

GUIDING PRINCIPLE 01

ACTIVATE STRATEGIC LOCATIONS THROUGHOUT THE DEVELOPMENT FOR COMMON USES THAT BRING MULTI-GENERATIONAL RESIDENTS TOGETHER.

GUIDING PRINCIPLE 02

USE BUILT ELEMENTS IN THE PUBLIC REALM TO HONOR AND RESPECT THE HISTORIC ROGERS-EUBANKS COMMUNITY'S RICH, CULTURAL HISTORY.

GUIDING PRINCIPLE 03

PROVIDE SERVICES AND RESOURCES WITHIN WALKING DISTANCE THAT SUPPORT YOUTH, FAMILIES, AND THE ABILITY FOR SENIORS TO AGE IN PLACE.

GUIDING PRINCIPLE 04

ESTABLISH BUILDING SCALING AND HOUSING DENSITY THAT BUILD ON THE STRENGTHS OF THE SURROUNDING NEIGHBORHOOD.

GUIDING PRINCIPLE 05

PRIORITIZE RENTED AND OWNED AFFORDABLE HOUSING AND SUPPORT SPACE FOR SMALL BUSINESSES.

GUIDING PRINCIPLE 06

PROVIDE A NETWORK OF SAFE, CONNECTED STREETS AND PUBLIC TRANSIT TO ENABLE MOBILITY FOR RESIDENTS OF ALL AGES AND ABILITIES.

GUIDING PRINCIPLE 07

MINIMIZE THE IMPACT OF ROADS AND DEVELOPMENT ON THE NATURAL ECOSYSTEM WITHIN THE PRESERVE AREA.

GUIDING PRINCIPLE 08

USE NATURAL AND PAVED SURFACES TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND CONNECT TO NEARBY TRAIL NETWORKS.





MAP "C"

GREENE TRACT - CONCEPTUAL MASTER PLAN
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

Z:\1340631\348.0000\Landscape Architecture\Illustrative\Final Materials\240906_Greene Tract Master Plan - Final Deliverable



D COMMUNITY GREEN



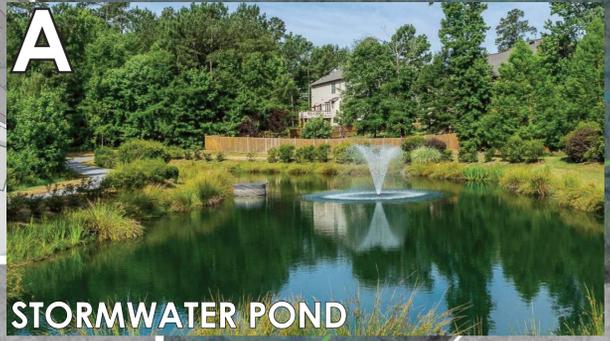
E COMMUNITY PLAYGROUND



F ACTIVE RECREATION AREA



G COMMUNITY GARDEN



A STORMWATER POND



B ORCHARD AREA



C TRAILHEAD PARKING/ACCESS



H POCKET PARK / MEW

MAP "D"

