

F/L/E/O	LUMO Standard	Location	Feedback
F/E		N MLK Jr Blvd	Ensure that ALL land use is based on sound water management and environmental science.
O		N MLK Jr Blvd	Environmental Impact
F/L	Building Design	N MLK Jr Blvd	Design principles that make an area a very pleasant place to visit -- streetscape at a small scale, great walkability, lots of greenery and shade -- the things that make Carrboro so much more fun to walk around than Downtown Chapel Hill
E		N MLK Jr Blvd	Protect the highway so residents can get in and out of town.
F		N MLK Jr Blvd	Protect natural habitat and ecosystems!
E		N MLK Jr Blvd	surface water drainage
F/L	Use	N MLK Jr Blvd	Preserve as much green space (native trees and vegetation) as possible along the corridor; scientific studies show this contributes to well-being and mental/physical health
F/L	Use	N MLK Jr Blvd	Open Space
F/L	Use	N MLK Jr Blvd	Greenspace/park/wildlife/forest
F/L	Use	N MLK Jr Blvd	Maintaining connectivity of natural areas, as the area develops - protecting large natural areas and other natural resources as much as possible
F		N MLK Jr Blvd	Environmental Impact: Again the survey creator has no concern for the environment!
F/L/E	Use	N MLK Jr Blvd	parks and green spaces walkability bike lanes connecting areas north of I-40 with this area
F/E		N MLK Jr Blvd	Transit: Encourage bus rapid transit along MLK to UNC and Southern Village.
F/L	Dimensional Standards	N MLK Jr Blvd	Denser housing on N. MLK where density already exists, with less dense, more green space at S. MLK need N. Estes.
F/L	Use	NMLK B	Keep as much green space as possible and light pollution at a minimum.
O		NMLK B	The entire 15-501 corridor is a flood plain and has horrible flooding of businesses and houses because of poor planning and continued bad development decisions by the city. It won't be long before a class action lawsuit is taken out against the town of Chapel Hill and its developers.
F		NMLK B	You are assuming that growth is desirable in this area.
F		NMLK B	stop building
F/L	Other	NMLK B	Emphasis on affordable housing options!
F/L	Use	NMLK B	Please keep lots of green space/forestry. It's sad to see old growth woods leveled for crammed new developments. Remember this area used to be dairy farms! I love the park on Weaver Dairy Road across from the high school-- if you're going to level an area for development, set aside a chunk of natural land for residents to enjoy. The trails in Chapel Hill are a significant reason I haven't moved to a cheaper town.
F		NMLK B	Or limit growth altogether.
F		NMLK B	Please, no more growth.
F/L	Site Design	NMLK B	Be sure not to allow strip development. Better to have nodes where development is clustered, interspersed with green.
F/L	Use	NMLK B	Give developers some room to build what the market needs not just what planners dream up. We need big box stores so we don't have to drive to DURHAM.
F		NMLK B	Dude just leave it undeveloped.
F/L	Use	NMLK B	Chapel Hill is siting all of it's shelters in this area instead of fairly distributing them throughout Chapel Hill and the county.
F/L	Use	NMLK B	With better connection to RTP, it should have more mixed-use at the north of MLK
F/L	Other	NMLK B	Affordable housing!
F/L	Use	NMLK B	homes are fine
F/L	Use	NMLK B	The land on Millhouse Rd. has been devalued by zoning. No one wants to purchase Light Industrial property. Many developers want Mixed Use Residential. This is a tragedy!
F/L	Use	NMLK B	Keep residential zoning as-is (R-2) and minimally disturb the tree canopy for best drainage/sound buffer
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F		NMLK B	You have deforested to created mixed-use space. Why don't you get "innovative" (as you like to think you are) and redesign already ugly buildings and vacant strip malls and store-fronts first.
O		NMLK B	This is called "smart growth."
O		NMLK B	Mixed use results in a) worthless retail (a nail salon, cleaners, and coffee shop in every development. Office space sq footage is too small to be of any value.
F/L	Use	NMLK B	We need more affordable housing and commercial office space.
O		NMLK B	There has been much talk of the trailer parks but little action other than obstruction of ongoing developments.
