



THE PARK at CHAPEL HILL
 CHAPEL HILL, NC
 CONCEPT SITE PLAN
 26 MARCH 2018

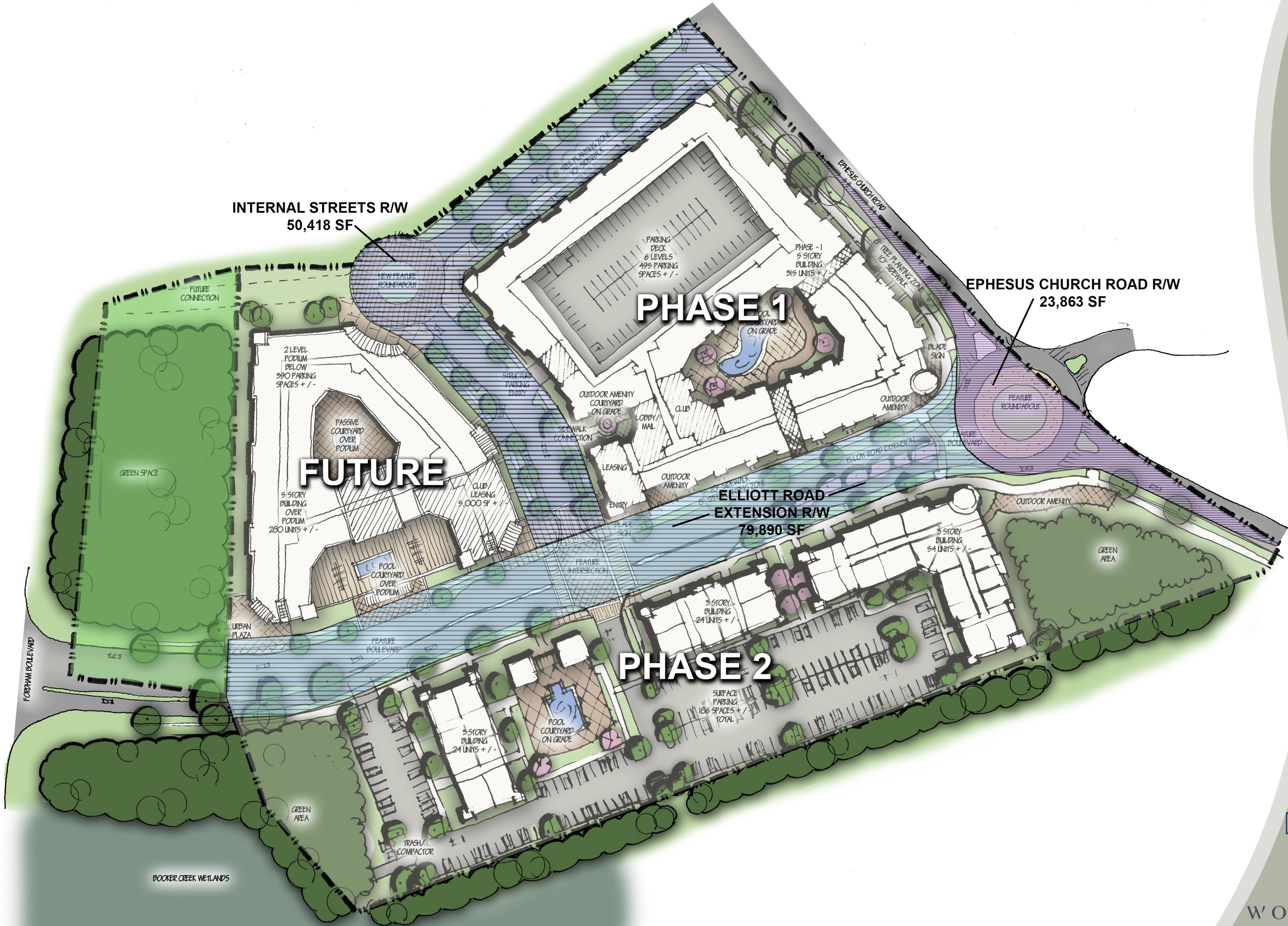


MCADAMS



WOODFIELD
