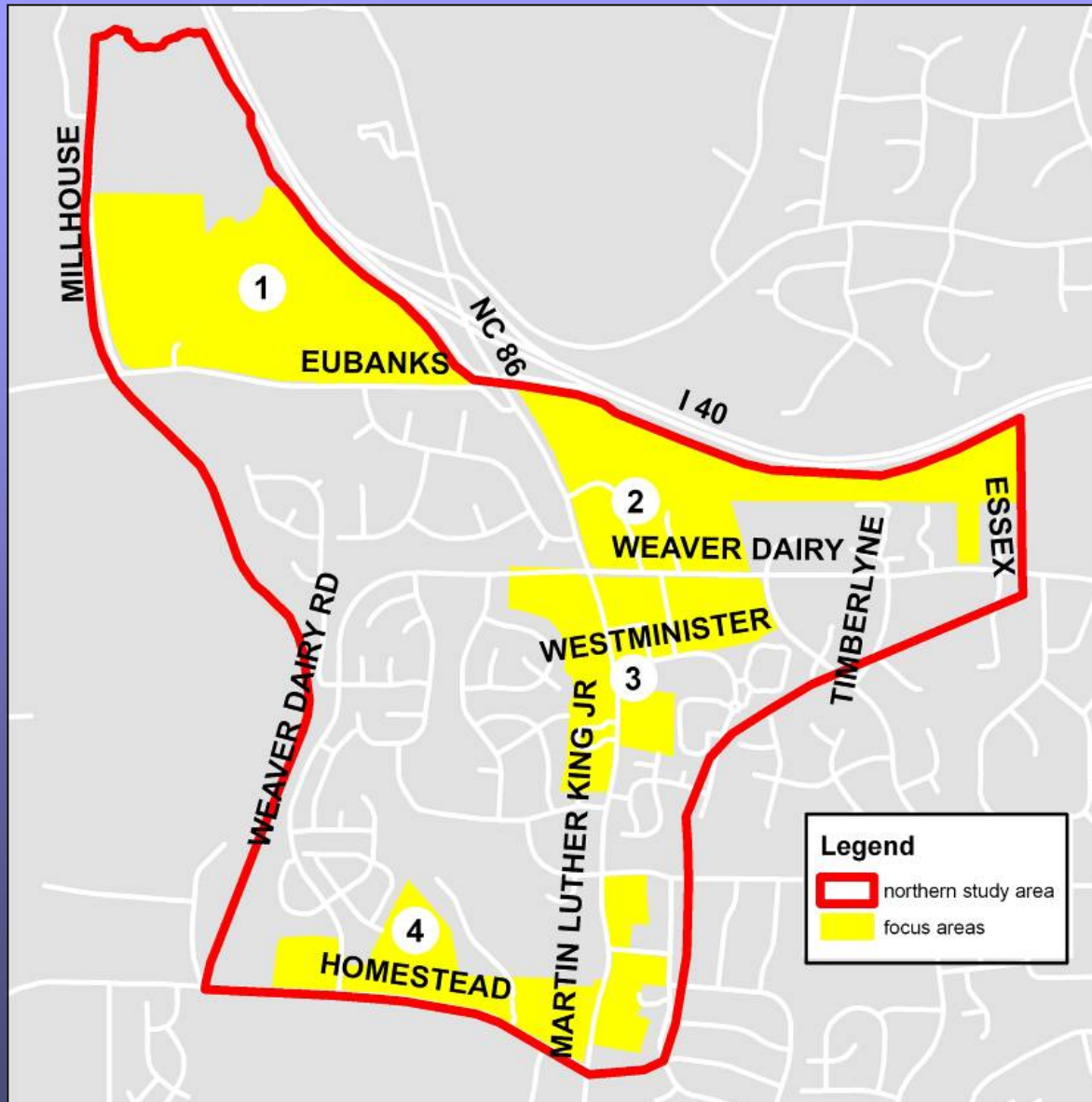


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# Northern Area Task Force Report

Recommendations & Guidelines  
for 350 gross acres  
of Transit-Oriented Development

# The Northern Area



# Our Vision

- A vibrant hub, humming with activity
- Public art, outdoor plazas, green space, varied housing options
- Walking, biking and transit connectivity
- New development integrated with existing neighborhoods

