

# Chapel Hill Crossings

Conditional Zoning Application

Town of Chapel Hill Council  
27 September 2023

*EB Capital Partners*



# Chapel Hill Crossings - Location Context

Concept Plan  
and

Fall 2021  
June 2022

Work with Town  
And Adjacent  
Developers on  
Development  
Framework  
For the Area

Summer 2022

Conditional zoning  
Plan to Planning  
Commission

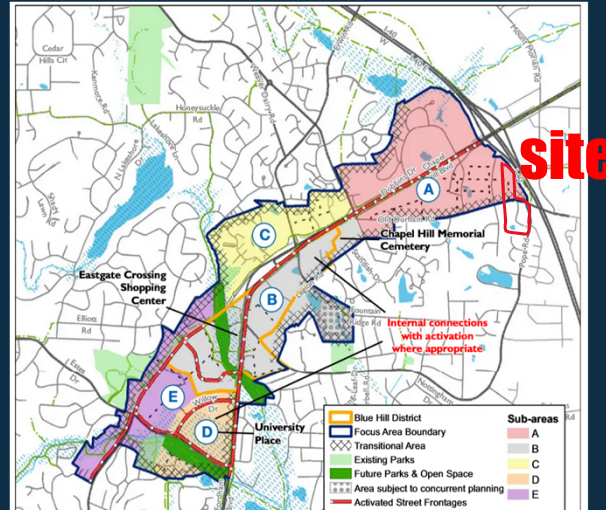
May 2023

And Council

June 2023

Revised Conditional  
Zoning Plan

Sept 2023



## Parkline East Village

Potential Wider Development  
Framework Diagram

- ..... Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- ⋯ "The Hub" Community Gathering Space
- Build-to Edge
- Bus Stop-current



03-15-23 update

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished.

# Chapel Hill Crossings – Original June 2023 Site Plan

## WHAT WE HEARD AT THE MAY PLANNING COMMISSION AND AT THE JUNE COUNCIL PUBLIC HEARING

### NORTH SIDE

- The building should be rotated 90deg to give the street façade more articulation
- Would prefer the greenway trail on the eastern edge not through the site
- Reduce scale at the street facade

### SOUTH SIDE

- 400 new residences is too ambitious a density. It would be better to more fully develop the north side which is within the FLUM focus area.
- Concern over the proposed FLUM change and expanding the focus area
- 7 story building is too tall, sets a precedent, and massing is too large
- Need more townhomes and cottages
- Stormwater mitigation should treat the 100-year storm event
- Developer needs to install a sidewalk on Pope Rd
- Concern that there needs to be 9 modifications to make the project work
- Needs affordable housing
- Mixed reaction to the non-residential uses proposed



# Chapel Hill Crossings – Current Project Components

## Chapel Hill Crossings North

Rezone from R-1 to R-6  
199 Apartments -studio/1 bdrm / 2 bdrm (increased from 148)  
Approximately 245 Parking Spaces (~50 under building) 1.25 spaces/unit  
Possible minor intrusion into the stream buffer/RCD zone for greenway trail  
Amenities: pool, fitness center, green courtyard, co-working space,  
community garden, wide multi-modal trail through developed portion of site

## Chapel Hill Crossings South

Rezone from R-1 to R-6  
100-135 Townhomes and Cottages - 2 bdrm / 3 bdrm (decreased from 390)  
Approximately 235 Parking Spaces (decreased from 695)  
Community Amenities: open air community space, common greenspaces, pedestrian walks , playground



# Chapel Hill Crossings - Changes from Initial Plan to Current Project

## Chapel Hill Crossings North

Prior Plans

Current Plans



Building rotated to allow for articulation and streetside plaza

Greenway trail shifted from project center to the east side, and extended to the west along the stream buffer

Accommodate additional parking underground

Transfer of some density from the south parcel to the north parcel. Unit count raised from 148 units to 199 units.

Parking removed from front of building



## Concept Architecture



# Chapel Hill Crossings - Changes from Initial Plan to Current Project

Chapel Hill Crossings North - Concept Architecture



# Chapel Hill Crossings - Changes from Initial Plan to Current Project

Prior Plans



## Chapel Hill Crossings South

Proposal more in keeping with current FLUM by reducing density and removing non-residential uses

- Eliminated 7 story building
- Eliminated 3 story parking deck
- Reduced impervious area
- Increased green space
- Eliminated approximately 255 units
- Added Pope Road sidewalk
- Stormwater managed for the 100-year event

Current Plans



## Site and Architecture Concept



# Chapel Hill Crossings - Connectivity Improvements

## RETAINED:

- Sidewalks on both sides of Old Chapel Hill Road

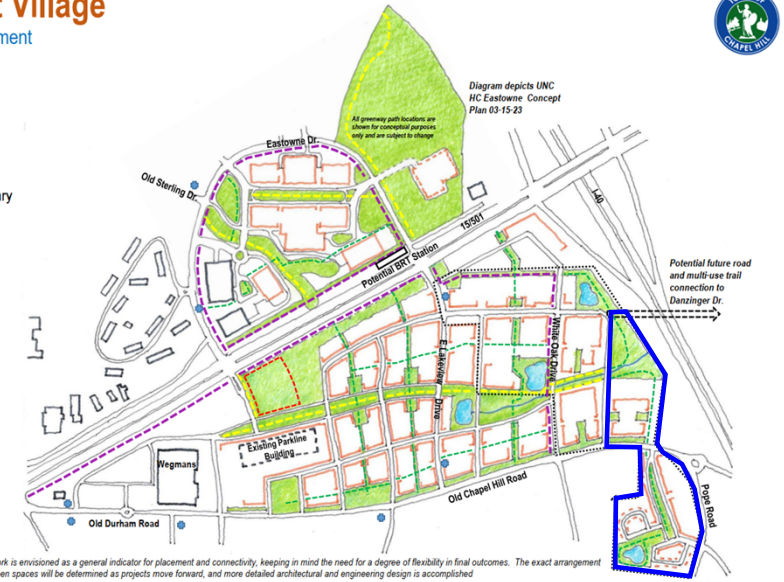
## ADDED:

- Sidewalk on Pope Road frontage
- In the North project added paved trail along the stream buffer

## Parkline East Village

Potential Wider Development Framework Diagram

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Work is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished.



**LEGEND**

- ➔ FUTURE PLANS
- ➔ EXISTING PAVING
- ➔ PROPOSED PAVED FUTURE ROUTE



# Chapel Hill Crossings - Affordable Housing Offering

## NORTH PROJECT

### Rental units

Total unit count of 190-199 units  
Studio, 1-bedroom, 2-bedroom

20 affordable units = 11% of 179 market rate units

20 affordable units  
10 at 65% AMI  
10 at 80% AMI

OR

14 units total at 60% AMI

Affordable units will be available at the same time as market rate units

Affordable units will be integrated into the floorplan and dispersed among the market rate units

Rental units will be affordable for a period of 30 years.

## SOUTH PROJECT

### For Sale units

Total unit count of 100-135 residences

Affordable units will be offered at a rate of 15% of the market rate units  
For example, if 100 units are built, 13 will be affordable as 15% of 87 market rate units.

Affordable units will be offered as half available to households with income not exceeding 80% AMI, and half available to households with income not exceeding 65% AMI

No more than half the affordable units will be located in any one phase.