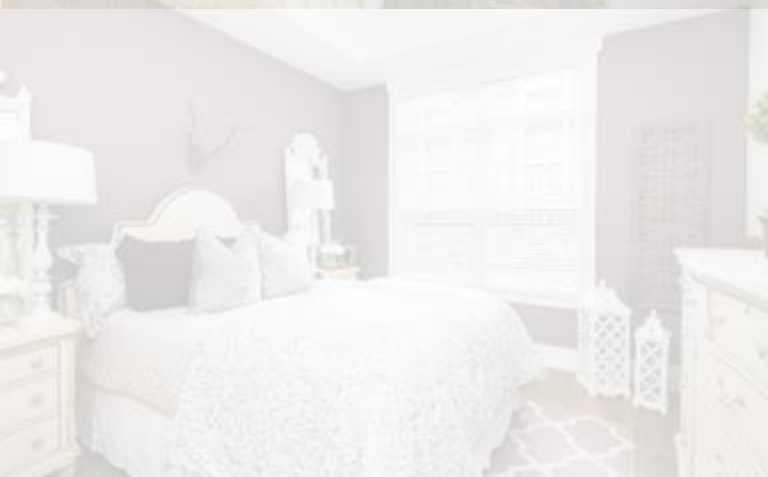




HILLMONT

CHAPEL HILL, NORTH CAROLINA
COUNCIL HEARING
NOVEMBER 15, 2023



HILLMONT UPDATES

WHAT WE HEARD IN COUNCIL COMMENTS

- Make a commitment to design for the 100-year storm event.
- Provide public access to Block D.
- Consider more EV ready parking spaces for future demand.
- Allow for any non-residential uses permitted under R-6.
- Can we partner with the Town to find a better solution to pedestrian safety concerns on Stancell Drive? Consider meeting with Town's Vision Zero team.
- Can the affordable housing proposal be enhanced?

APPLICANT RESPONSES

- ✓ Commitment to stormwater management for the 100-year storm event
- ✓ Public access to trail system in Block D
- ✓ Increase EV ready parking spaces from 20% to 30%
- ✓ Added non-residential uses permitted in R-6: Adult day care facility and Child day care facility
- ✓ Prior to ZCP, coordinate with Town's Vision Zero Task Force to look at safety concerns and conduct a Walk Audit
- ✓ Design and submit plans to the Town for a multi-use path extension on Stancell Drive across property to the west to connect to the existing multi-use path
- The current affordable housing proposal has been maximized

AERIAL RENDERING



QUESTIONS




APPENDIX



CAROLINA SQUARE
 Chapel Hill, North Carolina
 Mixed-use Development with Cousins Properties
 246 Luxury Apartment Units
 99.6% Occupancy
 160,000 SF of Office
 43,000 SF of Retail
 Tenants: Target, UNC
2017



CHAPEL WATCH VILLAGE
 THE TOWNHOMES AT
 CHAPEL WATCH VILLAGE
 Chapel Hill, North Carolina
 120 Luxury Townhomes
 Delivered in 2011



CARRAWAY APARTMENTS
 CARRAWAY VILLAGE
 Chapel Hill, North Carolina
 Under Construction
 610 Luxury Apartment Units
 Phase I: 403 Units
 Delivered 2019
 95.5% Occupancy
 Phase II: 207 Units
 Under Construction
 Q4 2023 Completion
 150,000 SF of Commercial
 Tenants: Chick-FILA, Starbucks, UNC



CHAPEL HILL NORTH APARTMENTS
 CHAPEL HILL NORTH
 Chapel Hill, North Carolina
 81 Luxury Apartment Units
 42 Luxury Townhomes
 Delivered in 2011



