



Central West Focus Area Steering Committee Meeting

July 9, 2013

Meeting Room B, Public Library

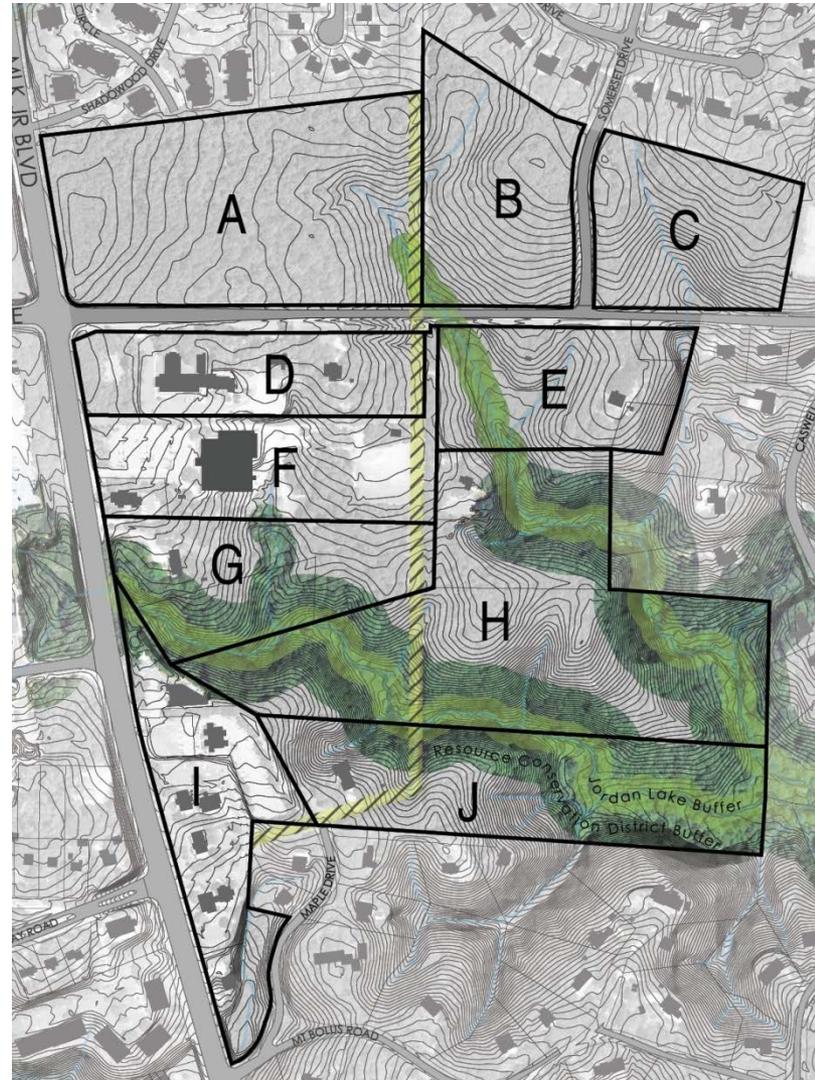


Agenda

- **Introductions and Opening Remarks (Approximately 5 minutes)**
- **Public Participation/Comments (Approximately 5 minutes)**
- **Committee Discussion: Homework Exercise Part 2 (Approximately 45 minutes)**
 - Continue discussion of areas D-J
- **Land Planning Charrette (Approximately 80 minutes)**
 - Draft small area plan decisions for Areas G-J
- **Committee Discussion: Review of transportation topics for July 22nd Committee meeting (Approximately 20 minutes)**
- **Presentation from Whit Rummel (Approximately 10 minutes)**
- **Review of Proposal for Processing Community Input (Approximately 10 minutes)**
- **Public Participation/Comments (Approximately 5 minutes)**
- **Closing**



Overview of Activity Responses



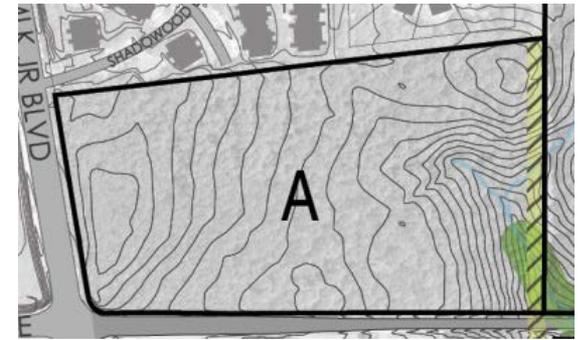


Topics for Discussion for Each Area

- **Specific land uses for each area**
 - Ex: Types of residential, types of commercial (retail, office, hotel, market, dining, civic, institutional)
 - Specify mix if desired
- **Location of open space**
- **Height of all structures under each use**
- **Can have a range, ex: 3-5 stories**
- **Setbacks (Relationship of building to street)**



Area A



Uses

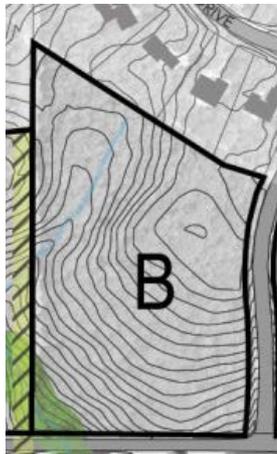
- All suggested mixed-use
- Convenience retail
- Public plaza, open gathering space
- Structured parking over time
- Village/new downtown

