



*Toll Brothers*  
APARTMENT LIVING

**ROCKWOOD  
DEVELOPMENT**

# Barbee Chapel Apartments

Town Council  
May 24, 2023



# Barbee Chapel Apartments



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APARTMENT LIVING

ROCKWOOD  
DEVELOPMENT



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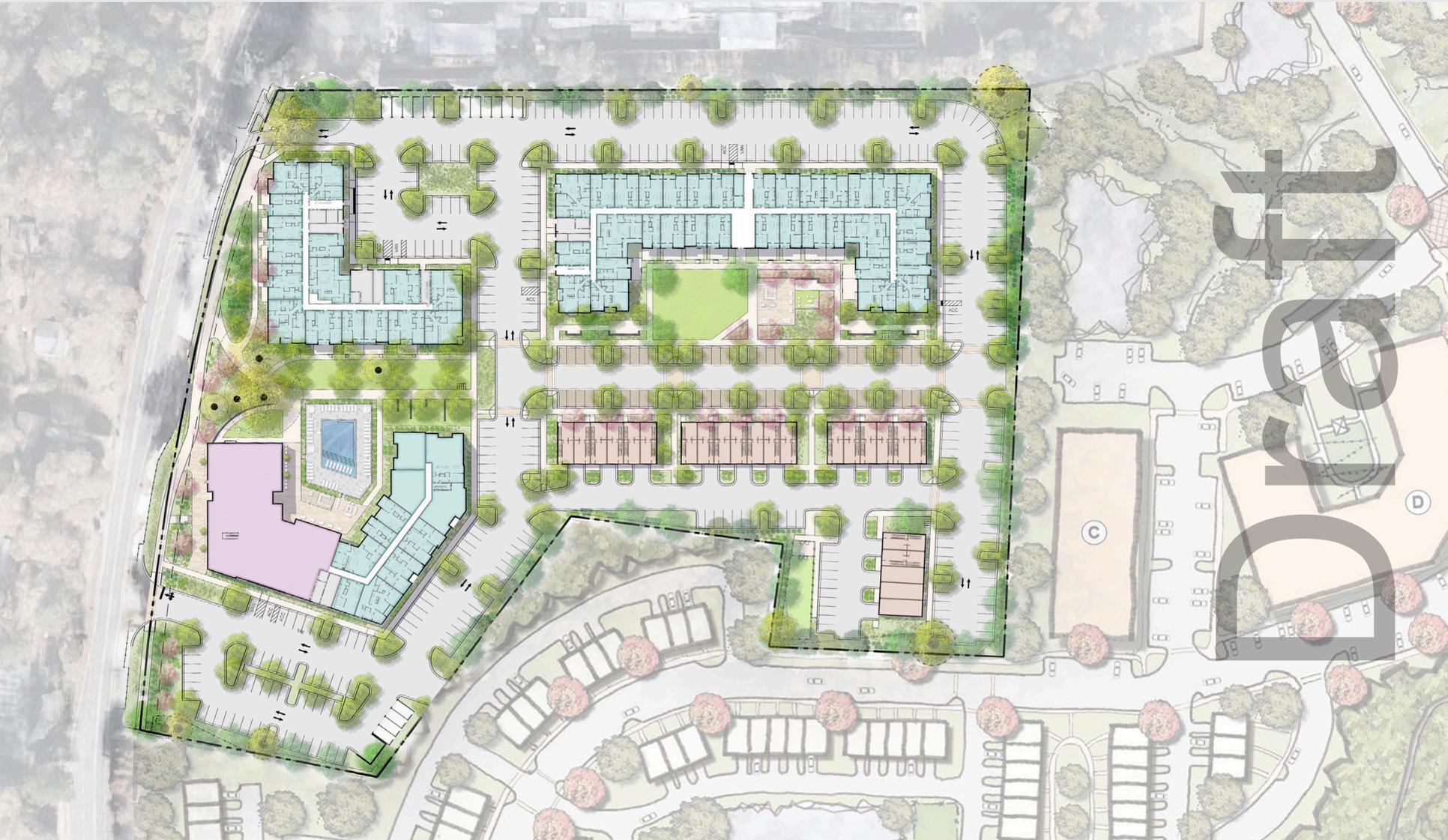
Council Comments at April 19 Meeting

## What we heard from Town Council:

- Reduce Parking
- Decrease Impervious Surface
- Improve Stormwater Management
- Increase Affordable Housing Options

Draft

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## Updates to Site Plan

- **Reduce Parking**
  - ORIGINAL: 495 total spaces  
(1.4 spaces/unit)
  - REVISED: **49 FEWER spaces**, or 446 total spaces  
(1.3 spaces/unit)
    - Converted Parking Spaces to Tree Islands along “main street”
      - Decreases impervious surfaces
      - Allows for larger tree species
      - Increases shade / reduces heat island effect
      - Supports campus-like feel

Draft

# Barbee Chapel Apartments

## Updates to Site Plan

- **Decrease Impervious Surfaces**

- More Pervious Surface, in part because of converted parking spaces
- Added Permeable Surface along parts of the “main street”

- **Improve Stormwater Management**

- Committing to installing infrastructure for 50-year storm event (vs 25-year event required by ordinance)

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## Affordable Housing Plan / Options

### Original Proposal:

- **Affordable Units: 31 units**
  - 15 units at 65% AMI
  - 16 units at 80% AMI

### Council Feedback:

- **Not enough affordable housing and wanted to reach lower AMI**
- **Also, HAB's preference for including 60% AMI**



# Barbee Chapel Apartments

Affordable Housing Plan / Options

## Two Alternate Scenarios:

\*\* these incorporate updated HUD AMI numbers \*\*

### Alternate 1:

- **Affordable Units: 30 units**
  - 15 units at 80% AMI
  - 15 units at 60% AMI

### Alternate 2:

- **Affordable Units: 23 units**
  - all at 60% AMI



