

# Gateway Concept Plan

Chapel Hill  
Town Council Presentation

September 14th, 2022

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**BRYAN PROPERTIES**

**NorthView Partners**  
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT

# BRYAN PROPERTIES

CHAPEL HILL  
**SOUTHERN**  
VILLAGE



**Gateway**

# NorthView Partners

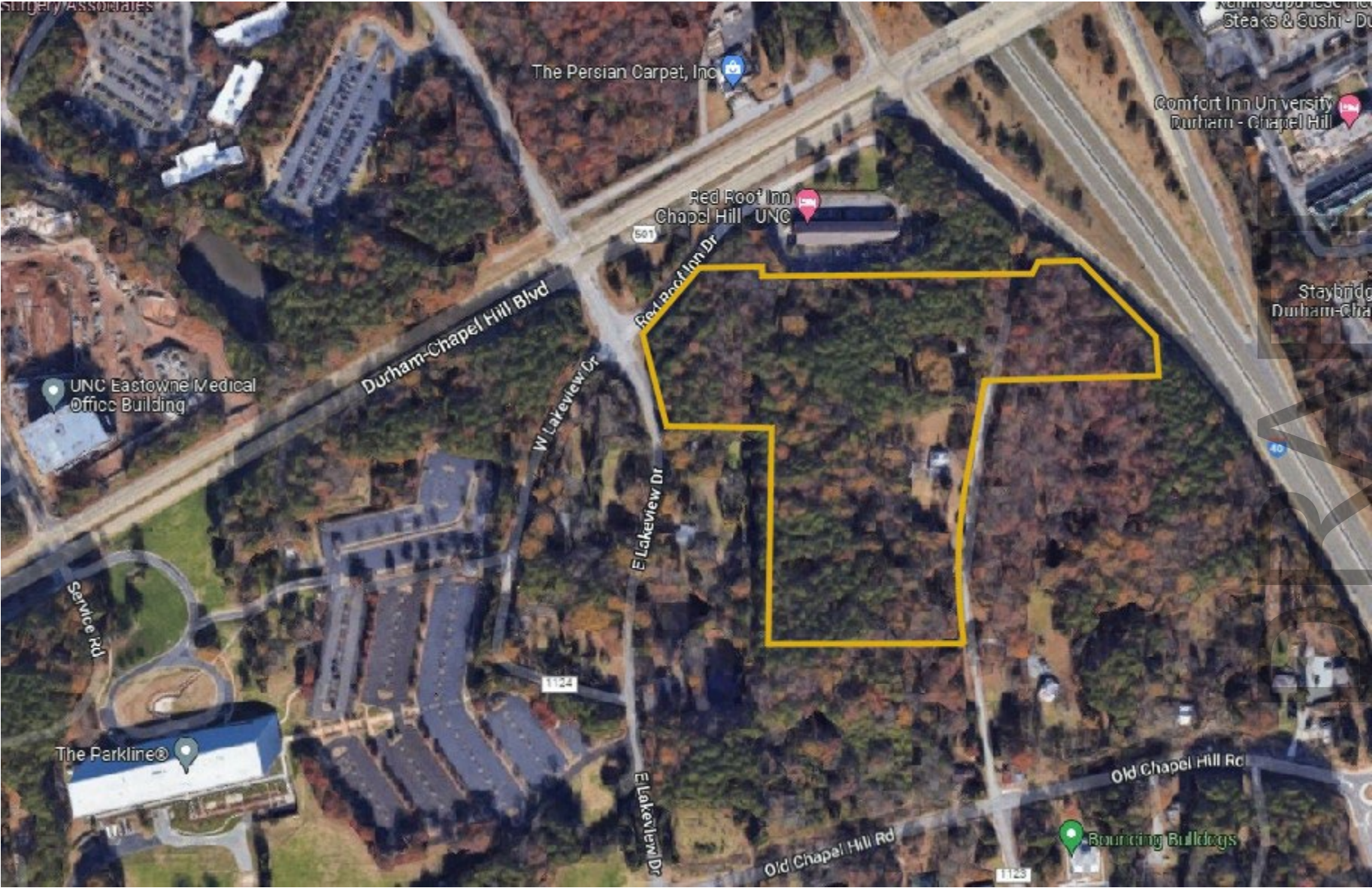
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Gateway

