



Higher Density Development Steering Committee

Effects of Higher Density Development on Town Services



Committee History

- Formed February 2007
- Began process of assessing the Town-wide 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 re-use 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



Vineyard Square



191 Dwelling Units on 48 acres

Net Density: 16 units/ acre for a townhouse block (10 town houses 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

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



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

1. Gather more information and consider opportunities for public (and staff) education
2. Increase staff participation in the development review process
3. Develop new ways to assess and communicate possible increased service demands