

NW CHAPEL HILL DEVELOPMENT GUIDELINES BASED ON THE COMPREHENSIVE PLAN

GOAL: NON-AUTOMOBILE MOBILITY

⇒ COMPREHENSIVE PLAN COAL:

Develop a balanced, multi-modal transportation system that will enhance mobility for all citizens, reduce automobile dependence, and preserve/enhance the character of CH (p.92)

○ Strategies:

- Develop a comprehensive pedestrian and bicycle network (10A-2 p.97)
- Develop a process to address residential area traffic impacts (10B-1 p.98)
- Develop improved traffic impact analysis guidelines (10B-4 p.101)
- Aggressively promote the use of fixed and non-fixed route transit (10C-1 p.101)
 - *CURB wants: A sidewalk system along WDR N/S and MLK E/W to assure "direct, continuous, & safe movement" p.93*
 - *Bicycle lanes to encourage alternative transportation*
 - *Bus shelters with benches to encourage bus use*
 - *The ability to cross our streets SAFELY.*
 - *An area wide traffic impact analysis that calculates the cumulative effect of projects, including problems such as (but not limited to) traffic back up on MLK from cars turning left onto Westminster, where there is no left turn lane and fixing the WDR/Perkins Rd problem*

GOAL: NATURAL ENVIRONMENT PROTECTION

⇒ COMPREHENSIVE PLAN GOAL:

Identify, protect, and preserve open spaces and critical natural areas and enhance the area's air quality and water resources.

○ Strategies:

- Preserve open space in residential development through the application of conservation development principles (9B-2 p. 82)
- Improve tree preservation and planting efforts along entranceway corridors (9C-1 p.83)
- Implement strategies to enhance local air quality (9E-1 p.85) [suggests strategies 10A/B/C above]
- Improve existing stormwater management practices (9F-1 p.86)

- ...low impact development minimizes disturbance of natural area, reduces the amount of impervious surfaces, and to the extent possible, infiltrates stormwater on-site (9F-1 p.87)
 - *CURB wants: Protection of natural areas, especially in the RCD on the Altemueller Property*
 - *Preservation of the 200 year old oaks on the Altemueller property and planted trees along sidewalks that will create shade and encourage walkability.*
 - *Reduced traffic congestion in order to improve air quality and decrease smog alert days*
 - *Protection of Booker Creek headwaters which empty into Eastwood Lake and Lake Ellen*
 - *Vegetative roof tops that will absorb stormwater run-off in particularly environmentally sensitive areas.*
 - *Minimizing of black top impervious surfaces in order to reduce run-off*

GOAL: GATEWAY ENTRANCE

⇒ **COMPREHENSIVE PLAN GOAL:**

PROTECT THE VISUAL CHARACTER AND DESIGN QUALITY OF ENTRANCEWAYS INTO CHAPEL HILL

○ **Strategies:**

- Sites along Airport Rd...In these areas, the Town should promote creative development that achieves Comprehensive Plan objectives...effects on community character and established land uses will need to be taken into consideration (8A-1 p.66)
- Strengthen design standards to ensure that new non-residential development is compatible with existing development (6A-2 p.47)
- Entranceways: Protect the visual character and design quality of entranceways into Chapel Hill (3.2 p.12)
- ...the visual character of major roadways leading into CH is a key component in community character. Key entrance corridors include...NC 86/Airport Rd(3E p.22)
 - *CURB wants: Model development at the gateway corner of WDR and MLK (east side) that includes a courtyard plaza and public art for residents and visitors*
 - *Balanced architectural design on the gateway corner of WDR and MLK (west side) that brings dense*

development up to the roadway and both protects the RCD and respects the abutting neighborhood

- *Protection of trees and waterways*
- *Safe pedestrian access between neighborhoods, transit stops, schools, parks, and businesses*

GOAL: DEVELOPMENT TIMING AND PROCESS

⇒ **COMPREHENSIVE PLAN COAL:**

PROMOTE ORDERLY DEVELOPMENT AND REDEVELOPMENT TO ACHIEVE APPROPRIATE AND COMPATIBLE USE OF LAND

○ **Strategies:**

- *Coordination of m/u development with transportation facilities, including transit service, sidewalks, and bikeways in addition to roads.. (8A-2 p.68)*
- *Develop a growth management protocol to address the provision of public facilities & services to support development (8B-1 p.71)*
- *The plans should be developed as a collaborative process between the Town (Council and Staff) and local residents*
 - *CURB wants: Roadway improvements, especially on WDR, in place for critical areas*
 - *Completion of the sidewalk/bikeway systems*
 - *An active part in "articulating a positive vision for the future, and developing an action plan to address local issues" (p 13)*

GOAL: NEIGHBORHOOD PROTECTION

⇒ **COMPREHENSIVE PLAN COAL: CONSERVE AND PROTECT EXISTING NEIGHBORHOODS**

○ **Strategies:**

- *Reduce vehicular impacts on residential neighborhoods (3A-3 p.15)*
- *Protect the physical and social fabric of Chapel Hill's neighborhoods (3.2 p.11)*
- *Effects on community character and established land uses will need to be taken into consideration (8A-1 p.66)*
 - *CURB wants: Pedestrian safety improvements in order to eliminate the isolation of neighborhoods on the west side of MLK.*
 - *Stringent noise control guidelines especially for neighborhoods surrounding the York property*
 - *Stringent stormwater and drainage control for the York and Altemueller properties*
 - *Appropriate buffers between existing neighborhoods and new development.*

- *Tree conservation for maintaining our natural environment, controlling air pollution, and decreasing impervious surface*
- *Planning that will not adversely affect property values especially in the area of the York property.*
- *Building guidelines that balance density with impact*

Submitted by Del Snow

3/1/07