

Gateway Concept Plan

Chapel Hill
Town Council Presentation

September 14th, 2022

BRYAN PROPERTIES

NorthView Partners
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT

BRYAN PROPERTIES

CHAPEL HILL
SOUTHERN
VILLAGE



Gateway

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Gateway

Property Assemblage



Gateway

Concept Plan



SITE DATA

AUGUST 18, 2022

SITE AREA: 15.76 ACRES
 PROPOSED F.A.R.: .8

APARTMENTS

PROPOSED UNITS: 308
 PARKING: 465 SPACES = 1.51/UNIT
 14 EV SPACES = 3%
 77 BIKE SPACES = 1 PER 4 UNITS

AFFORDABLE SENIOR APARTMENTS

PROPOSED UNITS: 72
 PARKING: 72 SPACES @ 1.0/UNIT
 2 EV SPACES = 3%
 18 BIKE SPACES = 1 PER 4 UNITS

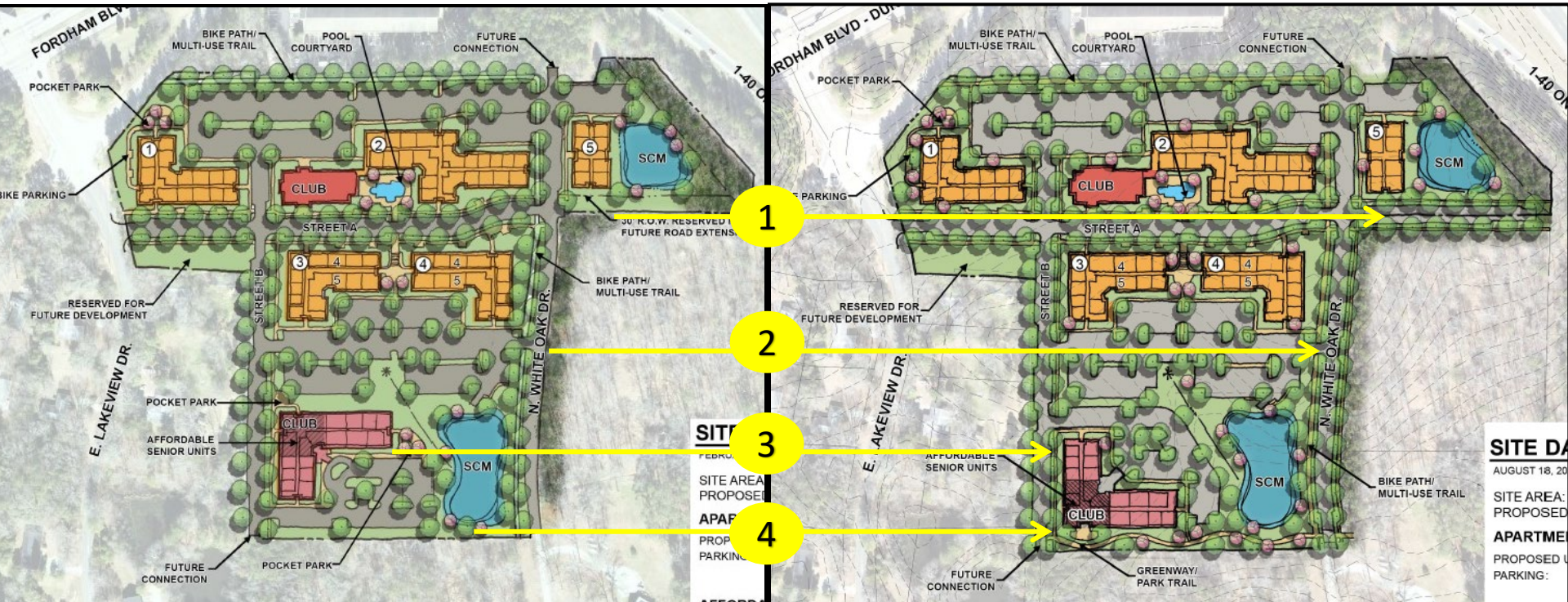
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GATEWAY
 CHAPEL HILL, NORTH CAROLINA

