

TOWN COUNCIL CONCEPT PLAN REVIEW ASPEN – WEAVER DAIRY



Aspen Heights Partners (AHP)

COMPANY OVERVIEW

- National multifamily and student housing developer and manager founded in 2006.
- Headquartered in Austin, TX with regional eastern headquarters in Charlotte, NC.
- Vertically integrated developer, owner, and property manager.
- \$1.6 billion in development across 34 projects nationwide since inception.
- \$2 billion of development projects currently in the pipeline.
- 375 employees across the nation.
- Proven track record and capability to execute successful projects with emphasis on creative designs that connect with the community.



CONCEPT PROJECT PLAN ASPEN – WEAVER DAIRY



CONCEPT PLAN OVERVIEW



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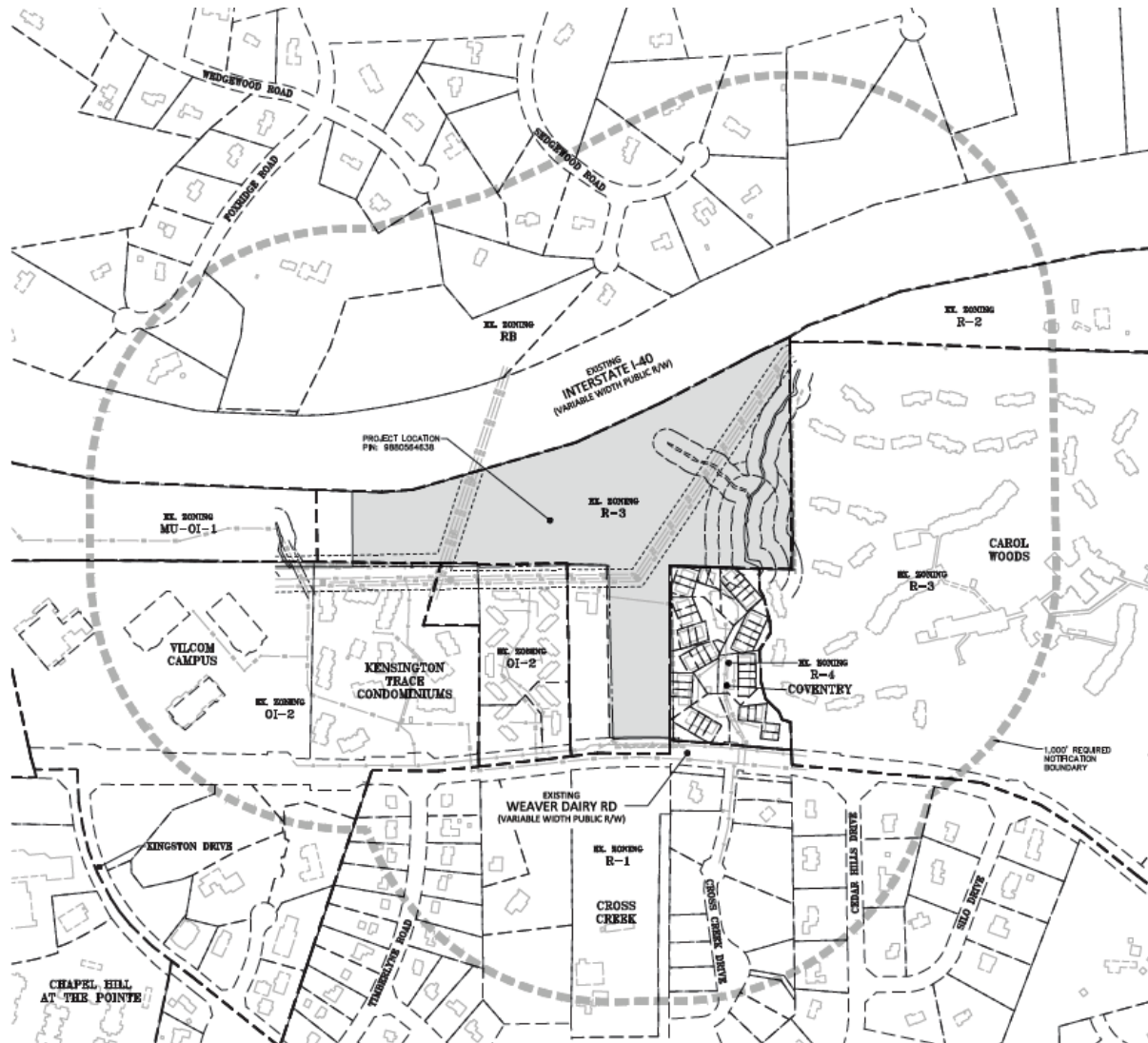
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AREA MAP



GENERAL NOTES
 1. DATA AND PROPERTY INFORMATION FROM CHAPEL HILL/GRANITE COUNTY GIS.

- LEGEND**
- 1,000' REQUIRED NOTIFICATION BOUNDARY
 - PROJECT AREA
 - APPROXIMATE ZONING DISTRICT LINE (INFORMATION FROM TOWN OF CHAPEL HILL GIS)



CONCEPT SITE PLAN



CONCEPT PLAN PERSPECTIVE 1



CONCEPT PLAN PERSPECTIVE 2



CONCEPT PLAN PERSPECTIVE 3



CONCEPT PLAN PERSPECTIVE 4



CONCEPT PLAN PERSPECTIVE 5



CONCEPT PLAN PERSPECTIVE 6



AFFORDABLE HOUSING PROPOSAL ASPEN – WEAVER DAIRY



Proposed Affordable Program Guidelines For Discussion

Adhere to the Inclusionary Zoning Ordinance (Section 3.10) in detail and follow the intention of this ordinance in conjunction with the Comprehensive Plan.

337 total units comprised of 293 Market Rate units and 44 (15% of Market Rate) Affordable units.

Twenty-two (50%) of the Affordable units are affordable for households earning 80% or less of the AMI* and the remaining twenty-two (50%) of the Affordable Units are affordable for households earning 65% or less of the AMI.

*AMI shall be calculated using the HUD Metropolitan Fair Market Rent/Income Limits Area for the Raleigh, NCMSA.

Affordable units will be provided the same unit mix, interior finish, and amenities of the Market Rate units.

Affordable Unit Mix

	65% AMI	80% AMI
Main Building	Units	Units
1 Bedroom	10	10
2 Bedroom	6	7
3 Bedroom	2	2
Townhomes		
2 Bedroom	2	2
3 Bedroom	2	1
Total/Avg.	22	22