

# 157 E ROSEMARY

## CHAPEL HILL, NC

- 12-STORY RESIDENTIAL CONDOMINIUM BUILDING ON A 1/3-ACRE SITE
- 54 TOTAL DWELLING UNITS INCLUDING 14 AFFORDABLE DWELLINGS (25%)
- CLASS A, SUSTAINABLE, HIGH-QUALITY CONSTRUCTION (CONCRETE, STEEL & GLASS)
- WALKABLE TO DOWNTOWN & UNC (LIVE, WORK, PLAY)
- MEETS A MAJORITY OF THE GOALS SET FORTH BY THE COMPREHENSIVE PLAN
- PROVIDES MUCH-NEEDED QUALITY HOUSING OPTIONS DOWNTOWN ON SMALL FOOTPRINT



TJ CAPITAL II LLC







APPROVED  
RESIDENTIAL  
90 FT

PARKING DECK -73 FT  
(UNDER CONSTRUCTION)

E. ROSEMARY ST

EXISTING  
OFFICE  
-103 FT

APPROVED LAB  
OFFICE - 140 FT

HISTORIC  
DISTRICT

E. FRANKLIN ST





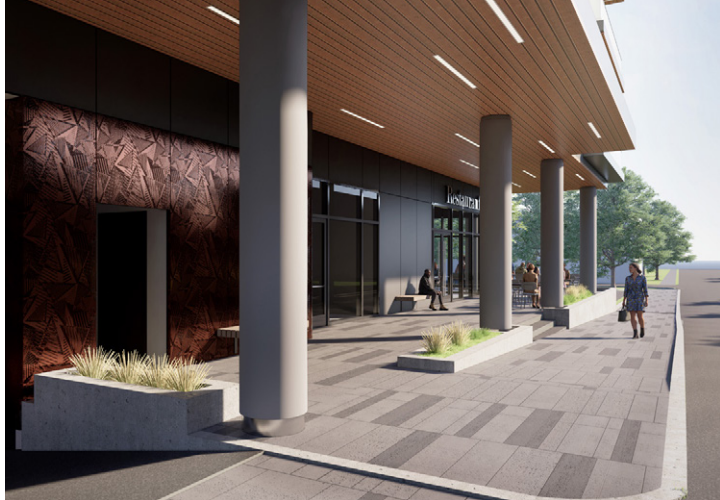








**VIEW FROM CORNER RESTAURANT AT ROSEMARY ST**



**VIEW FROM NEW SIDEWALK ALONG ROSEMARY ST**







# FLOOR PLANS

## Num of Market Rate Units: 42

- # 2Bed: 27 (64%)
- # 1Bed: 10 (24%)
- # 3Bed: 4 (10%)
- # 4Bed: 1 (2%)

## Num of Affordable Units: 14

- # 2Bed: 8 (57%)
- # 1Bed: 5 (36%)
- # 3Bed: 1 (7%)

## Total Num of Units: 56

- # 2Bed: 35 (63%)
- # 1Bed: 15 (27%)
- # 3Bed: 5 (9%)
- # 4Bed: 1 (1%)