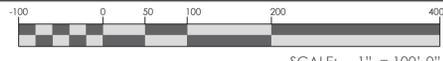
GREENE TRACT - OPEN SPACE

SEPTEMBER 22, 2024

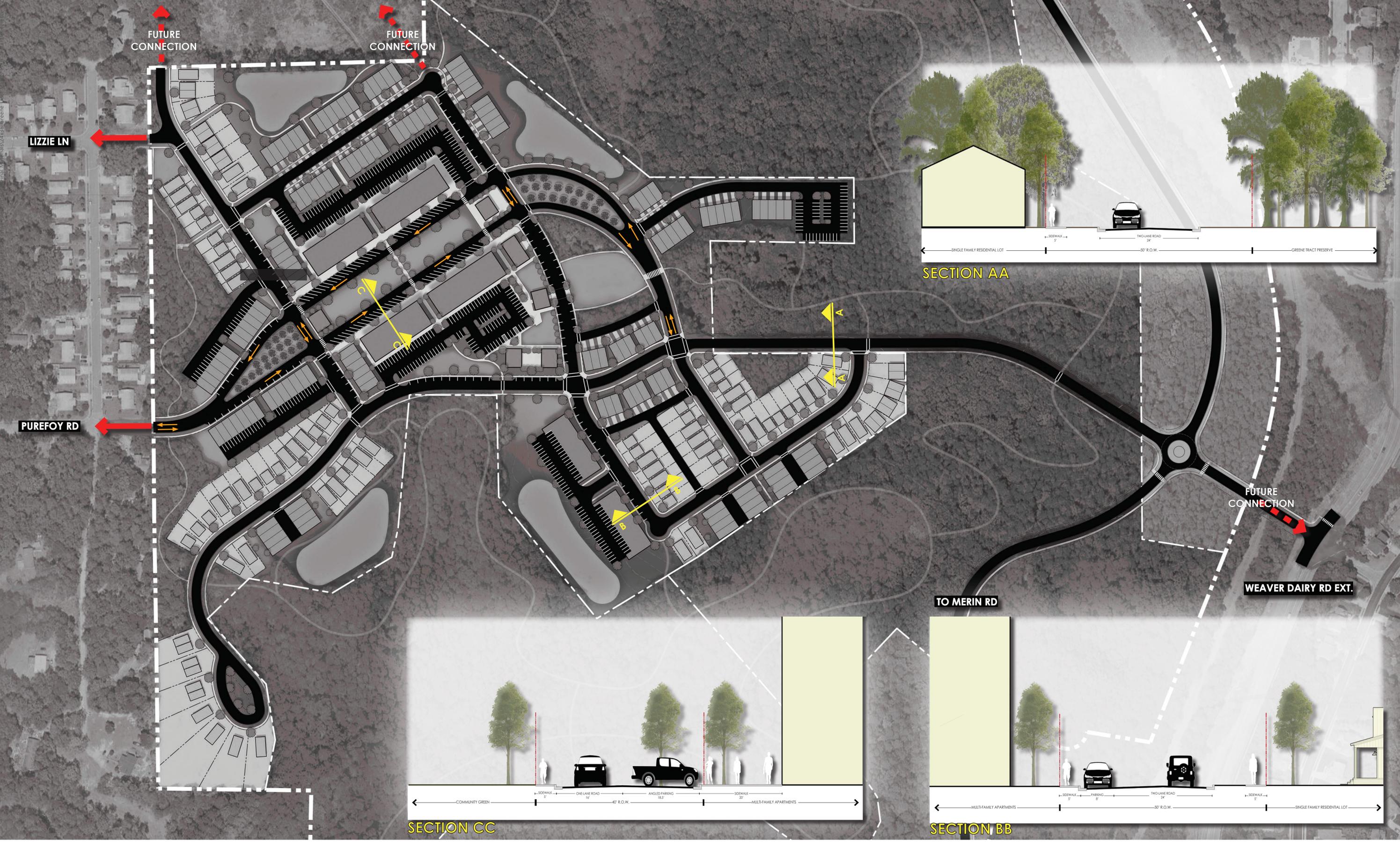


This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and proper description.

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SCALE: 1" = 100'-0"



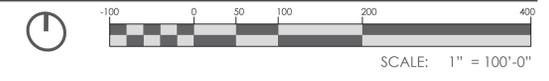
MAP "E"