# Property Assemblage



**Gateway**

# Concept Plan



## SITE DATA

AUGUST 18, 2022

SITE AREA: 15.76 ACRES  
 PROPOSED F.A.R.: .8

## APARTMENTS

PROPOSED UNITS: 308  
 PARKING: 465 SPACES = 1.51/UNIT  
 14 EV SPACES = 3%  
 77 BIKE SPACES = 1 PER 4 UNITS

## AFFORDABLE SENIOR APARTMENTS

PROPOSED UNITS: 72  
 PARKING: 72 SPACES @ 1.0/UNIT  
 2 EV SPACES = 3%  
 18 BIKE SPACES = 1 PER 4 UNITS

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**BRYAN PROPERTIES**

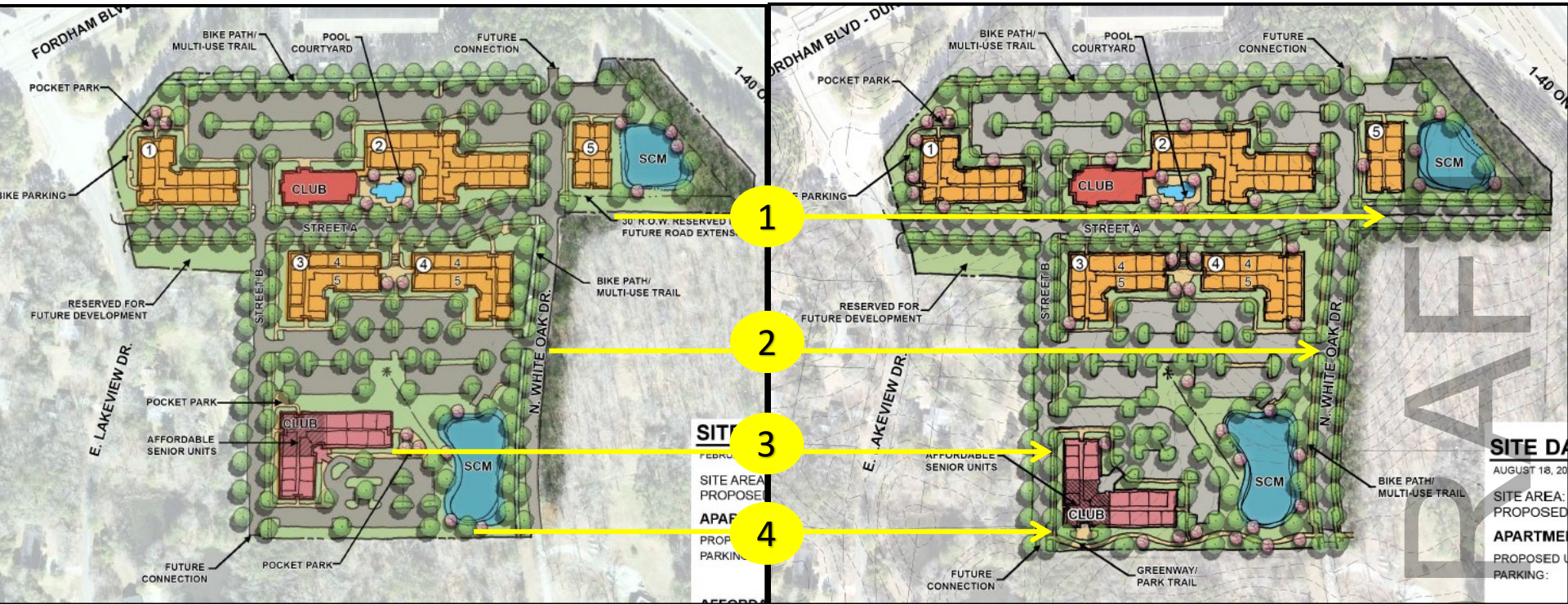
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**GATEWAY**  
 CHAPEL HILL, NORTH CAROLINA

