



Affordable Housing Feasibility Report

Prioritized Affordable Housing Sites



Overview

In [June 2018](#), the Town Council prioritized three Town-owned sites for affordable housing development. They are on Jay Street, Bennett Road, and Dogwood Acres Drive. A local engineering consultant, Ballentine Associates, completed a feasibility analysis to gain a better understanding of whether development was possible on each site and to what degree. This report outlines the analysis.

Key Findings

- Affordable housing development is possible on all three sites.
- There are no apparent site issues that would make development cost-prohibitive.
- The development potential varies by site, with the lowest potential unit count on Jay Street (50 units) and the highest at Dogwood Acres Drive (170 units).

Jay Street Property Evaluation

Evaluation Category	Finding
Development Potential	✓
Feasible Number of Units	~50
Unit Types	Apartments, community building on large site Duplex on adjacent small site
Existing Plans/Recommendations Town Properties Task Force Recommendation: 1. Three small parcels (.55 acres total) <ul style="list-style-type: none"> ▪ Partner with a non-profit provider and offer the lots on Jay Street as potential affordable housing. 2. Large parcel (7.34 acres) <ul style="list-style-type: none"> ▪ Due to potentially difficult access, continue to manage portions of the property as open space and preserve the corridor of the future campus-to-campus bike trail and planned Town greenway. 	<ul style="list-style-type: none"> ▪ One small parcel could be used for a duplex. Steep slopes on other two small parcels make development difficult but could be used for sewer/water access to large parcel. ▪ Address access issues with improvements to Jay Street ▪ Preservation of planned greenway corridors can be accommodated along with affordable housing development
Additional Findings/Considerations	Development would need to be on the northern half of site due to steep slopes on southern half

