

# COUNCIL REVIEW

## ASPEN HEIGHTS – CHAPEL HILL





DAVID HELFRICH  
JAY LYNDE  
DAN KOEBEL



DERICK BLANKENSHIP, PE  
JESSIE HARDESTY  
KODY TROWBRIDGE, PE



OFRA GELMAN, AIA, LEED-AP  
HERNANI CODERA  
MICHAEL LEOPOLD

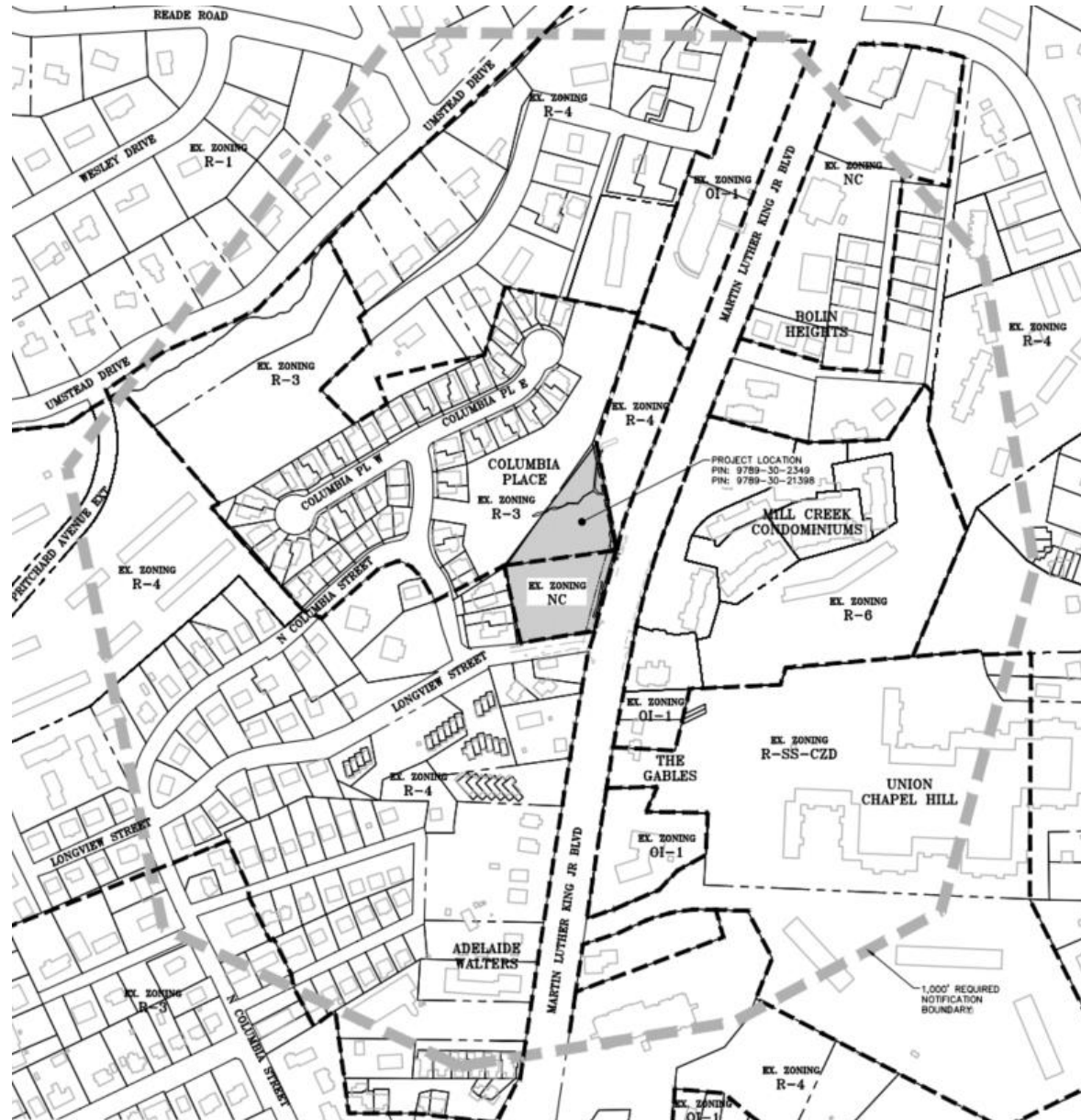
# Aspen Heights Partners (AHP)

