



# Old Chapel Hill Road Apartments

Concept Plan #24-3

June 12, 2024

**ROCKWOOD**

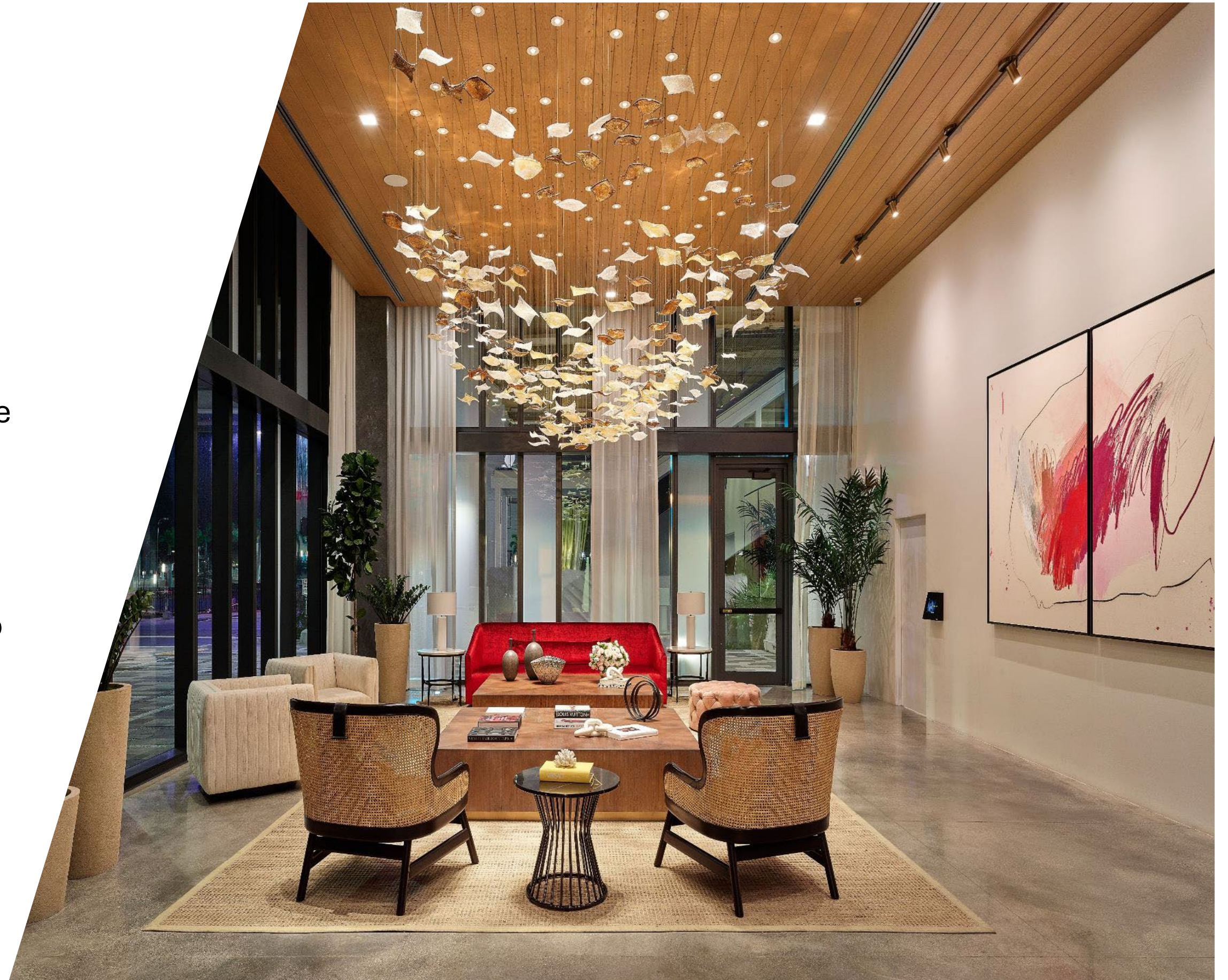
**dwell**

 **MCADAMS**

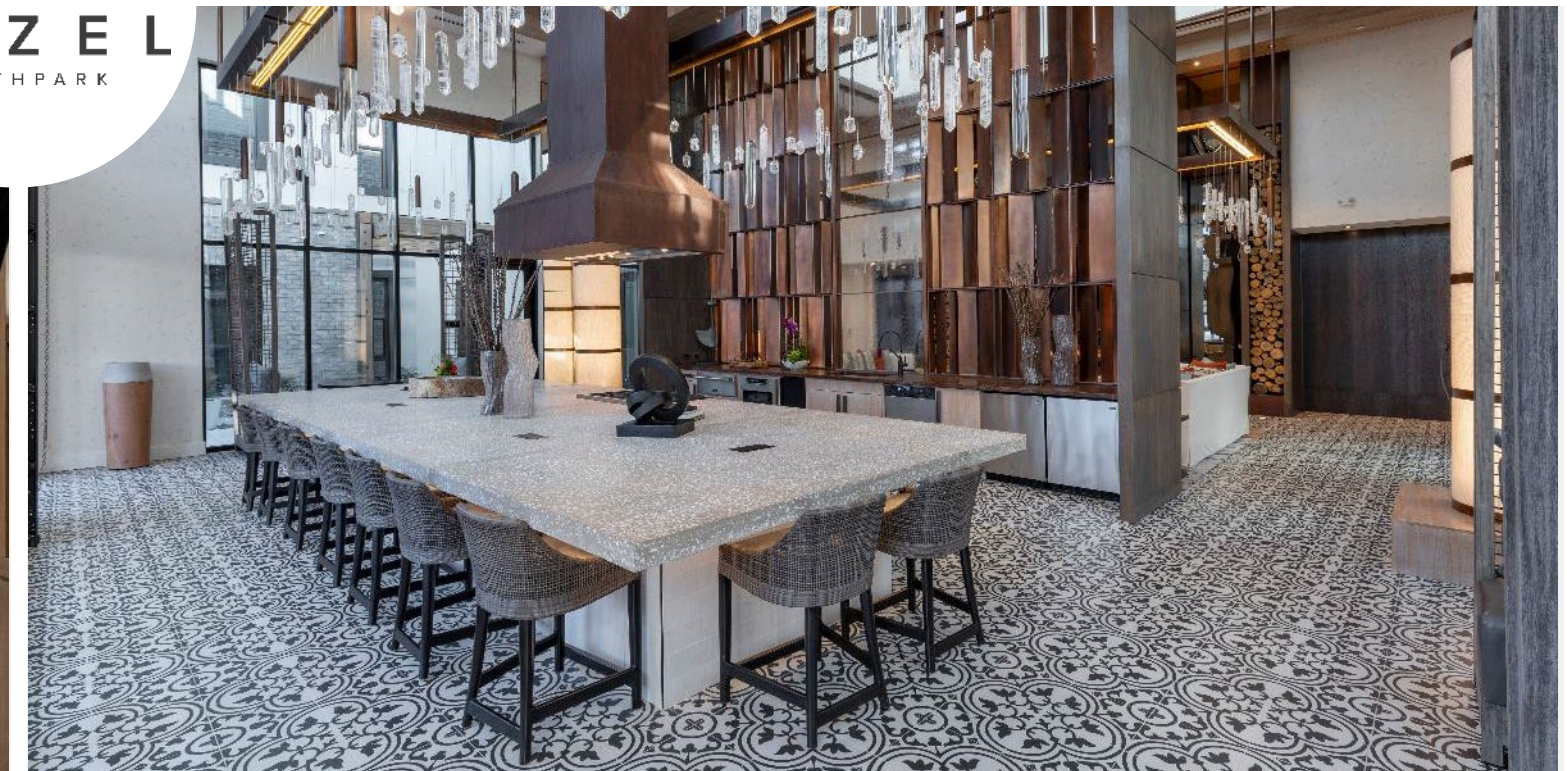




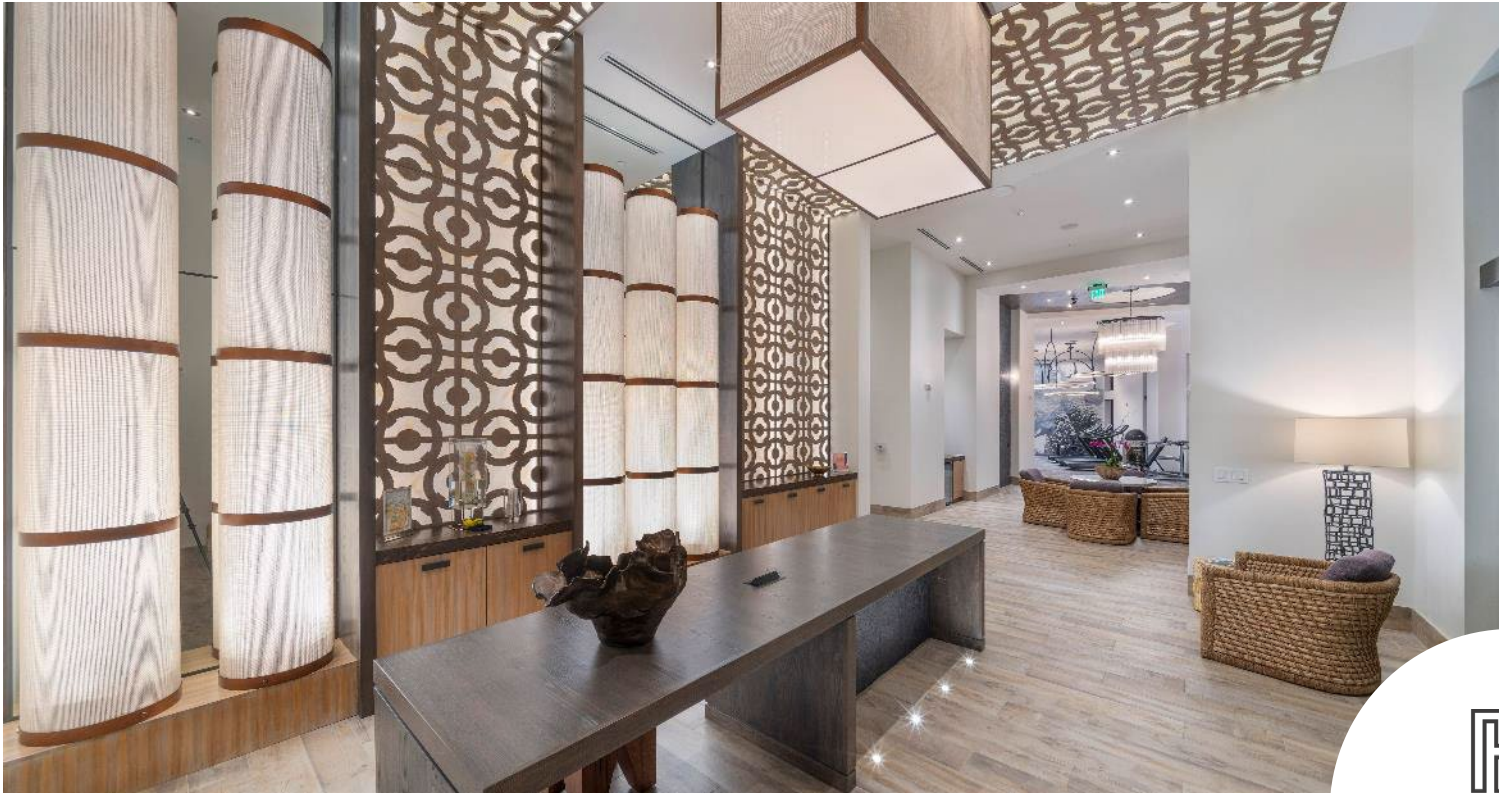
ZOM Living creates artful living spaces. We have garnered nearly 200 industry and design awards, including the prestigious National Multifamily Development Firm of the Year. Our Carolinas Office is excited to create a signature property in Chapel Hill.

















# Location and Context



## Site Information

- 11 N White Oak Drive
- Durham County / Chapel Hill Jurisdiction
- 4 parcel assemblage
- 11.66 acres

## Zoning & Comp Plan

- Current Zoning: R-1
- Proposed Zoning: R-6
- Future Land Use: N 15-501 Corridor, (multifamily residential 4-6 stories)

## Nearby Projects

- Chapel Hill Crossing
- Meridian Lakeview Gateway
- UNC Health Eastowne
- East Lakeview (Concept Plan)



