

# Proposal to Pave Paradise

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234 Huntington Drive

26.5 years

# The Uglification of Chapel Hill

- General agreement: current lot is an eyesore
- But it's temporary
- Rush-to-fix could result in permanent eyesore (2-6 story parking garages)



# The Promise of: Central West Small Area Plan (SAP)

- Mixed Use Development
- 2-4 Stories
- Green spaces (think Southern Village green)
- Retail spaces → gathering places for neighbors / community
- Tree-lined streets in keeping with surrounding neighborhoods
- Provides “sense of place”
- Provides a walking destination to surrounding neighborhoods
- Small market / restaurant / coffee shop /



# Long term process in effort to “get it right”

Central West Small Area Plan | x CentralWest\_SmallAreaPlan\_2013 x

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## COMMUNITY ENGAGEMENT

The Chapel Hill community was invited to actively participate in the Central West Focus Area planning process through multiple events and ongoing e-communications. These included the following:

### Community Workshops and “Report Out” Sessions

Two half-day community workshops were held during the Central West planning process. The first, held on March 2, 2013, focused on a discussion of perceptions about the Focus Area, concerns and issues related to potential changes in the area, and a range of visions for the future. On May 18, 2013, the second workshop asked for feedback on a large number of potential planning principles and objectives to be used to guide the evolution of a planning concept for the area and explored responses to a series of conceptual land use alternatives. Both sessions were well attended and provided information that was subsequently summarized by the Steering Committee in its development of a final list of Central West Principles and Objectives (presented in Chapter 3), and in the further iterations of concept plans.




Figure 1.4: March 2, 2013 Community Workshop




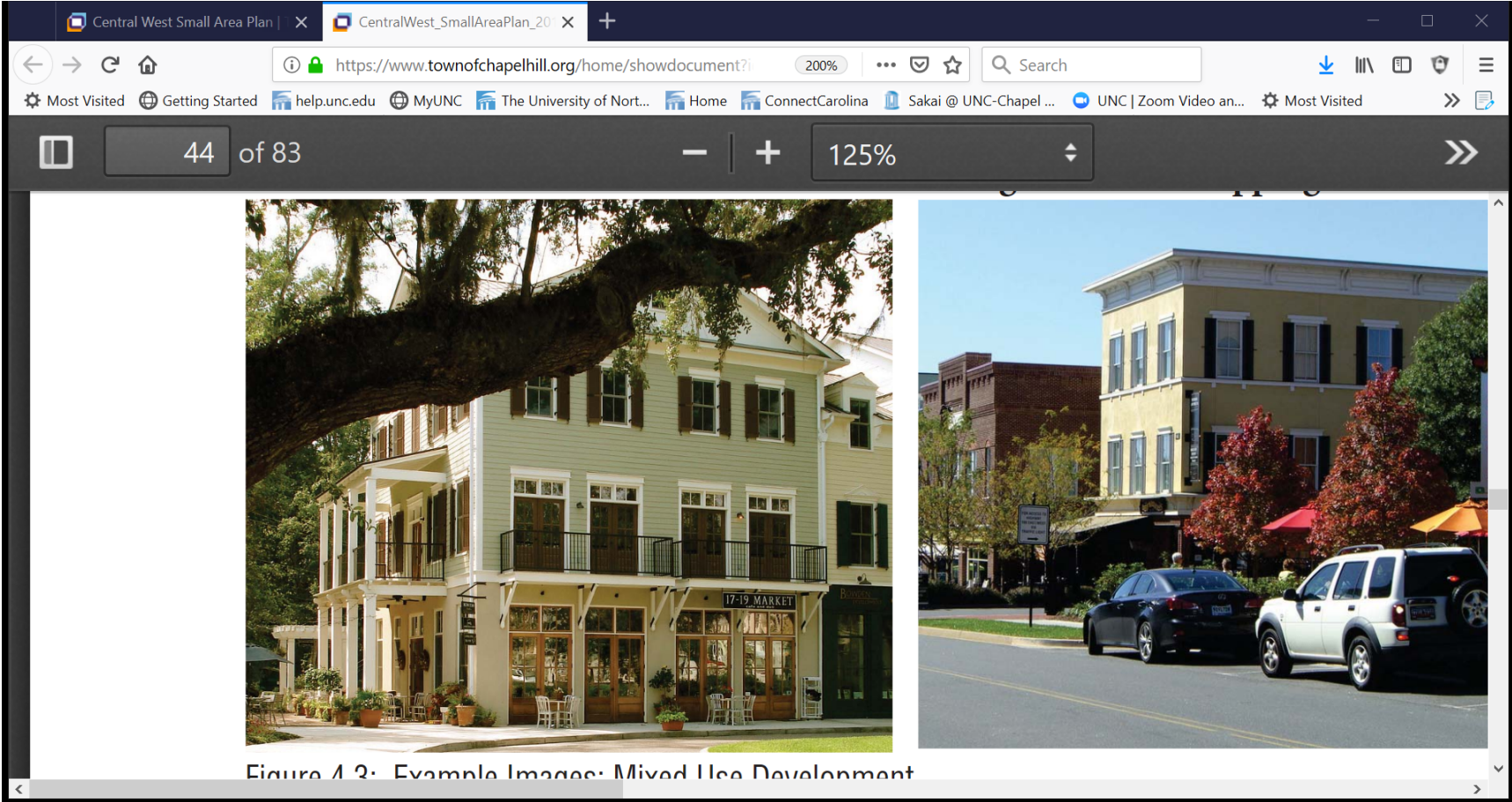
Figure 1.5: May 18, 2013 Community Workshop