## COMPANY OVERVIEW

- National Multifamily, Student Housing, and Single-Family for Rent developer and manager founded in 2006.
- Headquartered in Austin, TX with regional eastern office in Charlotte, NC.
- \$2.8 billion in development across 52 projects nationwide since inception.
- \$1.5 billion of development projects currently in the pipeline.
- Proven track record and capability to execute successful projects with emphasis on creative designs that connect with the community.

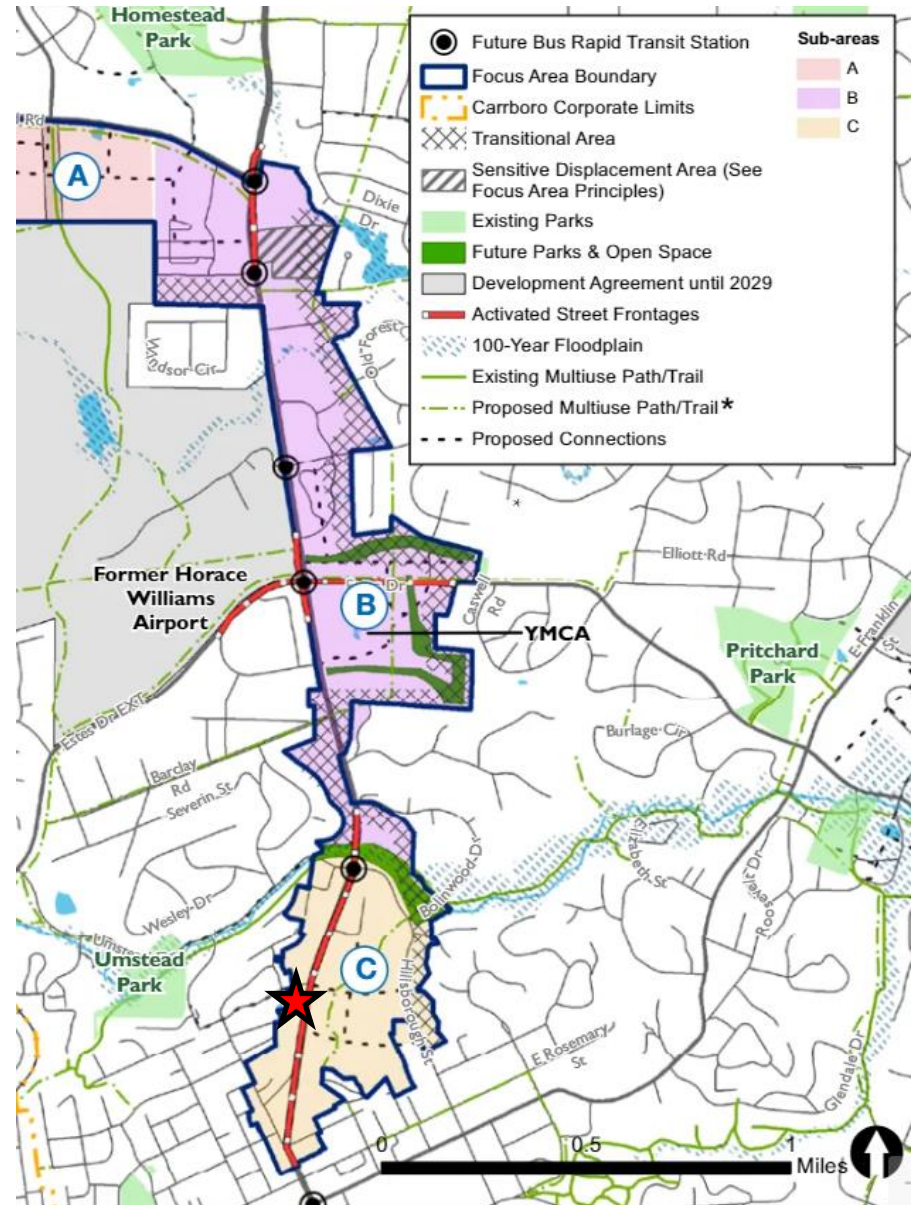


# AREA MAP



# FUTURE LAND USE MAP

- South MLK Boulevard Corridor (Sub-Area C)