Densities

- High to medium

Heights

- Some responded 1-3 stories
- Most responded 3-4 stories
- Some responded 4-6 stories
- Transition heights



Area B

Uses

- Residential
- Mixed-use
- Public green space/greenway

Densities

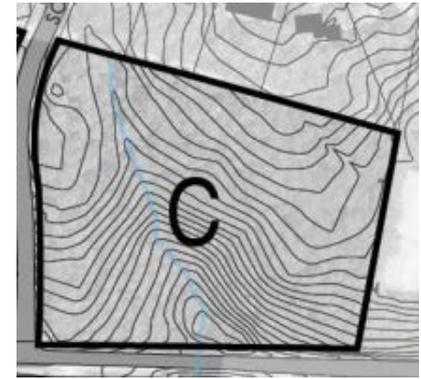
- Medium
- (Some said low and some said high)

Heights

- Most responded 2-4



Area C



Uses

- Most suggested residential
 - Single-family
 - Multi-family

Heights

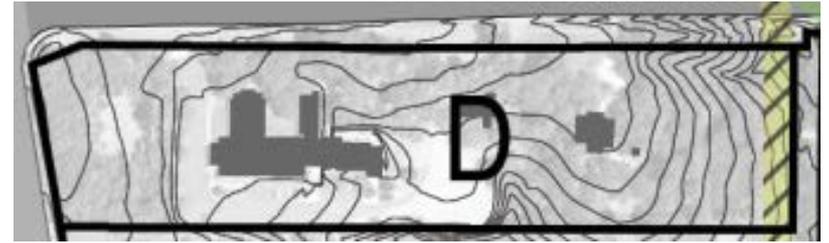
- Most responded 2-3 stories

Densities

- Medium
- Transition density to blend with neighborhood



Area D



Some stated that the church should provide input before a decision is made about this area.

Heights

- Most responded 2-4 stories

Uses

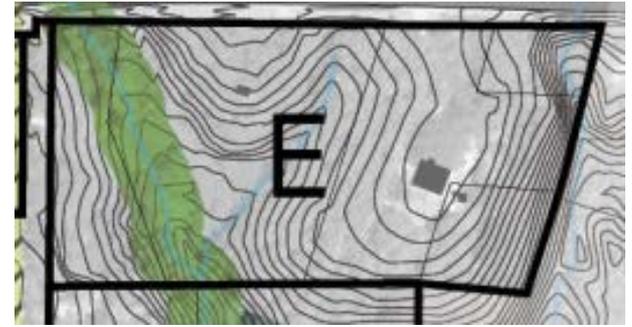
- Mixed-use
- Transitioning to multi-family along Estes

Densities

- High



Area E



Uses

- Residential
 - Senior housing
 - Multi-family

Densities

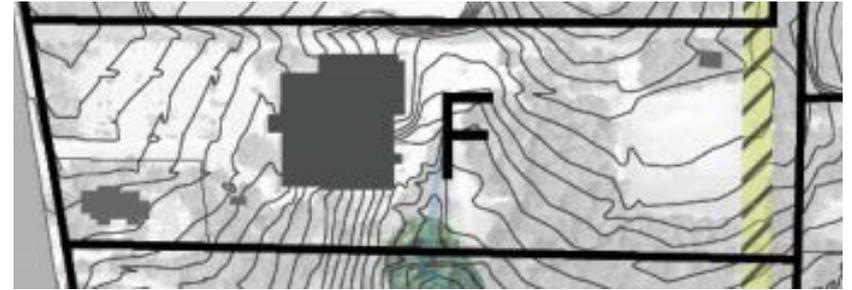
- Medium to high
- Transition densities

Heights

- Some responded 1-3 stories
- Some responded 3-4 stories



Area F



No new development information from some because the YMCA currently occupies this site.

Uses

- YMCA + Mixed-use

Densities

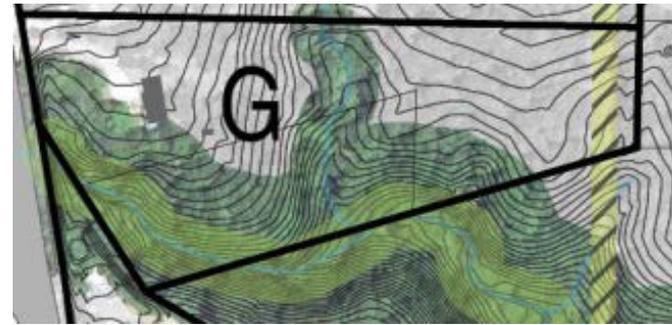
- Medium high/high

Heights

- Between 3-5 stories
- Transition higher/lower towards the interior of the site



Area G



Uses

- Mixed-use
- Multi-family
- Park

Densities

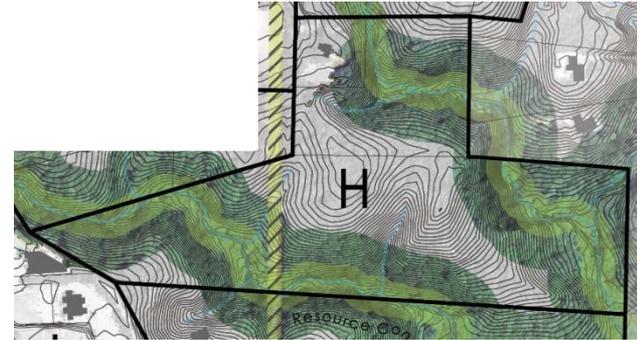
- Medium to high

Heights

- Some said up to 3 stories
- Some said up to 4 stories
- Some said up to 6-8 stories