November 26, 2013

Introduction & Planning Process • 5  
Prepared for the Town of Chapel Hill, North Carolina by Rhodeside & Harwell

- **Other actual photos from the CWSAP final report:**

# This is what “mixed use” looks like in CWSAP







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# Residential Development

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Figure 4.6: Example Images: Residential Development

38 • Central West Small Area Plan


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# Residential with Mixed Use


allowed, buildings in this area will have smaller footprints to preserve the

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**3-4 Story Residential**



**3 Story Mixed Use**



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# Green Spaces

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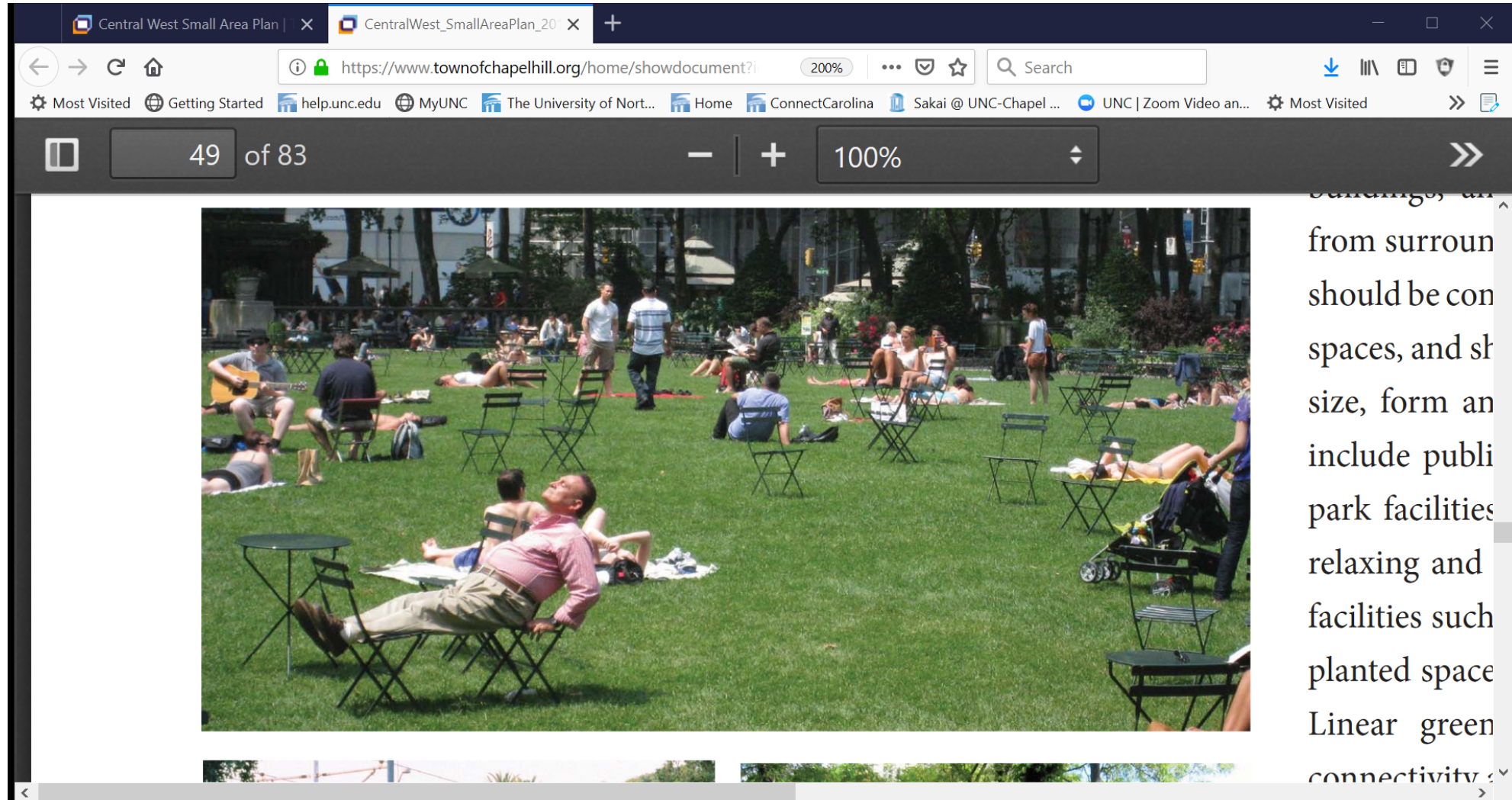
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Figure 4.10: Example Images: Green Open Spaces