Total Gross SF : 89,250

■ Affordable Unit

Property Line



**Lower Level - Parking**  
12,024 GSF

Property Line



**Level 1**  
6,146 GSF



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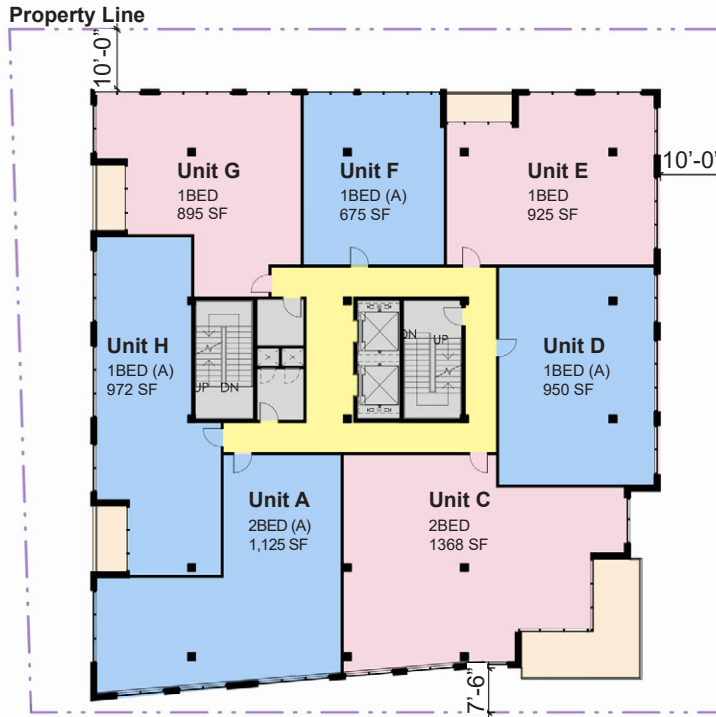
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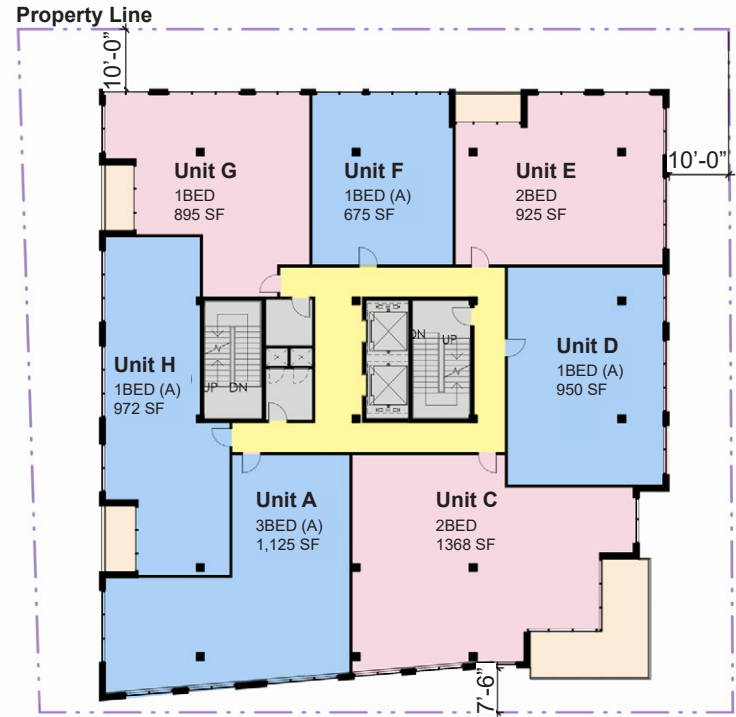
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■ Affordable Unit



**Level 2-3**  
9,000 GSF



**Level 4**  
9,000 GSF



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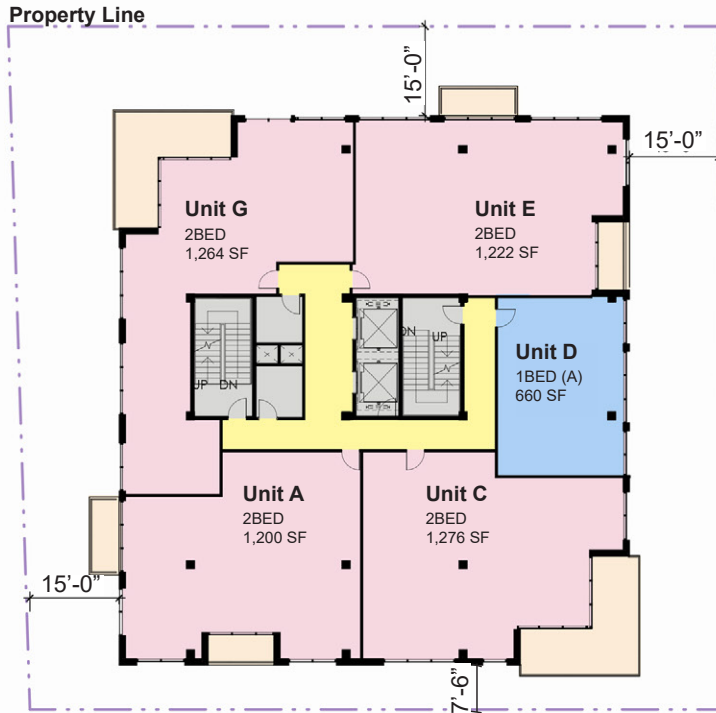
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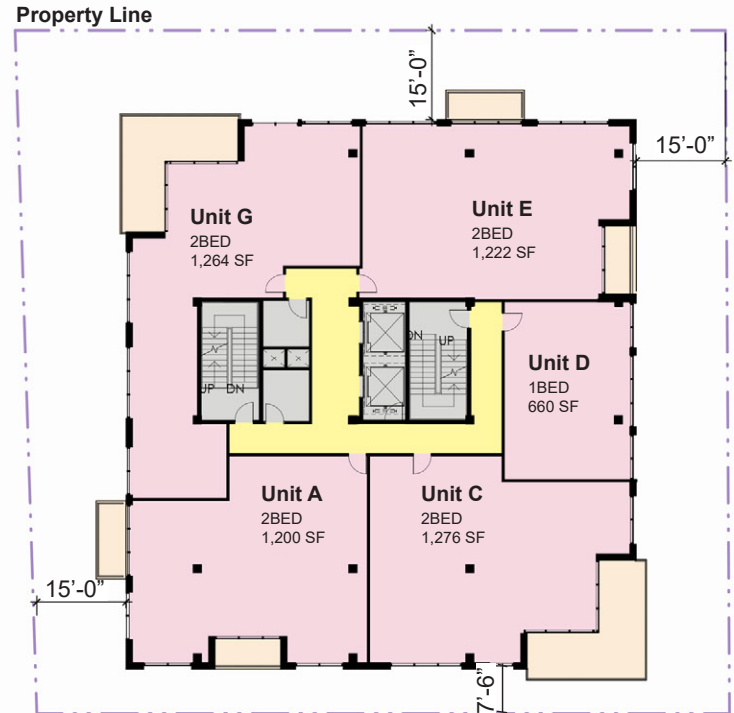
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■ Affordable Unit



