

Chapel Hill Town Council

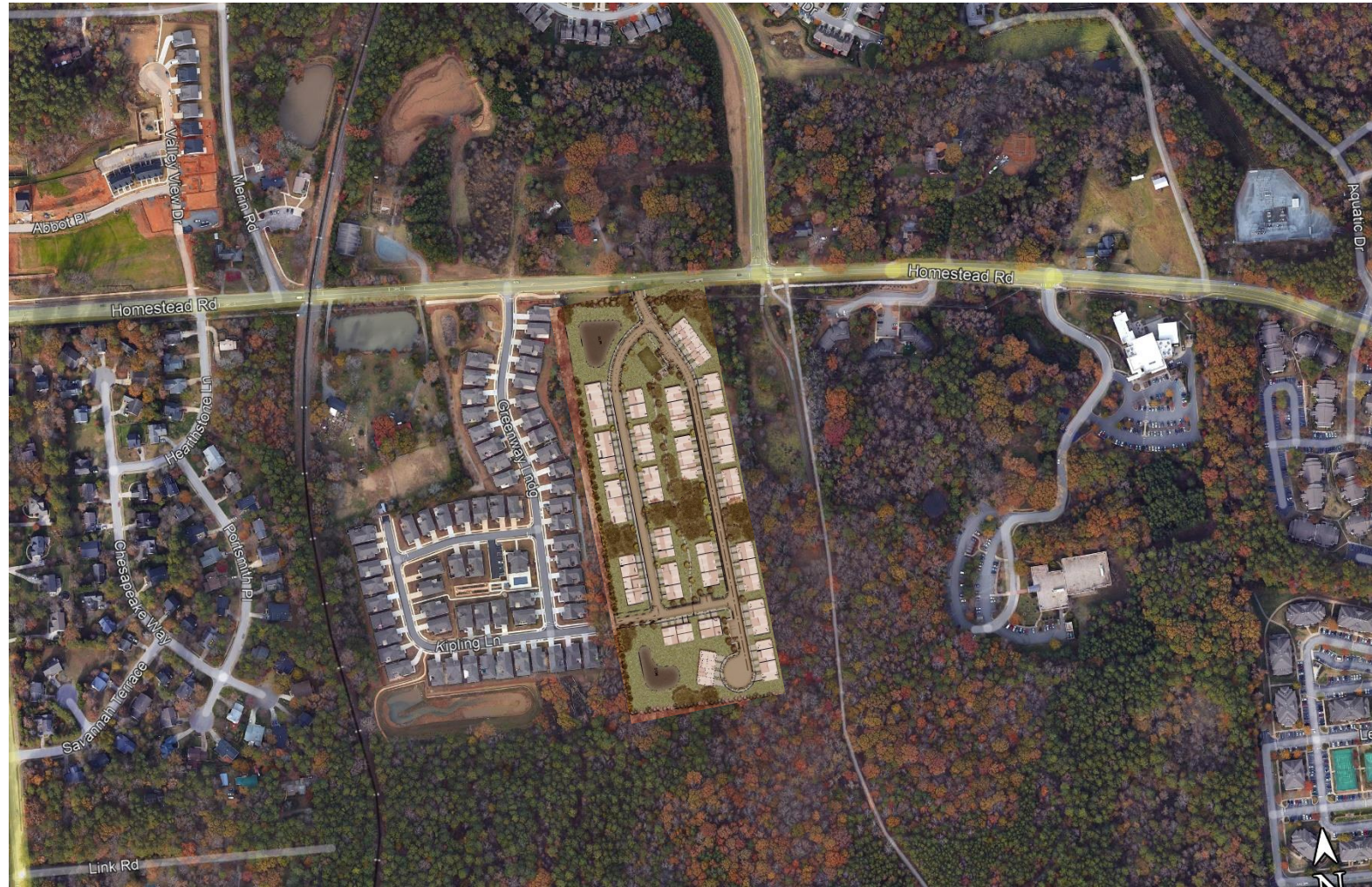
Homestead Road Tri Pointe Townhomes

- Close to Intersection of Weaver Dairy and Homestead
- Along the Bus Route
- Close to Southern Human Services and Homestead Park and Aquatic Center
- Two sides of the property border Carolina North park area.
- Across Homestead from the future Bridgepoint townhome development



AREA MAP

- Will have 10' wide multi-use trail along Homestead Road for pedestrian and bike access to Senior Center, High School, and Homestead Park
- Homestead is being widened at this location with an already designed and funded Town project.
- Frontage along Homestead Road will remain open with constructed wetland and existing trees.
- Access to Carolina North Park will be by trail from the eastern boundary of the site.