O		NMLK B	You are building social housing on Fordham BVD, surely you should give those who have lived in Chapel hill for many years in trailer parks the right of first refusal.
F/L	Dimensional Standards	NMLK B	Affordable housing options for families is very important so that Chapel Hill remains a vibrant community and not just a transitory population of mostly students and wealthy retirees. Growing near public transportation stops is vital to making it viable for low to middle income families.

F/L	Use	NMLK B Yes focus growth along transit corridors - it doesn't have to be mixed-use neighborhoods
F/L	Use	NMLK B Yes focus growth along transit corridors - it doesn't have to be mixed-use neighborhoods but I do support various housing types including the missing middle.
O		NMLK B I would end the sentence at "various housing types." The Town is too focused on regulating housing values.
O		No new houses or apartments should be built until new schools are added. Builders should pay for best new schools. Plans for new schools are sorely absent in CH land use planning. Please look
F/L	Other	NMLK B at towns like Cary who implement new schools BEFORE new houses get built
F/L	Landscaping	NMLK B Need to keep affordable housing for families and people who aren't students.
F		NMLK B Keep as much woodland as possible.
F/E		Again, it seems like our town leaders just want to have us be the next Cary, which is a huge mistake. Why must there be a never-ending imperative to expand the tax base? Can't we just achieve some sort of steady state?
F/E		I assume this is the plan along Eubanks. The problem is of course, that this area is completely devoid of shopping access, other than by car. Bike paths and bus routes are needed to connect these areas to work and to play
F/L	Use	Chapel hill needs a splash pad!! We love the parks and trees, but it get so hot, we need a convenient palace to allow kids to run and get wet! I hat driving 40 min to jack smith park in Cary, but I do bc it's an amazing park! Bikes, playground and splash pad!
F/L	Other	NMLK B MORE affordable housing, less "luxury" apartments for transient residents.
F		NMLK B I'm pretty much against any future development on MLK. I moved here for the trees, the natural feel. We don't want to be Cary, or even Durham these days.
F/E		NMLK B there need to be more "corridors," including Piney Mtn.
F/L	Use	NMLK B Housing should be a part of this mix. Not just office and commercial that makes this whole corridor dead in off-hours
F/L/E	Use	NMLK B Housing and light commercial/business should be integrated to pedestrian access is more available and connected as part of the landscape
F/E		When you cross into town from I40 or the rural buffer, we shouldn't be afraid to signal to people that they have entered an urban area. To focus too much on transition from rural Orange
F		NMLK C County only increases speed of vehicles and make it less safe for peds and transit users
F		NMLK C Keep it "wild".
F		NMLK C Forcing a certain look on MLK Jr Blvd is surely a recipe for monotonous, lowest-denominator development.
F		NMLK C Yes, create a cohesive street scape but that means different things to different people - this principle is not defined enough to confirm agreement
F/L/E	Use	NMLK C It's nice for things to look pretty but less important than having affordable housing and good public transportation.
O		NMLK C The problem with Chapel Hill "street scaping" is that you're not very good at it, and you often makes areas less livable.
F/L	Landscaping	NMLK C Please, by all means, minimize the clear-cutting of trees across Chapel Hill.
F		NMLK C This seems to lead to cheap and boring architecture.
F/L	Landscaping	NMLK C Create green and solar rooftops as well AND use dense landscaping to help filter health-threatening pollutants for communities along all heavily trafficked routes especially 15/501
F/L	Building Design	The damage is done. Drive down MLK and you have mismatched cheap facades on apartments and chain stores. Nothing matches, and now the town is allowing drive-thru tellers and ugly banks with massive parking lots. Tasteful development is one thing, but ugly, cheap and out-of-place development is another. MLK looks like any strip mall street in west Raleigh. Too bad.
F/L	Site Design	NMLK C Maintain the tree canopy and maximum green space between buildings.
F		The north end of Chapel Hill needs more public gathering space, whether it is a building or outdoor park (not recreation fields, but a garden/pavillion/meeting place) that feels truly like a public node.
F/L	Landscaping	NMLK C Keep the tree canopy as-is for sound buffer & drainage.