**Level 5-6**  
7,424 GSF



**Level 7-10**  
7,424 GSF



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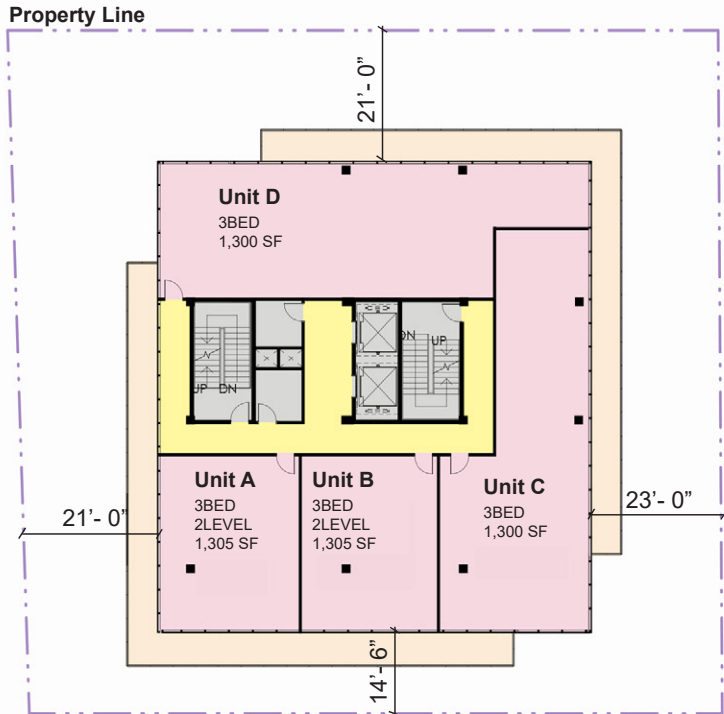
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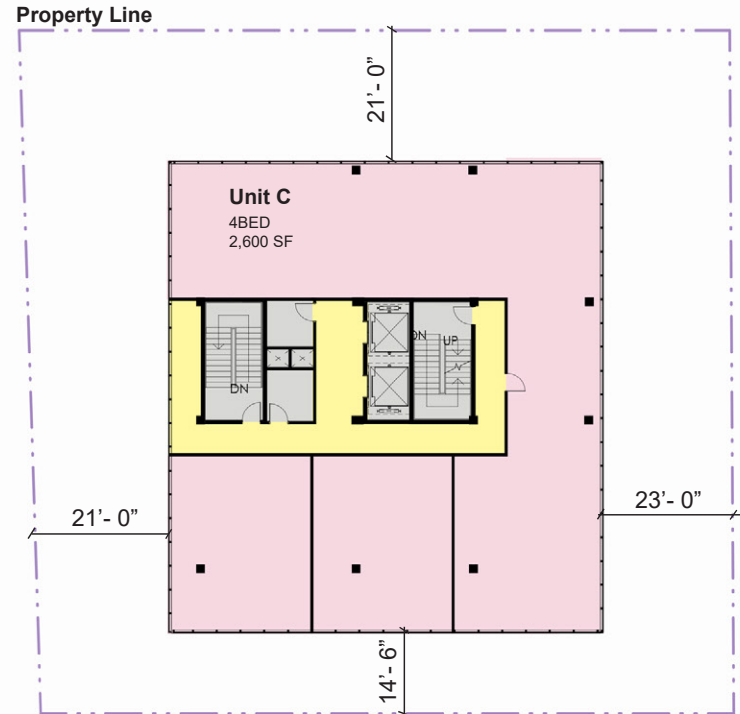
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Total Gross SF : 89,250