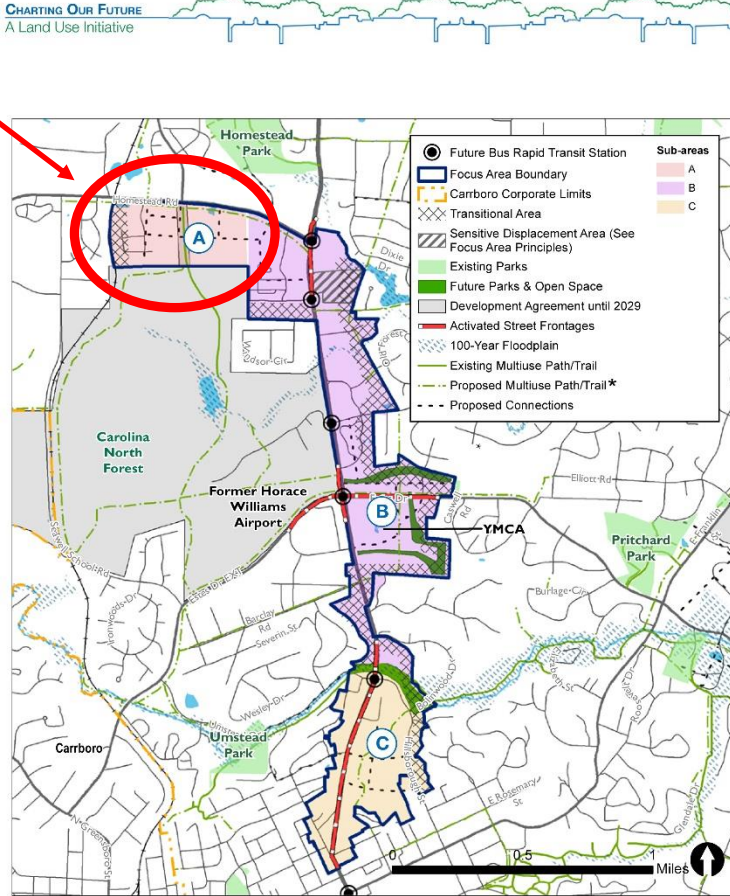


Homestead Road

FLUM

Sub Area A

- Area A of the FLUM for 2050: South MLK Boulevard zone.
- Townhouses and Residences indicated



* See Mobility Plan for more information about proposed multi-modal improvements

Townhouses

Character Types and Height in 2050: South MLK Boulevard

● Primary (predominant land uses)
 ◉ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	◉	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	◉	●
Parks and Green/Gathering Spaces	●	●	◉
Townhouses & Residences	●	◉	◉
Institutional/University	●	◉	◉
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories	8 stories, 4 stories at the front setback line

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.



HOMESTEAD RD

SCM

SCM

GREENWAY LNDG

WIDEMERE XING

KIPLING LN

2217 Homestead Road Tri Pointe Townhomes

January 25, 2023



Development Program

- 108 Townhomes to be developed on the 15.73 Acre site with a mix of:
 - 26'-wide units with 2 car garage, and
 - 22'-wide units with 1 car garage
- Driveway depth to support additional vehicles
- Additional Guest Parking in designated areas
- Emphasis on:
 - **Tree Preservation in designated areas**
 - **Full Provision of Affordable Housing**
 - **Provision of Median Income Housing**
 - **Pedestrian Experience**

Recreation – Open Space

- 75% recreation points will be provided on site
- 25% recreation points will be PIL
- Open Area with neighborhood park near community entry with shade structure, picnic tables and playfield.
- Existing wooded open space will be preserved
- Trail to Carolina North at the eastern end of the site
- Open area in center of the site with walkway connecting the neighborhood park to trails.