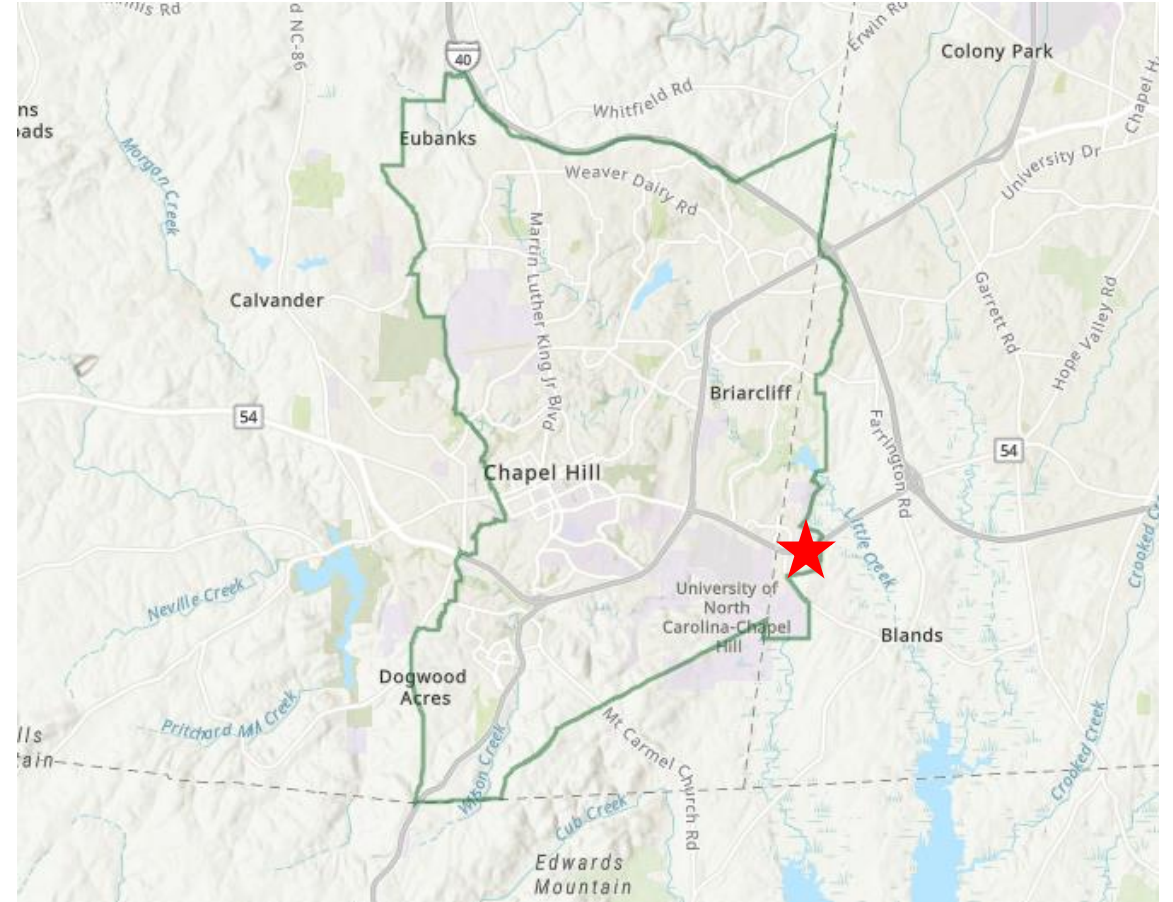
Palladian Place
 Apartments at
 Palladian Place
 Chapel Hill, North Carolina
 298 Luxury Apartment Units
 Delivered 2015



COSGROVE HILL
 COSGROVE HILL
 Chapel Hill, North Carolina
 129 Luxury Apartment Units
 Delivered in 2009

