

May 21, 2025

Old Chapel Hill Apartments

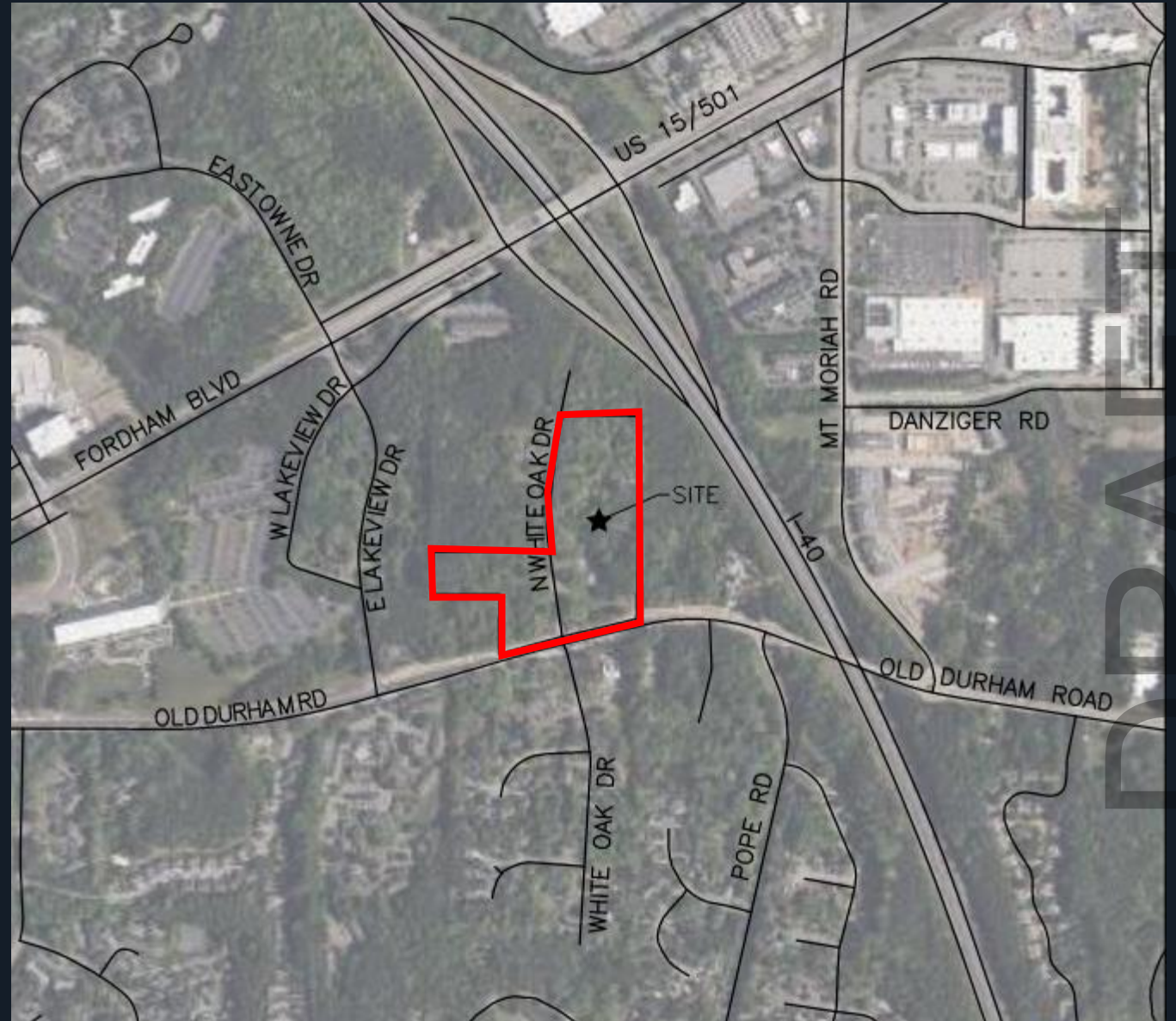
Town Council



Site Overview

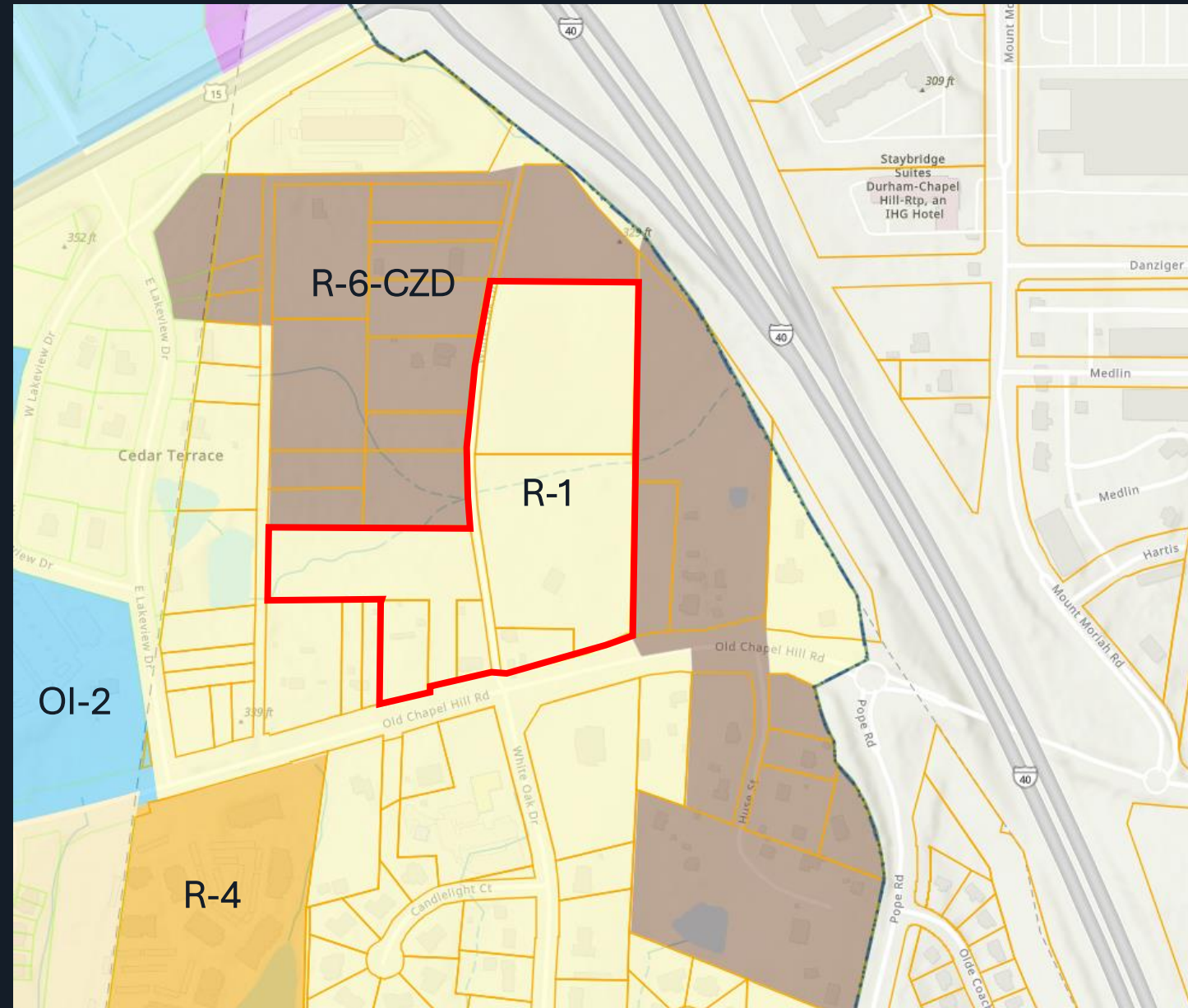
Location

- | 6 parcels along N White Oak Dr and Old Chapel Hill Road
- | 12.62 acres
- | West of I-40
- | Durham County / Chapel Hill Jurisdiction
- | Existing single family and vacant properties



