



Aura South Elliott

Town Council



Site Overview

Location

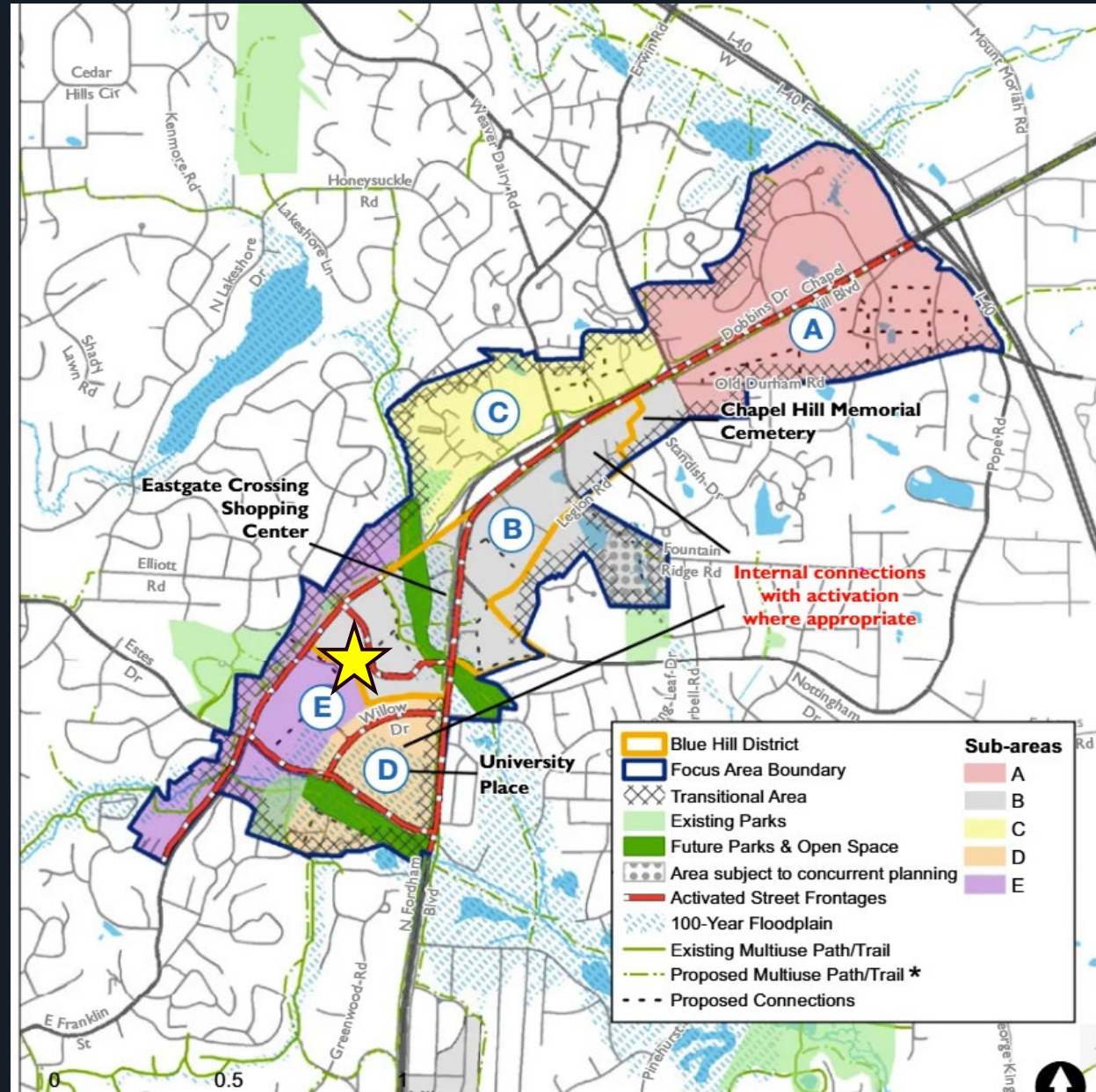
- I 3 parcels along South Elliott Road
- I 4.01 acres
- I Couch Road runs along the southern portion of our westernmost parcel
- I Across from the Berkshire Apartments



