

Higher Density Development Steering Committee

Effects of Higher Density

Development on Town Services



Committee History

- Formed February 2007
- Began process of assessing the Townwide service implications of Higher Density Development
- Began discussing framework to aid advisory boards, staff and Council



Committee Members

- Chris Blue
- David Bonk
- Emily Cameron
- JB Culpepper
- Bruce Heflin
- Dan Jones

- Doug Kelly
- Lance Norris
- Gene Poveromo
- George Small
- Steve Spade
- Mike Taylor



Higher Density Development

What is HDD?

 Residential density that is higher than the current average units per acre in the existing community and may include densities higher than those provided for in the Land Use Management Ordinance and Land Use Plan.



Likely HDD Impacts for Chapel Hill

- Increased densities in urban core and along major transportation corridors
- Impact on service capacity of utility providers
- Spillover impacts on surrounding neighborhoods



HDD: What's good about it?

Reduced vehicle trips

 Opportunity for energy efficiency, water reuse and carbon reduction

 Mixed use HDD can enhance (and diversify) tax base



(Potential) Costs of HDD

- Demands on infrastructure and parking
- Perception of public safety
- Demand on Town services





What might density look like?



Franklin Grove



Net Density: 13 units/ acre (streets and alleys not included)

Gross density: 7 units/acre (Includes open space)



48 new multi-family dwelling units, 4 renovated permanently affordable single-family dwelling units on a 7.5-acre site

Town of Chapel Hill | 405 Martin Luther King Jr. Blvd. | www.townofchapelhill.org



Vineyard Square





191 Dwelling Units on 48 acres

Net Density: 16 units/ acre for a townhouse block (10 townhouses on 0.6 acres)

Gross Density: (4 units/acre)



Meadowmont





10-12 units/ acre Meadowmont Town Homes



Southern Village





17-22 units/ acre Town Homes near pool This block has 11 dwelling units on .62 acres



Southern Village





29 units/acre

Copperline Square Condominiums

66 multi-family dwelling units on 2.28 acres of land



Southern Village



35 units/acre

Market Street Apartments



Warehouse Apartments





37 DUs/acre 4 Story Apartments

56 residential units on a 1.5 acre site



Rosemary Village





47 units/ acre Mixed use

38 dwelling units on a 1.05 Acre site

four 4-story buildings, with ground floor commercial space (4,404 square feet)



East 54 - 203 units on 11.2 acres = 18 units/acre





Downtown Economic Development Initiative (Lot 5)

- 140 Units on 1.92 acres = 73 units/acre





Greenbridge – 99 units on 1.25 acres = 79 units/acre



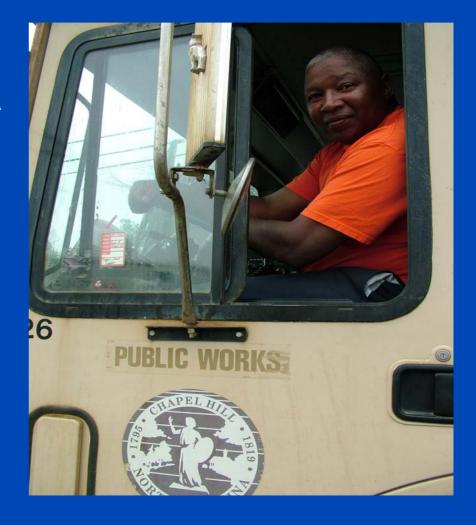


What are HDD's impacts on Town services?



Public Works and Inspections

- Services confined to a relatively small area
- Fleet and facility growth
- Plan review





Community Spaces

Demand on facilities and services



 Active spaces need access to public transit

Public vs. Private space



Police Department

- Space limitations
- Suburban to urban emphasis
- Officers and support staff
- Opportunity for innovation





Fire Department

Service demand

Specialized
 Equipment, Staffing
 and Resources

Development Planning Review





Engineering

Storm water management

Traffic management/parking



Utility limitations



Planning Department

- Enhanced development review
- Continued adjustment to local regulations and review process

 Training and Staff development





Parking Services

 Increased service demands



- On-street parking
- Spillover into residential neighborhoods



Transit Department

- Opportunity for expansion and new services
- More diverse fleet to service HDD
- Plan review process





Committee Conclusions

- HDD can reduce vehicle trips and enhance the use of public transportation
- Can encourage walk-ability
- Can enhance (and diversify) our tax base
- Encourages innovation
- Can increase demand for public services and infrastructure



THE INTERDEPARTMENTAL COMMITTEE PROCESS COST / BENEFIT ANALYSIS:

- Cost
 - -Takes time

-Staff investment

- Benefit
 - Richer product

Big picture insight



Next Steps for Staff

Gather more information and consider opportunities for public (and staff) education

2. Increase staff participation in the development review process

 Develop new ways to assess and communicate possible increased service demands