F/L	Use	NMLK C more parks and green spaces
F		NMLK C Please don't create the Cary look in Chapel Hill.
F/E		NMLK C Better assessibility from existing neighborhood to retail by foot/bike.
F/L	Landscaping	NMLK C It's really unpleasant to walk if there isn't a pretty area to walk in and if there are no trees along the route (especially in the late Sprint, Summer and early Fall)
F/L	Building Design	It's really unpleasant to walk in this area if there's no thought to aesthetics and no shade along the route the route (especially in the late Sprint, Summer and early Fall). Also it feels like this end of town is trying hard to be a second Rt 40 with enormously wide blvds and tons of traffic
F/L		NMLK C Presumably with variation in building sizes and designs and pocket parks to break up the concrete and asphalt.
F/L	Landscaping	NMLK C Please keep more trees! We are turning into "Cement City", ugh.
F		NMLK C Don't make us look like Cary!
F/E		NMLK C Including sidewalk access, bicycle access, or a mixed-use pedestrian/bike path to ease non-auto travel along this area
F/L	Landscaping	NMLK C How about a tree ordinance that works instead of allowing clear cutting of every development
F/L	Other	NMLK C Please avoid cookie cutter houses. I think this is something Chapel Hill will regret in 50 years! We are losing Chapel Hill's small town charm AND affordable housing.
F/L	Dimensional Standards	NMLK C Expanding tree cover, not decorative plantings, and keeping urban form low and human-scale.

F/L	Use	Placemaking only occurs when development is appropriate to surrounding areas. Development of MLK at N. Estes needs to be very community oriented. Maybe a Weaver Street Market with a NMLK C wide lawn for activities. The development needs to provide green space for community gathering.
F		NMLK C More important to do this in the nodes to help define those areas
F/E		NMLK C Again, environmental concerns need to be addressed.
F/L	Landscaping	NMLK C Keep as many trees as possible and when planting use native species only. Protect the wildlife by keeping their habitats undisturbed.
F		NMLK C where are all the trees going? stop building.☹
F		NMLK D looks like building continues, so limit in the growth? More building but no stable taxes, only want increases?☹
F/L	Other	Transitions do not need to be the scaled reduction from tall to short buildings. Appropriate neighbor to neighbor edge relationships that deal with the night/night or day/day use relationships NMLK D or impingements is more important than scale according to outdated concepts.
O		I'm getting increasingly annoyed at these questions. I find them full of jargon like "leverage" and also meaningless, and yet still leading. Of course I want "appropriate" connections. I don't want NMLK D "inappropriate" connections! But what KIND of connections!? What does "connection" mean?? Are you talking about trails and greenways? Bike lanes? New roads? What??
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F/L	Other	NMLK D transitions are important but extremely subjective. This type of transition often leads to compromise in design creativity
F/E		NMLK D Develop inter-service transit modes (like CRX at Eubanks P&R lot). North MLK could become a high-density node connecting UNC and northern CH with the Triangle and Alamance County.
F		NMLK D Don't create any higher density and then transitions wouldn't be needed.
O		Who determines what constitutes "appropriate" density. From a research validity perspective, the questions on this survey are biased. The questions become meaningless when density and intensity are terms that are not defined. N.Estes Drive is essentially a residential street and not capable of handling more traffic. Low density (townhomes) as opposed to high density (apartment building) is much more preferable. NMLK D This survey is not a valid measure of participants' perspectives when none of the terms are defined. This seems like a dishonest method of collecting data.
F/L	Use	Neighborhoods also need to be allowed to taper up to future mixed use centers by allowing granny flats, duplexes, and other small multi-family homes that fit in with the rest of the NMLK D neighborhood.
F/L	Use	NMLK D Mixing is good- segregated zoning just makes it harder for residential folks to be able to walk to shops.
O		NMLK D There are no transitions, developers subdivide property and use tricks other to locate buildings close to neighborhoods.
F		NMLK D For too long, this has been at the mercy of the land developers. I'd like the town have an aesthetic and an idea of how this should be done than seeing who shows up with \$ and a plan.