■ Affordable Unit



**Level 11**  
5,780 GSF



**Level 12**  
5,780 GSF



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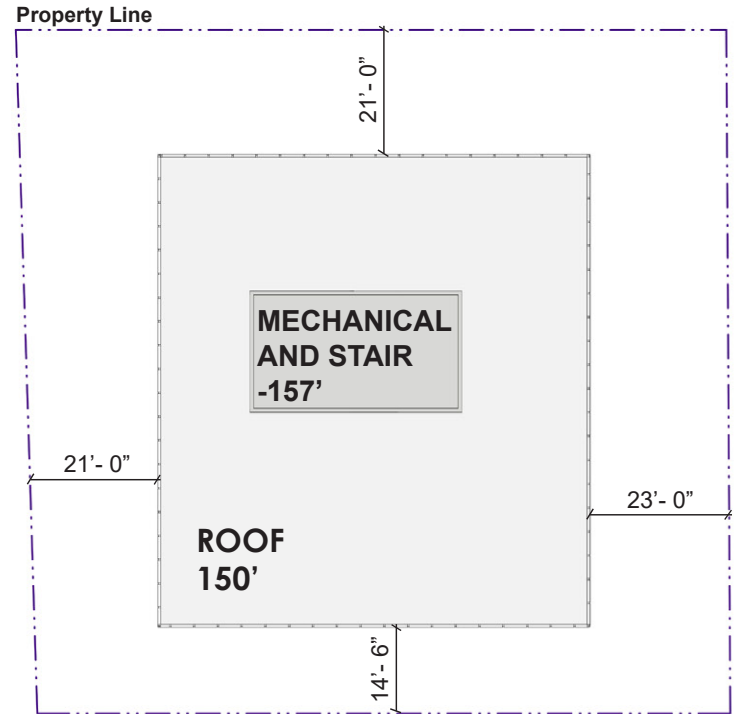
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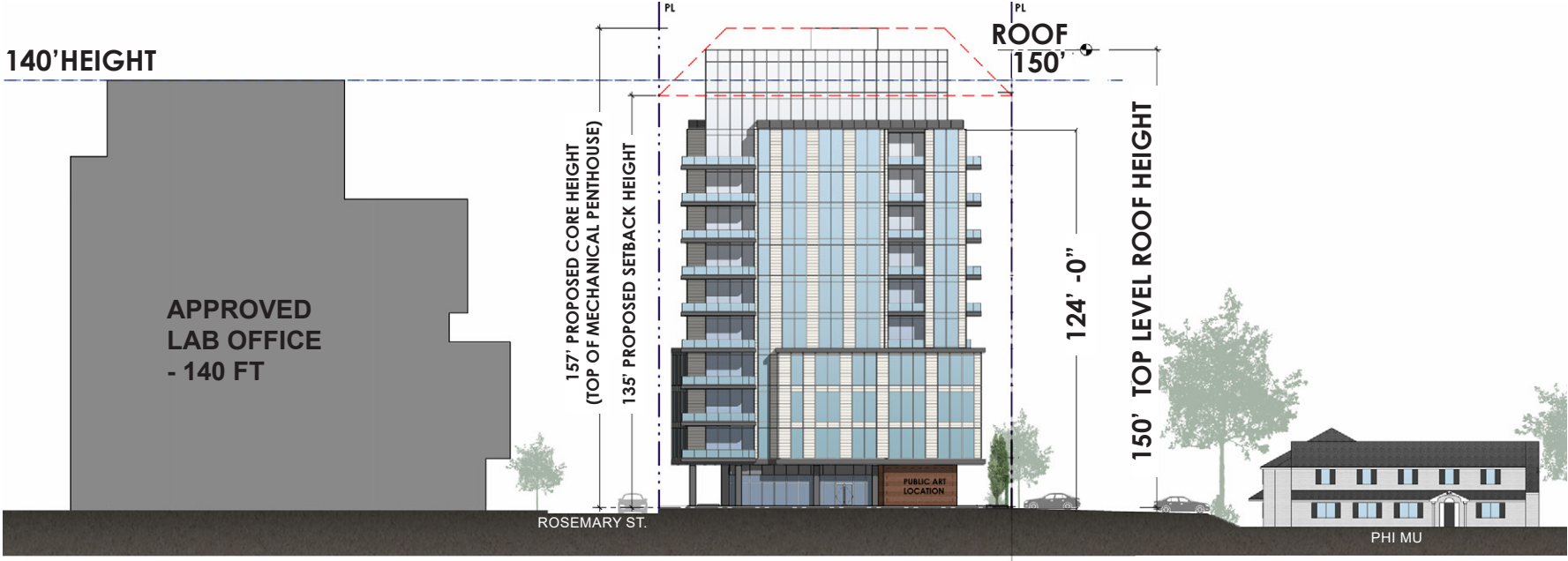
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 Affordable Unit