DRG DESIGN
 RESOURCE
 GROUP

Gateway

Original Concept Plan to Current Concept Plan



- Right-of-Way — 1 —> Road and Access Coordination
- White Oak Road — 2 —> Design Coordination and Multi-use Trail
- Senior Housing — 3 —> Rotated to “Front on Greenway”
- Greenspace — 4 —> Linear Greenway Park – Increasing pedestrian connectivity between properties

Gateway

Streetscape Rendering



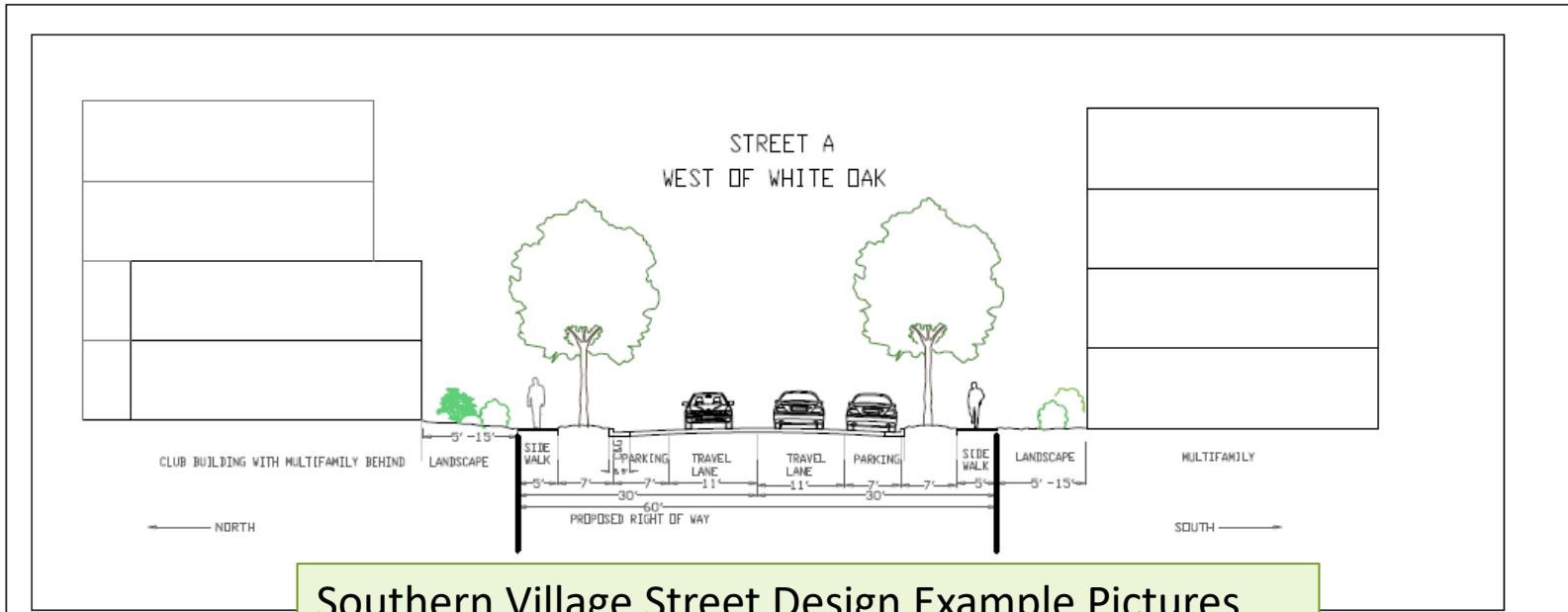
Gateway

Streetscape Rendering



Gateway

Cross Sections – Street A (West of White Oak)



Southern Village Street Design Example Pictures



Thank You



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Southern Village Street Tree Growth



Gateway

Southern Village Stormwater Pond



Gateway