Area H



Uses

- Residential
 - Multi-family
 - Senior Housing
- Park

Densities

- High
- Low to medium

Heights

- Some said 1-2 stories
- Some said 3-5 stories
- Some said 6+ stories



Area I

Uses

- Mixed-use
- Office/Commercial

Densities

- Medium to high

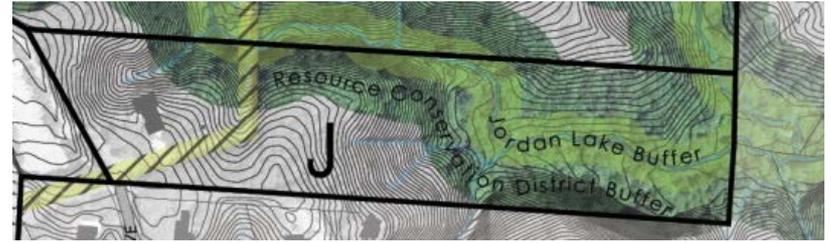


Heights

- Some said 2-3 stories
- Some said 4-6 stories



Area J



Uses

- Residential
 - Single-family
 - Townhomes/Quads
 - Multi-family
 - Senior housing
- Office

Densities

- Low to medium

Heights

- Most said 1-4 stories



Performance Based Land Planning



Performance Based Land Planning

- Objective: Tailor land use to site characteristics
- Assumption: Land use impacts are a function of intensity (physical characteristics) and not specific land uses
- Similar to form-based codes
- Potential development is assessed against predetermined standards
- Set quantitative limits on acceptable levels of use



Performance Based Land Planning

- Composed of two components:
 - Criteria that describe the end result
 - Methods to define standards used to measure the acceptable limits of impact
- Traditional zoning: separates uses
- Performance-based zoning: Better use integration as long as performance criteria are met