Northwood Ravin Chapel Hill Communities

EXISTING CONDITIONS LOCATION

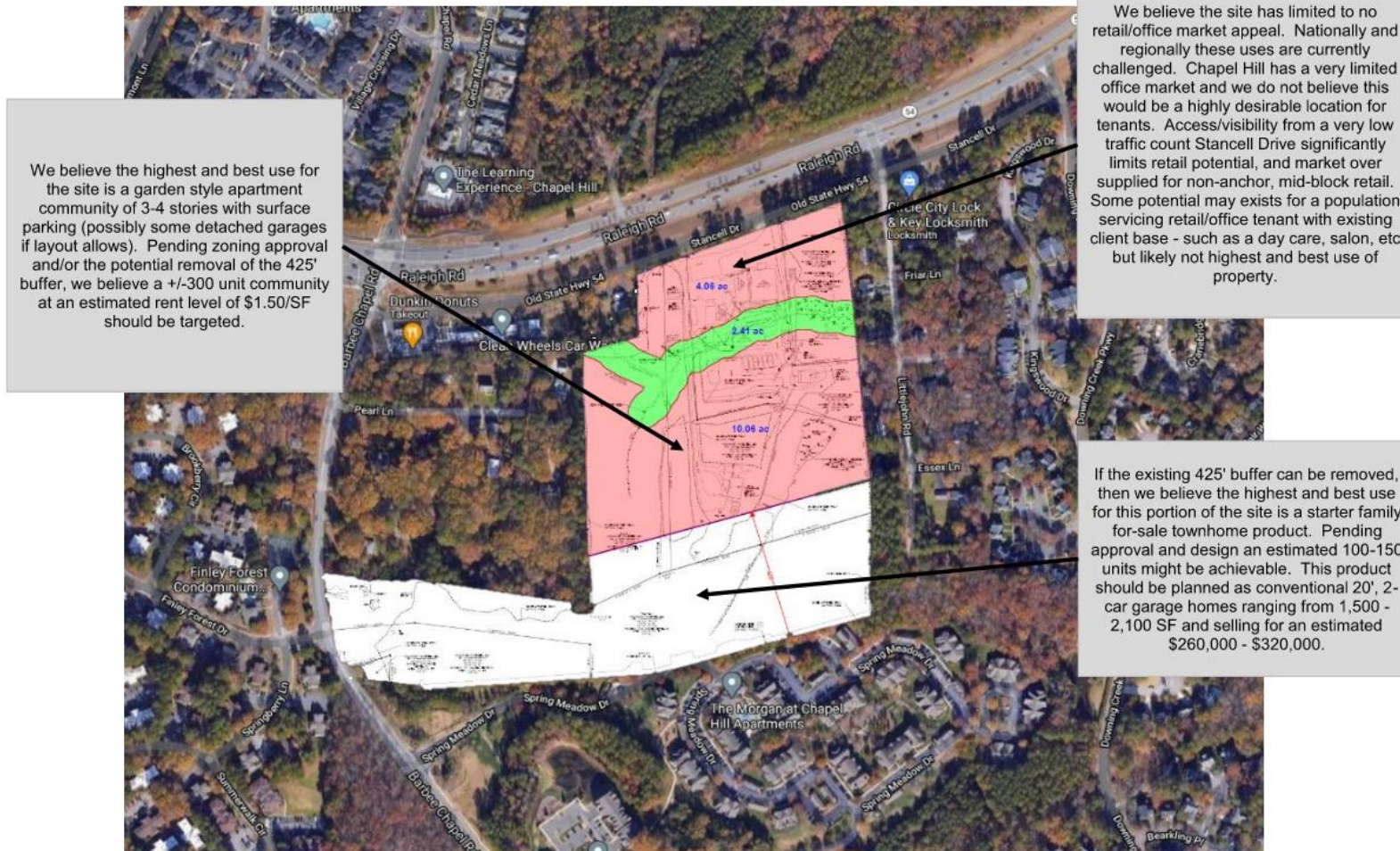


SITE HISTORY

HIGHEST AND BEST USE

Woodmont Highest and Best Use Study completed by Noell Consulting Group
Presented to Town of Chapel Hill Council Committee on Economic Sustainability February 12, 2021