- Primary Uses: Multifamily Residential, Shops, Offices, Commercial/Office
- Activated Street Frontage Height: 8 stories
- Typical Height: 4-6 stories



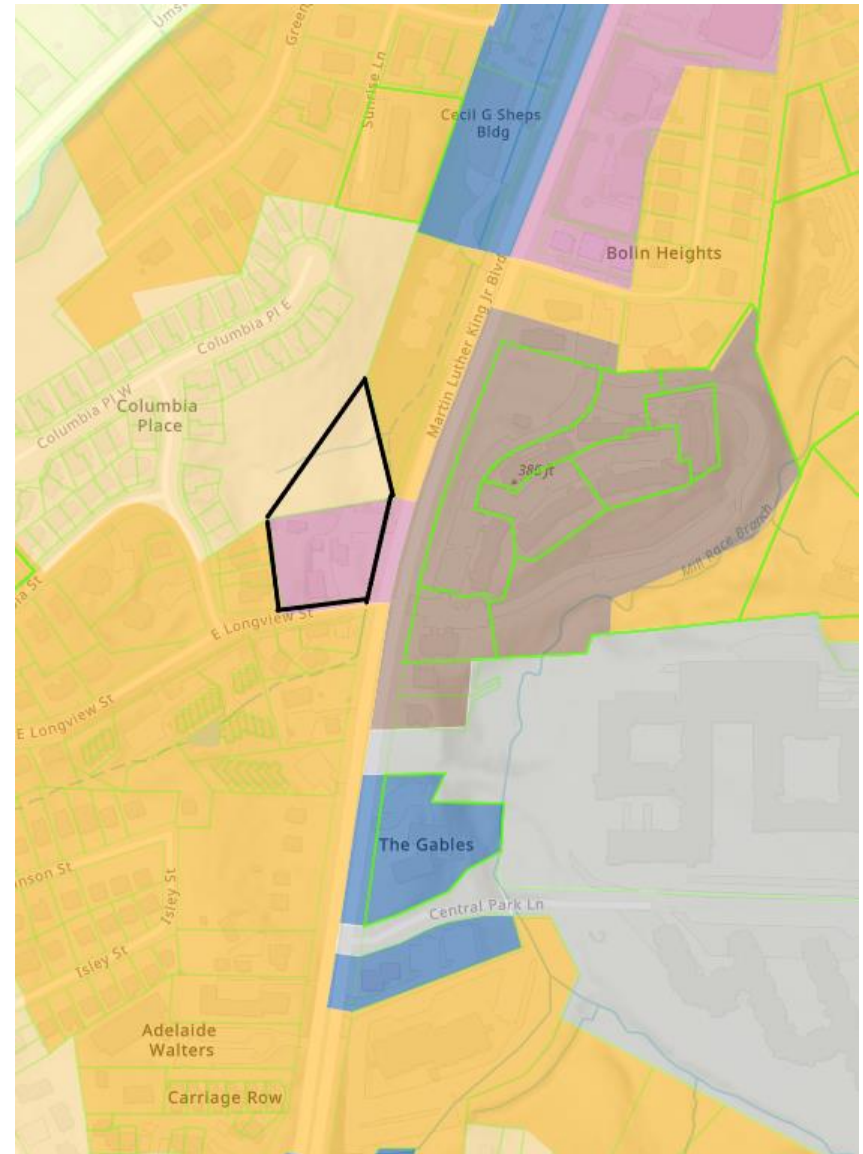
## REQUESTED REZONING

### Proposal:

- Rezoning from NC and R-3 to **R-6**
- Maximum **112 units**
- Maximum **50% impervious** (70% allowed by code)
- Minimum **8,000 square feet of recreational space** (4,425 sq ft required by code)
- **4 units at 80% AMI and 10 units at 65% AMI** (or \$1,000,000 contribution to 3<sup>rd</sup> Party)
- **NGBS Silver** or comparable certification
- \$100,000 contribution towards **multi-use path on MLK**

