel street parking (visitors)

Potential Development Example: Building Data and Assumptions

Bld. MF4&5: Multi-Family Residential Apartments

- 4 Story, 60' building width
- 100 units (studio,1BR,2BR)
- Parking required: 112

Bld. MF6&7: Multi-Family Residential Apartments

- 4 Story, 60' building width
- 100 units (studio,1BR,2BR)
- Parking required: 112



Bld. MF8: Multi-Family Residential Apartments

- 4 Story, 60' building width
- 50 units (studio,1BR,2BR)
- Parking required: 56

Townhouses (200 total across site)

- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22'X40' footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit
- Potential affordable housing

Potential Development Example: Building Data and Assumptions



Potential Development Example: Town Square Detail



Potential Development Example: Town Green Detail