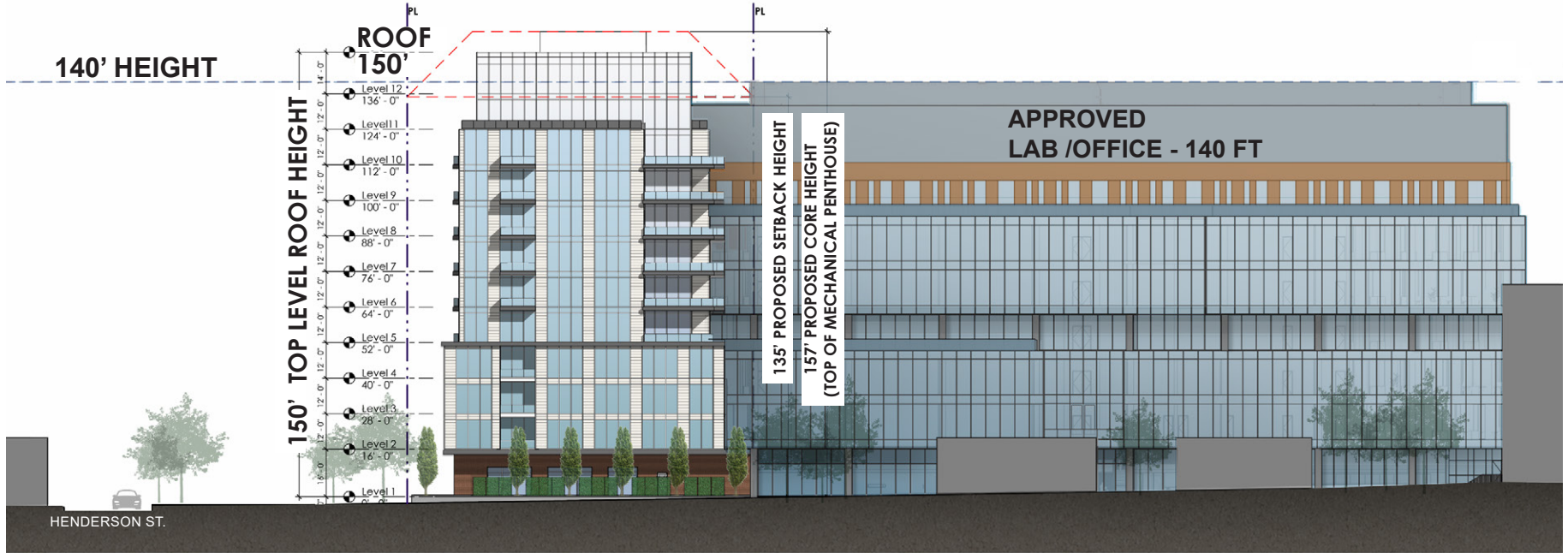


# ELEVATIONS



EAST ELEVATION

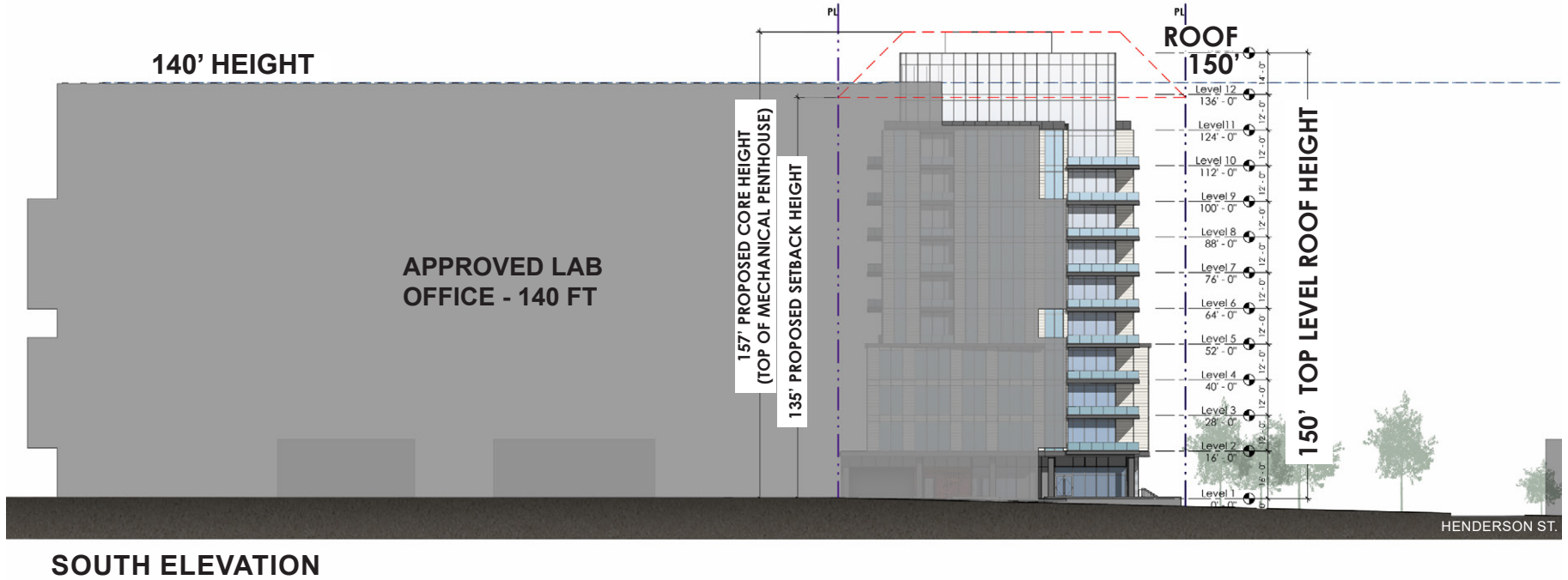
# ELEVATIONS



NORTH ELEVATION

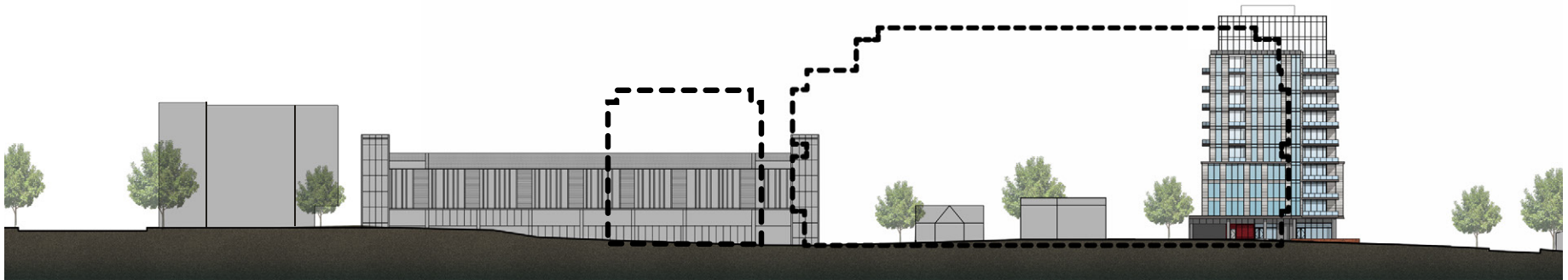


# ELEVATIONS



# Neighborhood Engagement

- Met with representatives of the Phi Mu Sorority to discuss our project and their concerns
- Prepared drawings at the sorority's request:
  - Cross-section representation down Rosemary St.
  - Cross-section through the building and Phi Mu
  - Shadow studies at multiple times of the year
- Visited sorority property on-site with sorority representatives to make observations and hear concerns
- Met a second time to discuss options
- Developed an Alternative buffer on our property
- Committed funding to Phi Mu to use at their discretion
  - For additional landscaping and vegetative screening on their property
  - For window treatments, shades, shutters, awnings, Etc.
  - For landscaping maintenance



