

Chapel Hill Northern Area Task Force Report

**Final Report 8/30/07
Prepared by the Northern Area Task Force**

**Adopted by the Chapel Hill
Town Council 1/14/2008**

AREA SPECIFIC DEVELOPMENT CONCEPTS

FOCUS AREA 3 (SOUTH OF WEAVER DAIRY RD)

ASSETS AND CONSTRAINTS:

Area 3 Gross Area: 71 Acres

Developable Area: 59 Acres: discounts natural constraints only, other constraints will apply

Land Use Plan Designation: Mixed-Use, Medium & High Density Residential & Commercial, Development Opportunity Areas

Current Zoning: MU-OI-1, OI-1, CC, R2, R3 & R5

Description: On the eastern side of Martin Luther King Jr. Blvd., area 3 includes the existing Timberlyne Center. The center accommodates unique neighborhood commercial uses and has opportunities for redevelopment within its existing framework; currently there is excess parking capacity at the shopping center. On the western side, Area 3 includes the Altemueller property which contains historic buildings of a former farm, including a farm house and outbuildings. There are also stands of mature trees, the headwaters of Booker Creek, a mobile home park and Fire Station 4

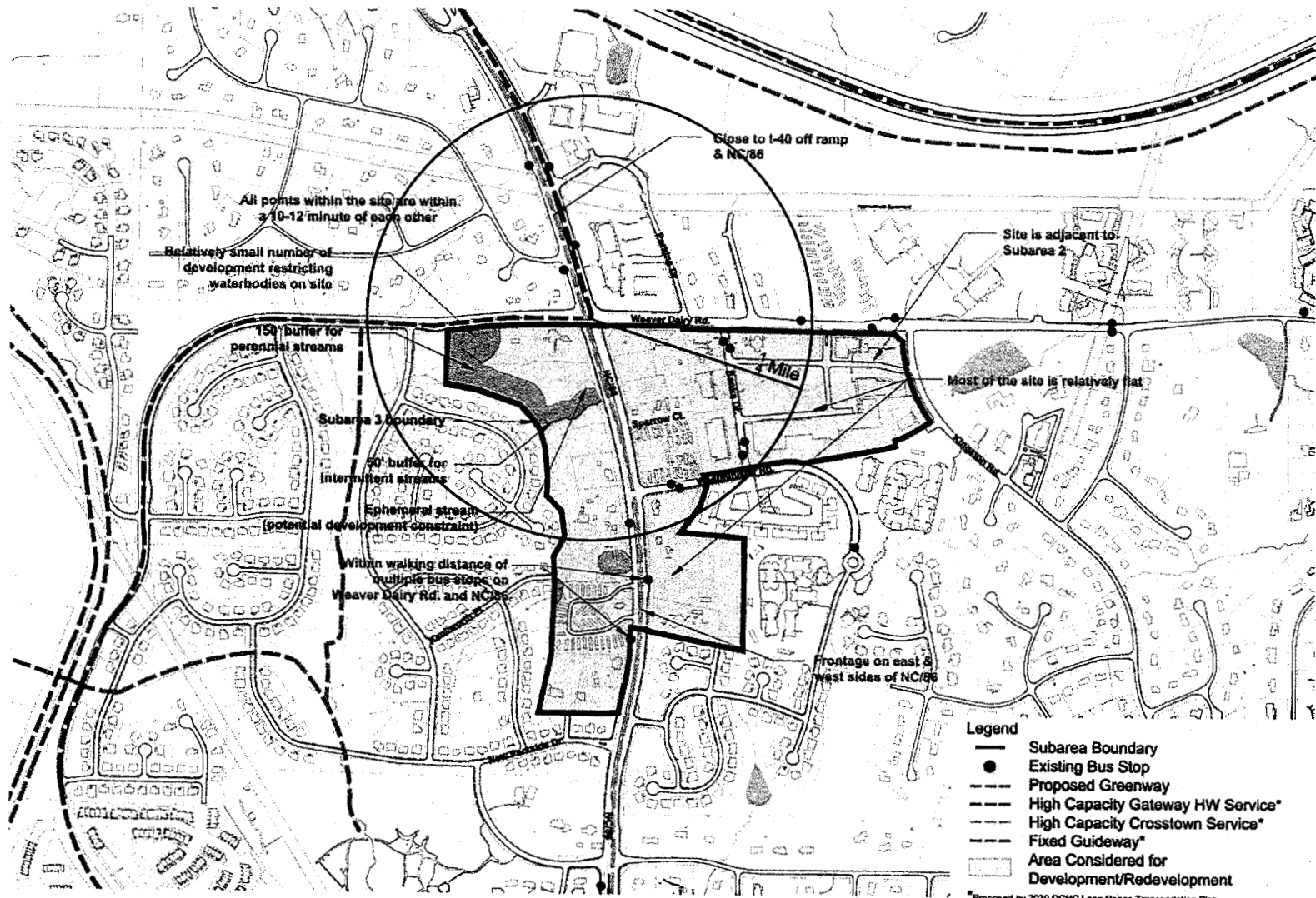
RECOMMENDATIONS:

Proposed Development Concept:

- Served by transit stops, Weaver Dairy Road will be a transit corridor and Martin Luther King Jr. Boulevard will serve as a high capacity transit corridor
- The corridors should have a landscaped and shaded streetscape
- The intersection of Martin Luther King Jr. Boulevard and Weaver Dairy Rd. should have a highly visible gateway entrance that contains a retail component. The gateway should be connected to the Timberlyne Center by retail uses on the southern side of Weaver Dairy Rd.
- Timberlyne Center - The center should remain a major commercial node and should redevelop over time. A master redevelopment plan incorporating TOD principles and active public space should be prepared. Access to the center should be aligned to a realigned access at Old University Station Drive (see recommendations of area 2)
- East Side of Martin Luther King Jr. Boulevard - Mixed-Use, 15+DU/Acre minimum gross density for residential developments
- West Side of Martin Luther King Jr. Boulevard - Mixed-Use, 8-15DU/Acre minimum gross density for residential developments (density should be measured as an aggregate of all the property in this portion of the focus area)
- Altemueller property - Retain the building and tree group as an active focal space for the community. Adaptively reuse the farmhouse. Protect the natural and cultural heritage of the site. Because of the environmental constraints impacting the property, it will likely be developed at a lower density than the adjoining property on the east side of Martin Luther King Jr. Boulevard
- Consider Town coordinated redevelopment of the Fire Station which incorporates the existing facility and TOD principles
- Extend greenway along Weaver Dairy Rd. Ext. to Martin Luther King Jr. Blvd.



The existing Altemueller farmhouse and surrounding mature oaks should be incorporated into the redevelopment plan of the property.



Subarea 3 Assets & Constraints
 Chapel Hill T.O.D. Site Analysis