# Development Framework



## Town Goals

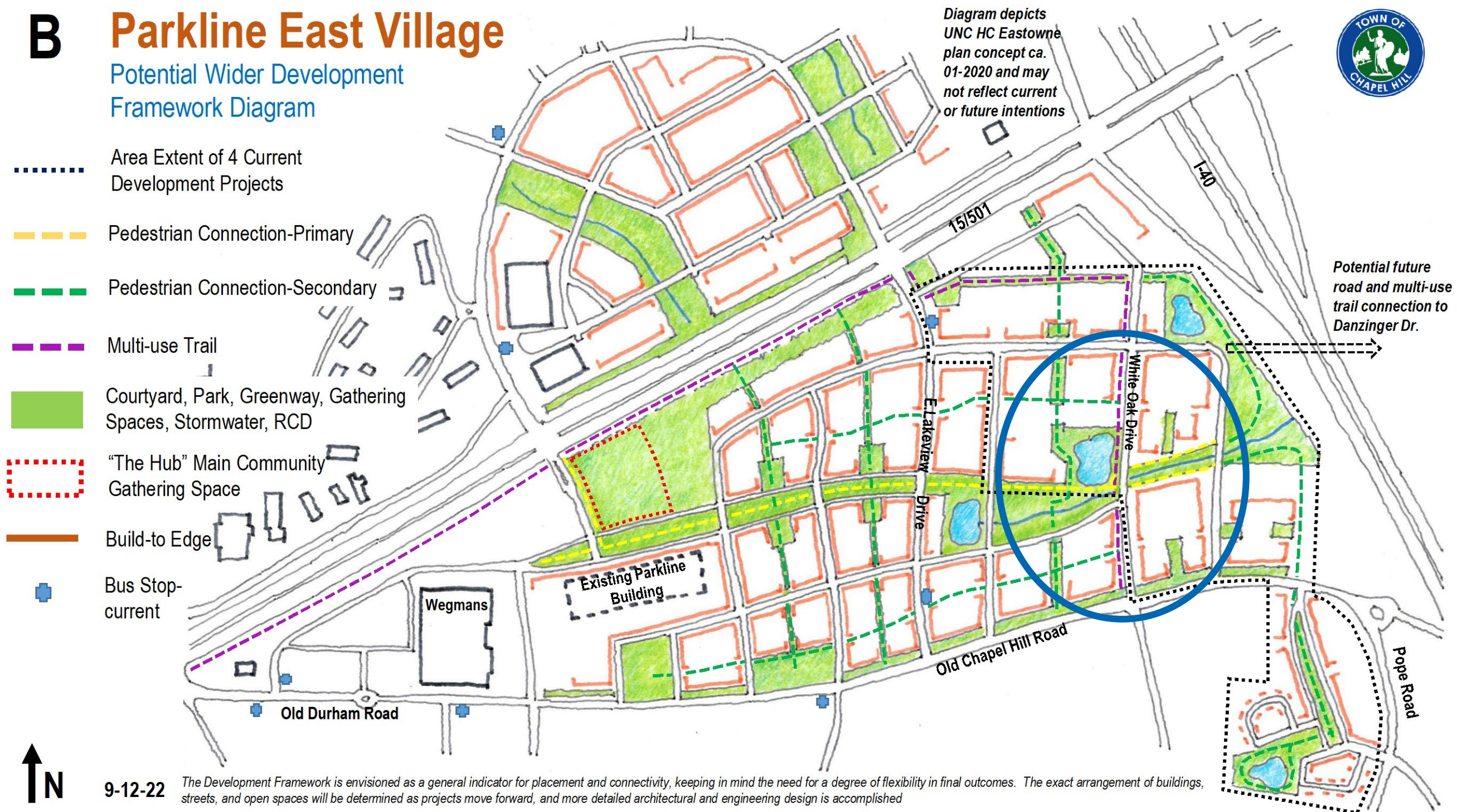
- Identify opportunities for a more holistic and connected community plan
- Foster community connections for pedestrians, bicycles, transit and vehicles
- Consider how stormwater and stream protection could be a community amenity
- Plan a vibrant public realm of streets and open spaces

## Components

- **STREET AND BLOCK PATTERN**  
Interconnected streets that create blocks and are defined spatially by building edges
- **PEDESTRIAN PATHWAYS**  
Pathways indicated in yellow dashed lines are primary public pedestrian connections. Green dashed lines are secondary routes to provide connectivity within a development for use primarily by residents.

## B Parkline East Village

### Potential Wider Development Framework Diagram



9-12-22

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



# Zooming In

## A Parkline East Village

Development Framework Diagram

- ..... Area Extent of 4 Current Development Projects
- - - Multi-use Trail
- - - Pedestrian Connections-Primary
- - - Pedestrian Connections-Secondary
- Courtyard, Green, Park, Gathering Space, Greenway, Stormwater, RCD
- Build-to Edge
- ★ Entrance Feature



