

Midtown Pilot Project

CCES Meeting
June 2, 2023

CHAPEL HILL

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Complete Community Strategy

To be an inclusive, sustainable, and economically competitive community, Chapel Hill must be proactive in creating livable and walkable places to live.

Where We've Been



Where We're Going

- 2020-2040 Housing Needs Report
- Transit Oriented Development Plan
- Comprehensive Plan Amendment
 - Future Land Use Map
 - Everywhere-to-Everywhere Greenways Map

- The process continues with the pilot project development framework.
- Ends with the **stake-in-the-ground** vote by Council that moves the project forward.

Pilot Project Objectives

- To **demonstrate** that transformative change is possible in Chapel Hill.
- To **build trust** in Council's capacity to advance change
- To **lay the foundation** for a Council decision.
- To **show** how improvements in a specific place begin to deliver on the promise of Complete Communities.



A balanced effort (public-private) utilizing a city-building approach where planning systems are aligned with desired outcomes (speed of implementation, financial feasibility, etc.)

**Project-by-project
planning does not deliver
a complete community.**

Where To Grow

Greenways

to enable walkable communities and minimize cars and parking

Transit corridors

to generate sufficient density for higher order transit

Large infill sites with existing infrastructure

to better use land and remediate the mistakes of the past

Smaller infill sites

to add housing diversity and create more inclusive neighbourhoods

“Town & Gown”

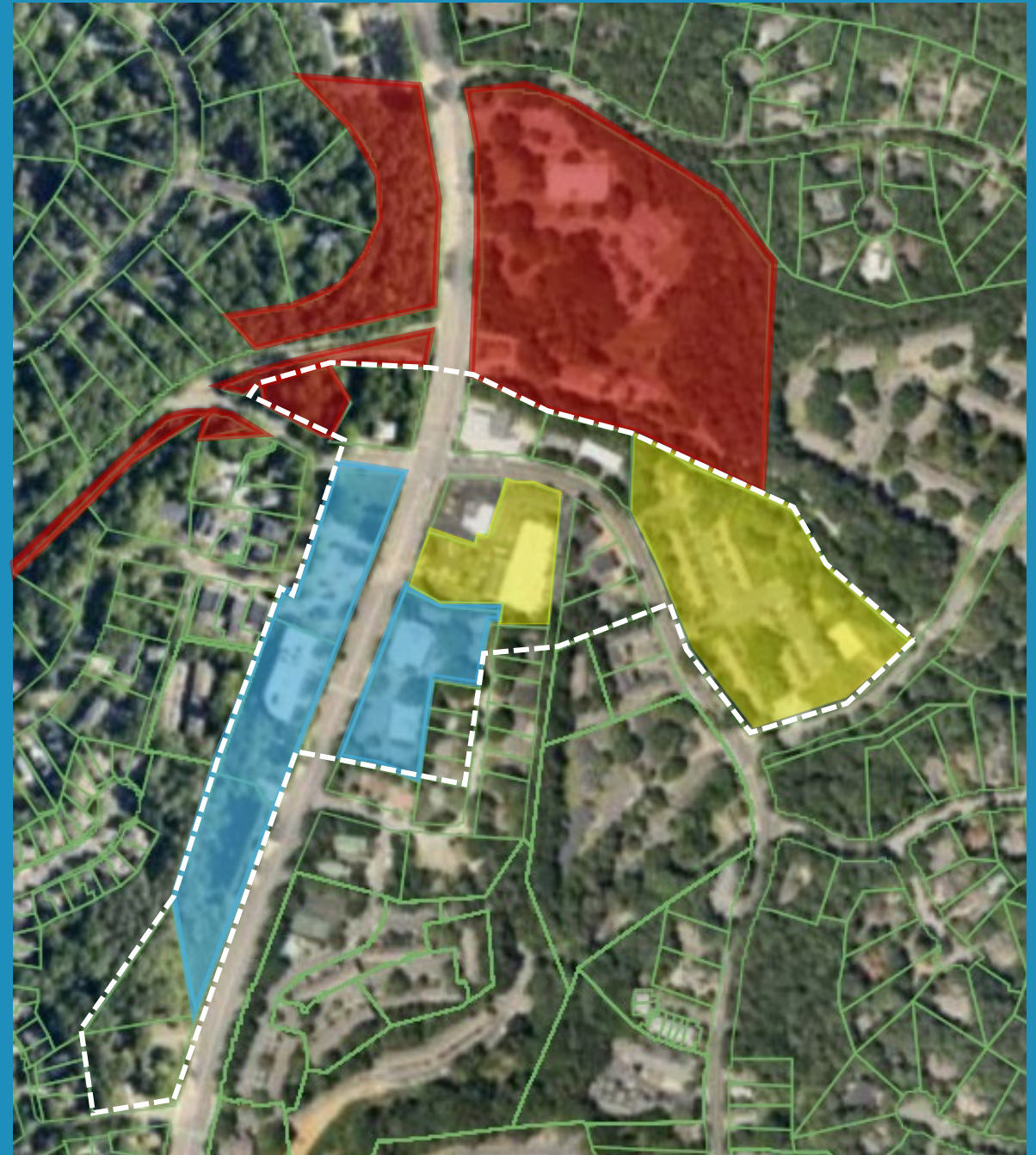
Town properties include:

- 828 Martin Luther King Jr. Blvd.
- Hillside opposite of 828 site
- Bolin Creek Trail
- Umstead Dr. Realignment

UNC properties include:

- 720-730 Martin Luther King Jr. Blvd.
- 725 Martin Luther King Jr. Blvd.

**Additional discussions held with owners of Midtown Plaza & 612 Hillsborough. (Properties shown in yellow.)*



Midtown Pilot Project

- Planning Area Extents
- - - - - New Road Connection
- - - - - Primary Pedestrian Connection
- - - - - Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- Build-to Edge
- Proposed BRT Station
- ★ Gateway Feature

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished



Next Steps

June – August:

- Planning & Economic Development weekly work sessions

September CCES Meeting:

- Staff recommendations for implementation

Questions?

Midtown Pilot Project

Council Working Session
June 7, 2023

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