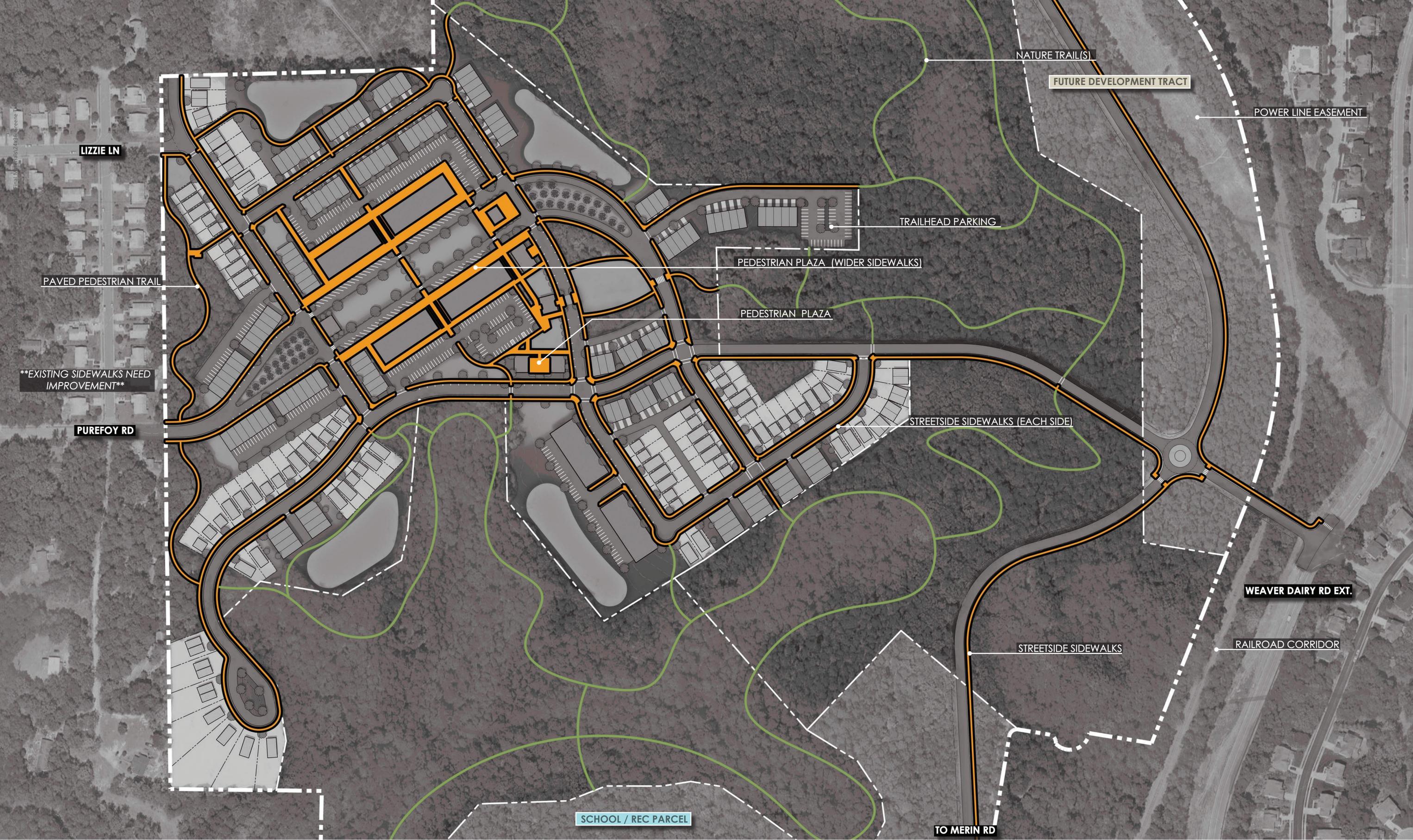
GREENE TRACT - VEHICULAR NETWORK

SEPTEMBER 22, 2024

THOMAS & HUTTON
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LIZZIE LN

NATURE TRAIL(S)

FUTURE DEVELOPMENT TRACT

POWER LINE EASEMENT

PAVED PEDESTRIAN TRAIL

TRAILHEAD PARKING

PEDESTRIAN PLAZA (WIDER SIDEWALKS)

EXISTING SIDEWALKS NEED IMPROVEMENT

PEDESTRIAN PLAZA

PUREFOY RD

STREETSIDE SIDEWALKS (EACH SIDE)

WEAVER DAIRY RD EXT.

SCHOOL / REC PARCEL

STREETSIDE SIDEWALKS

RAILROAD CORRIDOR

TO MERIN RD

MAP "F"