9-12-22

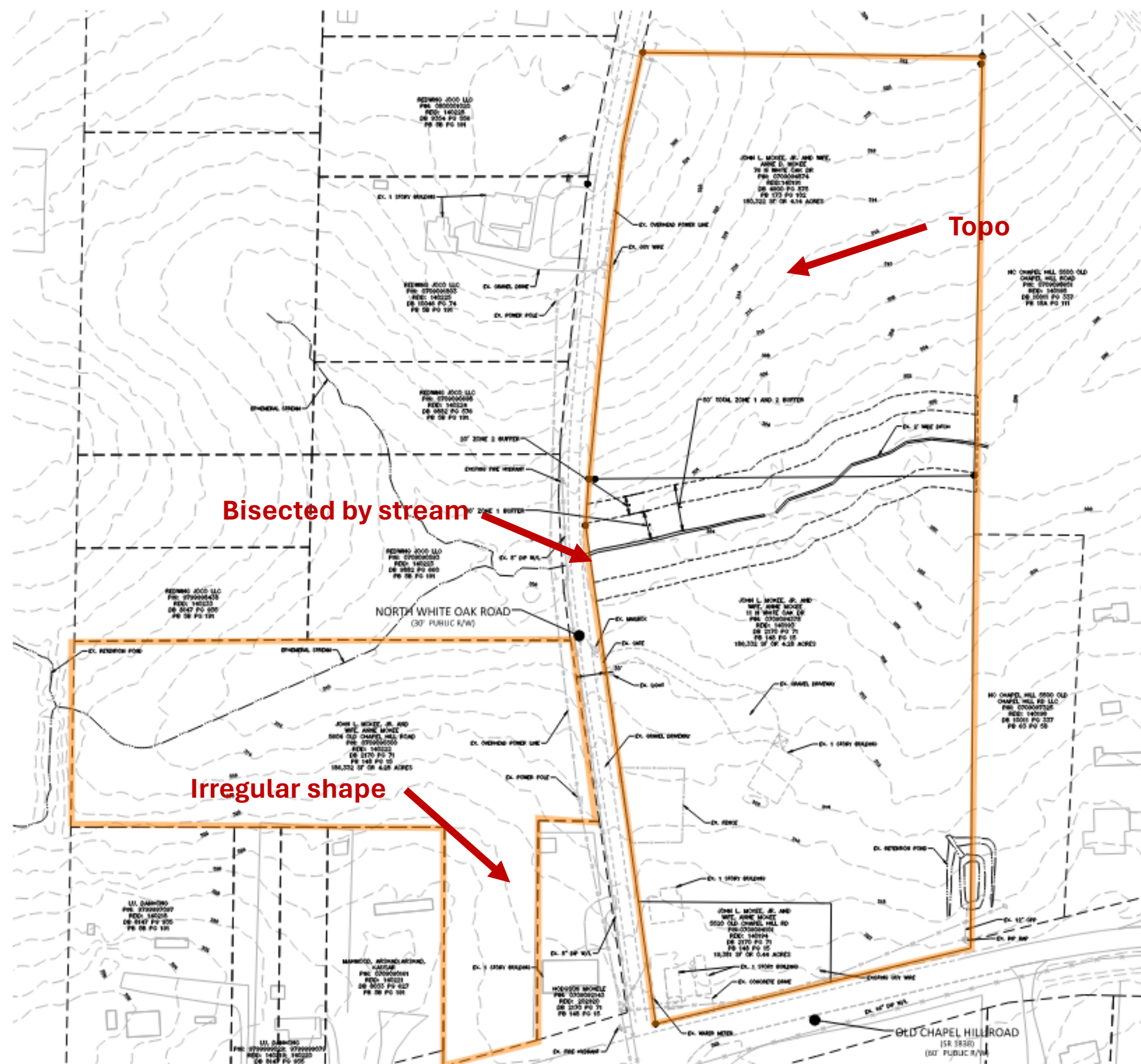
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### Components (continued)

- GREEN SPACES / GATHERING  
A major public green space is envisioned passing east/west as a central greenway space or linear park
- BUILDING PLACEMENT AND SCALE  
Principal building facades with emphasis on defining block corners
- ENTRANCE FEATURE  
Occurring at key neighborhood entrance points; streetscape components, landscape features, small outdoor spaces or architectural elements