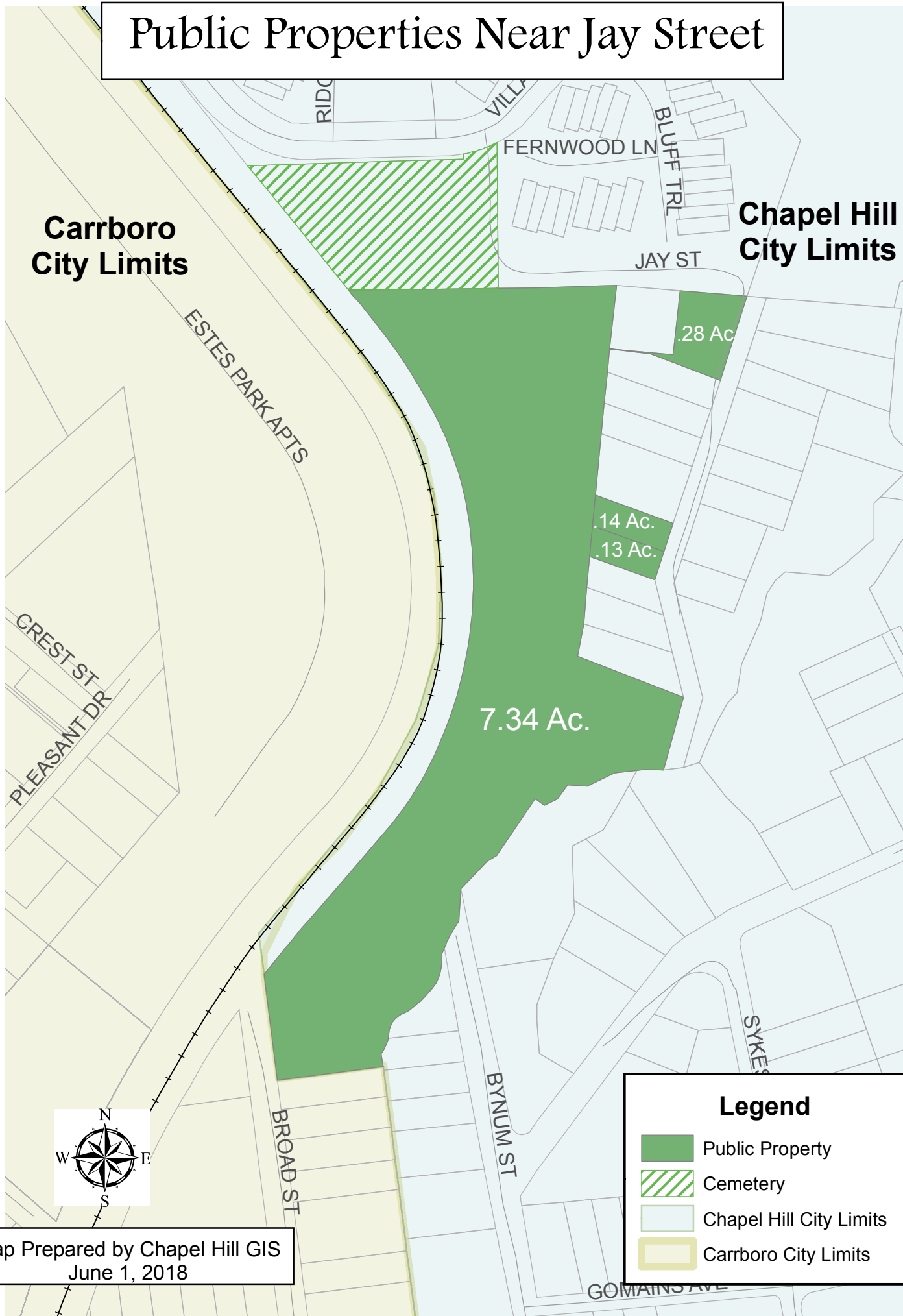
Bennett Road Property Evaluation

Evaluation Category	Finding
Development Potential	✓
Feasible Number of Units	~60 or more
Unit Types	Townhomes and Apartments
Existing Plans/Recommendations Town Properties Task Force Recommendation: <ul style="list-style-type: none"> ▪ Land-bank property for possible future consideration unless a compelling proposal is made. 	<ul style="list-style-type: none"> ▪ Town Council identified site for affordable housing development. Evaluation has shown affordable housing development is feasible.
Additional Findings/Considerations	Steep slopes introduce development challenges on southern portion of site

Dogwood Acres Drive Property Evaluation

Evaluation Category	Finding
Development Potential	✓
Feasible Number of Units	~100 or more North Parcel ~70 South Parcel
Unit Types	Townhomes, Apartments, and Community Facilities
Existing Plans/Recommendations <ul style="list-style-type: none"> ▪ Currently preserved as open space, walking trails and disc golf course as part of Southern Community Park. 	<ul style="list-style-type: none"> ▪ Affordable housing development would be a change from the existing use of the site.
Additional Findings/Considerations	Could be a competitive Low-Income Housing Tax Credit property.

Public Properties Near Jay Street



Map Prepared by Chapel Hill GIS
June 1, 2018

Legend

- Public Property
- Cemetery
- Chapel Hill City Limits
- Carrboro City Limits



NOTES

1. THIS PLAN IS CONCEPTUAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. EXISTING CONDITIONS SHOWN ARE BASED UPON GIS INFORMATION FROM PUBLICLY AVAILABLE GIS SOURCES AND MUST BE CONFIRMED.
2. THIS PLAN HAS NOT BEEN REVIEWED BY THE AUTHORITIES HAVING JURISDICTION OVER THE DEVELOPMENT ON THIS SITE. BALLENTINE ASSOCIATES DOES NOT GUARANTEE THAT THE DEVELOPMENT INTENSITY OR LAYOUT DEPICTED ON THIS PLAN WOULD BE APPROVED AS SHOWN. FURTHER STUDY IS REQUIRED.

SITE DATA (PARCELS #1-3)

APPLICANT:	TOWN OF CHAPEL HILL		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	JAY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9778-99-9279, 9788-09-1257, 9788-09-1232		
EXISTING ZONING:	R3		
PROPOSED ZONING:	R-SS-C		
EXISTING USE:	WOODED/VACANT		
PROPOSED USE:	MULTIFAMILY, OVER 7 DWELLING UNITS		
PROPOSED USE GROUP:	A		
SETBACKS:	N/A' (SOLAR) 0' (INTERIOR) 10' (STREET)		
NET LAND AREA:	331,438 SF (7.61 AC)		
CREDITED STREET AREA:	33,144 SF (0.76 AC)		
GROSS LAND AREA:	364,582 SF (8.37 AC)		
FLOOR AREA SUMMARY:			
UPLAND RCD ZONE	38,864	1.10	42,750 SF
MANAGED USE RCD ZONE	40,928	.019	778 SF
STREAMSIDE RCD	54,561	.010	546 SF
NON-RCD	230,229 SF	1.10	253,252 SF
TOTAL	364,582 SF		297,326 SF
UNIT SUMMARY:			
DWELLING UNITS ALLOWED (R-SS-C)		N/A	
EXISTING UNITS		0	
PROPOSED UNITS		48	
PARKING SUMMARY:			
PARKING SPACES REQUIRED (2 BR):	1.4/UNIT (MIN)	1.75/UNIT (MAX)	
PARKING SPACES PROVIDED:	68 SPACES (1.4/UNIT)		
RECREATION SPACE SUMMARY:			
REQUIRED (0.170 X GLA)		18,230 SF	
PROPOSED -		XX,XXX SF	

SITE DATA (PARCEL #4)