GREENE TRACT - PEDESTRIAN NETWORK

SEPTEMBER 22, 2024

THOMAS & HUTTON

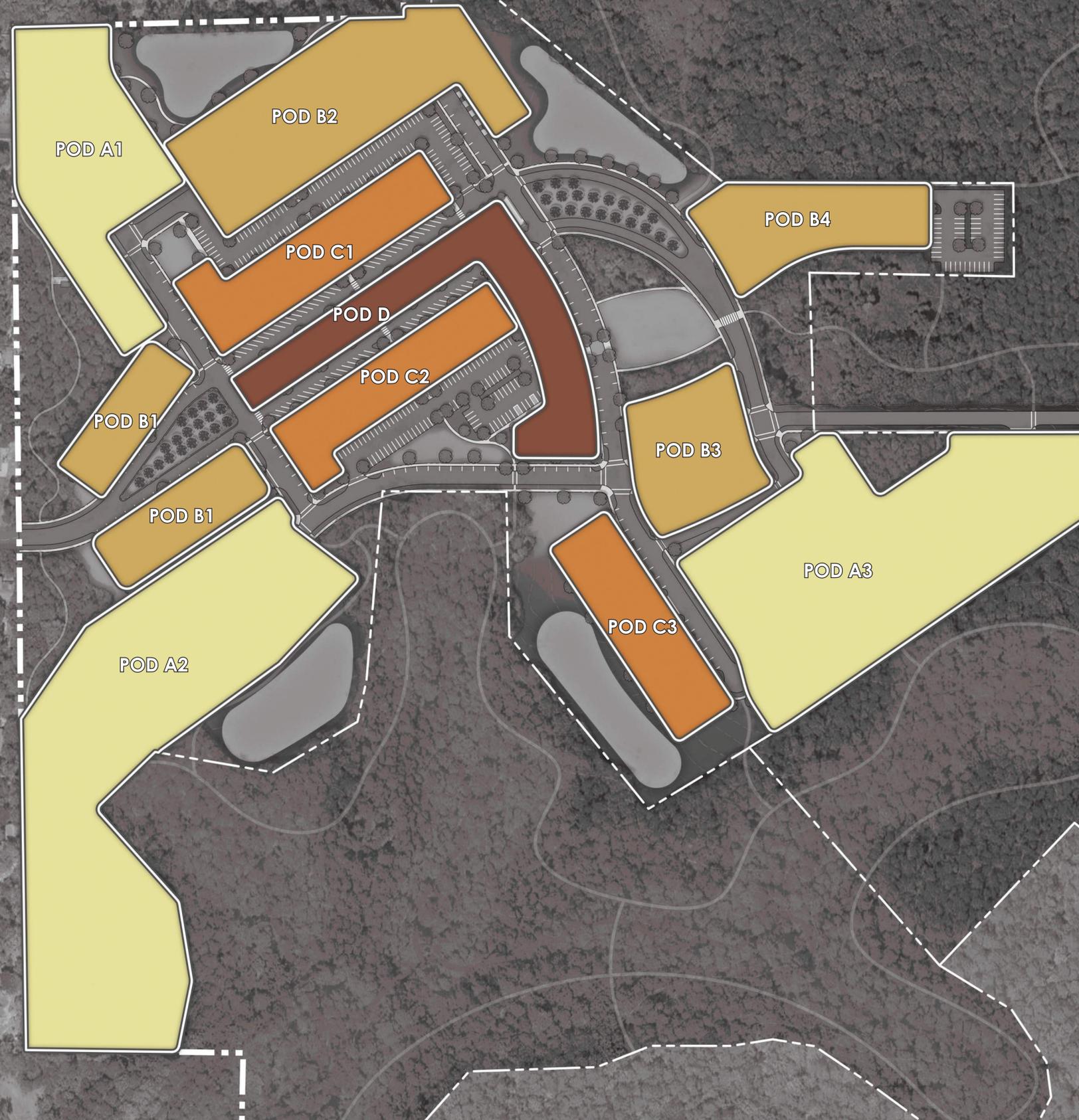
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SCALE: 1" = 100'-0"

Final Map - 10/15/24 - 4/26/25 - Greene



POD A1

USE: DETACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY
 DENSITY: MIN 15 UNITS, MAX 30 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT

POD A2

USE: DETACHED & ATTACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES
 DENSITY: MIN 35 UNITS, MAX 60 UNITS
 [MAX 30% TOWNHOMES]
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT

POD A3

USE: DETACHED & ATTACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES
 DENSITY: MIN 50 UNITS, MAX 60 UNITS
 [MAX 30% TOWNHOMES]
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT

POD B1

USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 25 UNITS, MAX 40 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT WITH REAR
 LOADED SURFACE OR GARAGE

POD B2

USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 40 UNITS, MAX 60 UNITS
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT WITH FRONT
 LOADED GARAGES

POD B3

USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 15 UNITS, MAX 25 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT WITH REAR
 LOADED SURFACE OR GARAGE

POD B4

USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 15 UNITS, MAX 25 UNITS
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT WITH FRONT
 LOADED GARAGES

POD C1

USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 100 UNITS, MAX 130 UNITS
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX
 HEIGHT: 3 STORY MIN / 4 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD C2

USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 100 UNITS, MAX 130 UNITS
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX
 HEIGHT: 3 STORY MIN / 4 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD C3

USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 70 UNITS, MAX 100 UNITS
 UNIT SIZE: 500 SF MIN / 2,000 SF MAX
 HEIGHT: 3 STORY MIN / 5 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD D

HEIGHT: 1 OR 2 STORY
 SIZE: 10,000 SF MIN / 25,000 SF MAX
 PARKING: PER LUMO
 POTENTIAL USES:
 + BARBER SHOP / HAIR SALON
 + MEDICAL CLINIC
 + DAY CARE
 + POLICE / FIRE

ALL RESIDENTIAL USES MAY INCLUDE:

- +TINY HOMES
- +MICRO APARTMENTS
- +VETERAN HOUSING
- + SENIOR HOUSING
- + CO-LIVING
- + ACCESSORY DWELLING UNITS





