

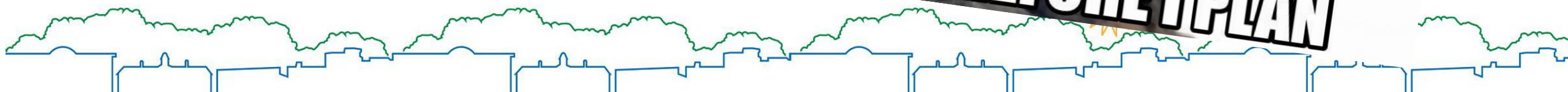
Council Committee on Economic Sustainability

October 2, 2020



Agenda

- Recap of Small Group Meetings on 9/17/2020
- Discussion
- Other FLUM Concerns?
- Next Steps





Recap of Small Group Meetings





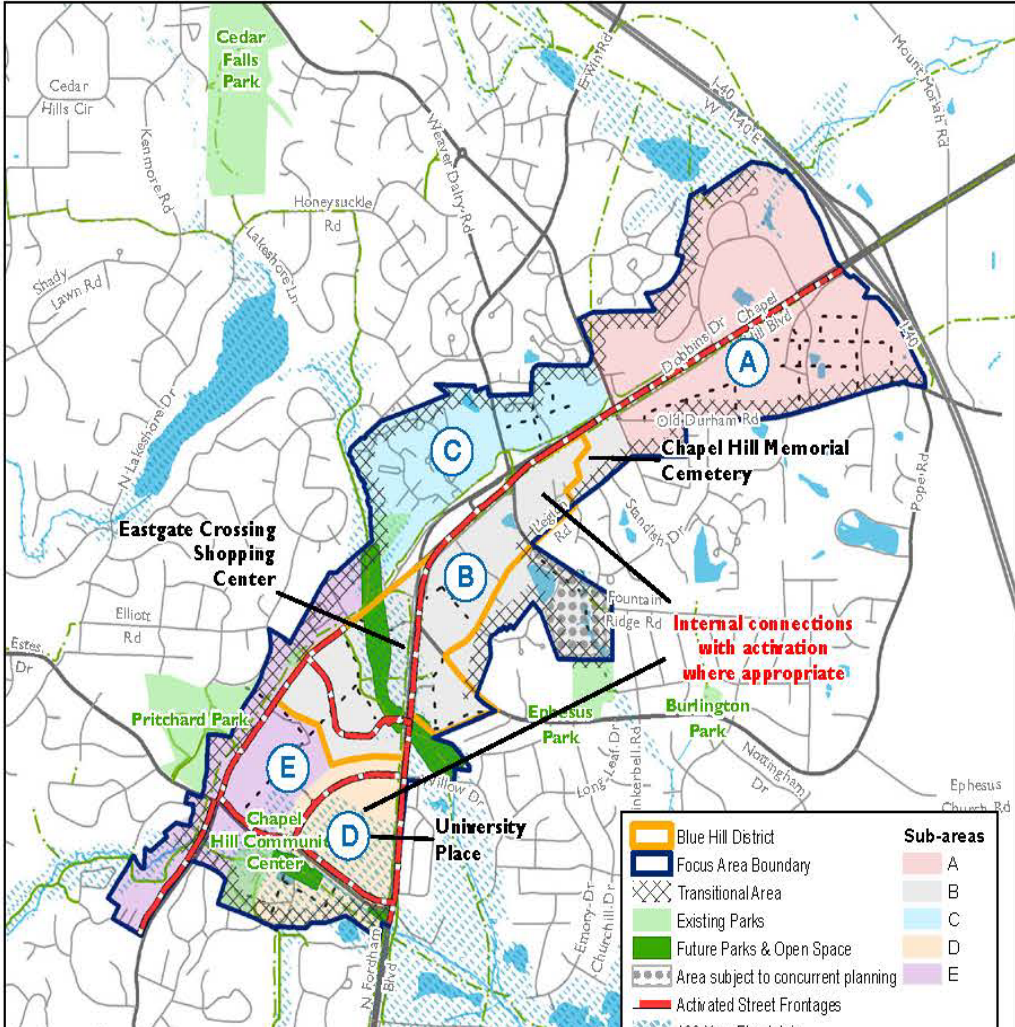
2049

Or

2050

2050

Discussion – N. 15-501 Corridor



Character Types and Height in 2049

● Primary (predominate land uses)
 ● Secondary (allowed, but not predominate)
 ○ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	○	●	○	○
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/Civic	○	○	○	○	○
Typical Height	4-6 stories	4 stories	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.