APPLICANT:	TOWN OF CHAPEL HILL		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	JAY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788-09-2556		
EXISTING ZONING:	R-3		
PROPOSED ZONING:	R-3		
EXISTING USE:	WOODED/VACANT		
PROPOSED USE:	DUPLEX		
PROPOSED USE GROUP:	A		
SETBACKS:	11' (SOLAR) 8' (INTERIOR) 24' (STREET)		
NET LAND AREA:	12,379 SF (0.28 AC)		
CREDITED STREET AREA:	1,238 SF (0.03 AC)		
GROSS LAND AREA:	13,617 SF (0.31 AC)		
FLOOR AREA SUMMARY:			
AREA	13,617 SF	0.4	5,446 SF
UNIT SUMMARY:			
DWELLING UNITS ALLOWED (R3)		1 (MAX 3,000 SF)	
EXISTING UNITS		0	
PROPOSED UNITS		1	
PARKING SUMMARY:			
PARKING SPACES REQUIRED:		4 SPACES (MAX)	
PARKING SPACES PROVIDED:		4 SPACES	

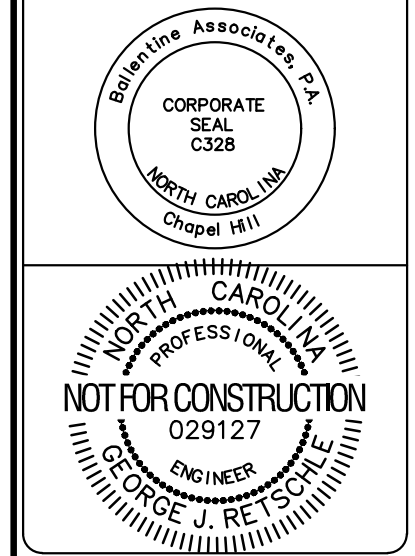
DRAWING LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
-372-	MINOR CONTOUR
-370-	MAJOR CONTOUR
W	SEWER LINE
S	SEWER MANHOLE
⊗	SLOPES GREATER THAN 25%

FINAL CONCEPTUAL SITE PLAN - JAY STREET

(GRAPHIC SCALE IN FEET)
1 inch = 100 ft.

BALLENTINE ASSOCIATES, P.A.
 1000 SOUTH CAROLINA AVENUE, SUITE 200
 CHAPEL HILL, NC 27514
 PHONE: (704) 943-2700
 FAX: (704) 943-2701
 WWW.BALLENTINEASSOCIATES.COM



REVISIONS

DATE	DESCRIPTION
14 JUN 19	SECOND ACCESS ISSUE
26 AUG 19	REFINED PREFERRED OPTION

OWNER INFORMATION
 TOWN OF CHAPEL HILL
 405 MARTIN LUTHER KING JR BLVD
 CHAPEL HILL, NC 27514
 OWNERS REPRESENTATIVE:
 PH: (000) 000-0000
 FAX: (000) 000-0000
 EMAIL:

ISSUED

DATE	DESCRIPTION
14 MAY 19	PRELIM TO TOCH
11 JUN 19	TEST FITS TO TOCH
14 JUN 19	TEST FITS TO TOCH
16 JUL 19	TEST FITS TO TOCH
26 AUG 19	FINAL TEST FITS TO TOCH