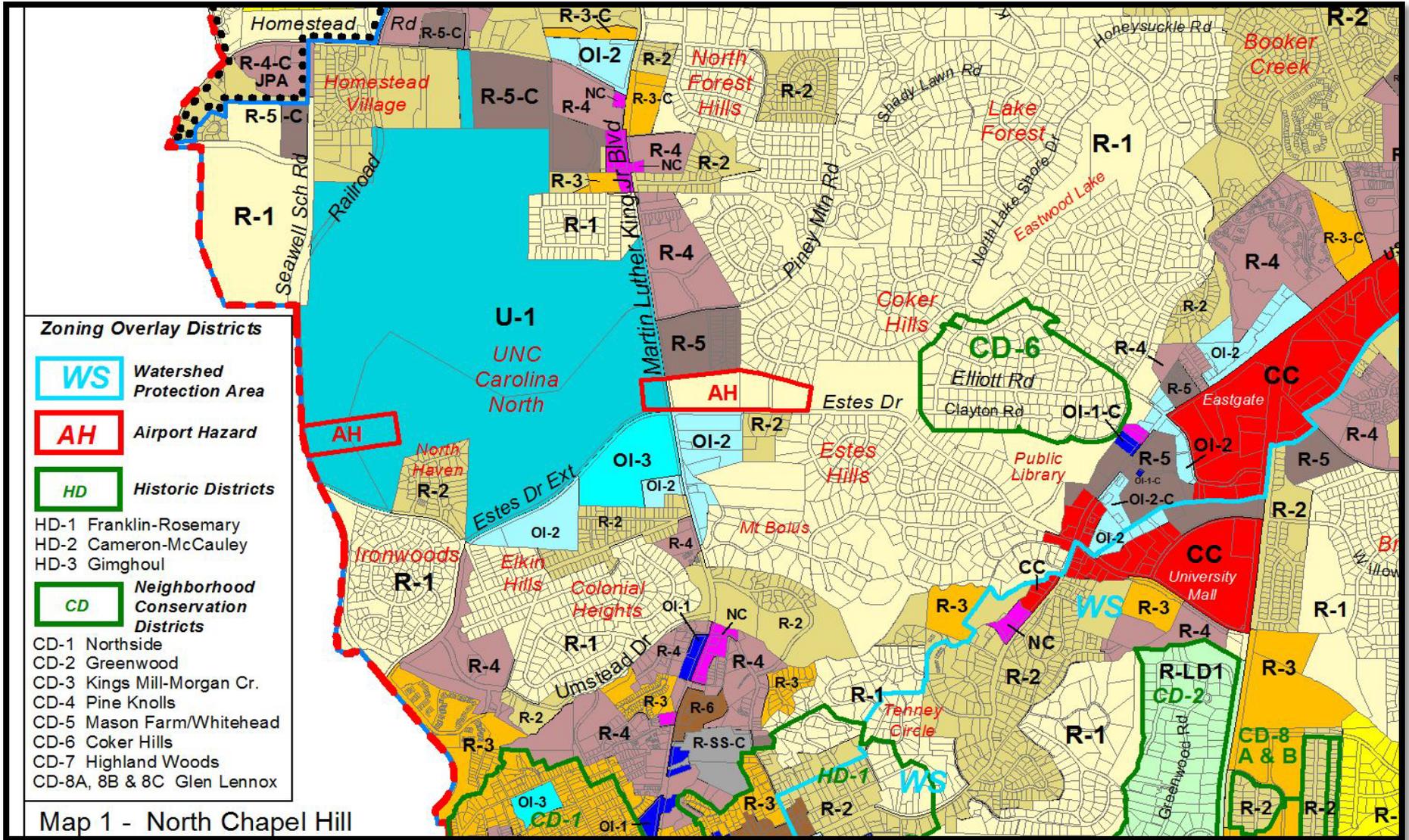


Central West Planning Principles

- Create a strong sense of place
- Ensure community compatibility
- Create social connections
- Improve physical connections
- Minimize vehicular traffic impacts
- Enhance pedestrian/bicycle experience
- Improve the transit system
- Encourage a diverse mix of uses