### Modifications Requested:

- Density, Floor Area Ratio, Building Height, Parking Reduction, Setback Reduction, Steep Slopes Disturbance, RCD disturbance



# Concept Plan Feedback

## Key Feedback:

- Concern with the relationship of the adjacent duplexes to the proposed massing. Asked to provide step back.
- Minimize grading and work with the natural topography.
- Underwhelmed with urban spaces.
- Encouraged applicant to seek different affordable housing options outside of providing within the building.
- Hide the parking deck and provide less parking to encourage use of public transportation.
- Supportive of 'de-massing' the building by opening up the middle.

## Response:

- ✓ Top floor step back was applied to provide relief and greater separation for duplexes.
- ✓ Updated design removes a level of the parking deck that previously cut further into the site.
- ✓ Worked with Town Planning Staff and Brian Peterson to produce creative solutions to address the streetscape while preserving RCD areas.
- ✓ Extensive coordination with staff on the affordable housing proposal ultimately resulting in two possible options.
- ✓ Reduced parking and improved screening with a majority of the deck wrapped by amenity space and units.
- ✓ Open middle concept remained.





SITE PLAN OVERVIEW



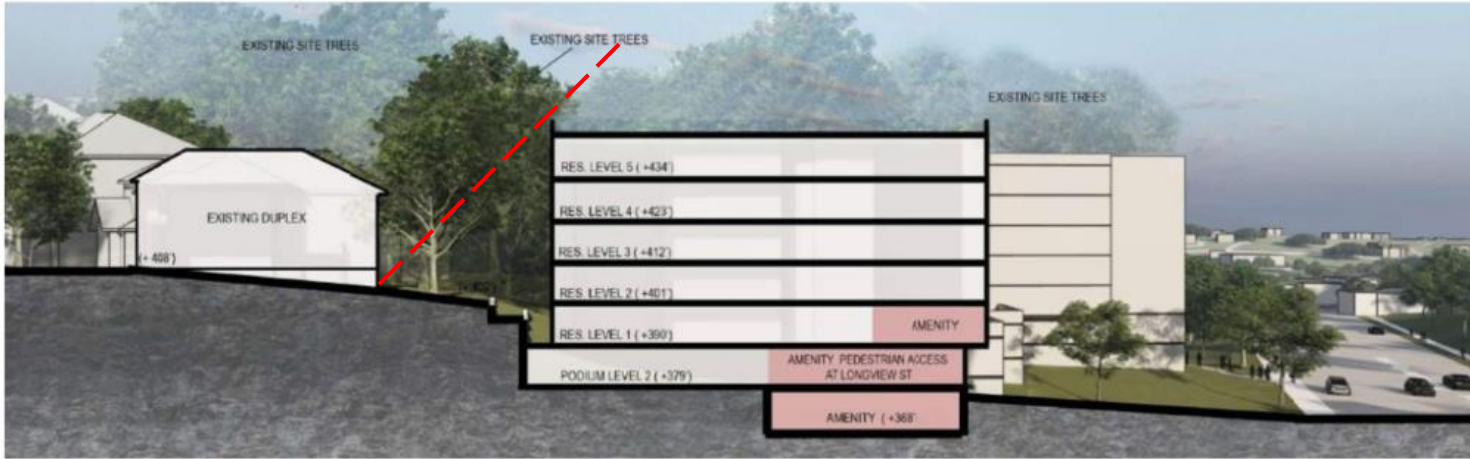
CONCEPT PLAN PERSPECTIVE 1



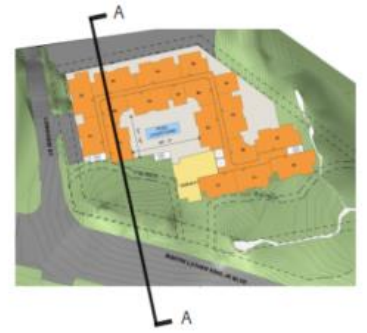
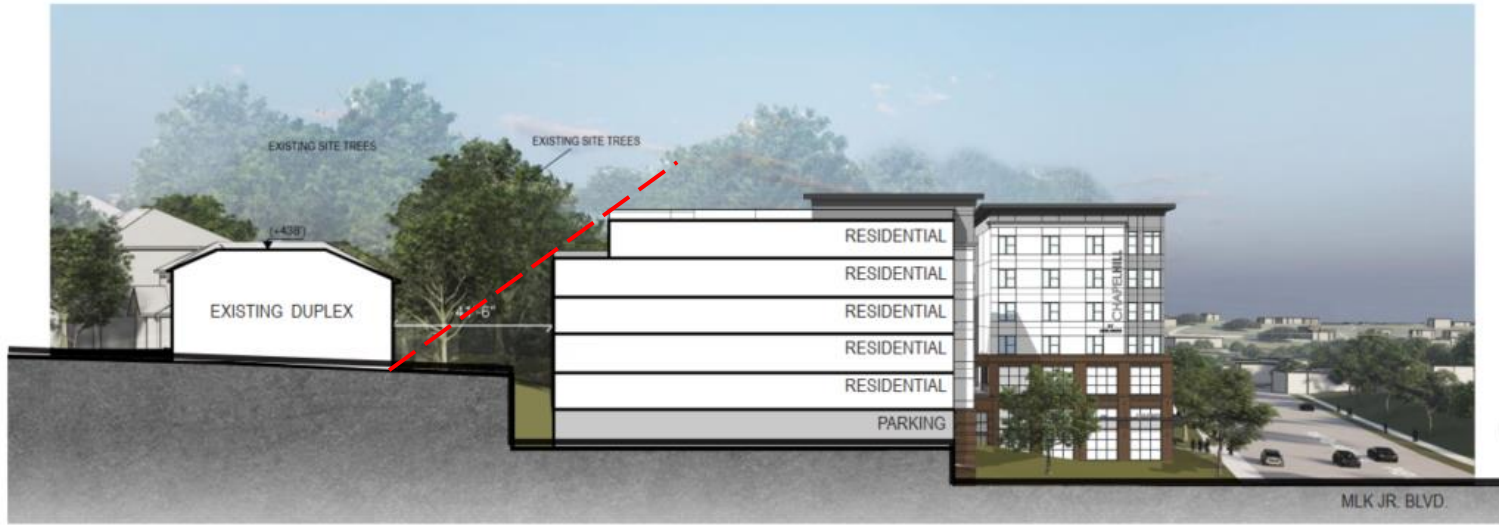
# CONCEPT PLAN PERSPECTIVE 2