F/L	Dimensional Standards	NMLK D Density should be greater in the middle (ie. downtown) and then decrease as development moves further out.
F/L	Use	NMLK D Allow mixed use residential out Millhouse Rd. !!!
F/L	Landscaping	The town is stripping land between between MLK and three residences behind it. Cutting these trees and furthering development is making our neighborhoods louder and victims of more car NMLK D and light pollution.
F/L	Landscaping	NMLK D Do this with dense landscaping
F/L	Dimensional Standards	NMLK D First we need to establish the amount of density.
O		NMLK D I don't know what this means.
O		NMLK D I have noted the areas where town council members live are earmarked for higher density developments. Are you a bunch of NIMBY's?
F/L	Dimensional Standards	NMLK D Limit building heights to 4 stories outside of the Town center.
O		NMLK D Appropriate transitions needs to be defined. It is not clear what this means.
F/L	Landscaping	NMLK D I think it is very important to keep as much woodland as possible!!
F/L	Dimensional Standards	NMLK D There is nothing wrong with sharp transitions. We need density through redevelopment
F/L	Dimensional Standards	NMLK D Density should line the corridor and we shouldn't have gaps that would make it less walkable and transit friendly
F/L	Dimensional Standards	NMLK D High-rises should not loom over residential neighborhoods.
F/L	Use	Residential and some commercial should be integrated, not always separated into residential and business/commercial zones. Walkability is important. In spite of comments to the contrary, we are not a pedestrian/walker friendly community. NMLK D
F/L	Other	NMLK E More affordable housing
F/L	Other	NMLK E Affordable housing & housing options for residents 0-80% AMI
F/L	Other	NMLK E Need to keep affordable housing for families.
F		NMLK E Enough people probably live in Chapel Hill already, no?

F/L	Other	NMLK E Yes, more affordable housing for people that work in the community, but can't afford to live here, like teachers, police & firefighters.
O		NMLK E The black-and-white housing and childcare subsidies in Chapel Hill are a bit frustrating. There should be gradations of support, and better checks to ensure these programs aren't being abused.
O		NMLK E It is not clear how this desirable housing diversity would be "encouraged" - This principle is too vague
F/L	Use	Again, see comments about badly needed new schools. Adding in new businesses in CH is fine if it adds to our tax base, but again - if we don't plan for new schools immediately we will be in big trouble. Our existing schools are already at capacity!
F/L	Other	I especially would like to see open land used to create affordable housing units for families who otherwise would have to move out of Chapel Hill or live in too small apartments or poor conditions due to cost of living.
F/L	Other	We already have sufficient luxury and market-rate housing in Chapel Hill. Any more housing should be work-force or affordable housing. All new housing should have roof-mounted solar energy systems.
		NMLK E You don't offer any diversity. You only offer housing to those you have adopted as your pet project. Stop making token gestures and start thinking about social cohesion.
F/L	Other	NMLK E The model should be mixed income, and when possible, mixed age.
F		We are developing way too much housing. Chapel Hill's infrastructure cannot keep up and the personality of the community is being lost. This survey is actively looking for the answer- how to develop. Not whether to develop. Most of the neighbors I talk with are very frustrated with the pace and magnitude of the expansion of land use.
O		NMLK E Let the free market handle this.
F/L	Other	NMLK E Affordable housing is so important!
F/L	Use	NMLK E Millhouse Rd. sites are perfect for Housing. Light Industrial is not good. People in Carraway Village will look out of their windows to view Industrial structures? Awful
O		NMLK E Number one need!
O		NMLK E Great idea, but unless you're willing to take on the rental housing arena, unlikely to be successful
O		NMLK E don't price CH out of most people's reach; especially since thousands of people work at UNC
F		NMLK E This is census tract 119.01, one of the most diverse in the county and adjacent to the most diverse in the county. Target diversity where it is needed.
O		NMLK E Again, with support from developers.
F		NMLK E especially consider retirees of moderate income
O		Knock off trying to force development-let market forces work. If you can't afford to live here, don't expect me to subsidize you because my taxes are too high now. We are seniors and more property taxes will cause us to have to move- how is that "fair"?
F		NMLK E yes, but no more building and no mcmansions.