# Previous Concept Plan (March 2022)

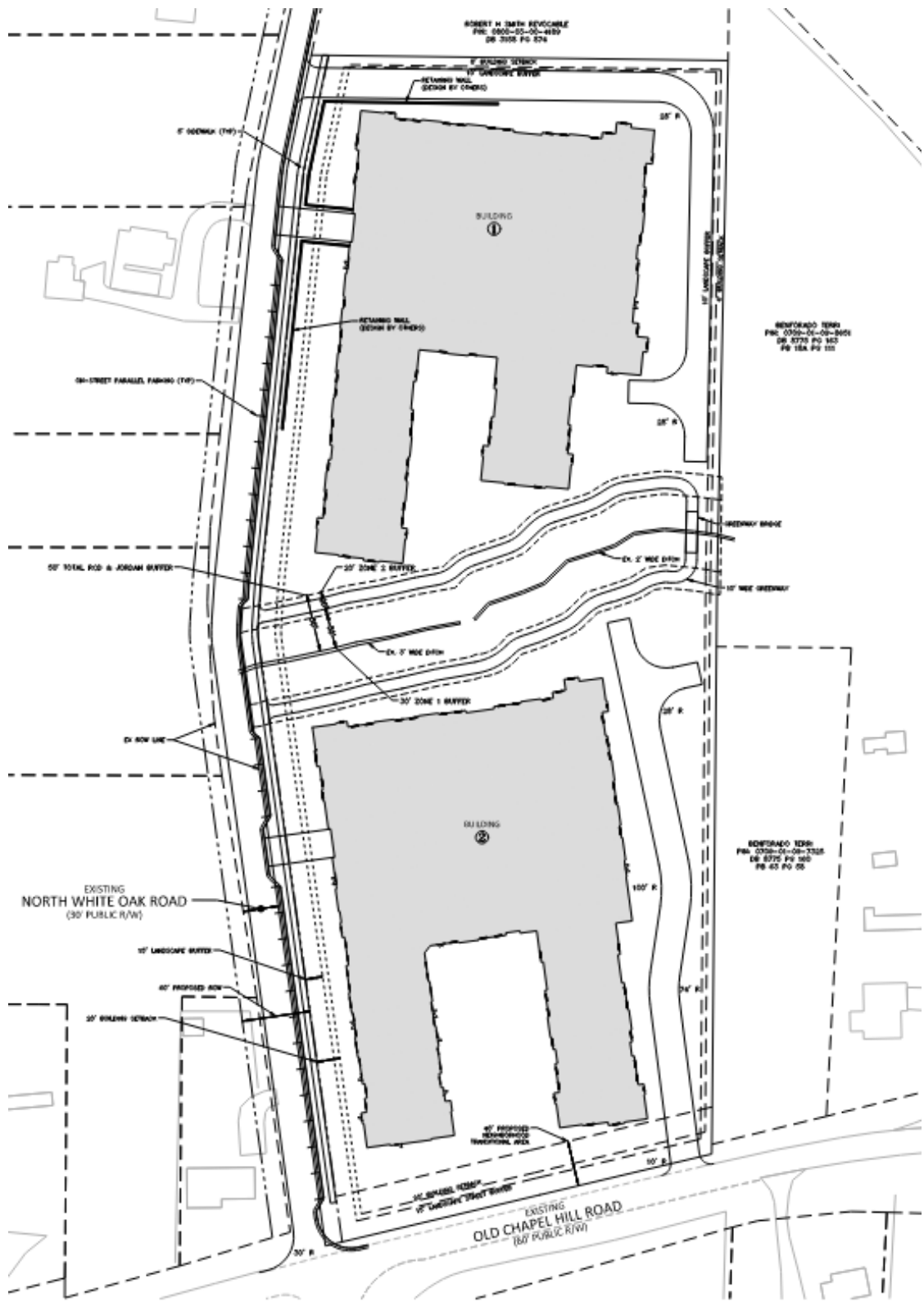


## Previous Proposal

- 380 apartments wrapped around parking decks
- 820 parking spaces
- Likely student apt use

## At that time, Council said:

- Proposed buildings too large
- Too much parking
- Too much impervious surface
- Out of context
- Integrate with other projects:
  - Street networks
  - Green infrastructure
  - Variety of housing types





# Proposal

**DELIVER A QUALITY DEVELOPMENT THAT SUPPORTS THE TOWN'S COMPLETE COMMUNITY INITIATIVE**

## **CONNECTIVITY**

- Intentional street integration with adjacent developments
- Sidewalks and pedestrian paths will provide north-south connectivity
- Tree-lined streets with on-street parking prioritize pedestrians

## **PLACEMAKING**

- Buildings fronting the street, with most parking screened behind buildings
- Organized around a linear park running east to west along intermittent stream
- Pocket parks and pedestrian connections to encourage social connection

## **BUILDING CONFIGURATION**

- 3-5 multifamily buildings of varying sizes plus townhouses
- 360+/- units (studios, 1 BR, 2 BR, 3 BR, and townhouses)
- Combination of surface parking and possibly a table-top deck