# CONCEPT PLAN ALTERATIONS



**A** Old Site Section  
Scale: 1/32" = 1'0"



**A** New Site Section  
Scale: 1/32" = 1'0"

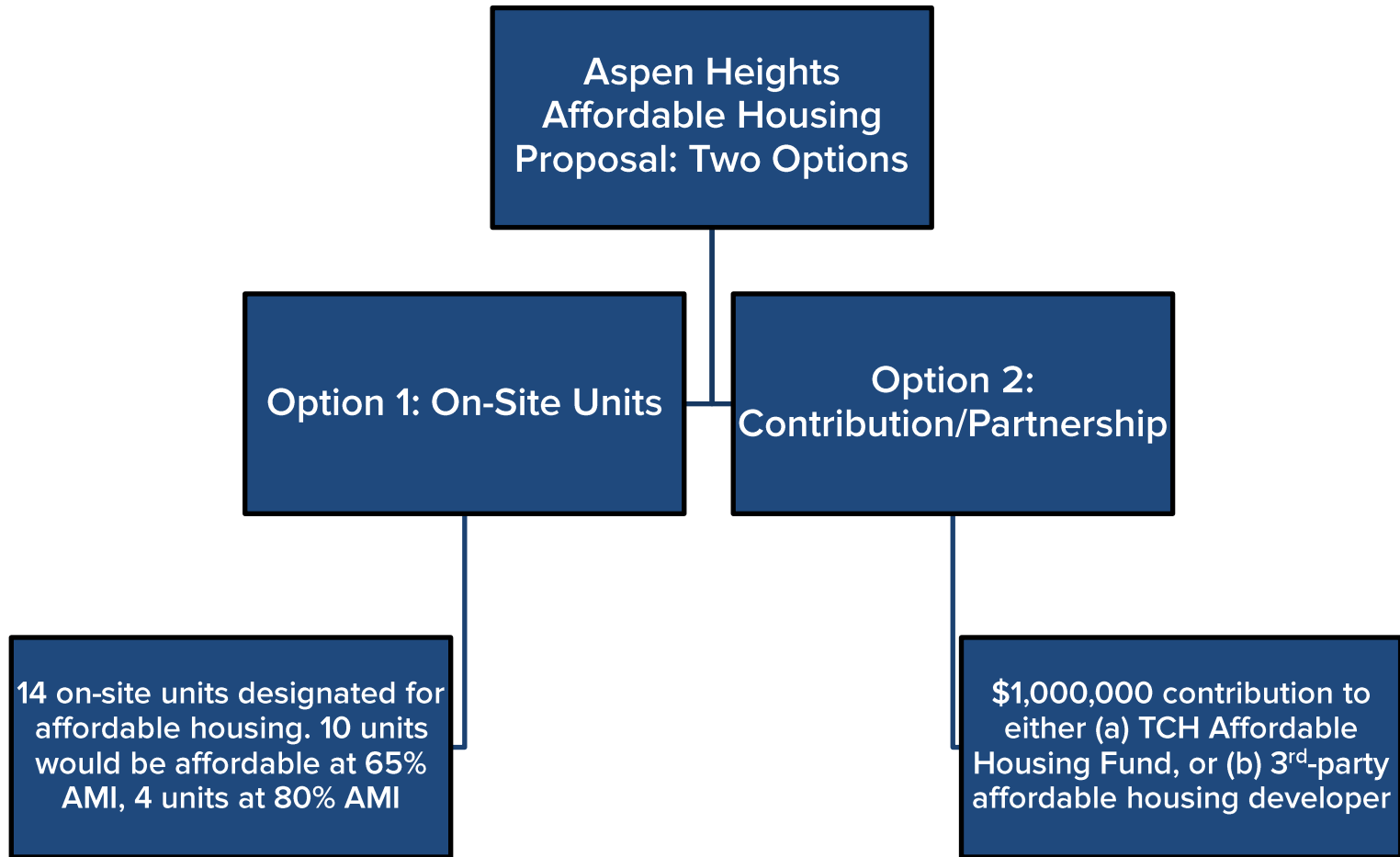


Image Source: NSBRT

## CLIMATE ACTION RESPONSE PLAN:

- All-electric building except for community grills and firepit.
- Reduced parking to promote alternative methods of transportation, along with added bike parking.
- Along the BRT to promote the use of the bus.
- NGBS Silver Certification
- Solar adaptable roof with conduits in place to accommodate the future placement of solar panels.
- Electric car charging stations in parking garage.
- Materials sourced locally and sustainably to maximum extent feasible
- The veneer of the project is high quality and intended to be long lasting. The first 2-floors of the project will be concrete.
- Begun registration for Duke Energy Assistance Program
- Working through Brownfield Program

Proposed Affordable Program: Two Options for Consideration



# AFFORDABLE HOUSING PROPOSAL – OPTION 1

## Proposed Affordable Program: On-Site Units



\*Areas shaded in **BLUE** are location of affordable units, with direct access to leasing/amenity areas and parking.

Area in **ORANGE** is location of leasing and amenity space.