Future Land Use

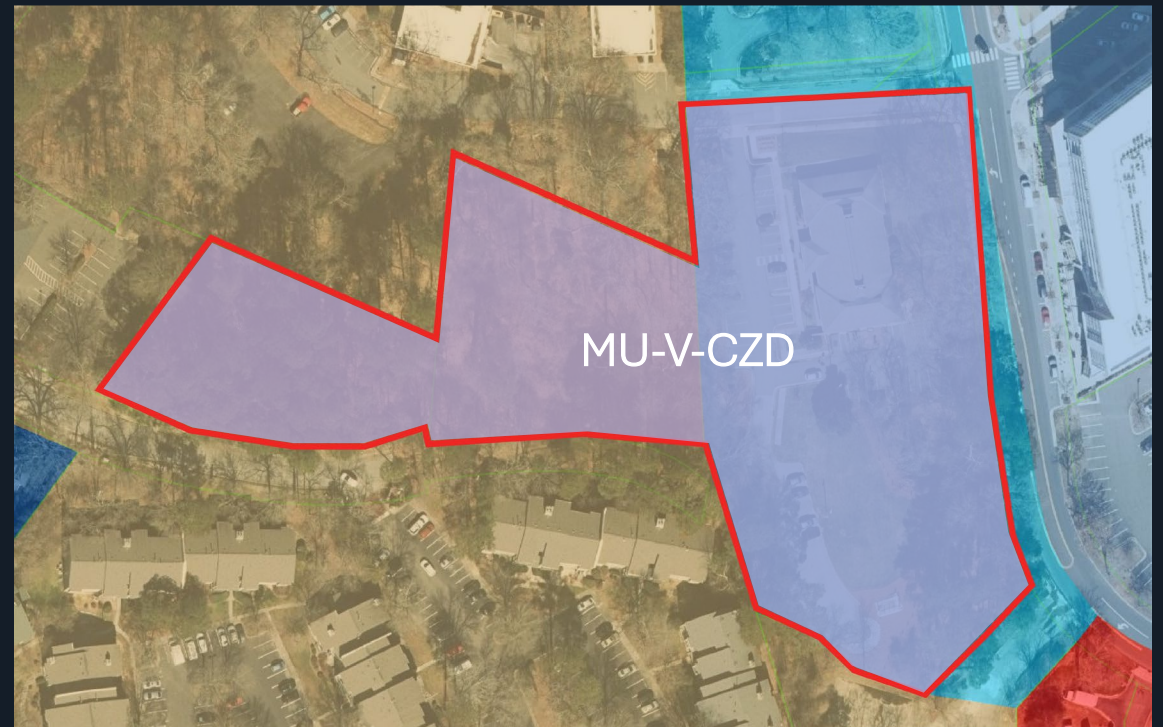
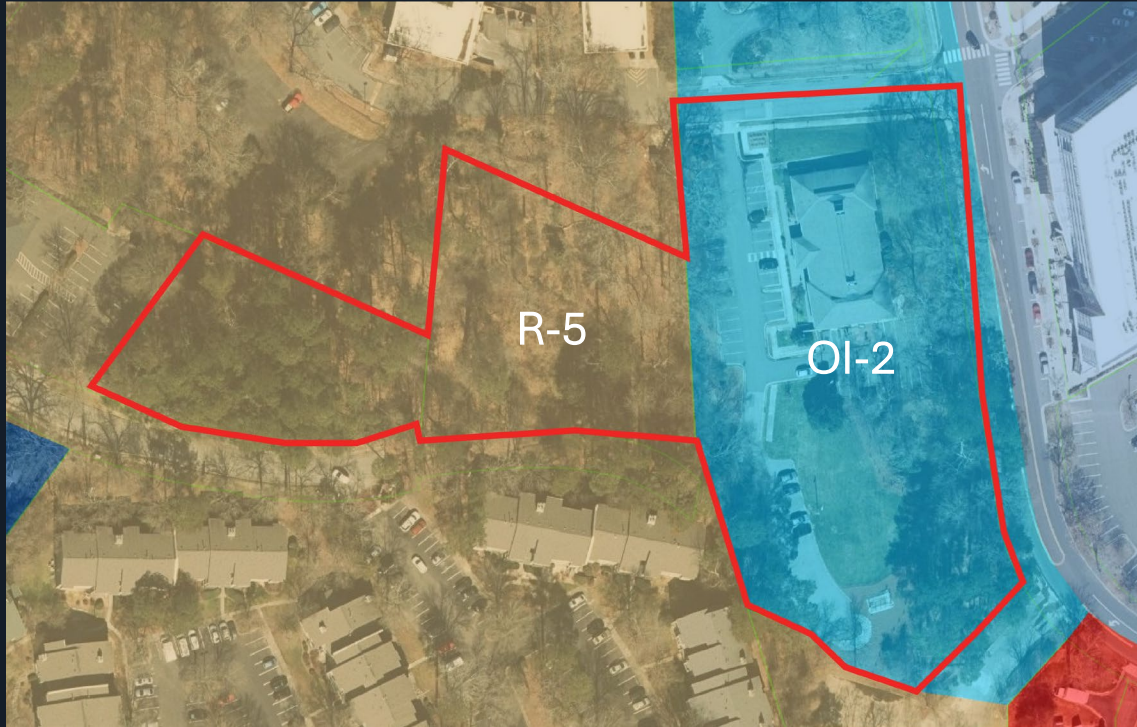
North 15-501 Corridor

