



Presentation to the  
Town of Chapel Hill Council

May 6, 2020



MARTIN LUTHER KING JR. BLVD.

SHADOWOOD APARTMENTS

COKER WOODS

FUTURE CAROLINA NORTH CAMPUS

SITE

CHAPEL HILL RETIREMENT RESIDENCE

PHILLIPS MIDDLE SCHOOL



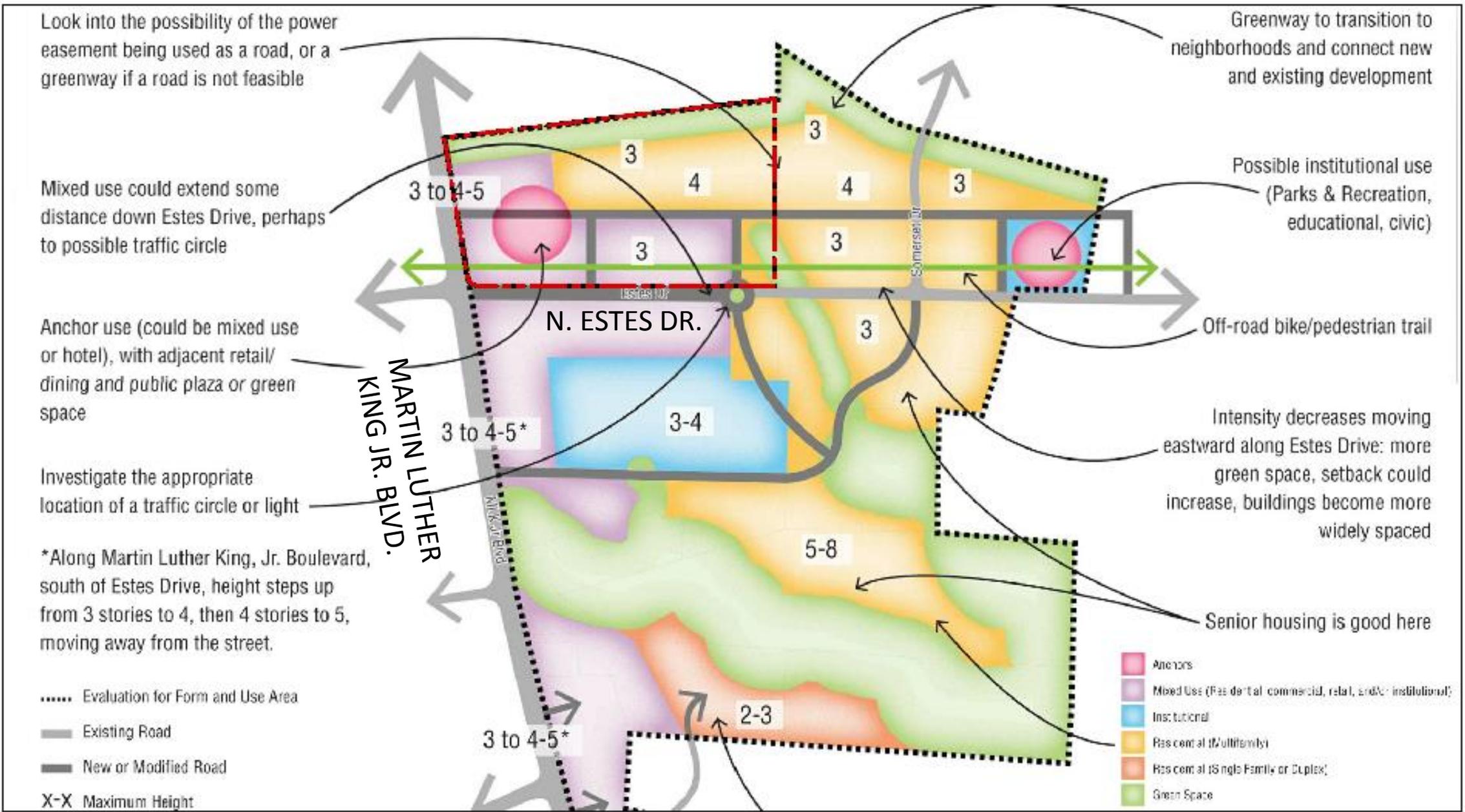
UNC FACILITIES CAMPUS

AMITY CHURCH

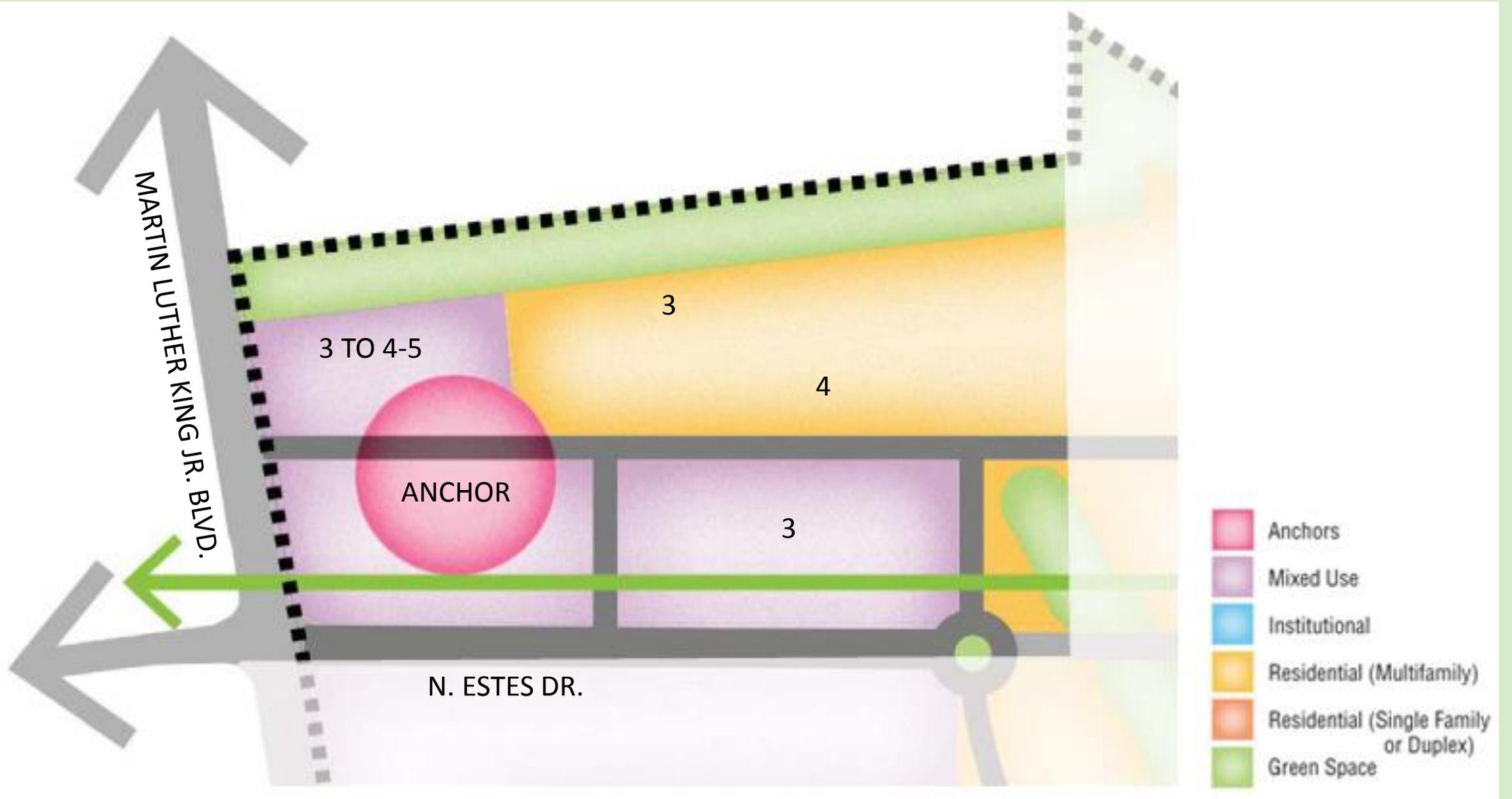
N. ESTES DR.