# Advisory Board CZP Feedback

## FEEDBACK

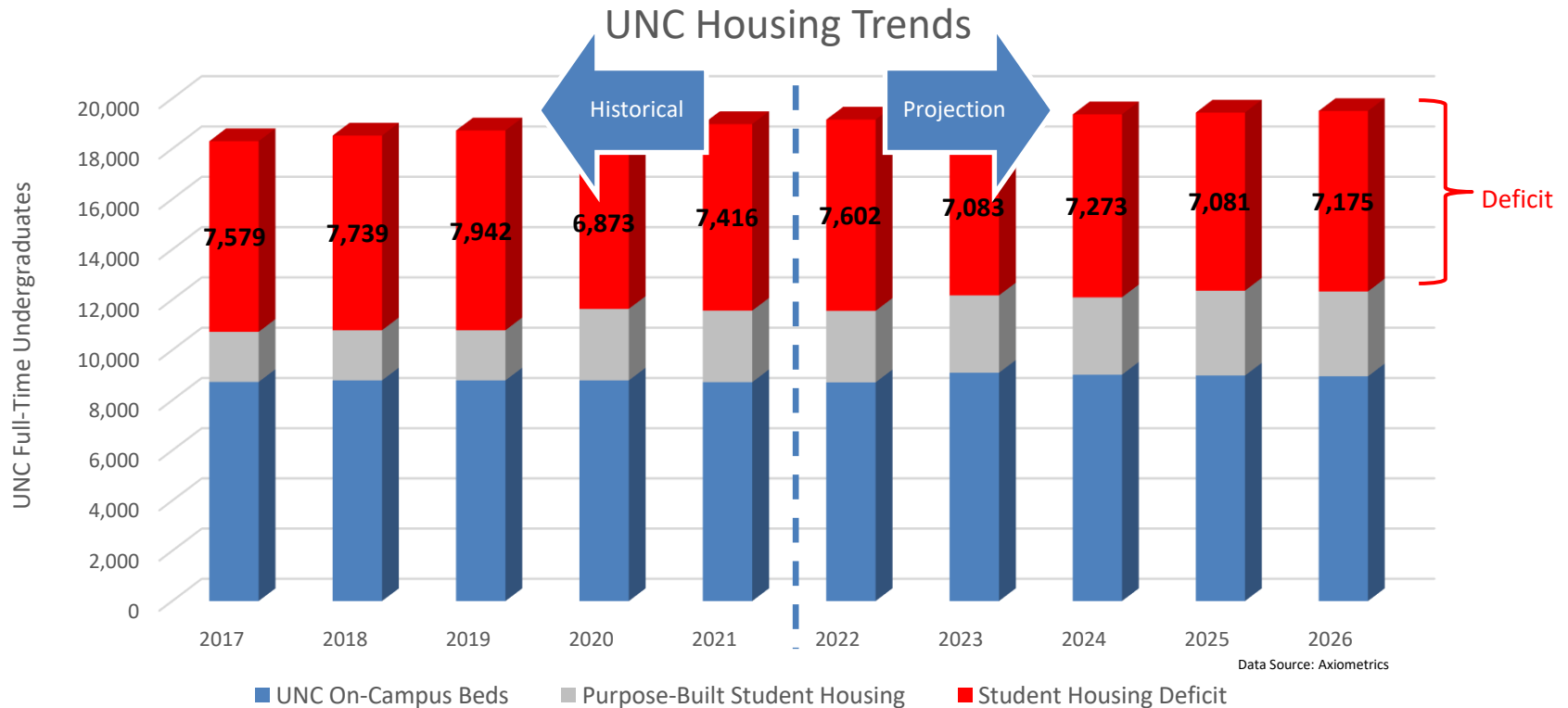
- Satisfied with the overall design and design of the building
- Not opposed to additional height on MLK
- Encouraged more EV charging
- Prefer that RCD is not encroached in
- Clean up RCD area and make it a feature
- Provide rideshare pull-off / turnaround area
- Provide additional bike parking and add scooter parking
- Provide all electric appliances and high efficiency HVAC systems
- Explore what it would take to design a system for a 50- and 100- year storm event
- Preference for Option 1 for affordable housing (affordable units on site)