O		NMLK E Doubt that will happen in Chapel Hill!
O		NMLK E This is about the only thing on this survey that is clear and easy to understand. This is a really bad survey. TOCH you can do better.
F/L	Use	NMLK E Affordable housing for folks < 30% and 50% AMI is KEY. I highly support using undeveloped land in these areas for this purpose
O		NMLK E do not raise taxes . already too many freebies that i don't see much use.
O/L	Other	NMLK E reduce taxes. Enforce student rental housing to 4 occupants.
O		Focus on household sizes, ages, types and adaptability over time. The Housing statement is "apple pie & motherhood" and somewhat useless in achieving any real positive outcomes for future households.
E		By good public transportation. Buses currently run north/south and east/west and it's difficult to make connections -- eg., from Social Services/Senior Center to University Place or Eastgate or Carrboro
E		NMLK A public transportation needs to reach into neighborhoods and connectivity for bikers is a must
E		NMLK A Right now, bicyclists have no easy way to cross the street in order to use the bike lanes.
O		NMLK A what does this mean?
O		NMLK A That is essential to incurease the use of public transportation
O		NMLK A It's a good plan.
O		NMLK A The problem with the town council is that they are like a bull in a china shop. They would demolish all the houses to build a bus lane and wouldn't bat an eye.
E		NMLK A Yes, enhance bike and pet mobility between all destinations.
O		NMLK A I'm not sure what this means.
E		NMLK A Need a bus from MLK to the library and the shopping center (Whole Foods, Trader Joes, etc)
E		Again, there is no bus service between 15-501 and North MLK along Weaver Dairy Road. It looks as though when the Sage Road connection was built, changing the bus route was ignored. This gap in bus service east of East Chapel Hill HS makes no sense. If we want to encourage mass transit and cut down on car traffic, this in an obvious place to start.
E		NMLK A What would be cool is by 2019 to have a dedicated transit line connecting Hillsborough and Chapel Hill. I wanna monorail!
E		NMLK A If you're going to put a MASSIVE new development out by the dump, then there has to be money allocated for that old park and ride, to provide for new buses and upkeep.

E		NMLK A no more road building
E		NMLK A I would strongly encourage the addition of roundabouts at key traffic intersections, along this route, to enhance traffic mobility and reduce congestion!
E		NMLK A People in this area must have reliable and consistent access to transit that will connect them with job opportunities safely and swiftly
F/E		NMLK A This area needs to be walkable and bikeable!!
F/E		NMLK A protect the neighborhoods from traffic.
F/E		A greenway would be nice to go into Timberlyne or Chapel Hill North. Maybe an extension of the Booker Creek Trail or Cedar Falls trails? More connections between the different trails would be great. I think that is something that is really needed. Get bikes off the roads and onto trails. I appreciate the bike lanes but much prefer to ride my bike on the Bolin Creek trail. More trails that connect and connect people to different areas of town. I'd be all for that. But not for more roads. The question is too vague. HOW would you enhance connectivity??
F/E		Connectivity and mobility ? How? Bike paths? Sidewalks? Alternate routes that take cyclists and pedestrians away from MLK and it's highway-like atmosphere. An off-road trail? Connect N MLK A Estes with campus without having to go out on MLK? (This would be ideal).
F/E		NMLK A Need to connect areas such as this with bike corridors. We should be able to ride our bikes on a dedicated surface from downtown to N MLK, from N MLK to nodes on 15-501, etc.
F/E		NMLK A a path for pedestrians and bikers would be nice.
F/E		NMLK A Very important to link N MLK with downtown using a rapid and convenient public transit service.
F/E		NMLK A Pedestrian and bicycle mobility is the key
F/E		NMLK A Areas should be connected via light rail and other mass transit. Even commuter bicycle trails might be helpful.
O		NMLK A All of my comments for the 15-501 corridor also pertain here unless I have submitted separate comments.
O		NMLK A and connectivity with residential areas north of I-40
F/E		NMLK A A hub connect CH to RTP.
F/L	Building Design	NMLK A And make it a joy to walk or bike. Right now, there's a whole lot of ugly big buildings and no shade. Yuck.

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