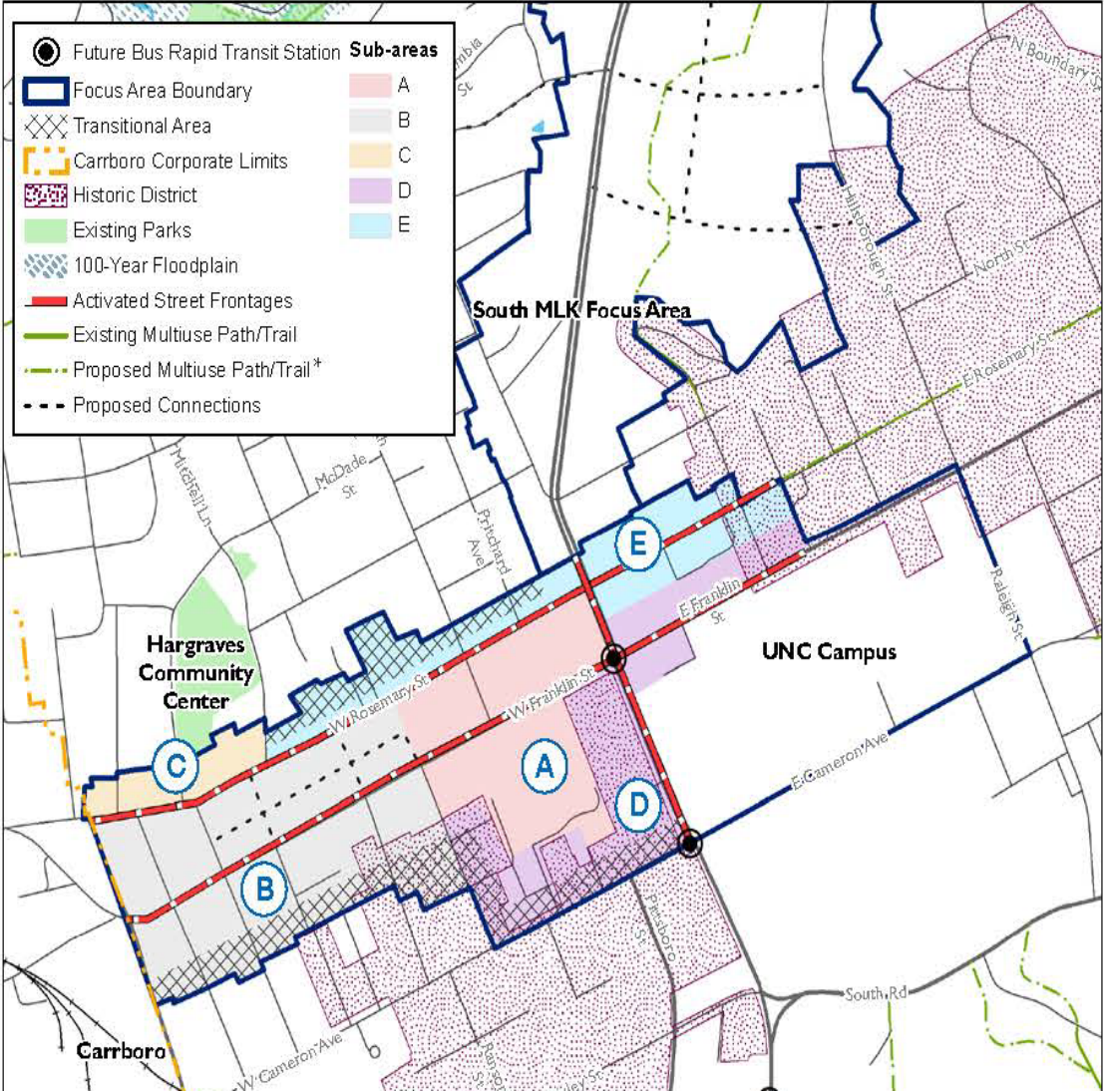
Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating

Discussion – Downtown



Character Types and Height in 2049

● Primary (predominate land uses) ⊙ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	●	●	●
Multifamily Residential	⊙	⊙	●	⊙	●
Commercial/Office	●	●	⊙	●	●
Parks and Green/Gathering Spaces	●	●	●	●	●
Townhouses & Residences	⊖	⊖	⊖	⊖	⊖
Institutional/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions.)	Setback height of to 4 stories, with a core height of up to 8 stories allowed	Setback height of up to 3 stories with a core height of up to 8 stories allowed. No more than 4-5 stories allowed in the transitional area	No more than 4 stories	Core height of up to 6 stories, with a setback height of 3 stories No more than 4 stories allowed in the transitional area	Up to 4 stories at the front setback. Core height of 8 stories allowed on the south side of E Rosemary and 6 stories on the north side of E Rosemary and along West Rosemary. No more than 4 stories allowed in the transitional area.

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street

What do the Guiding Statements tell us?



Demonstrate the Town's commitment to effectively respond to the threats associated with climate change	Cultivate a vibrant and inclusive community	Direct investment along key transportation corridors	Support and facilitate economic development	Provide appropriate transitions between land uses and buildings of different scales	Preserve & maintain Chapel Hill's appearance & create the quality of design & development the Town desires
---	--	---	--	--	---



What do the Guiding Statements tell us?

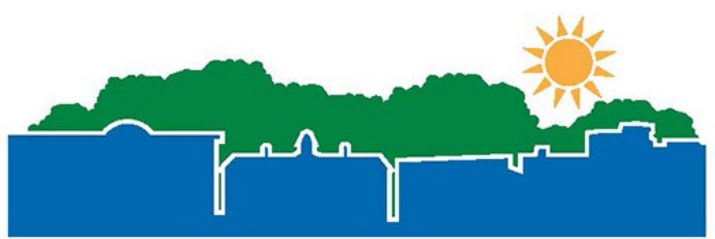
- Maintain the suggested heights in the FLUM
- LUMO Rewrite provides the opportunity to operationalize these Guiding Statements
- Add new Downtown Focus Area Principles





Add new Downtown Focus Area Principles

- Promote Pedestrian Interaction
- Design Facades at Many Scales
- Provide Façade Elements that Define the Place
- Utilize Pedestrian-Friendly Materials at Street Level



CHAPEL HILL

ChartingOurFuture.info

A Land Use Initiative

**Next Steps:
Public Hearing:
10-28-2020**

**Adoption:
11-18-2020**





CHAPEL HILL
ChartingOurFuture.info
A Land Use Initiative