**drG DESIGN RESOURCE GROUP**

# Gateway

# Original Concept Plan to Current Concept Plan



- Right-of-Way — 1 → Road and Access Coordination
- White Oak Road — 2 → Design Coordination and Multi-use Trail
- Senior Housing — 3 → Rotated to “Front on Greenway”
- Greenspace — 4 → Linear Greenway Park – Increasing pedestrian connectivity between properties

## Gateway

# Streetscape Rendering



**Gateway**

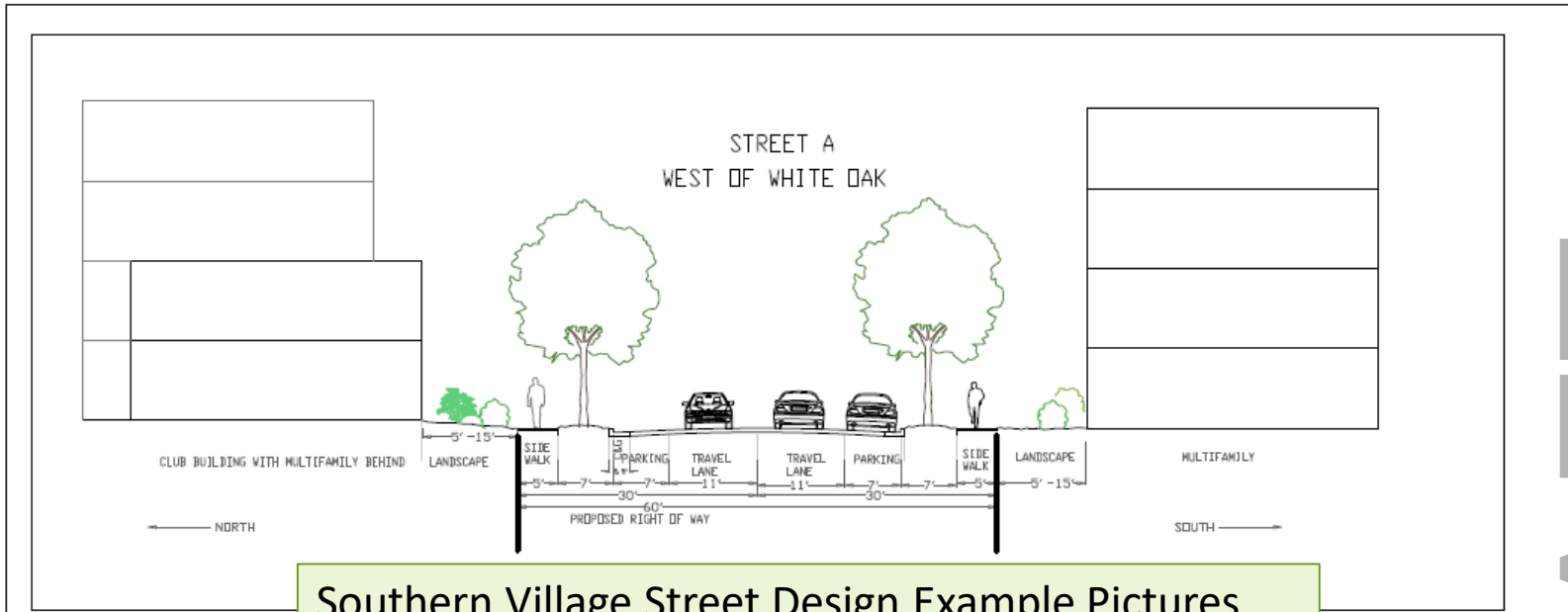
# Streetscape Rendering



**Gateway**



# Cross Sections – Street A (West of White Oak)



Southern Village Street Design Example Pictures



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# Thank You



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# Southern Village Street Tree Growth



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# Southern Village Stormwater Pond



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