 DEVELOPMENT

BOOKER CREEK WETLANDS



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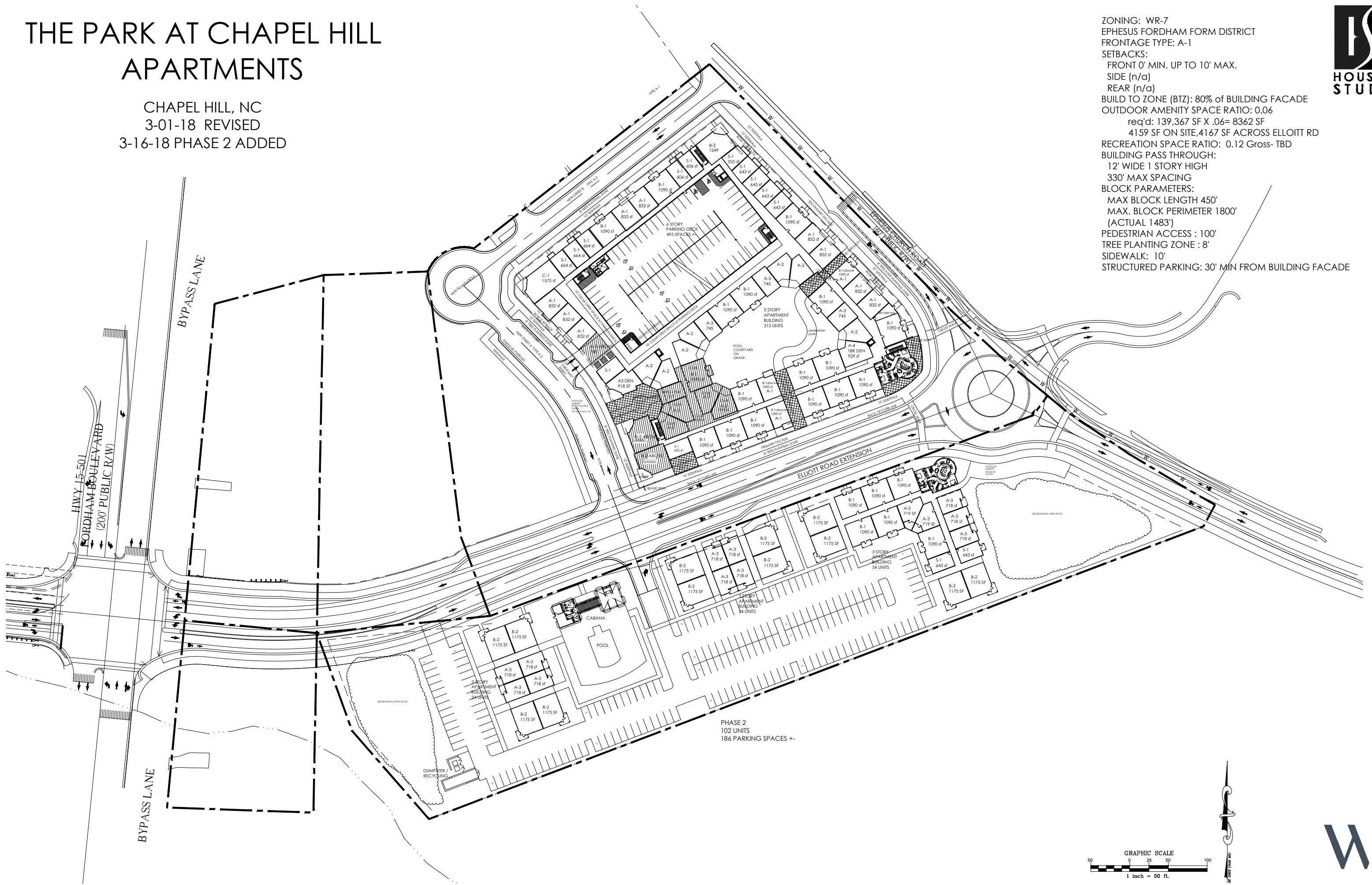