Current Zoning

R-1

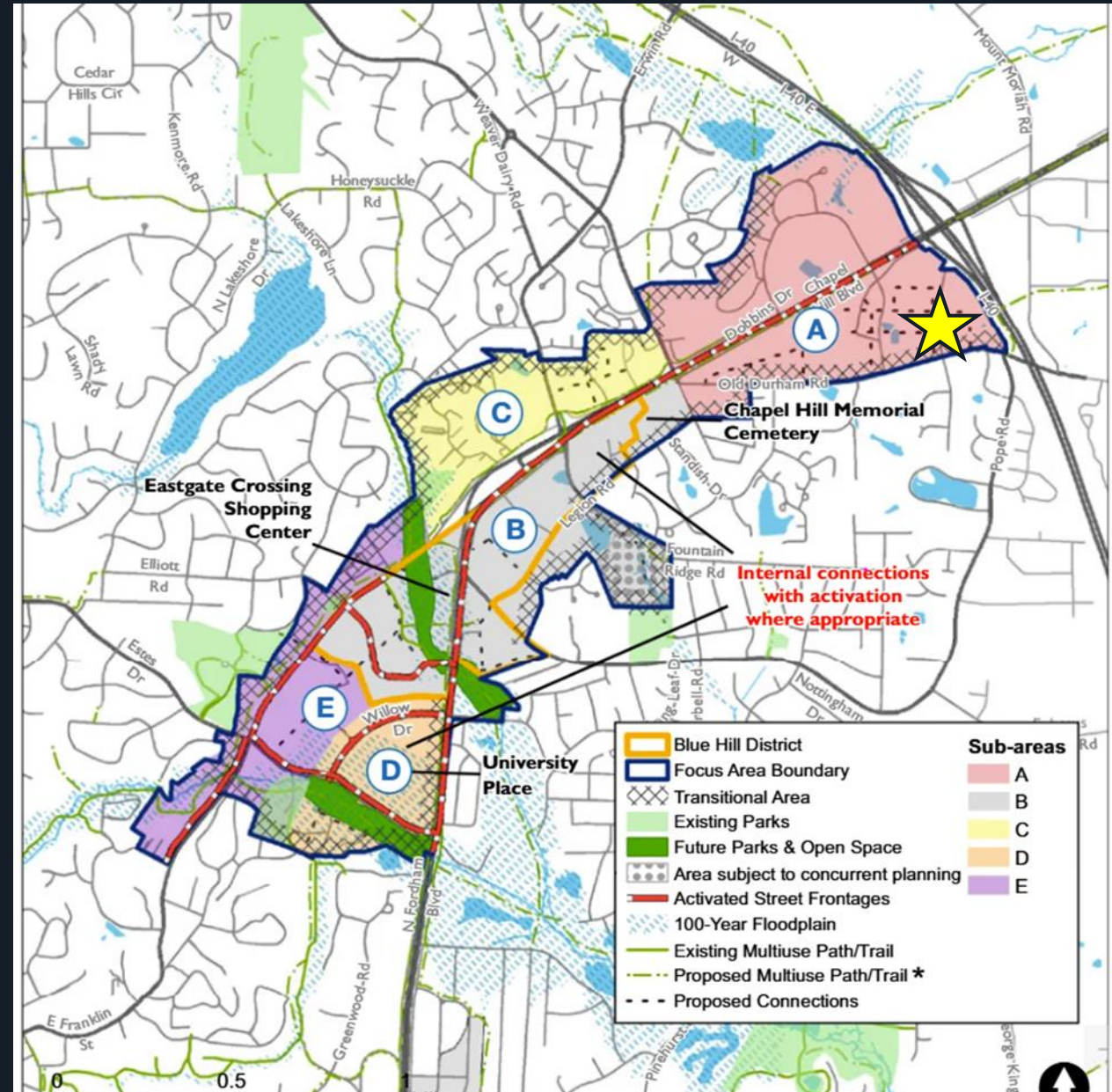


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Future Land Use

North 15-501 Corridor

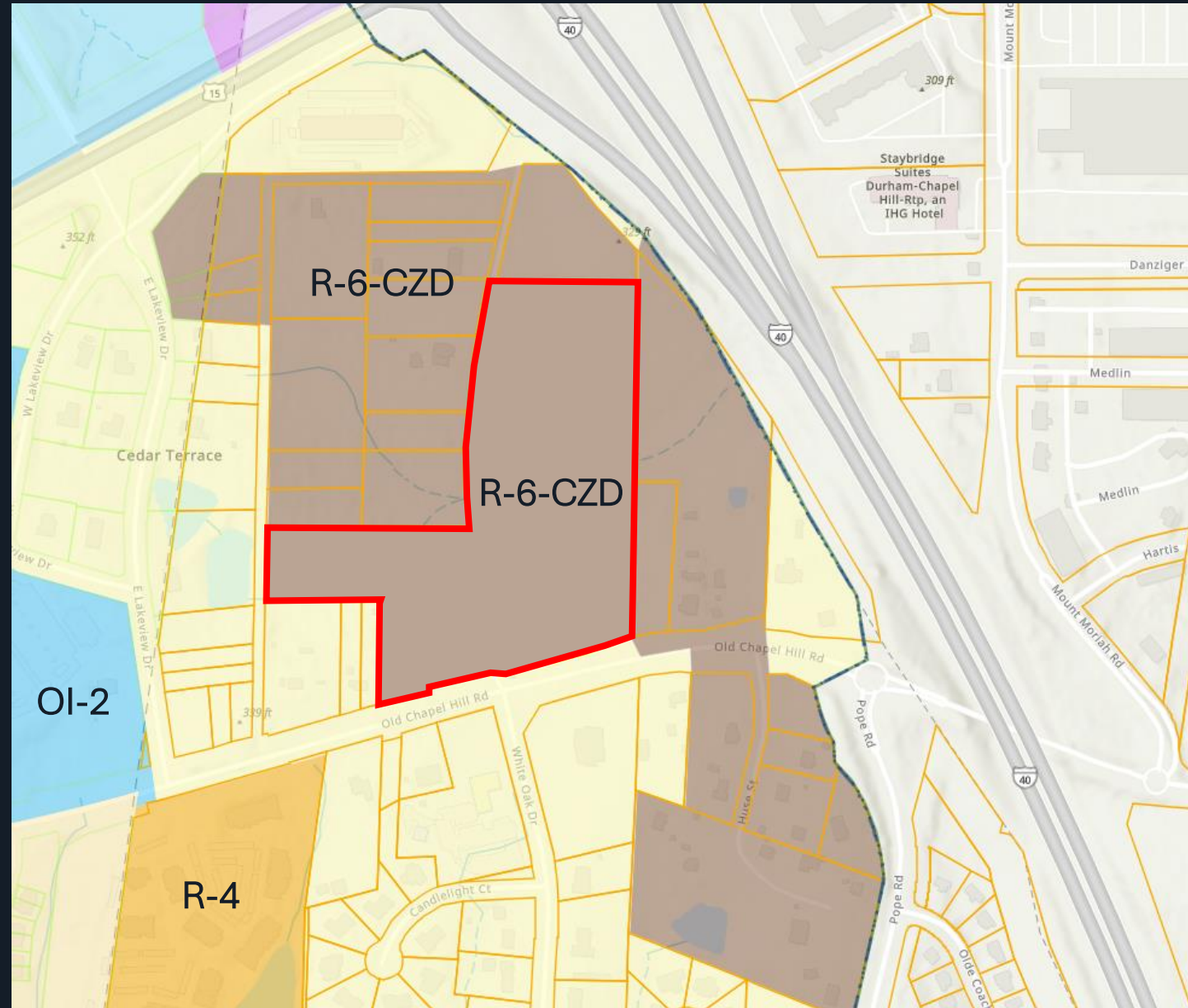
Sub Area A



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Zoning Context

R-6-CZD



Proposed Zoning

R-6-CZD

CONDITIONS

- I Four to five-story apartment buildings on the east side of White Oak Dr and apartment buildings and townhomes on the west side of White Oak Dr
- I 380-400 residential units, 10% affordable
- I Multi-use path on N White Oak Dr
- I Trails along stream corridor
- I Preservation and relocation of “historic” building on site in recreation area
- I Majority deck parking
- I Build out of Cowan Blvd