# Green Gathering Spaces to Enhance Sense of Community: WSM lawn-type destination



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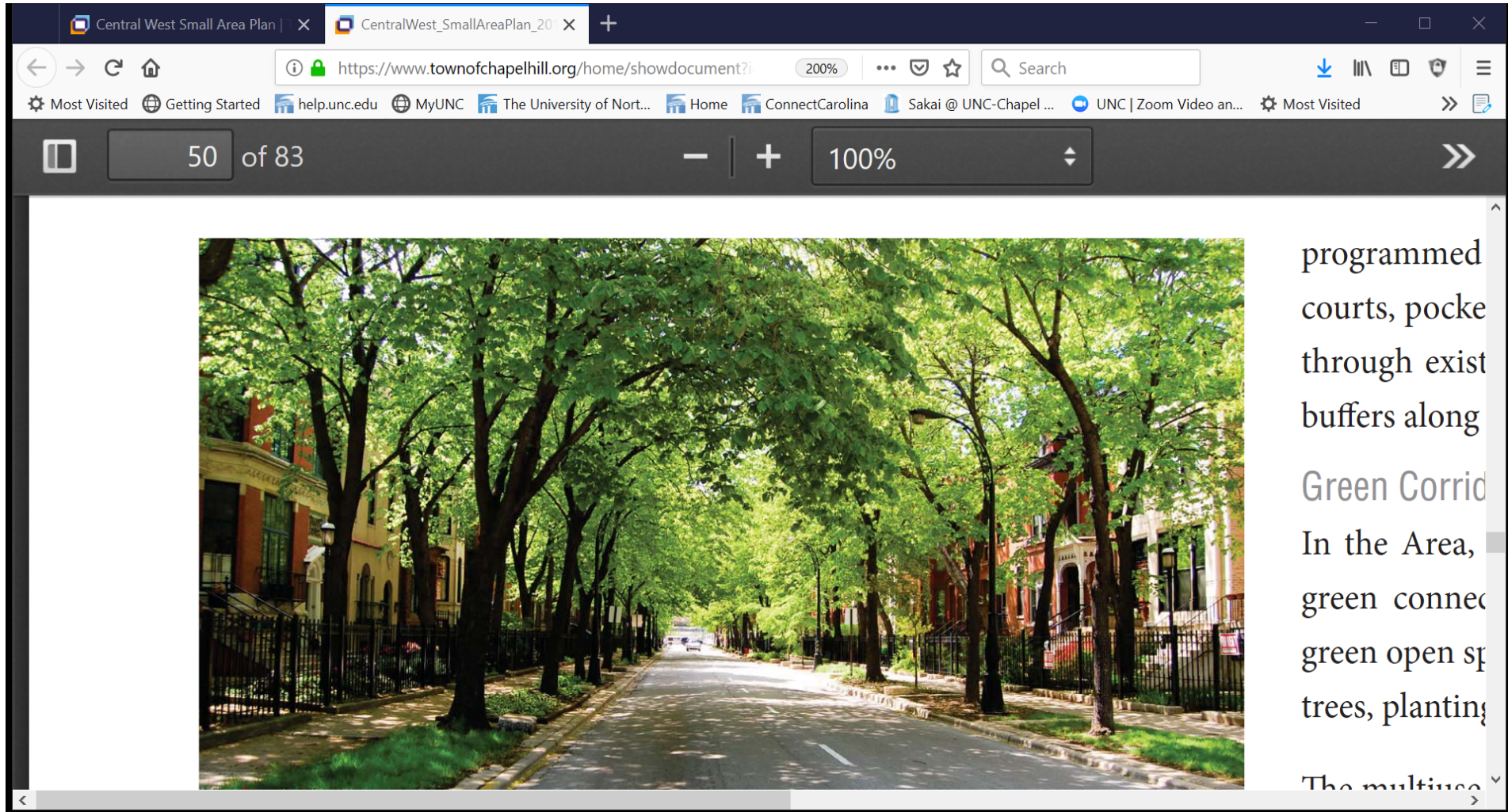
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# A Green Corridor: Estes Drive?