# Conceptual Plan v1

DELIVER A QUALITY DEVELOPMENT THAT SUPPORTS THE TOWN'S COMPLETE COMMUNITY INITIATIVE



## CONNECTIVITY

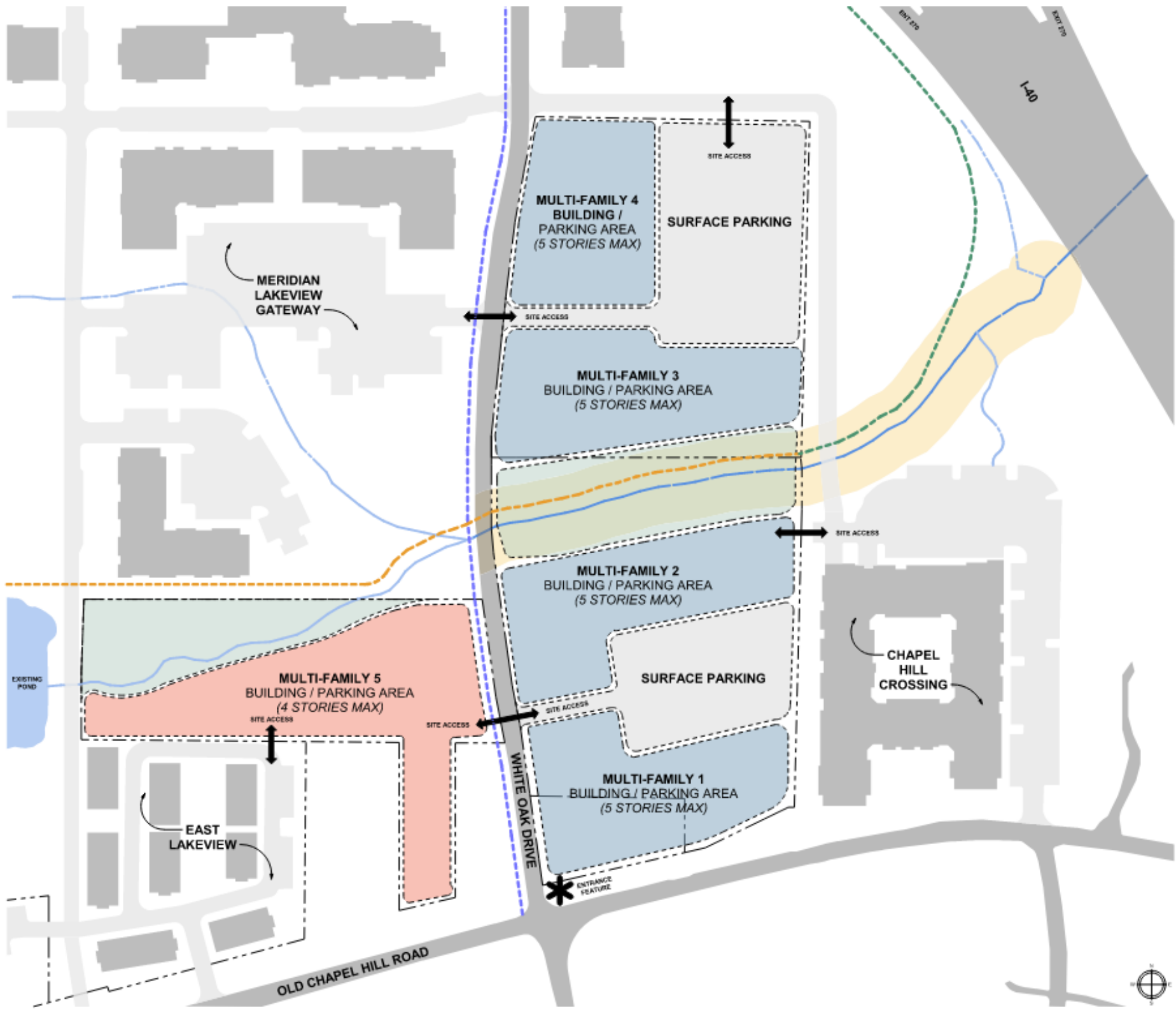
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SITE DIAGRAM LEGEND	
	PEDESTRIAN CONNECTION - PRIMARY
	PEDESTRIAN CONNECTION - SECONDARY
	MULTI-USE TRAIL
	PROPERTY LINE
	EPHEMERAL STREAM
	INTERMITTENT STREAM
	APPROXIMATE JORDAN BUFFER
	ADJACENT APPROVED PROJECTS
	COURTYARD, PARK, GREENWAY, GATHERING SPACE, RCD
	CONNECTION TO ADJACENT SITE
SITE DATA	
MULTI-FAMILY 1 THRU 4 - 325 UNITS MAX	
SITE SUBTOTAL = 8.86 ACRES	
MULTI-FAMILY 5 - 25 UNITS MAX	
SITE SUBTOTAL = 2.8 ACRES	
TOTAL SITE AREA = 11.67 ACRES*	
*TREE CANOPY REQUIRED = 3.5 ACRES (30%)	
*RECREATIONAL AREA REQUIRED = 0.59 (5%)	
*ACTIVE RECREATIONAL AREA REQUIRED = 0.24 (2%)	