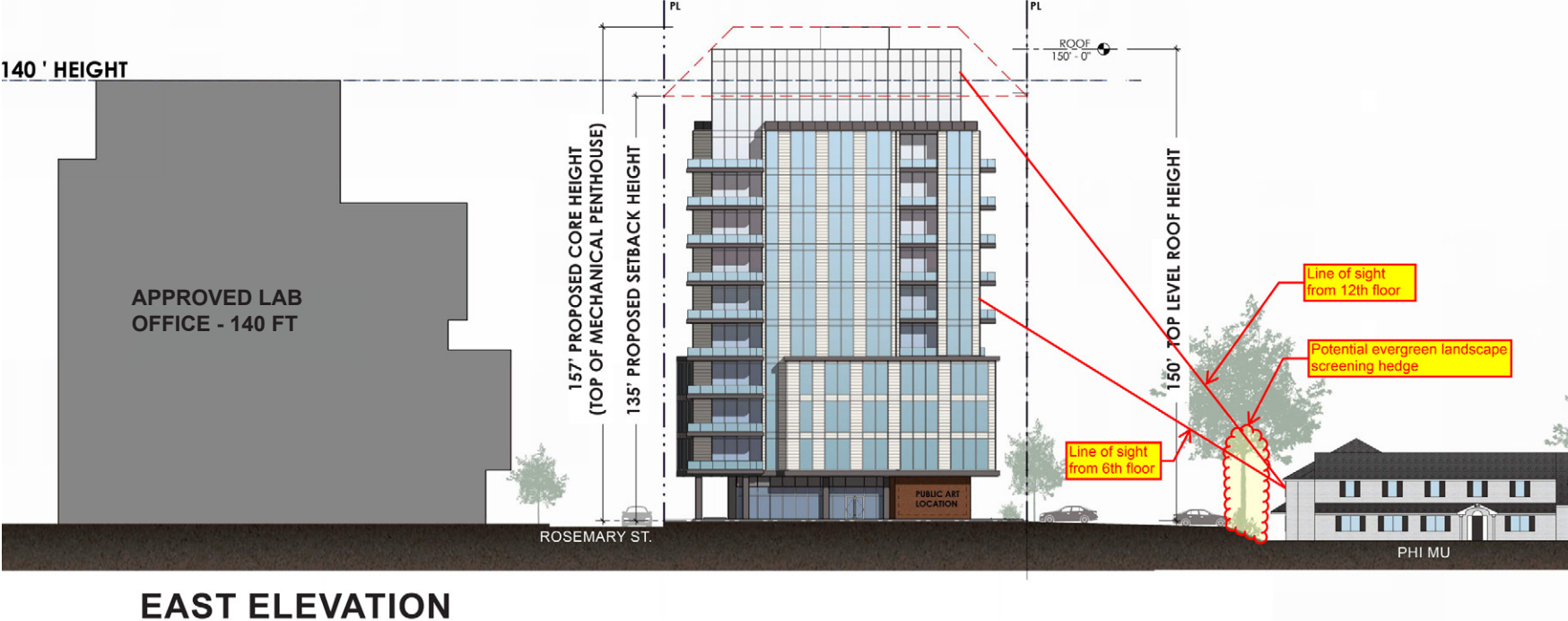








# Line of Sight Exhibit

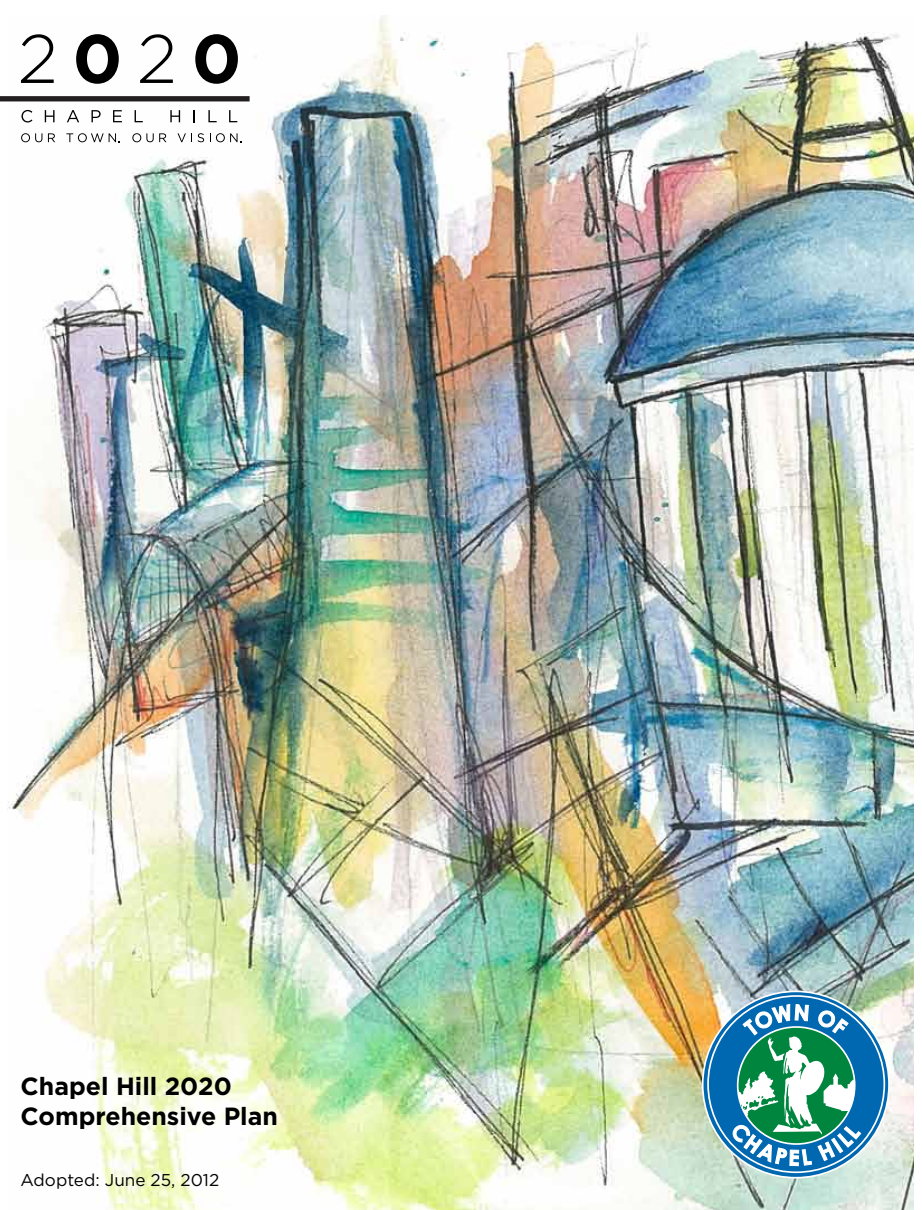


# Chapel Hill Comprehensive Plan Objectives

- **A Place for Everyone**
- **Community Prosperity and Engagement**
- **Getting Around**
- **Good Places, New Spaces**
- **Nurturing our community**
- **Town Gown Collaboration**

2020

CHAPEL HILL  
OUR TOWN. OUR VISION.



**Chapel Hill 2020  
Comprehensive Plan**

Adopted: June 25, 2012







## A Place for Everyone

- Affordable house units
- Restaurant / retail
- Public engagement on street frontage