- Encourage a diverse population
- Respect existing neighborhoods
- Employ environmentally sound practices
- Feature, repair, and enhance natural resources

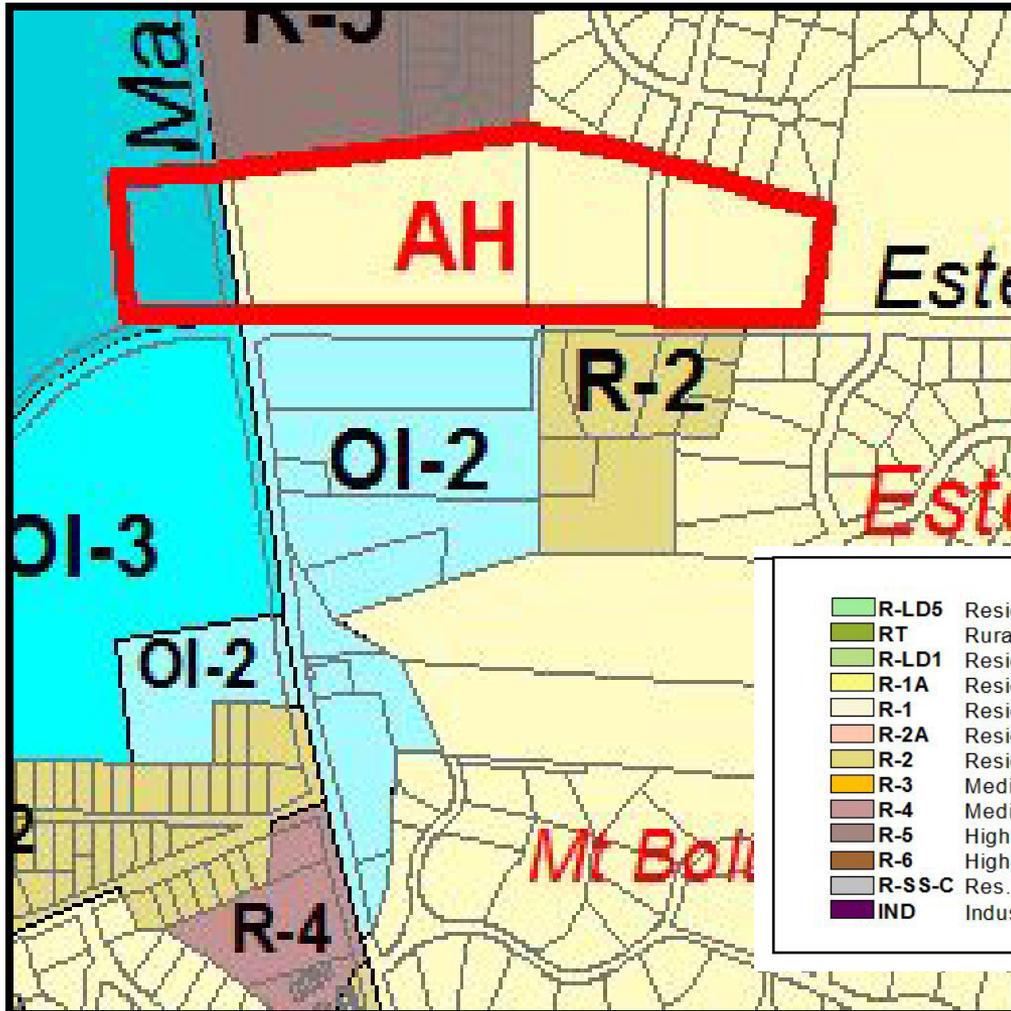
Zoning Map

Last revised: 3/2013



Zoning Map

Last revised: 3/2013

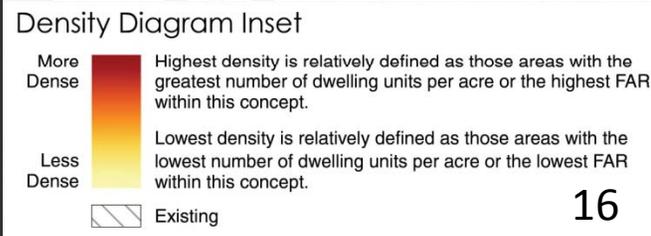
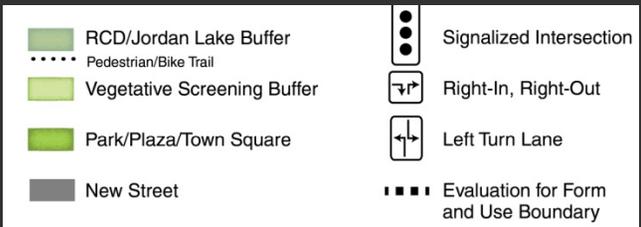