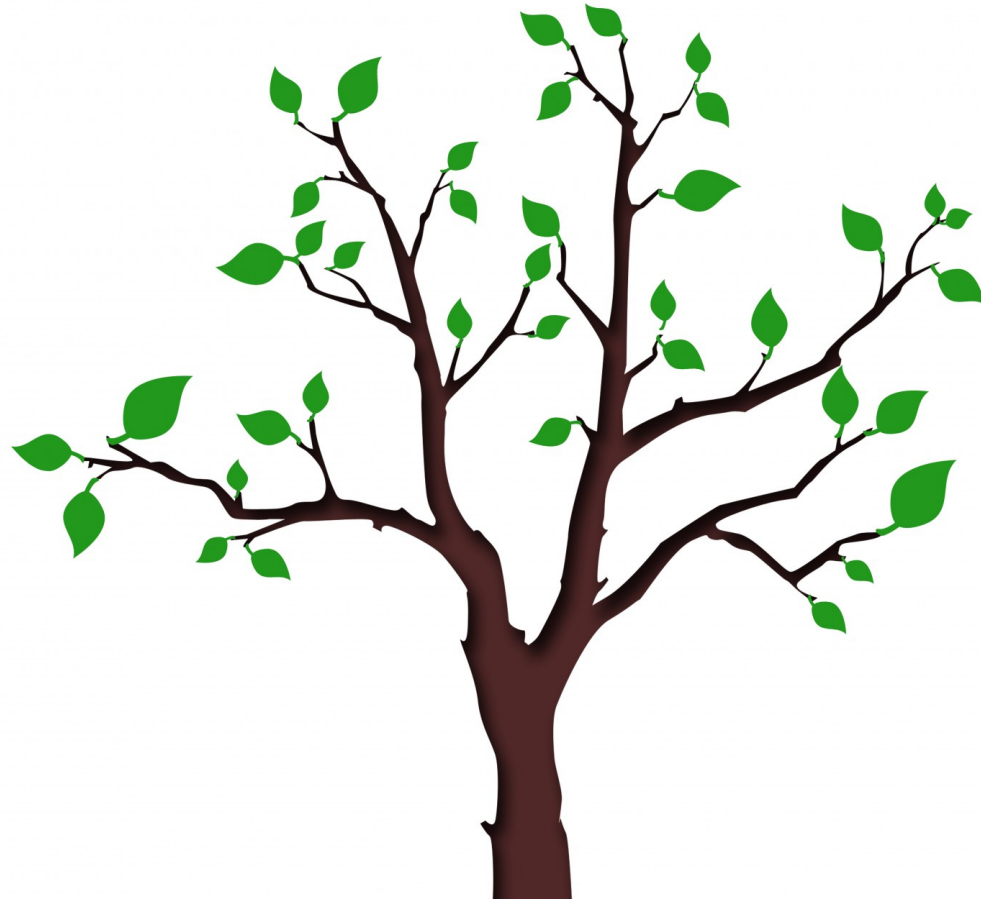
The screenshot shows a web browser window with two tabs. The active tab is titled 'CentralWest\_SmallAreaPlan\_20'. The address bar shows the URL 'https://www.townofchapelhill.org/home/showdocument?'. The browser's toolbar includes navigation buttons, a search bar, and a bookmark bar with various links. Below the browser window, a document viewer displays a page with a photograph of a tree-lined street and text. The photograph shows a long, straight street lined with mature trees and brick buildings. The text on the right side of the page is partially visible and reads:

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through exist  
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Green Corrid  
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# The Uglification of Chapel Hill?

- Rush-to-fix eyesore at 1000 MLK could result in permanent eyesore (2-6 story parking garages)
- Allow time for very careful thought & consideration
- Make good on promise of Central West Small Area Plan
- Tree Farm: Seedlings are now planted and will absorb carbon for 3 years, if you decide to apply state law.
- Tree Farm for 3 more years will mean less flooding.

For now, let's look at this:



With time and consideration, let's look at this:





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