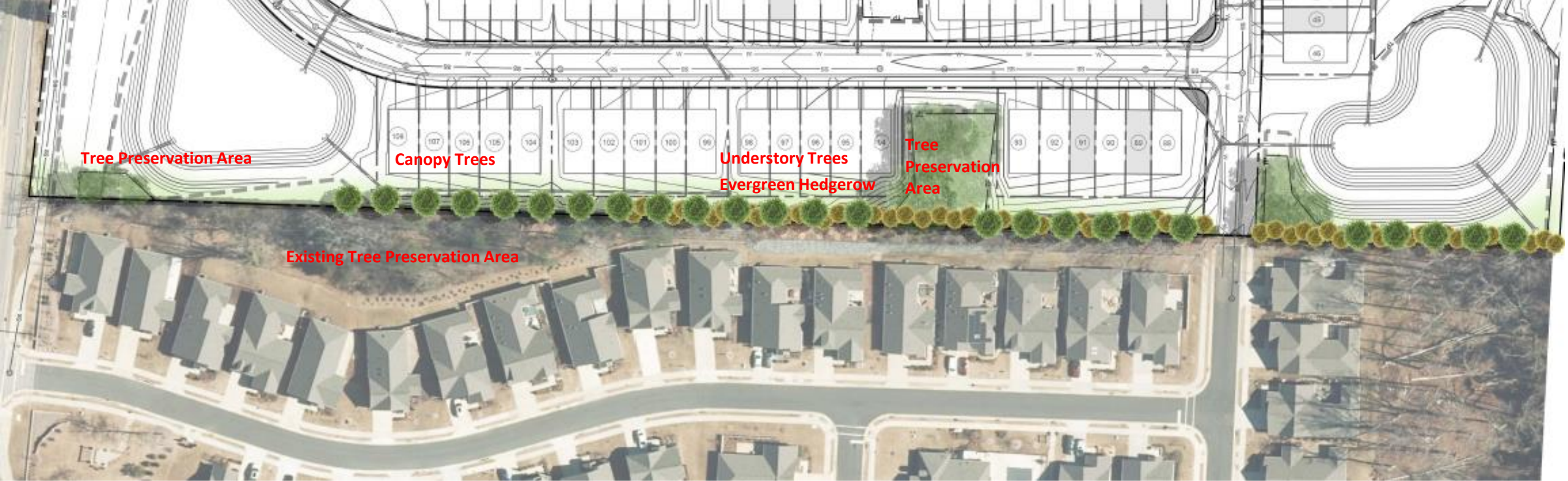
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Site Circulation

- Single Entry to Homestead Road located per DOT
- Fire access and connectivity to adjacent Courtyards development
- Extent of cross site communication has been discussed as one-way to enter from Courtyards. Only emergency is allowed as two way.
- Sidewalks on one side of the street – center path in middle.
- Open space exceeds requirement
- Impervious Surface is less than allowable.
- 10' wide Multi-use trail along Homestead Road