Connectivity

- Existing connectivity
- Proposed connectivity
- Danziger Dr extension
- Site

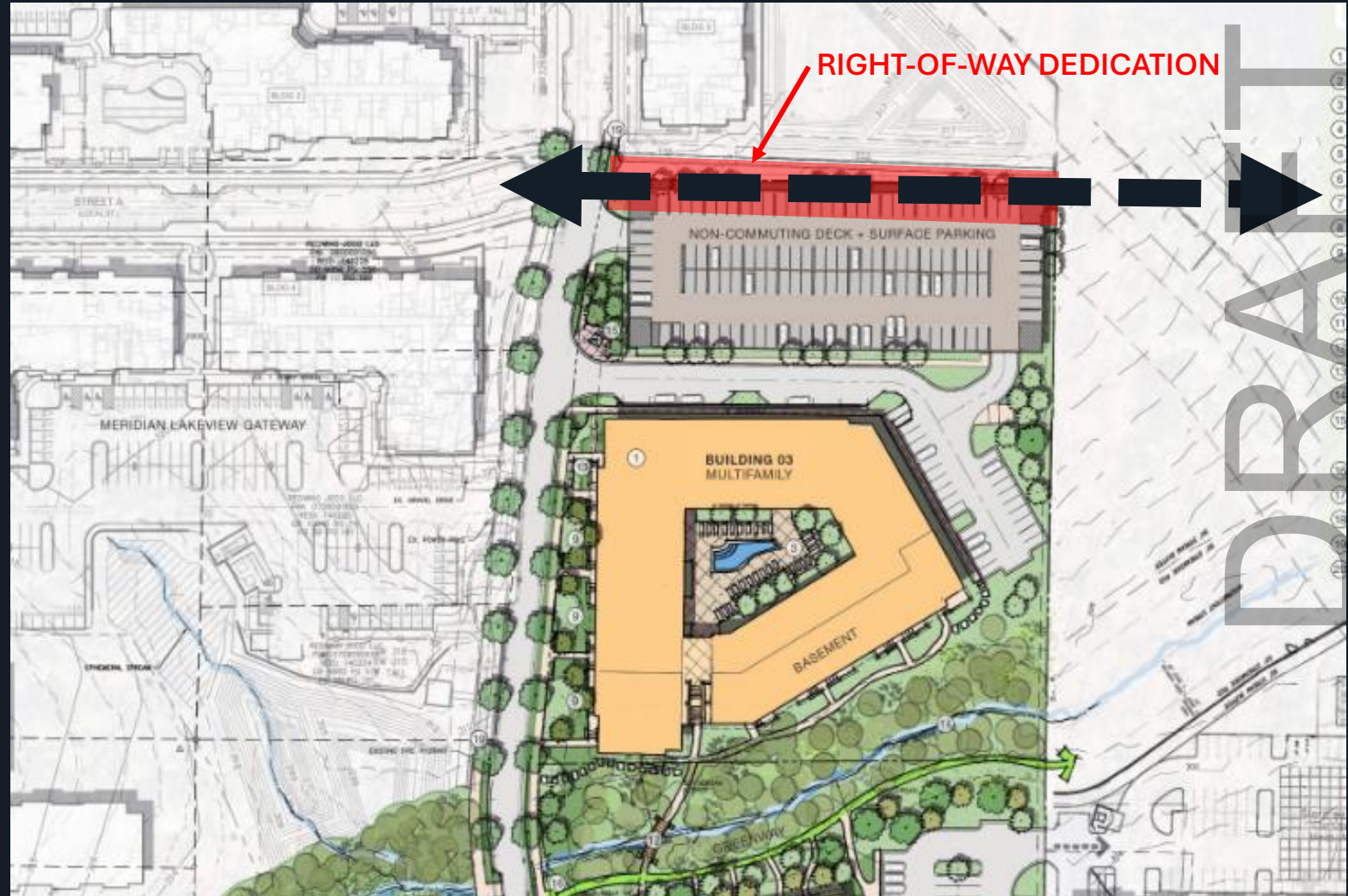


Potential Right-of-Way Dedication

Danziger Dr

CONDITIONS

- | Reduces the number of units (350-370 units) and percentage of affordable units (7%)
- | Smaller courtyard for residents
- | Pushes deck closer to building
- | Eliminates on-street parking