Zoning Districts					
	R-LD5	Residential Low Density, 1 unit/5 ac.		OI-1	Office & Institutional 1
	RT	Rural Transition, 1 unit/2.3 acre		OI-2	Office & Institutional 2
	R-LD1	Residential Low Density, 1 unit/acre		OI-3	Office & Institutional 3
	R-1A	Residential 1A, 2 units/acre		OI-4	Office & Institutional 4
	R-1	Residential 1, 3 units/acre		U-1	University 1
	R-2A	Residential 2A, 3.5 units/acre		NC	Neighborhood Commercial
	R-2	Residential 2, 4 units/acre		CC	Community Commercial
	R-3	Medium Density Res., 7 units/acre		TC-1	Town Center 1
	R-4	Medium Density Res., 10 units/acre		TC-2	Town Center 2
	R-5	High Density Res., 15 units/acre		TC-3	Town Center 3
	R-6	High Density Res., 15 units/acre		MU-R-1	Mixed Use, Low Density Res.
	R-SS-C	Res., Special Standards-Conditional		MU-OI-1	Mixed Use/Office & Inst. 1
	IND	Industrial		MU-V	Mixed Use/Village
				-C	Conditional



Concept Plans

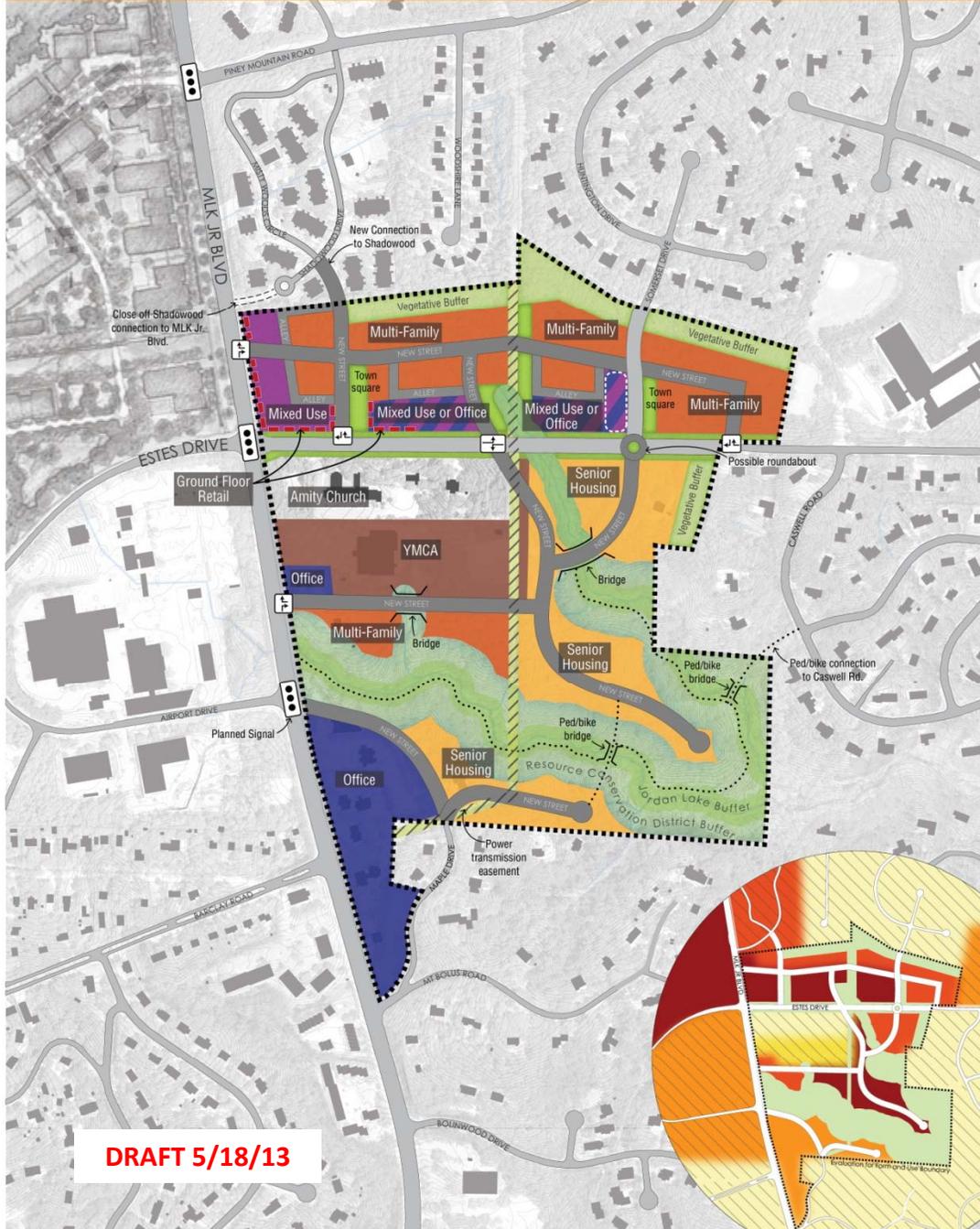
CONCEPT A: Residential Focus



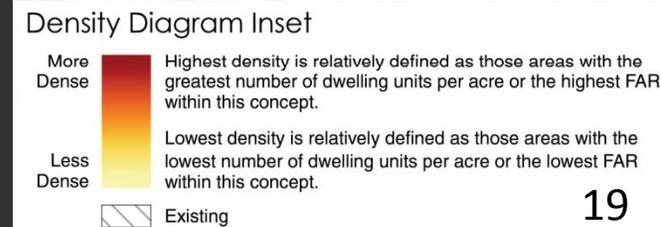
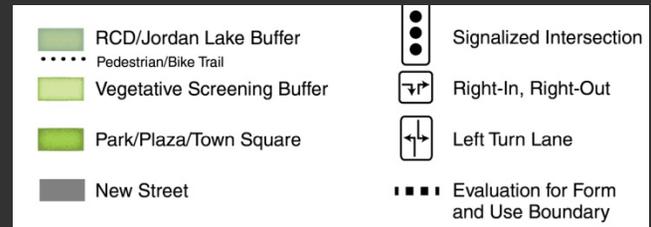
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LAND USE + CONNECTIONS

DRAFT May
CENTRAL WEST FOC



CONCEPT B: Residential + Office Focus



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LAND USE + CONNECTIONS

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CENTRAL WEST FOC



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CONCEPT C: Mixed Use Focus

- Mixed Use
- with Retail Ground Floor
- with Community Space
- Single Story Retail
- Single Family
- Multi-Family (Condos/Apartments)
- Senior Housing
- Office
- Recreation

- RCD/Jordan Lake Buffer
- Pedestrian/Bike Trail
- Vegetative Screening Buffer
- Park/Plaza/Town Square
- New Street
- Signalized Intersection
- ↗ Right-In, Right-Out
- ↶ Left Turn Lane
- Evaluation for Form and Use Boundary

Density Diagram Inset

More Dense Highest density is relatively defined as those areas with the greatest number of dwelling units per acre or the highest FAR within this concept.

Less Dense Lowest density is relatively defined as those areas with the lowest number of dwelling units per acre or the lowest FAR within this concept.

Existing

CONCEPT 1



- Mixed Use
- Multi-Family (Condos/Apartments)
- Single Story Retail
- Single Family
- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- Office
- Building Footprint
- Signalized Intersection
- ↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary
- P Parking

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CONCEPT 2



- Mixed Use
- Multi-Family (Condos/Apartments)
- Single Story Retail
- Single Family
- Office
- Building Footprint

- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- P Parking

- Signalized Intersection
- ↔↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary

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CONCEPT 3

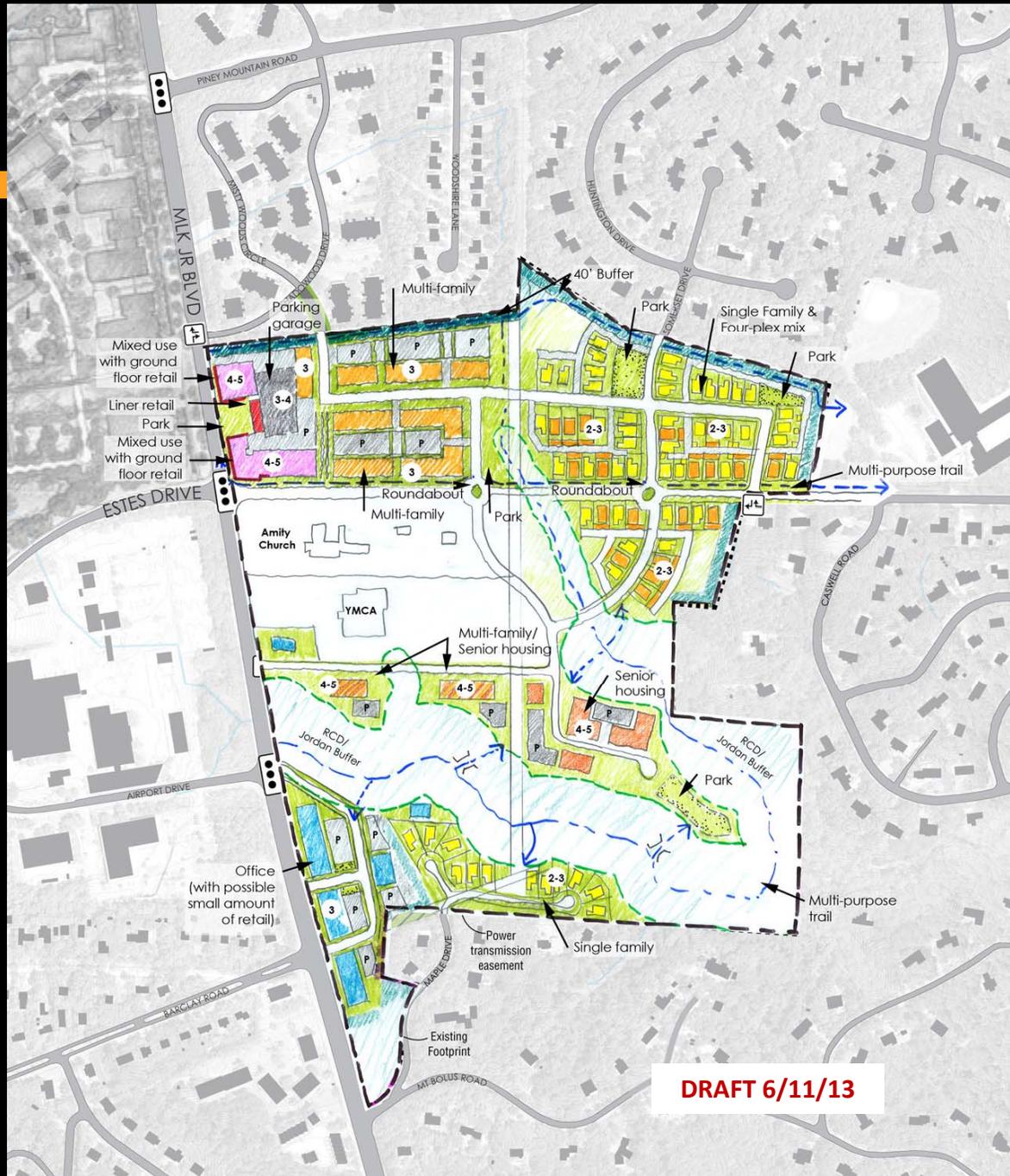


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- Mixed Use
- Single Story Retail
- Single Family
- Multi-Family (Condos/Apartments)
- Senior Housing
- Office
- Building Footprint
- RCD/Jordan Lake Buffer
- Open Space/Vegetative Buffer
- New Street
- P Parking
- Signalized Intersection
- ↔ Right-In, Right-Out
- Evaluation for Form and Use Boundary

CONCEPT A:

A Walkable Residential Community

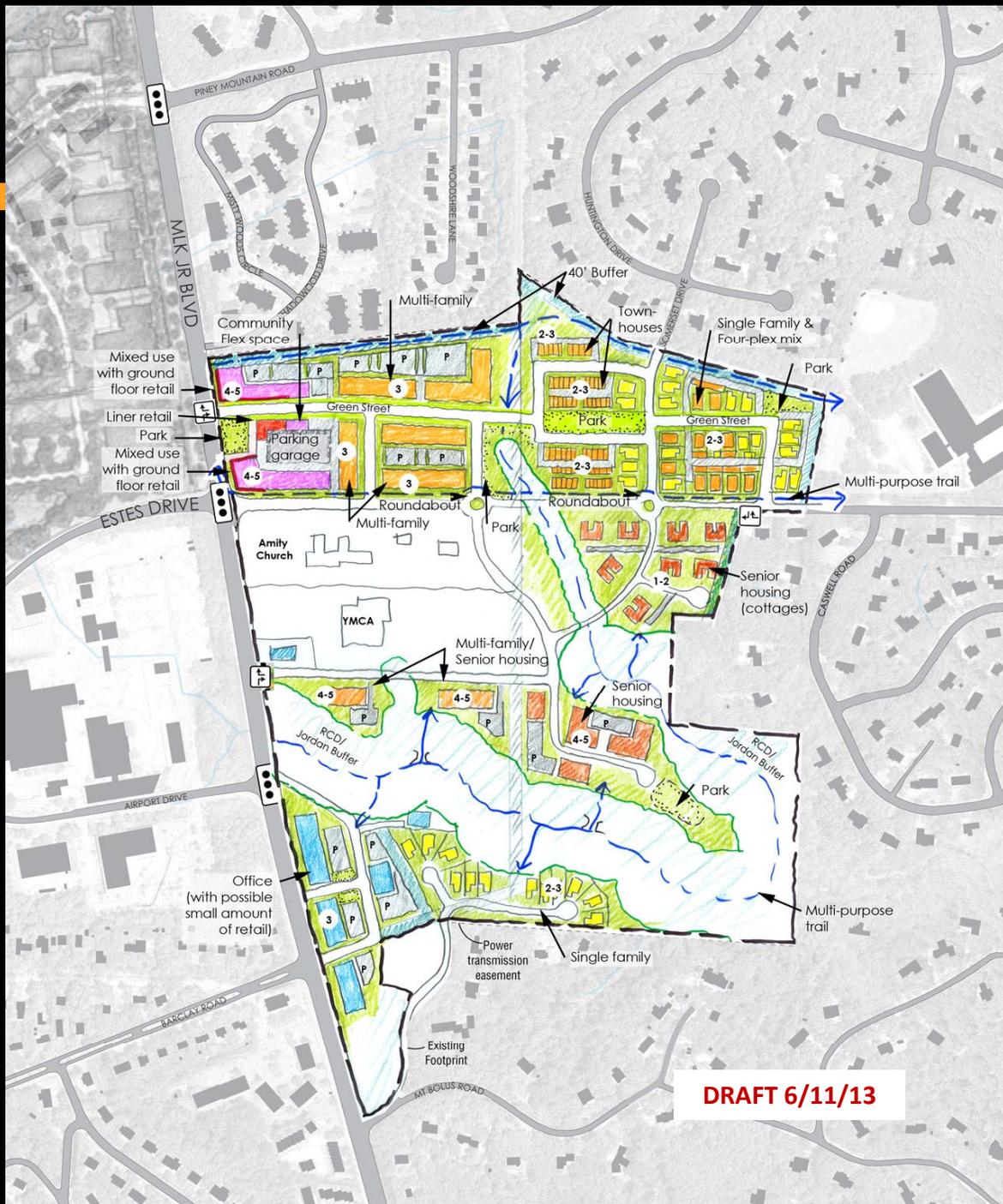


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- 3 Potential number of stories
- Pedestrian/Bicycle Connections
- P** Surface parking lots
- Signalized intersection
- ◀▶ Right-in; Right-out
- Evaluation for Form & Use Boundary

CONCEPT B:

A Town/ Gown Village



- Potential number of stories
- Pedestrian/Bicycle Connections
- Surface parking lots
- Signalized intersection
- Right-in; Right-out
- Evaluation for Form & Use Boundary

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Precedent Images



Office Images



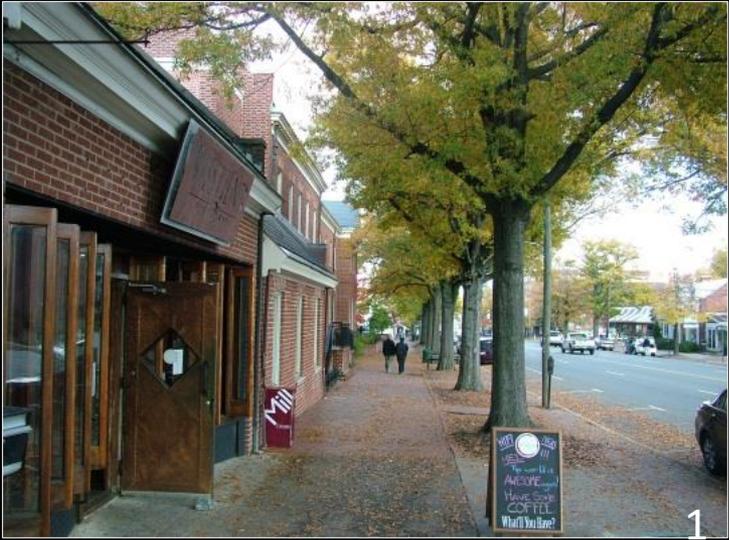


Office Images



PRECEDENT IMAGES

Street Edges



PRECEDENT IMAGES

Street Edges



PRECEDENT IMAGES

Green Street



PRECEDENT IMAGES

Senior Housing



Carol Woods



The Pines, Davidson



Carolina Meadows



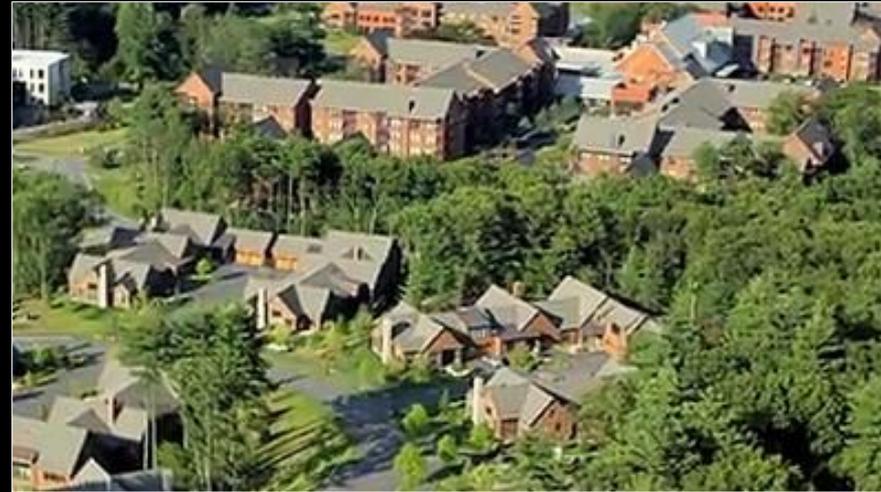
Carolina Meadows

PRECEDENT IMAGES

Senior Housing



New Bridge, Massachusetts



New Bridge, Massachusetts



Carolina Meadows



New Bridge, Massachusetts

PRECEDENT IMAGES

Single Family, Townhouses, Fourplex



Chapel Hill, NC



Baxter Village, SC



Portland, OR

PRECEDENT IMAGES

Multi-Family (Apartments/Condominiums)



Alexandria, VA



Chapel Hill, NC



Cambridge, MA



Alexandria, VA

PRECEDENT IMAGES

Retail/Office/ Mixed Use



Alexandria, VA



Huntersville, NC



Bainbridge, WA



PRECEDENT IMAGES

Open Space/ Town Squares