YMCA

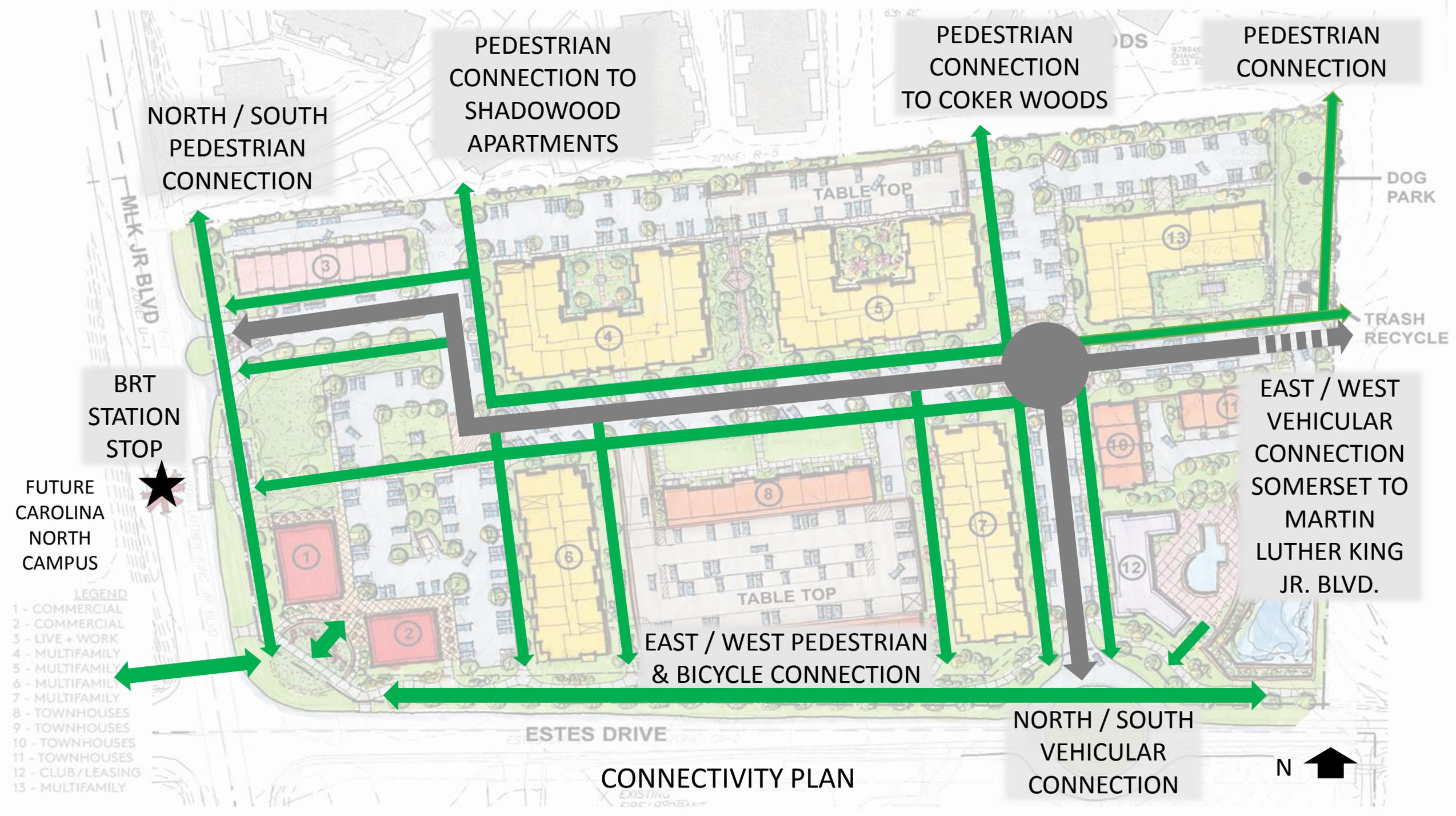




CENTRAL WEST SMALL AREA PLAN



CENTRAL WEST SMALL AREA PLAN DETAIL



NORTH / SOUTH  
PEDESTRIAN  
CONNECTION

PEDESTRIAN  
CONNECTION TO  
SHADOWOOD  
APARTMENTS

PEDESTRIAN  
CONNECTION  
TO COKER WOODS

PEDESTRIAN  
CONNECTION

BRT  
STATION  
STOP

FUTURE  
CAROLINA  
NORTH  
CAMPUS

- LEGEND**
- 1 - COMMERCIAL
  - 2 - COMMERCIAL
  - 3 - LIVE + WORK
  - 4 - MULTIFAMILY
  - 5 - MULTIFAMILY
  - 6 - MULTIFAMILY
  - 7 - MULTIFAMILY
  - 8 - TOWNHOUSES
  - 9 - TOWNHOUSES
  - 10 - TOWNHOUSES
  - 11 - TOWNHOUSES
  - 12 - CLUB/LEASING
  - 13 - MULTIFAMILY

EAST / WEST PEDESTRIAN  
& BICYCLE CONNECTION

EAST / WEST  
VEHICULAR  
CONNECTION  
SOMERSET TO  
MARTIN  
LUTHER KING  
JR. BLVD.