Exhibit 26 Recommended Land Uses for Development



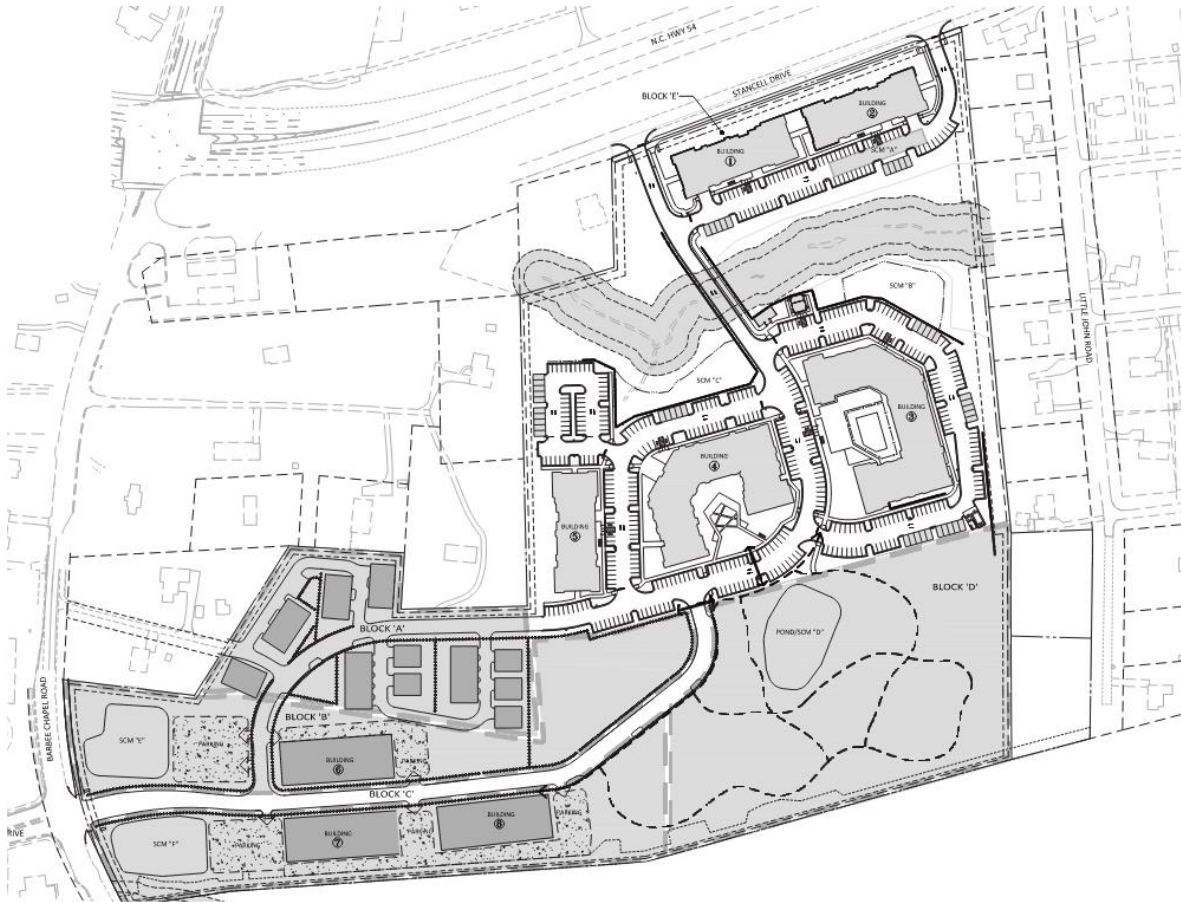
SOURCE: Noell Consulting Group

PROPOSED PLAN PLAN RENDERING

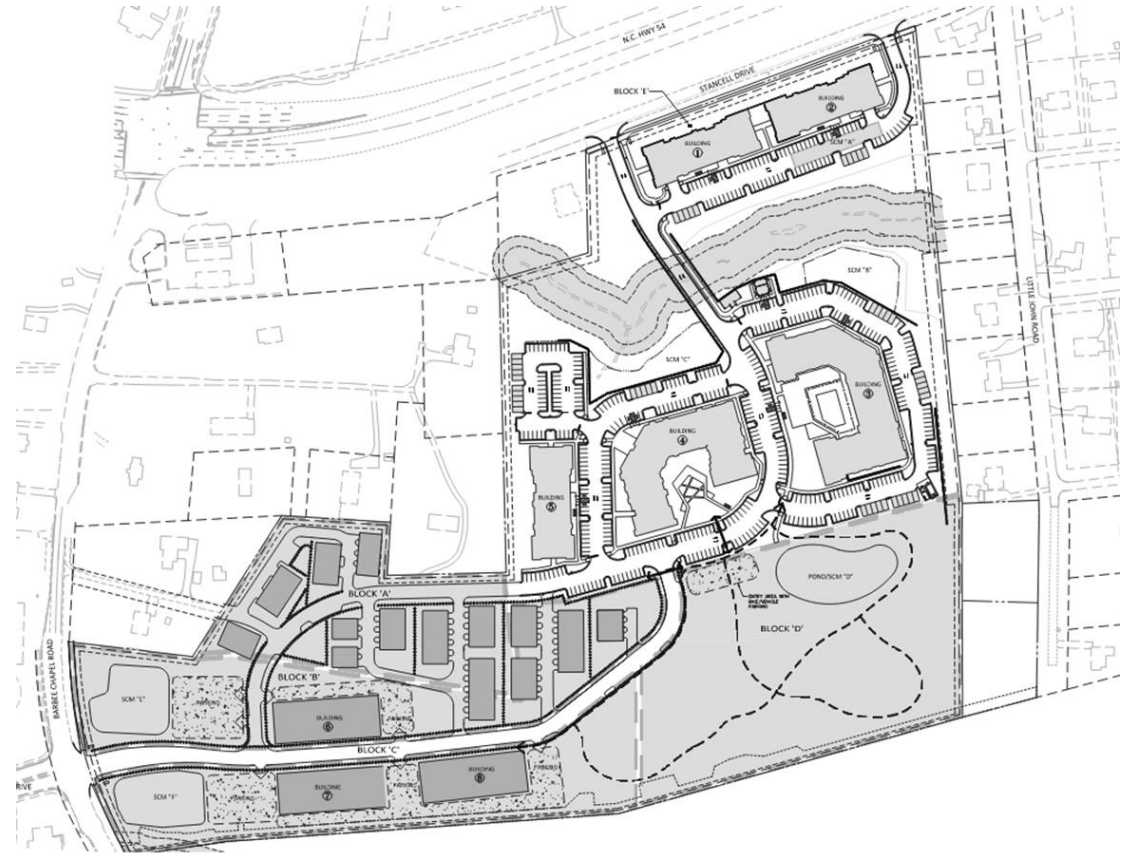


PROPOSED PLAN
BLOCK CONCEPTS

EXAMPLE 1



EXAMPLE 2



PROPOSED PLAN
BLOCK CONCEPTS

EXAMPLE 1



PROPOSED PLAN
AERIAL RENDERING



PROPOSED PLAN
BLOCK D CONCEPTS

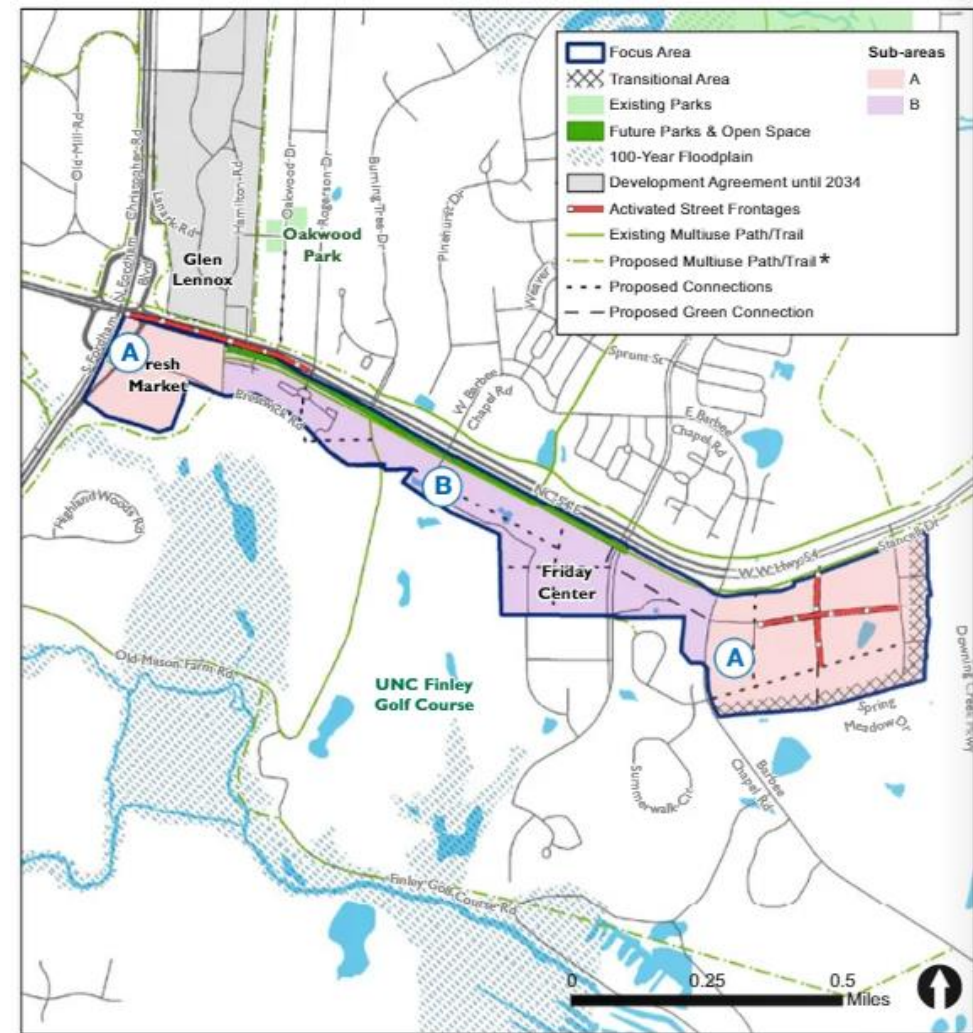


EXISTING CONDITIONS

FUTURE LAND USE + ZONING

- NC 54 Corridor (Sub-Area A)
- Primary Uses: **Multifamily Residential**, Shops, Offices, Commercial/Office
- Secondary Uses: **Parks and Green/Gathering Space, Townhouses & Residences**, Institutional/University/ Civic

- Current Zoning: MU-V
- Proposed Zoning: R-6-CZD



COMPLETE COMMUNITIES

Land Use and Housing