TOWN OF CHAPEL HILL AFFORDABLE HOUSING SITE ANALYSIS
 CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

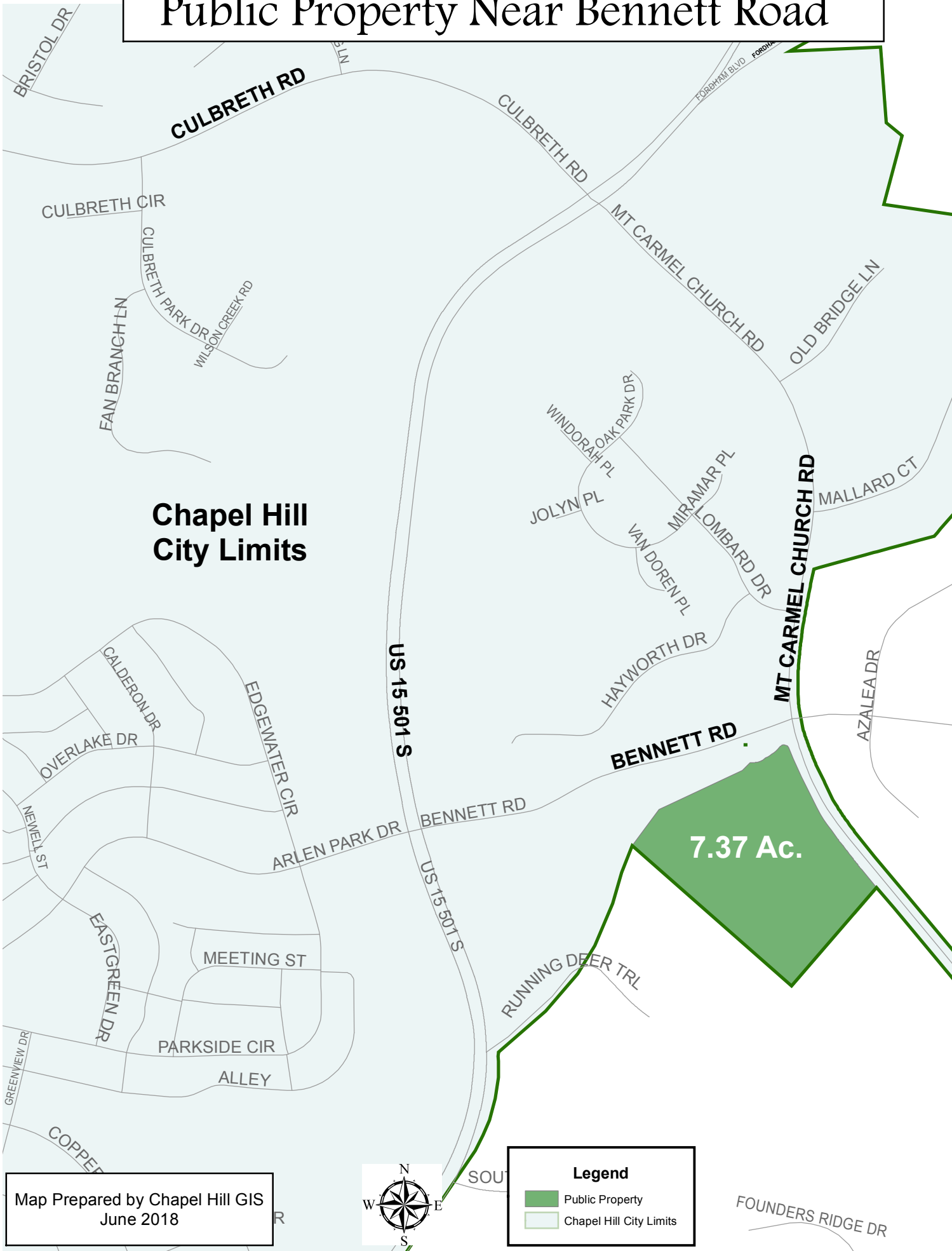
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 DATE: 14 MAY 19
 SCALE: AS SHOWN
 DRAWN BY: J.B.M.
 REVIEWED BY: G.J.R.

SHEET C1001

REVIEW DRAWING NOT FOR CONSTRUCTION

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Public Property Near Bennett Road



**Chapel Hill
City Limits**

7.37 Ac.

Map Prepared by Chapel Hill GIS
June 2018

Legend

- Public Property
- Chapel Hill City Limits





NOTES

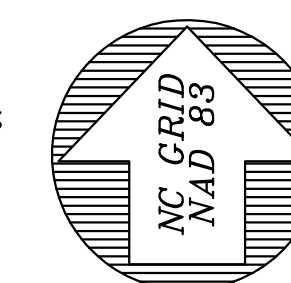
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SITE DATA

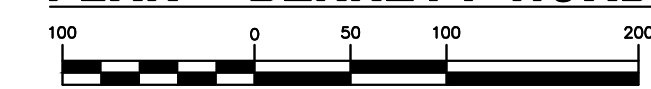
APPLICANT:	TOWN OF CHAPEL HILL		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	BENNETT ROAD, CHAPEL HILL, NC		
PIN NUMBERS:	9787-27-9166		
EXISTING ZONING:	R-LD-1 W/ WATERSHED PROTECTION DISTRICT		
PROPOSED ZONING:	R-SS-C		
EXISTING USE:	WOODED/VACANT		
PROPOSED USE:	MULTIFAMILY, OVER 7 DWELLING UNITS		
PROPOSED USE GROUP:	A		
SETBACKS:	N/A' (SOLAR)	0' (INTERIOR)	10' (STREET)
NET LAND AREA:	172,115 SF (3.95 AC)		
CREDITED STREET AREA:	17,211 SF (0.40 AC)		
GROSS LAND AREA:	189,326 SF (4.35 AC)		
FLOOR AREA SUMMARY:	AREA	EAR	ALLOWABLE FAR
	189,326 SF	1.10	208,259 SF
UNIT SUMMARY:			
DWELLING UNITS ALLOWED (R-1)	N/A		
EXISTING UNITS	0		
PROPOSED UNITS	59		
PARKING SUMMARY:			
PARKING SPACES REQUIRED (2 BR):	1.4/UNIT (MIN)	1.75/UNIT (MAX)	
PARKING SPACES PROVIDED:	98 SPACES (1.66/UNIT)		
RECREATION SPACE SUMMARY:			
REQUIRED (0.050 X GLA)	9,466 SF		
PROPOSED -	XX,XXX SF		

DRAWING LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
-372-	MINOR CONTOUR
-370-	MAJOR CONTOUR
W	WATER LINE
S	SEWER LINE
⊙	SEWER MANHOLE
[Hatched Box]	SLOPES GREATER THAN 25%



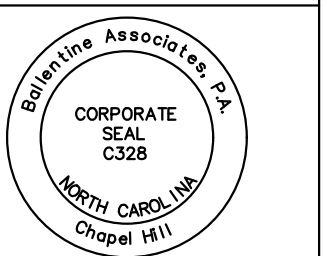
FINAL CONCEPTUAL SITE PLAN - BENNETT ROAD



(GRAPHIC SCALE IN FEET)
1 inch = 100 ft.

REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
CORPORATE SEAL
SECURITY CAROL HILL
Chapel Hill, NC



NOT FOR CONSTRUCTION
ENGINEER
GEORGE J. REARDON

DATE	REVISIONS
14 JUN 19	14 JUN 19
16 JUL 19	MIXED ACCESS ISSUE
26 AUG 19	REFINED PREFERRED OPTION

OWNER INFORMATION
TOWN OF CHAPEL HILL
405 MARTIN LUTHER-KING JR BLVD
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
XXX XXXXX
PH: (000) 000-0000
FAX: (000) 000-0000
EMAIL:

ISSUED	DATE
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TEST FITS TO TOCH	14 JUN 19
TEST FITS TO TOCH	16 JUL 19
FINAL TEST FITS TO TOCH	26 AUG 19

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CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

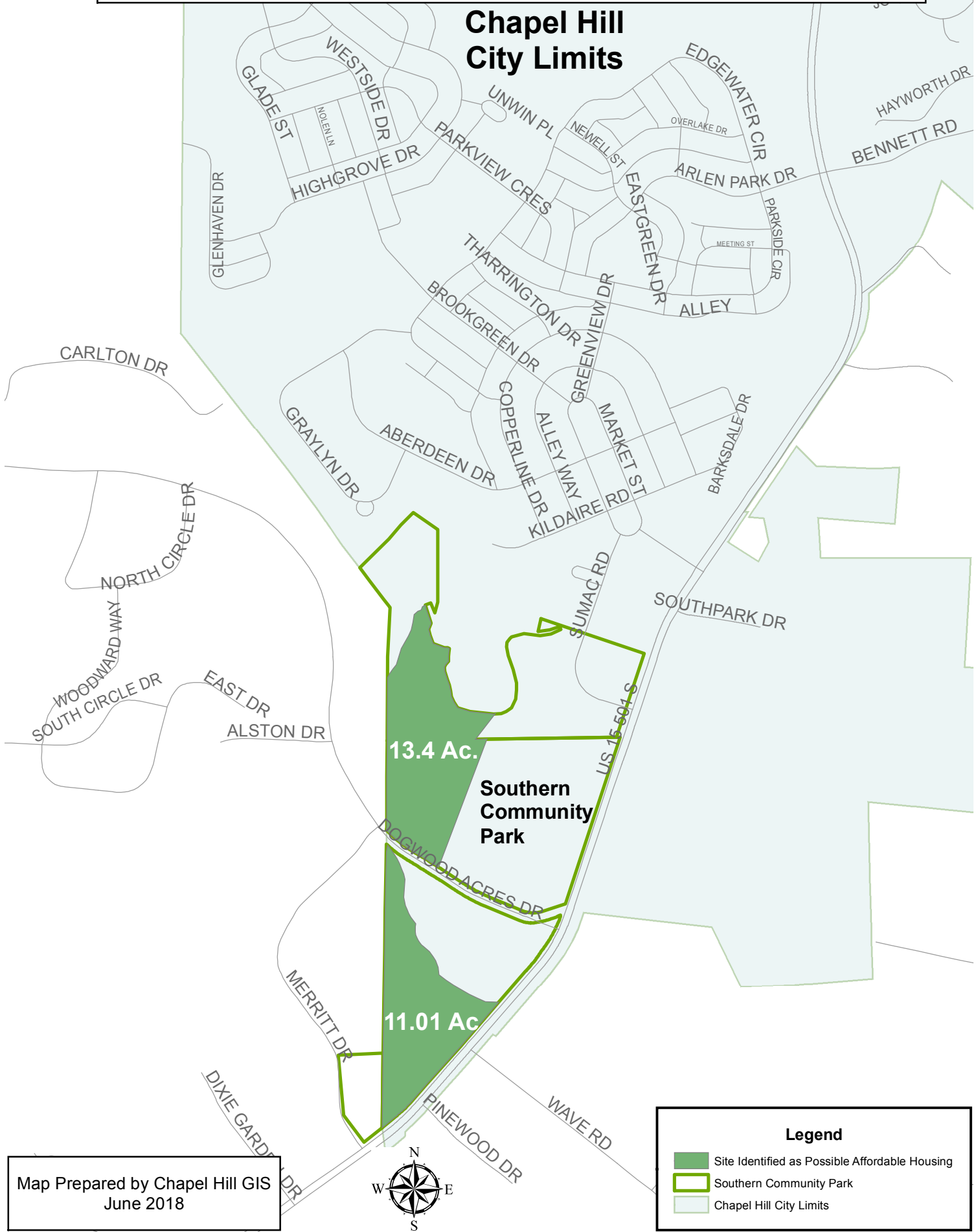
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DATE: 14 MAY 19
SCALE: AS SHOWN
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET C1002