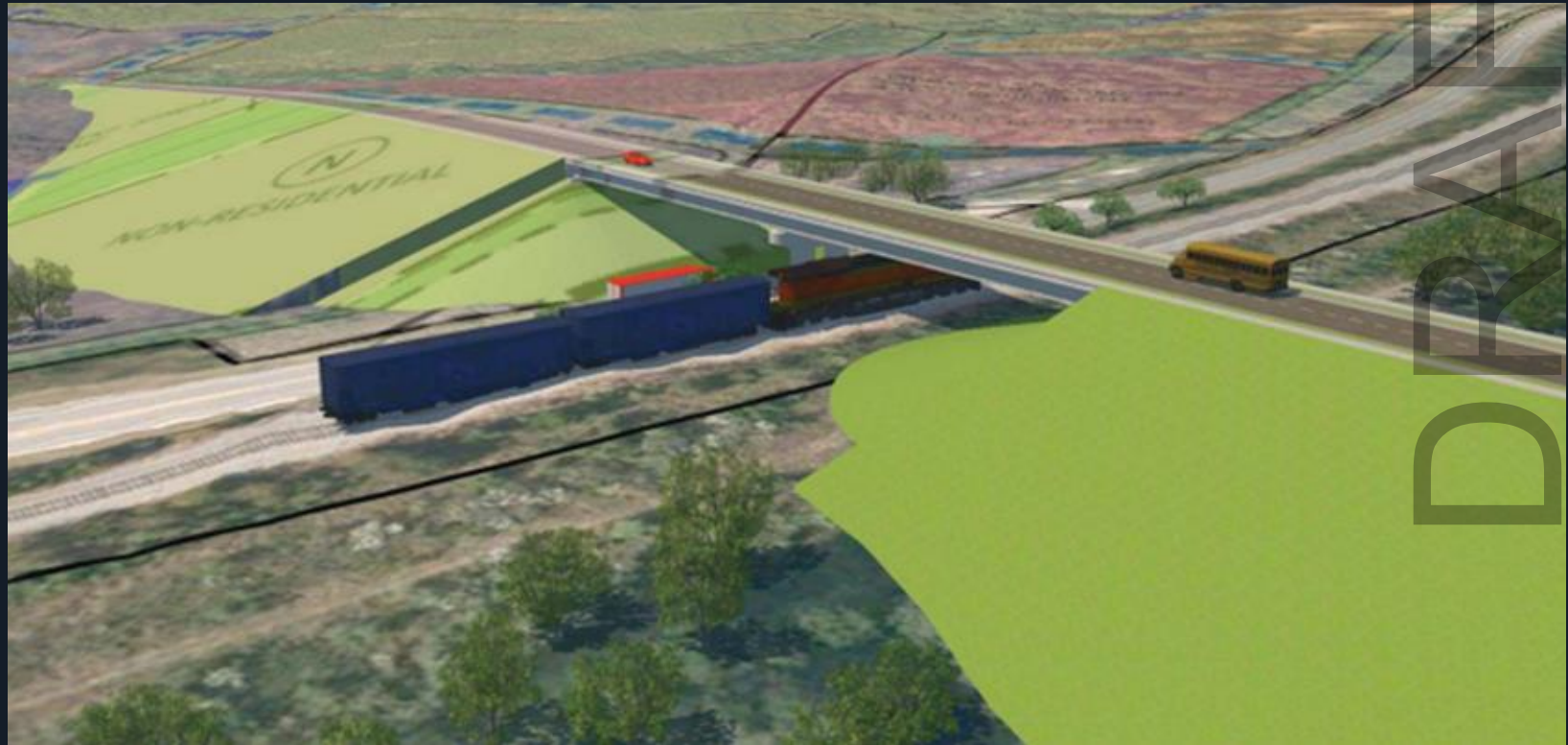
Potential Right-of-Way Dedication

Danziger Dr

FEASIBILITY CONCERNS

- | Cost and practicality of crossing I-40 at a skewed angle and over two on/off ramps
- | 30+ foot walls due to elevation differences on the east and west side of I-40
- | Impossible to tie into Danziger at required slopes without extending improvements into existing roadway grades
- | Two existing bridges cross I-40 less than .25 miles away

EXAMPLE IMAGERY FROM A SIMILAR PROJECT



Complete Communities Plan Consistency

Planning for the Future and Meeting Housing Needs

AFFORDABLE HOUSING & INCREASED HOUSING CHOICE

- I Dense housing with a proposed transit stop
- I Housing conveniently located near grocery stores, restaurants, offices, medical offices, and commercial space.
- I 10% of the market-rate apartments will be rented at rates considered affordable to households at the 80% AMI level
- I The affordable units would be located throughout the project and indistinguishable from market-rate apartments.

Complete Communities Plan Consistency

Greenway and Travel Options

TRANSIT & PEDESTRIAN ACCESS

- I The site is less than a mile from grocery, retail, office, medical office, and restaurants.
- I The project will provide a new transit stop along its frontage, providing residents with accessible options to get to other daily needs and amenities throughout Chapel Hill.
- I 10-ft multi-use path along frontage and paths throughout the site

Complete Communities Plan Consistency

Green Strategies

CLIMATE STRATEGIES

- | NGBS Silver
- | 5% of spaces will have EV chargers 60 spaces will be EV capable
- | LED lighting will be used in and outside of the buildings.
- | All electric building and site design.
- | All appliances will be electric.
- | Energy Star rated appliances
- | Native and drought tolerant landscaping for buffers
- | SCMs designed for 100-yr storm event
- | Contribution to the multi-use path network to encourage active transportation.

Complete Communities Plan Consistency

Placemaking and Public Realm

PUBLIC SPACES, SIGNAGE, HUMAN-SCALE ELEMENTS

- I The proposed development will include activated facades along the frontage of Old Chapel Hill Rd and N White Oak Drive, including multiuse path and first floor stoops to units.
- I Commitment to maximum of four-story façade along Old Chapel Hill Rd
- I Multi-use path and trail network to connect open spaces and communities in the vicinity
- I Tree-lined streets and stoops along the street frontages for a well-designed streetscape
- I Stream corridor with connected amenities
- I Relocated “historic” building integrated into design

Thank you

ZOM Living
McAdams
Dwell Design Studio
LandDesign
Rockwood Development Group

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