- > Meets FLUM goals for multifamily residential
- > 390-500 units / 11-15 dwelling units per acre

Mix of Housing and Affordability

- > Mix of rental housing types – apartments, townhomes, cottages
- > Affordable Housing
 - Option 1: 36 units* (10% of the market rate units) will be rented at affordable rates based on 60% AMI (18 units) and 80% AMI (18 units)
 - Option 2: 26 units* (7% of the market rate units) will be rented at 60% AMI

*Number of units above based on 390 units, if more units are constructed the number of affordable units increases respectively.

Parking

- > Tuck under garage to reduce impervious
- > Parking within LUMO minimum and maximum

Walkable and Bikeable

- > Multi-use paths along all frontage on Stancell Dr and Barbee Chapel Rd
- > Network of trails through open space
- > Two connections to Barbee Chapel Apartments



COMPLETE COMMUNITIES

Bus lines

- > Nearby transit across Barbee Chapel Rd

Quality Design and Placemaking

- > Over 5.8 acres of contiguous land preserved for open space, recreation, and tree preservation (Block D)
- > Amenity courtyards
- > Continuous main street from Barbee Chapel Apartments through Hillmont

Respectful of Surrounding Neighborhoods

- > Coordination with adjacent Barbee Chapel Apartments
- > Increased buffer adjacent to Little John Road single family homes

Respect for Natural Landscapes

- > Stream restoration
- > Block D open space

Energy Management

- > 3% of parking is EV and 30% is EV ready
- > Green Globe certification, all electric residential units, LED lighting, programmable thermostats