## RESPONSE

- ✓ Committing to 4 EV charging stations with conduit to expand in the future
- ✓ RCD invasive species removal and enhanced landscaping around decking / building entrance
- ✓ Loading space may be used for rideshare temporary pull-off.
- ✓ Additional bike parking (22 additional spaces, 60 total).
- ✓ Commitment to all electric appliances with exception of firepits and gas grills
- ✓ Commitment to affordable units on site, if agreed upon by Council members



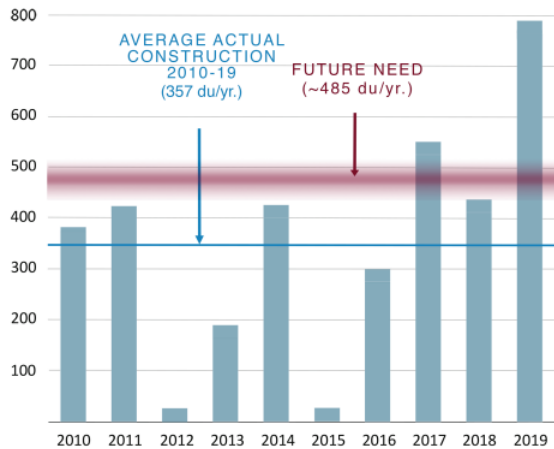
# How UNC Students are Housed



- As of 2021, there were 8,721 beds in UNC-owned dorms, with 18,983 full-time undergraduate students. Approximately 95.3% of UNC’s beds are occupied
- With only 2,846 private purpose-built student housing beds in the market per Axiometrics, there is a deficit of 7,416 total beds specifically for students, inclusive of both dorms and private student housing
- At enrollment growth rates projected by Axiometrics (0.56% on average compared to 0.87% over the past 10 years), that deficit will be 7,175, even including the projected delivery of the proposed Aspen Heights project (299 beds in 2025) and the Edition on Rosemary project (232 beds in 2023)
- Private student housing in Chapel Hill is 99.6% occupied across the market due to this demand

# Broader Need for New Supply

- The Chapel Hill Complete Community Plan Strategy presented to Council calls for construction of **10,000** new units over the next ten years, with particular emphasis on transit-oriented development
- Similarly, the 2021 Town of Chapel Hill/UNC Housing Study called for a 35% increase in new deliveries from the 2010s to 485 new units annually. The Study specifies that **45 new units per year** should be for off-campus student housing
- No new private student-housing has delivered since 2020, and only 1 dedicated student housing delivery is currently expected through 2025 (62 units), per Axiometrics
- With limited options on- and off-campus, students are and will continue to seek housing in conventional multifamily and single-family communities throughout Chapel Hill
- Across several like-kind markets, data shows that new student housing supply is associated with downward pressure on conventional rental rates, as students exit the conventional rental market



The blue bars show the number of units that received certificates of occupancy in a given year, while the blue line shows the average completions per year for the decade as a whole. The shaded red area indicates the approximate need per year through 2040.

## 4! Housing Production Needs To Increase 35%

To keep the jobs-housing ratio from rising, Chapel Hill will need to increase average annual housing production by 35 percent over that of the 2010s. That will require completing an average of about 485 units per year. Of that, about 440 units will be working-age people and seniors (the equivalent of about one Carraway Village every year), and **about 45 units will be for students living off-campus** about one Carraway Village every ten years).

Image Source: 2021 TCH Housing Study (emphasis added)

## PROJECT HIGHLIGHTS

- ✓ Activated frontage on MLK Blvd
- ✓ \$100,000 towards multi-use path on MLK
- ✓ Providing density while preserving natural environment (under 50% impervious)
- ✓ Affordable Housing Commitment
- ✓ Proximity to BRT and downtown Chapel Hill makes this an ideal student housing location
- ✓ NGBS Silver (or comparable)
- ✓ Almost double the recreation space required
- ✓ RCD enhancement / invasive species removal