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Public Property Near Dogwood Acres Dr

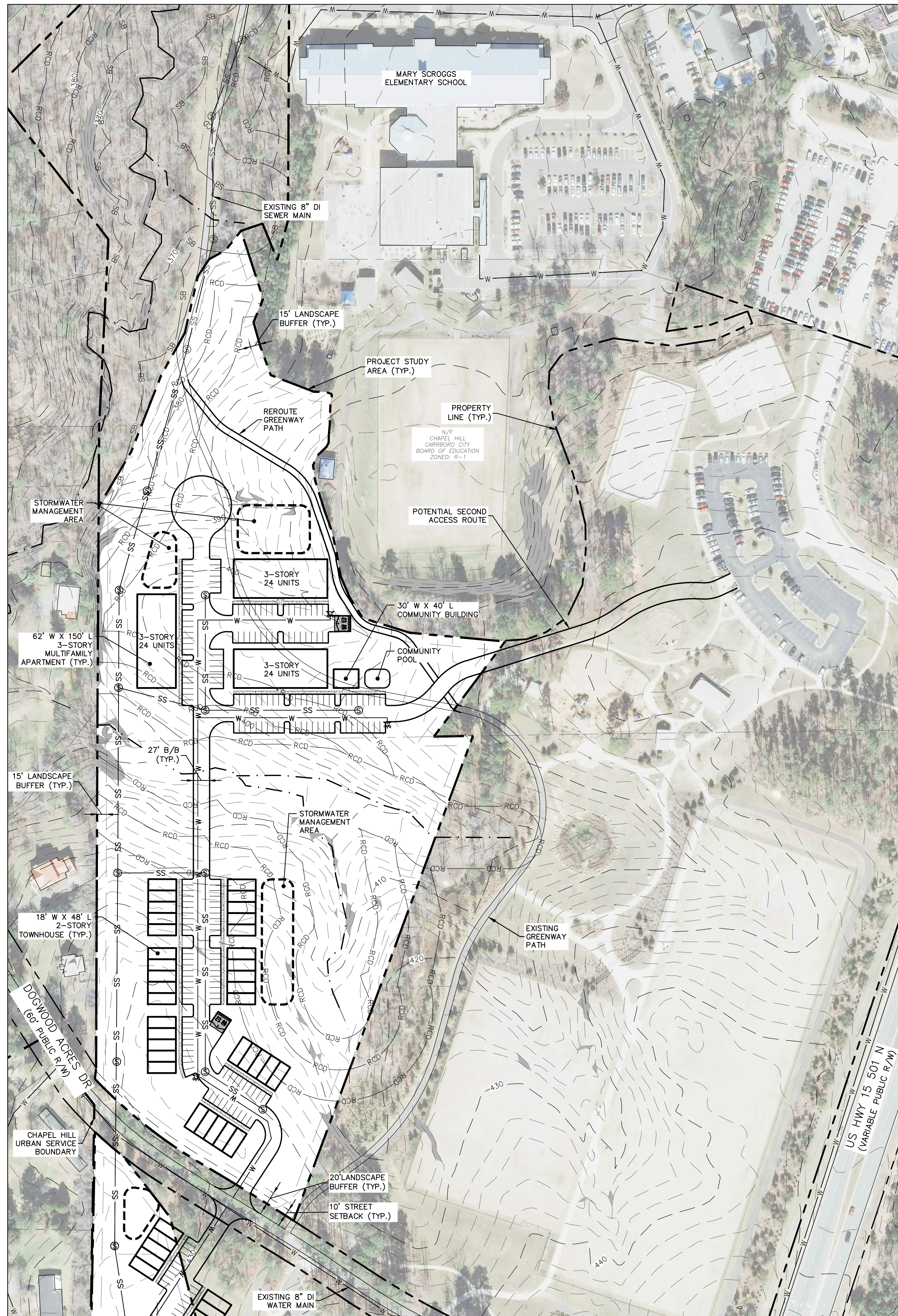
Chapel Hill City Limits



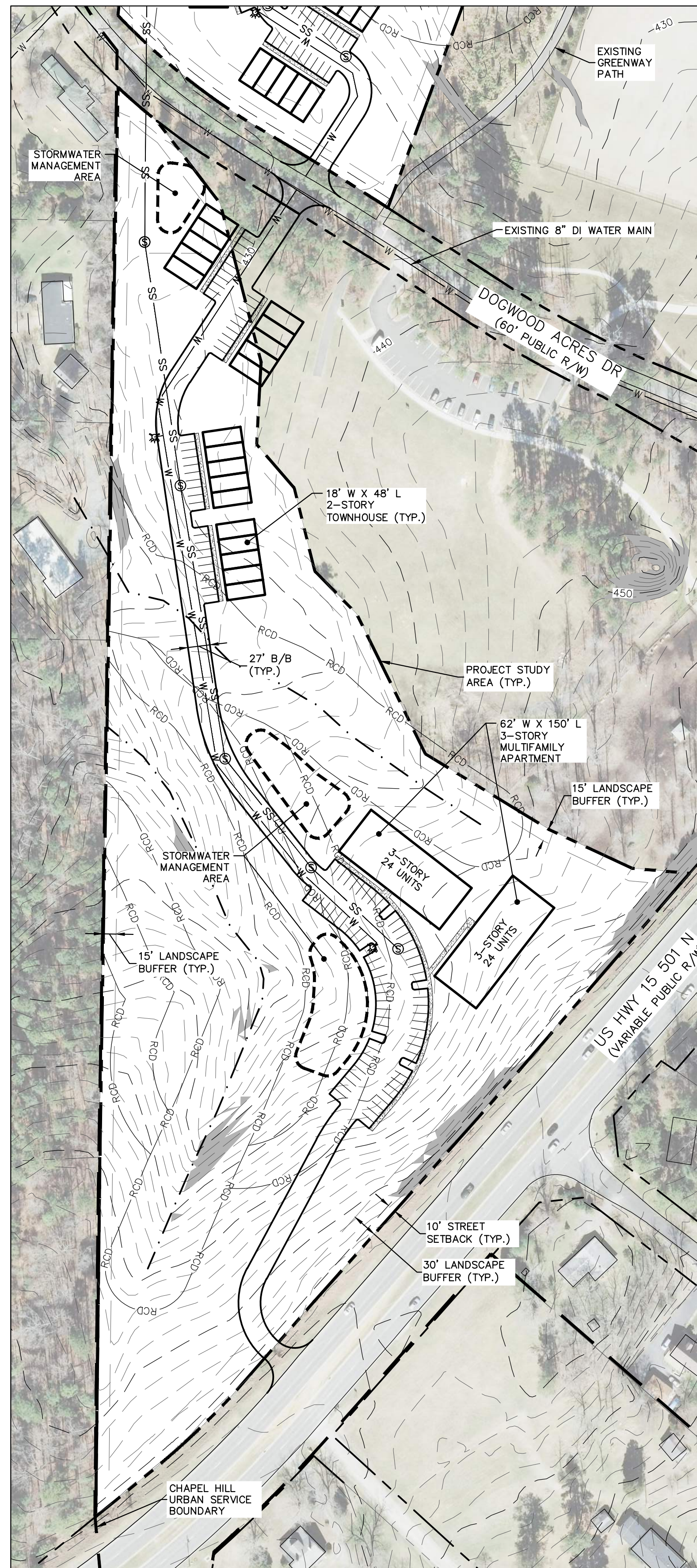
Map Prepared by Chapel Hill GIS
June 2018

Legend

- Site Identified as Possible Affordable Housing
- Southern Community Park
- Chapel Hill City Limits



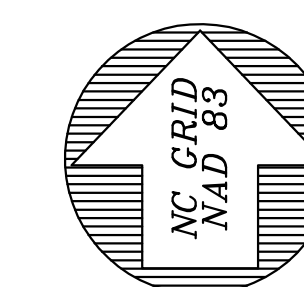
A5 DOGWOOD ACRES DR NORTH PARCEL
SCALE: 1" = 100'



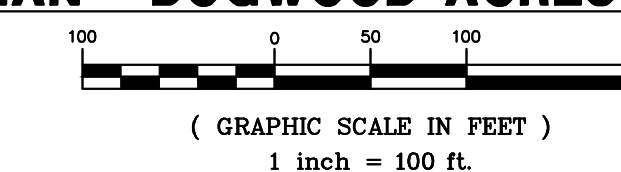
A3 DOGWOOD ACRES DR SOUTH PARCEL
SCALE: 1" = 100'

DRAWING LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
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-370-	MAJOR CONTOUR
— W —	WATER LINE
— S —	SEWER LINE
⊙	SEWER MANHOLE
▭	SLOPES GREATER THAN 25%



FINAL CONCEPTUAL SITE PLAN - DOGWOOD ACRES DRIVE



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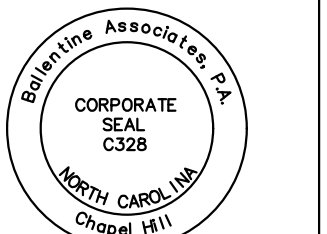
SITE DATA (NORTH PARCEL)