# Conceptual Plan v2

DELIVER A QUALITY DEVELOPMENT THAT SUPPORTS THE TOWN'S COMPLETE COMMUNITY INITIATIVE



## CONNECTIVITY

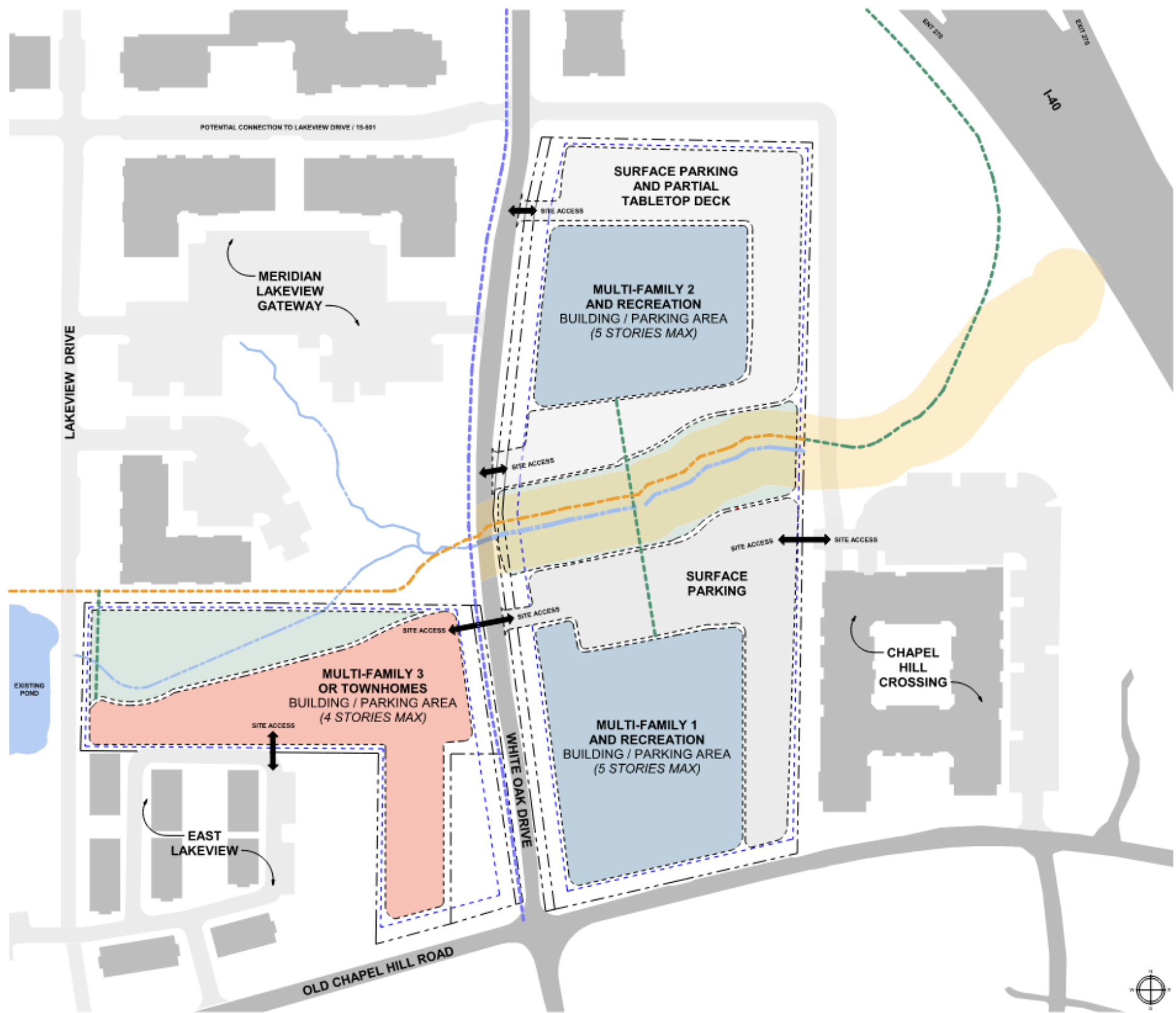
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	PEDESTRIAN CONNECTION - SECONDARY
	MULTI-USE TRAIL
	PROPERTY LINE
	SETBACK LINE
	ROW LINE
	EPHEMERAL STREAM
	INTERMITTENT STREAM
	APPROXIMATE JORDAN BUFFER
	ADJACENT APPROVED PROJECTS
	COURTYARD, PARK, GREENWAY, GATHERING SPACE, RCD
	CONNECTION TO ADJACENT SITE
SITE DATA	
MULTI-FAMILY 1 AND 2 - 325 UNITS MAX	
SITE SUBTOTAL = 8.86 ACRES	
MULTI-FAMILY 3 - 25 UNITS MAX	
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TOTAL SITE AREA = 11.67 ACRES*	
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# Concept Layout Option



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# Town Council Guidance Needed



## BUILDING SIZE

- Are six-story buildings acceptable?
- If constraints require denser buildings on some part of the site, where would you prefer it to be?
- Are there key architectural components you care about?



## SUSTAINABILITY

- Committed to NGBS Bronze certification; striving for Silver
- Committed to Green Globes certification
- Will include EV charging stations and EV-ready spaces



## AFFORDABLE HOUSING

- 10% of units at 80% AMI is achievable
- Higher percentages of units and/or lower AMI might be impossible in current economic environment
- If this is insufficient, may we explore trade-offs in other parts of our program?



## ‘HISTORIC’ BUILDING

- How important is it to preserve this building?
- If important, can we move it elsewhere on-site?



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