WOODFIELD
DEVELOPMENT

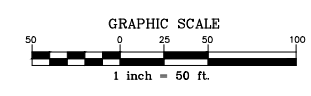
THE PARK AT CHAPEL HILL APARTMENTS

CHAPEL HILL, NC
 3-01-18 REVISED
 3-16-18 PHASE 2 ADDED

ZONING: WR-7
 EPHEBUS FORDHAM FORM DISTRICT
 FRONTAGE TYPE: A-1
 SETBACKS:
 FRONT 0' MIN. UP TO 10' MAX.
 SIDE (n/a)
 REAR (n/a)
 BUILD TO ZONE (BTZ): 80% OF BUILDING FACADE
 OUTDOOR AMENITY SPACE RATIO: 0.06
 req'd: 139,367 SF X .06= 8362 SF
 4159 SF ON SITE, 4167 SF ACROSS ELLOITT RD
 RECREATION SPACE RATIO: 0.12 Gross- TBD
 BUILDING PASS THROUGH:
 12' WIDE 1 STORY HIGH
 330' MAX SPACING
 BLOCK PARAMETERS:
 MAX BLOCK LENGTH 450'
 MAX. BLOCK PERIMETER 1800'
 (ACTUAL 1483')
 PEDESTRIAN ACCESS : 100'
 TREE PLANTING ZONE : 8'
 SIDEWALK: 10'
 STRUCTURED PARKING: 30' MIN FROM BUILDING FACADE



PHASE 2
 102 UNITS
 186 PARKING SPACES +/-



KEY POINTS

- **ELLIOTT EXTENSION RIGHT OF WAY LAND CONTRIBUTION: \$3,000,000**
 - PLUS A \$50,000 CONTRIBUTION TO COVER MINOR ROAD CHANGES TO GO TO A FULL MOVEMENT INTERSECTION INTO THE COMMUNITY
- **SIGNIFICANT AD VALOREM TAX INCREASE OF APPROXIMATELY \$1,200,000 PER ANNUM AT COMPLETION (THE CURRENT TAX IS APPROXIMATELY \$225,000)**
- **COMMUNITY IMPROVEMENTS:**
 - IMPROVED COMMUNITY CONNECTIVITY: NEW SIDEWALKS AND BIKE LANES, CONGESTION RELIEF FROM FORDHAM AND PEDESTRIAN ACCESS THROUGH OUR PROJECT
 - NEW DEVELOPMENT WILL INCREASE GREEN SPACE AND RECREATION SPACE
 - STORM WATER IMPROVEMENTS THAT WILL BE A SIGNIFICANT ENHANCEMENT FOR THIS AREA
- **MIX OF HOUSING CHOICES**
 - URBAN PARKING DECK BUILDING WITH 1, 2, AND 3 BEDROOM UNITS RANGING FROM 646 TO 1500 SQUARE FEET
 - GARDEN STYLE BUILDINGS WITH 1, 2, AND 3 BEDROOM UNITS RANGING FROM 605 TO 1450 SQUARE FEET
 - FUTURE POTENTIAL SENIOR HOUSING PROJECT ON FINAL PHASE
 - FUTURE POTENTIAL COMMERCIAL IF BYPASS LANE HOMES COULD BE REASONABLY ACQUIRED
- **HOUSING AFFORDABILITY**
 - \$1,500,000 CONTRIBUTION TO THE TOWN OF CHAPEL HILL'S HOUSING AFFORDABILITY INITIATIVES
 - THE PROJECT TEAM IS WORKING WITH THE TOWN TO OPTIMIZE THE REINVESTMENT OF THIS CONTRIBUTION BACK INTO THIS PROJECT
 - IN ADDITION TO THIS CONTRIBUTION, THE PROJECT WILL HAVE UNITS THAT MEET VARIOUS EXISTING AMI LEVELS:
 - 1 BEDROOM (1 PERSON)
 - 80% AMI @ \$1,028/MONTH: targeting 30 units at or below this level
 - 100% AMI @ \$1,284/MONTH: targeting 50 units at or below this level
 - 120% AMI @ \$1,541/MONTH: targeting 30 units at or below this level
 - 2 BEDROOM (2 PEOPLE)
 - 100% AMI @ \$1,467/MONTH: targeting 10 units at or below this level
 - 120% AMI @ \$1,761/MONTH: targeting 30 units at or below this level
 - 3 BEDROOM (4 PEOPLE)
 - 100% AMI @ \$1,833/MONTH: targeting 1-5 units at or below this level