# GOAL 1: Gateway Entrance

- A landmark gateway that “announces” Chapel Hill at the intersection of Martin Luther King Jr. Blvd. and Weaver Dairy Road
  - ❖ Community gathering place
  - ❖ Opportunity for public art
  - ❖ Continuity across east and west sides
  - ❖ Focal gateway design
  - ❖ Signature design crosswalks, possible pedestrian bridge and/or roundabout

# GOAL 2: Neighborhood Protection

- To protect the integrity of existing neighborhoods while accommodating Transit-Oriented Development
  - ❖ Adequate buffers; limited new building height; balance density & scale
  - ❖ Monitor cumulative impact of development
  - ❖ Reduce vehicular impact
  - ❖ Improve affordable housing options

# GOAL 3: The Environment

- Development that protects, restores, and enhances the environmental quality of the area
  - ❖ Protect significant trees, Booker Creek, & RCD
  - ❖ Adaptive reuse of significant buildings
  - ❖ Restore degraded habitats
  - ❖ Require innovative "green" development; stormwater management
  - ❖ Bury power lines
  - ❖ Minimize light and noise
  - ❖ Public open space

# GOAL 4: Land Uses and Intensity

- Development that supports an active pedestrian environment and promotes transit use
  - ❖ Nodes of commercial development
  - ❖ Minimum densities; regulate bldg heights
  - ❖ Encourage pedestrian-oriented development (cafes, book stores, galleries)
  - ❖ Discourage automobile-oriented uses

# GOAL 5: Pedestrian & Bicycle Mobility

- A highly connected bicycle and pedestrian system that provides safe, efficient, and attractive travel options
  - ❖ Complete sidewalk & bike system; avoid sidewalk fragmentation
  - ❖ Pedestrian amenities (benches, shade, lighting)
  - ❖ Safer crossings (MLK and WDR)
  - ❖ Walking/biking trails connecting existing to new development
  - ❖ Meandering sidewalks for aesthetic appeal



# GOAL 6: Transportation

- A comprehensive transportation system that promotes bicycling, walking, and the use of transit
  - ❖ Control placement and design of parking (e.g., parking behind or under buildings)
  - ❖ Shaded streetscapes leading to transit-oriented retail
  - ❖ NC 86 Study recommendations
  - ❖ Bus stops – sheltered, near crosswalks
  - ❖ Safer turning options along WDR & MLK

# GOAL 7: Design Guidelines

- Guidelines that promote the design of safe, comfortable, active, and visually interesting buildings and streetscapes
  - ❖ Day and evening ground level pedestrian activity
  - ❖ Articulated building forms/varied roof lines
  - ❖ Master landscape plan; increased minimum tree circumference
  - ❖ Provide for green breaks in building frontages

# FOCUS AREA 1

## Eubanks Road & Millhouse

- Gross density: 15 dwelling units/acre (min.) in residentially-developed portions
- Transit-oriented village with high density residential and mixed use retail office
- Optimal site for a hospitality center/hotel
- Integrate & expand existing park & ride lot
- Protect Northwood neighborhood from cut-through traffic

# FOCUS AREA 2

## North of Weaver Dairy Road

- Gross density: 8-15 dwelling units/acre
- University Station: mixed use at western end; residential at eastern end; green space & buffer in central strip
- Realign Old University Station Drive to possible new entrance to Timberlyne Shopping Center

# FOCUS AREA 3

## South of Weaver Dairy Road

- Gross density. West side: 8-15 DU/acre; East side: 15+ DU/acre
- Redevelop Timberlyne S/C over time as TOD with public space
- M/U residential on MLK East
- Altemueller: preserve trees/house, low density
- Consider Fire Station redevelopment
- Streetscapes; WDR Ext. greenway extension
- Highly visible gateway entrance at MLK & WDR

# FOCUS AREA 4

## Homestead Road

- Gross density: 15+ dwelling units/acre
- TOD with residential focus & supportive neighborhood retail
- Pocket park on MLK east
- TOD concept on Town property adjacent to Vineyard Square

# Implementation recommendations

- Develop a transportation model & monitor cumulative impacts of development proposals
- Coordinate & synchronize development with infrastructure improvements
- Fiscally balance residential & commercial development
- Continue to keep citizens involved
- Confirm Comprehensive Plan adherence
- Leverage outside funding (e.g., Clean Water Management Trust Fund, Affordable Housing Bond Money)
- Work with Chapel Hill Preservation Society