Sub Area B



Zoning

R-5 and OI-2 to MU-V-CZD



Blue Hill District Boundary

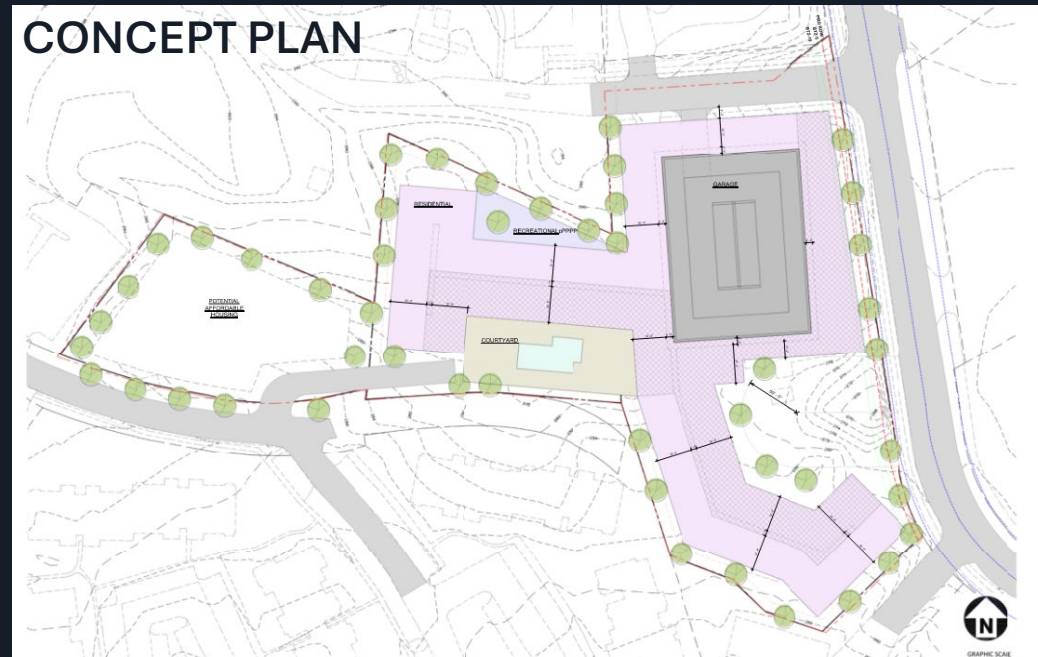


Concept Plan to Conditional Zoning

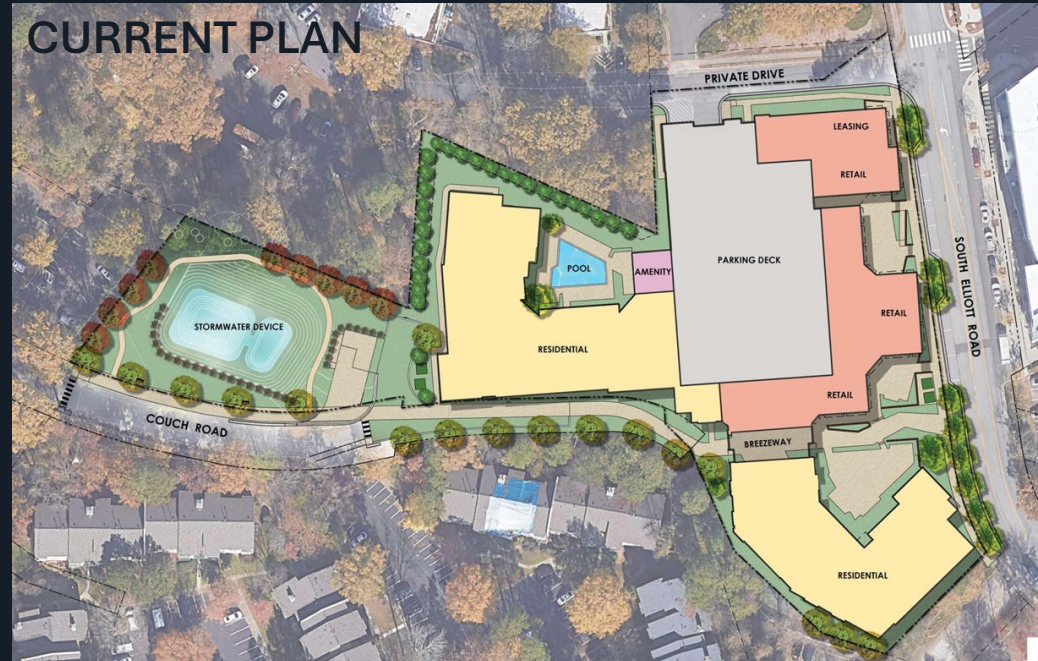
COMMENTS FROM COUNCIL

- ✓ Agreed with multifamily at this location, but would like to see a commercial component
- ✓ Wanted to see the building broken up more and connectivity provided through the parcel
- ✓ Suggested amenitizing the western parcel or providing trails
- ✓ Encouraged us to think about how this project relates to the rest of this area
- ✓ Suggested that we use a standard zoning district rather than Blue Hill
- ✓ Noted that affordable housing will be expected here

CONCEPT PLAN



CURRENT PLAN



Proposed Zoning

MU-V-CZD

CONDITIONS

- I Five to six story mixed use building with urban-style street frontages and tree-lined sidewalks
- I 334 residential units, 10% affordable
- I Commercial space along South Elliott Road
- I Multi-Use Path on South Elliott and Couch Road
- I Broken up façade and courtyards along South Elliott Road
- I Bike/Ped Multi-Use path connection through site



Proposed Zoning

Concept Renderings



Proposed Zoning

Concept Renderings



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Chapel Hill | Aura South Elliott

Complete Communities Plan Consistency

Planning for the Future and Meeting Housing Needs

AFFORDABLE HOUSING & INCREASED HOUSING CHOICE

- I This will be a mixed-use development with ground-floor commercial space.
- I Dense housing close to transit stops and walkable to community amenities.
- I Units will be conveniently located near grocery stores, childcare, offices, and commercial space.
- I 5% of the market-rate apartments will be rented at rates considered affordable to households at the 65% AMI level