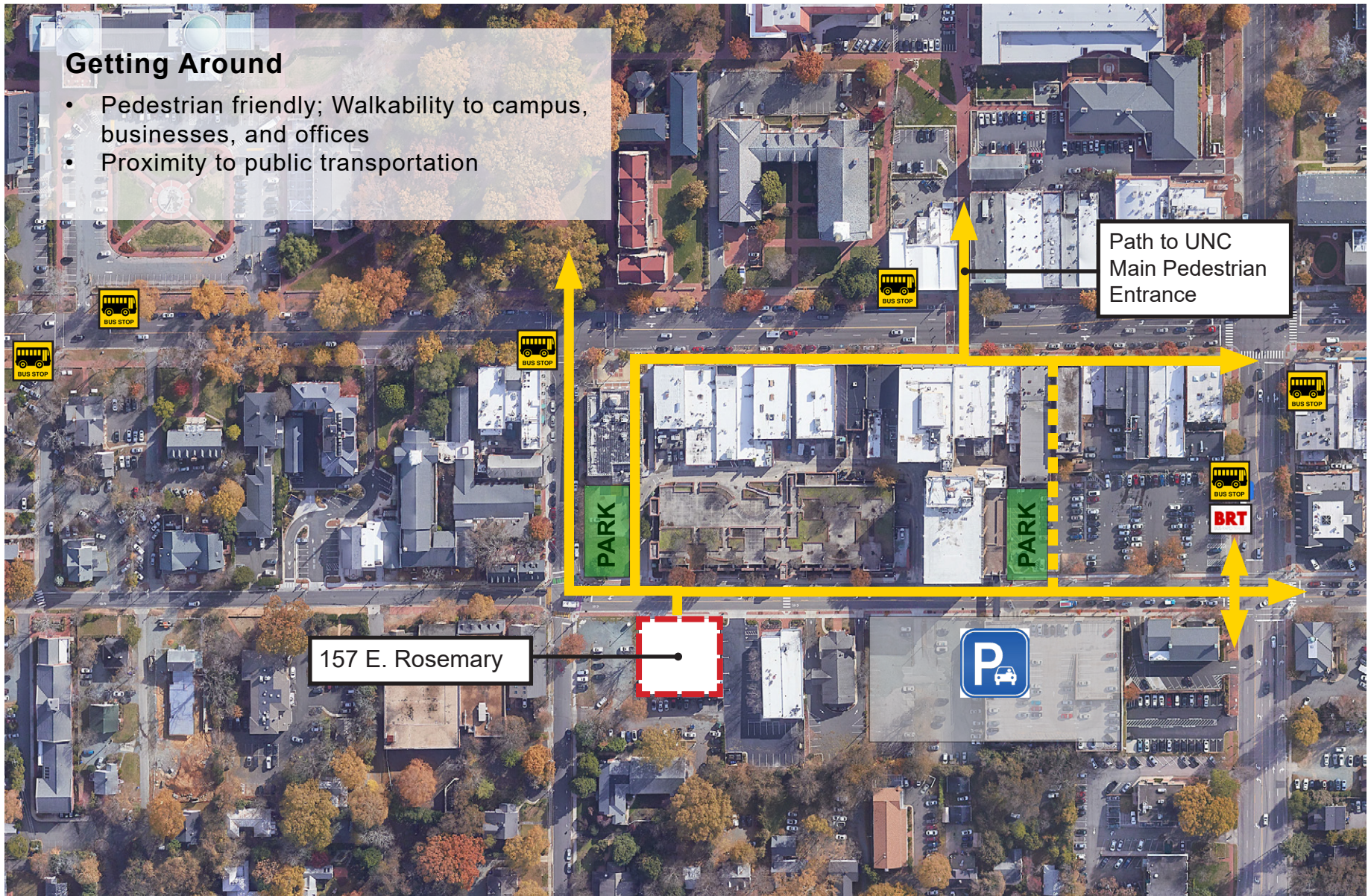
## Community Prosperity and Engagement

- Expands tax base
- Fosters success of downtown businesses



## Getting Around

- Pedestrian friendly; Walkability to campus, businesses, and offices
- Proximity to public transportation



Path to UNC  
Main Pedestrian  
Entrance

157 E. Rosemary



# Nurturing our Community

## Sustainability Summary:

- Central location of the property for residential use
  - Adjacency to transportation
  - walkability
  - Live, work, play: Surrounding Density and Diverse Uses
- Quality design and construction along with non-combustible materials
- Certification: Most likely LEED V4 (TBD)
- Water source heat pump as basis of mechanical system
- ERV's (Energy Recovery Ventilator) for central exhaust system
- All electric (with the exception of an option for a gas range in dwelling units)
- Two EV stations with infrastructure to support all 22 parking spaces with EVSE.
- One bike space per dwelling unit
- Use material with low VOC's: Environmental product declaration Requirements
- Water sense fixtures: Outdoor & indoor water use reduction
- Energy Star: Optimized Energy Performance with building
  - level Energy Metering
- Electric emergency power generation
- Dark sky lighting strategies: Light pollution reduction
- Reduced parking footprint
- Heat island reduction (reducing surface parking on site)
- Storage and collection of recyclables
- Building life – cycle impact reduction
- Enhanced indoor air quality strategies
- Construction activity pollution prevention
- Maximum use of quality views and daylight (to save energy used for lighting)





## Good Places, New Spaces

- Vibrant, diverse, pedestrian-friendly, and accessible downtown
- Attractive and high-quality building
- A residential component to complement office and park (“live-work-play”)