APPLICANT:	TOWN OF CHAPEL HILL		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	DOGWOOD ACRES DRIVE, CHAPEL HILL, NC		
PIN NUMBERS:	9777-93-7092, 9777-93-7966		
EXISTING ZONING:	R1 W/ WATERSHED PROTECTION DISTRICT		
PROPOSED ZONING:	R-SS-C		
EXISTING USE:	WOODED/VACANT		
PROPOSED USE:	MULTIFAMILY, OVER 7 DWELLING UNITS		
PROPOSED USE GROUP:	A		
SETBACKS:	N/A' (SOLAR) 0' (INTERIOR) 10' (STREET)		
NET LAND AREA:	587,032 SF (13.48 AC)		
CREDITED STREET AREA:	58,703 SF (1.35 AC)		
GROSS LAND AREA:	645,735 SF (14.82 AC)		
FLOOR AREA SUMMARY:			
UPLAND RCD ZONE	187,271 SF	1.10	205,998 SF
MANAGED USE RCD ZONE	90,665 SF	.019	1,723 SF
STREAMSIDE RCD	101,563 SF	.010	1,016 SF
NON-RCD	266,236 SF	1.10	292,860 SF
TOTAL	645,735 SF		501,597 SF
UNIT SUMMARY:			
DWELLING UNITS ALLOWED (R-SS-C)		N/A	
EXISTING UNITS		0	
PROPOSED UNITS		107	
PARKING SUMMARY:			
PARKING SPACES REQUIRED (2 BR):	1.4/UNIT (MIN)	1.75/UNIT (MAX)	
PARKING SPACES PROVIDED:	160 SPACE (1.6/UNIT)		
RECREATION SPACE SUMMARY:			
REQUIRED (0.05 X GLA)		32,287 SF	
PROPOSED —		XX,XXX SF	

SITE DATA (SOUTH PARCEL)

APPLICANT:	TOWN OF CHAPEL HILL		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	DOGWOOD ACRES DRIVE, CHAPEL HILL, NC		
PIN NUMBERS:	9777-92-6176		
EXISTING ZONING:	R1		
PROPOSED ZONING:	R-SS-C		
EXISTING USE:	WOODED/VACANT		
PROPOSED USE:	MULTIFAMILY, OVER 7 DWELLING UNITS		
PROPOSED USE GROUP:	A		
SETBACKS:	N/A' (SOLAR) 0' (INTERIOR) 10' (STREET)		
NET LAND AREA:	498,756 SF (11.45 AC)		
CREDITED STREET AREA:	49,876 SF (1.14 AC)		
GROSS LAND AREA:	548,632 SF (12.59 AC)		
FLOOR AREA SUMMARY:			
UPLAND RCD ZONE	47,703 SF	1.10	52,473 SF
MANAGED USE RCD ZONE	51,502 SF	.019	979 SF
STREAMSIDE RCD	133,414 SF	.010	1,334 SF
NON-RCD	316,013 SF	1.10	347,614 SF
TOTAL	548,632 SF		402,400 SF
UNIT SUMMARY:			
DWELLING UNITS ALLOWED (R-SS-C)		N/A	
EXISTING UNITS		0	
PROPOSED UNITS		68	
PARKING SUMMARY:			
PARKING SPACES REQUIRED (2 BR):	1.4/UNIT (MIN)	1.75/UNIT (MAX)	
PARKING SPACES PROVIDED:	105 SPACES (1.54/UNIT)		
RECREATION SPACE SUMMARY:			
REQUIRED (0.05 X GLA)		27,432 SF	
PROPOSED —		XX,XXX SF	

BALLENTINE ASSOCIATES, P.A.
CORPORATE SEAL
CHapel Hill, NC



NOT FOR CONSTRUCTION
DATE: 05 SEP 19

DATE	REVISIONS
14 JUN 19	SECOND ACCESS ISSUE
16 JUN 19	POTENTIAL ACCESS OPTIONS ADDED
26 AUG 19	REFINED PREFERRED OPTION
05 SEP 19	REROUTE GREENWAY PATH

OWNER INFORMATION
TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
XXX XXXXXX
PH: (000) 000-0000
FAX: (000) 000-0000
EMAIL:

DATE	ISSUED
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14 JUN 19	TEST FITS TO TOCH
16 JUL 19	TEST FITS TO TOCH
26 AUG 19	FINAL TEST FITS TO TOCH
05 SEP 19	FINAL TEST FITS TO TOCH

TOWN OF CHAPEL HILL AFFORDABLE HOUSING SITE ANALYSIS
CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

JOB NUMBER: 119004.00
DATE: 14 MAY 19
SCALE: AS SHOWN
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET C1003

REVIEW DRAWING NOT FOR CONSTRUCTION