Courtyards Buffer Plan

2217 Homestead Road Tri Pointe Townhomes

January 25, 2023



Evergreen Hedgerow



Understory Tree



Understory Tree

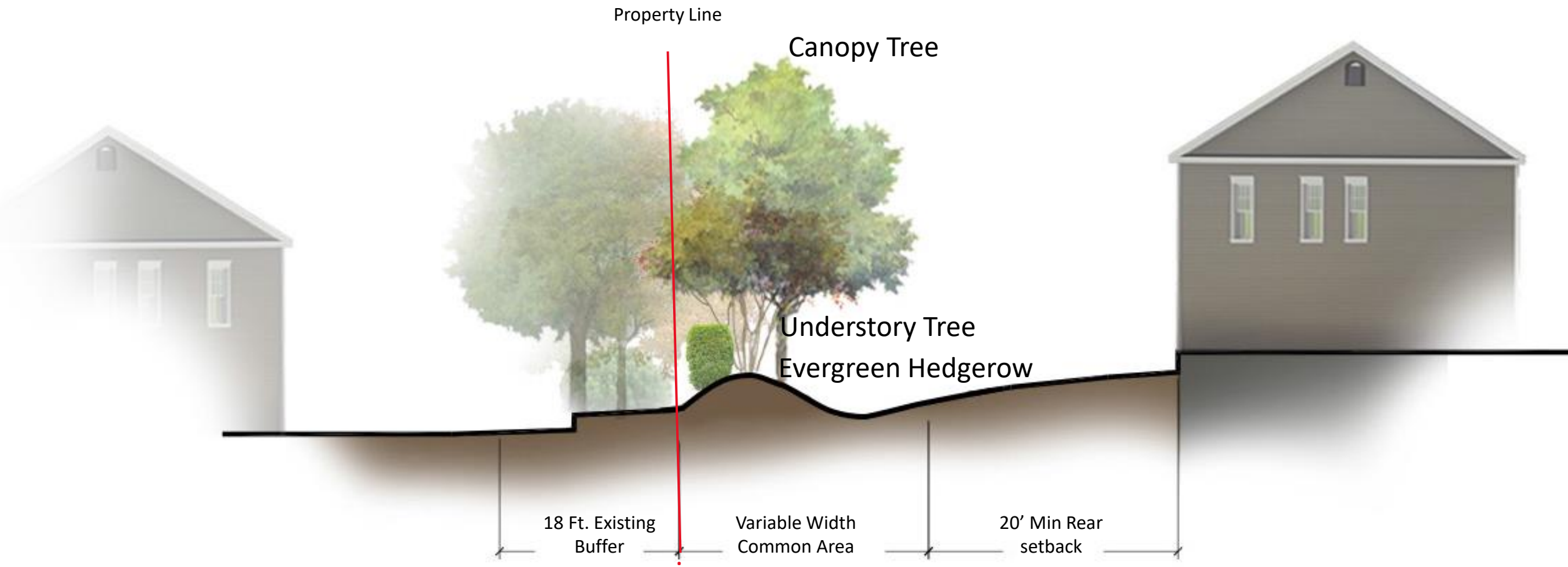


Canopy Tree

Courtyards Buffer Plan

2217 Homestead Road Tri Pointe Townhomes

January 25, 2023



Courtyards Buffer Plan

Understory Tree



Transportation/Accessibility

- A TIA has been performed for this project.
- Current plans call for widening of Homestead Road at this location. Additional ROW has already been deeded to the Town for this activity.
- Bus services is available through the HS route on Homestead Road.
- This project will contribute a payment of \$25,000 for an improved bus stop in this area.
- Homestead Park and Aquatic Center are walkable.
- The Southern Human Services and Seymour Center are walkable.



Stormwater

- There are no storm water related site constraints – i.e. floodplain, RCD, Jordan Buffer, or wetlands.
- A stormwater wetland will be constructed at the project entry and a second at the southwest corner of the site.
- The wetland will be a landscape feature.
- No modifications are expected to be requested to the storm water management regulations.
- All conveyances will access the stormwater wetlands.



Affordable Housing

- Per the Town of Chapel Hill's Inclusionary Zoning Ordinance, at least 15% of the units in a housing project of 5 or more units must be priced at rates that are affordable to low- to moderate-income households (<65%AMI and <80% AMI respectively).
- If the maximum 108 Townhomes units at 2217 Homestead Road are approved and permitted, 16.2 units will be required as affordable dwelling units.
- The Development Team has committed to providing:
 - up to 16 units on site that will be priced at rates calculated as affordable dwelling units, per guidance by Community Home Trust.
 - 0.2 units will be in a payment in lieu
- All units in the community are predominantly 3 BR, 2 ½ bath; and all of the Affordable Units will exceed the minimum 1,100sf for a 3BR unit.
- Exterior of Affordable Units will be indistinguishable from the market-rate homes
- Affordable Units will be interspersed throughout the community with no more than 2 affordable units within any building block (typically 3 to 6 units each)



Sustainability

Each townhome will feature and include:

- Whole House LED lighting and Energy Management
- Programmable Wi-Fi thermostats
- A dedicated 220/50a outlet for EV charging in all garages
- Conduit from the attic to the first floor to tie in to potential, future roof-based solar panels
- Windows with Low E glazing
- Watersense Faucets and Fixtures – 1.5 gpm – 30% reduction
- Energy Star dishwashers = 12% more energy efficient
- Toilets – 1.28 GPF – 20% less water than federal standard
- Tri Point Homes participates in Duke Energy’s High Efficiency Residential Option (HERO) program, a voluntary program aimed at meeting and exceeding 2018 North Carolina Conservation Energy Code standards



Sustainability

- Meeting Ashrae 90.2 Low Rise Residential
- Reducing Greenhouse emissions – All electric (no natural gas line)
- Site Design Water and Energy Conservation – no in-ground irrigation
- Water Conservation – all fixtures compliant
- Transportation related – Each townhome will have a 220/50a outlet for EV charging in the garage
- Green Building – Duke Energy Hero standard
- Urban Heat Island – preservation of treed areas
- Site Design Water and Energy Conservation – no in-ground irrigation
- Location based Energy Savings – within the urban services zone
- Efficient Lighting design – All LED



LivingSmart[®] Program



HEALTH
SMART.

- ▶ Low or no VOC products in Paint, Adhesives, Sealants, and Cabinets
- ▶ Carbon Monoxide detectors on every floor
- ▶ Formaldehyde-Free insulation and carpet pads
- ▶ Touch faucet at kitchen
- ▶ MERV 13 air filter



ENERGY
SMART.

- ▶ Wi-Fi Thermostats
- ▶ Low-E rated glass windows
- ▶ Energy Star rated Appliances
- ▶ Energy Efficient HVAC Equipment
- ▶ Whole home surge protection
- ▶ 100% LED surface lights
- ▶ Dedicated 220/50a circuit for car charger



EARTH
SMART.

- ▶ Engineered Wood Product
- ▶ Efficient LED Lighting
- ▶ Low-E rated glass windows



WATER
SMART.

- ▶ Energy Star rated Dishwashers
- ▶ WaterSense Certified Faucets & Fixtures in Bathrooms



HOME
SMART.

- ▶ Wi-Fi mesh system
- ▶ Wi-Fi capable devices (GDO, Lights & above)
- ▶ Wi-Fi Doorbell
- ▶ Wi-Fi door lock



Proposed Building Elevations