

**15-501 South**  
**Discussion Group – General Principles**  
**Thursday, April 19, 2012**

**GENERAL PRINCIPLES**

- Preserve and enhance natural resources (make public) including water quality and stormwater
- Recognize and honor the spirit of the Southern Small Area Plan from early 1990s
- Ensure that there is significant community process and community benefit in all future development plans
- Minimize traffic impact on neighborhoods surrounding the study area
- Minimize the impact of development on schools
- Plan collaboratively for the 15-501 corridor with Orange County and Chatham County (including transit planning)
- Improve connectivity of bike/ped among neighborhoods, schools, community facilities, and parks
- Plan for increased use of transit
- Preserve and enhance the “Green Gateway”
- Respond to demonstrated needs of the greater Chapel Hill community

## **AREA-SPECIFIC PRINCIPLES** (see map for area designations)

- Meet community needs with new development (mixed use) focused on commercial rather than residential (Area 1)
- Promote architectural diversity and quality with design guidelines (Area 1)
- Emulate design principles of market area of Southern Village, including building height restrictions (Area 1)
- Promote greenways, particularly along and near creeks (Areas 1, 2, and 3)
- Utilize clustered, compact development to maximize open space preservation (Areas 2 and 3)
- Evaluate increased transit use at park and ride lot (Area 5)
- Promote possibility of workforce housing or accommodations for other identified community needs, such as senior citizen housing (Areas 4 and 5)
- Provide corridor buffer along 15-501, allowing for visibility and access to retail or commercial development (All areas)
- Encourage clustered retail development including any new development toward the county line (Area 1 and county line)
- Maximize permanent preservation of open space (Areas 2 and 3)