- I An additional 5% 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 located within walking distance of grocery stores and daycares.
- I The site is located in close proximity to several transit stops, providing residents with accessible options to get to other daily needs and amenities throughout Chapel Hill.
- I The proposed development is located along major transit and transportation routes connecting the site to UNC, Duke, RTP, and the greater Triangle area.
- I Bus stop improvements on South Elliott will be provided as part of this project
- I 12-ft multi-use path along frontage and through the site

Complete Communities Plan Consistency

Green Strategies

CLIMATE STRATEGIES

- I 5% of spaces will have EV chargers and 25% will be EV ready
- I LED lighting will be used in and outside of the buildings.
- I Sustainable building materials will be used in the construction of the project.
- I All appliances will be electric.
- I WaterSense and Energy Star rated appliances
- I Native and drought tolerant landscaping
- I SCMs designed for 100-yr storm event
- I Contribution to the multi-use path network to encourage active transportation.
- I Design for NGBS Certification

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 with S. Elliott, including the provision of commercial space on the first floor of the building along S. Elliott and multi-family units above.
- I Parking will be provided via a deck which will be surrounded by the proposed building, thus screening it from view.
- I The ground floor retail area of the project will serve as a semi-public space to serve the surrounding community
- I The Town's Urban Designer, Brian Peterson, expressed support for the project, noting the streetscapes, building facades and frontages, and commitment to pedestrian friendly design.

Thank you

 MCADAMS

 TRG TRINSIC
RESIDENTIAL GROUP

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