**CONNECTIVITY PLAN**

NORTH / SOUTH  
VEHICULAR  
CONNECTION



DOG  
PARK

TRASH  
RECYCLE

ESTES DRIVE

MLK JR BLVD

TABLE TOP

TABLE TOP

ZONE R-5

DS

978045  
CHANG  
0.33 AC

EXISTING  
CIRC / DRIVEWAY



CONCEPT PLAN PRESENTED TO COMMUNITY DESIGN COMMISSION



- C1.A - COMMERCIAL
- C1.B - COMMERCIAL
- C2 - COMMERCIAL
- 3 - LIVEWORK
- 4 - MULTIFAMILY
- 5 - MULTIFAMILY
- 6 - MULTIFAMILY
- 7 - MULTIFAMILY
- 8 - TOWNHOUSES
- 9 - TOWNHOUSES
- 10 - TOWNHOUSES
- 11 - TOWNHOUSES
- 12 - TOWNHOUSES



**AURA** | CONCEPT VIEWS  
CHAPEL HILL | 20 APRIL 2020



PROJECT AERIAL FROM MLK BLVD LOOKING SOUTHEAST



**AURA** | CONCEPT VIEWS  
CHAPEL HILL | 20 APRIL 2020



PROJECT AERIAL FROM ESTES ROAD LOOKING NORTHWEST



JDAVIS > SITE PLAN | OPTION 1

<u>*USE</u>	<u>TOTAL</u>	
APARTMENTS	~ 374,000 SF (355 UNITS)	UNIT MIX: 66% 1-BDRM, 31% 2-BDRM, 3% 3-BDRM
TOWNHOMES	~ 89,000 SF (39 UNITS)	
LIVE / WORK	~ 20,700 SF	
AMENITY	~ 12,000 SF	
COMMERCIAL	+ ~ 10,000 SF	
	= 505,700 SF	

\* SUBJECT TO CHANGE BASED ON AFFORDABLE HOUSING DETERMINATION



- Provide 15% affordable units in the apartment buildings (yellow on plan). For example if there are 308 market rate flats, 47 additional units (flats) will be provided at 80% AMI.
  - 1 and 2 bedroom apartment units \*
  - Simultaneously built with and fully integrated into the development, floating units, indistinguishable from market rate units
- \* 39 townhomes plus the live/work units will be 100% market rate

# Thank You



# Concept Plan

Submitted January 28, 2020



## CONCEPT PLAN APPLICATION CHAPEL HILL, NORTH CAROLINA

### OWNER:

CANT HOOK PROPERTIES, LLC  
8785 NC 751  
DURHAM, NC 27713  
CONTACT: KATHRYN BOOTH BUTLER

### CLIENT:

TRINIC RESIDENTIAL GROUP  
110 COKKORAN STREET, 5TH FLOOR  
DURHAM, NC 27701  
919-884-7393  
CONTACT: RYAN STEWART

### APPLICANT / CONSULTANTS:

LANDSCAPE ARCHITECT / CIVIL ENGINEER:  
COULTER JEWELL THAMES, PA  
111 WEST MAIN STREET  
DURHAM, NC 27701  
919-682-0368  
CONTACT: DANIEL JEWELL

ARCHITECT:  
JDAVIS ARCHITECTS  
310 SOUTH WILMINGTON STREET  
RALEIGH, NC 27601  
919-855-1500  
CONTACT: JEFF DAVIS

### VICINITY MAP



### LIST OF SHEETS:

C-0	COVER SHEET
C-1	AREA MAP
C-2	EXISTING CONDITIONS PLAN
C-3	CONCEPT PLAN

### PROJECT DATA:

PARCEL:	1000 MARTIN LUTHER KING JR. BLVD.
ADDRESS:	9789359617
NET LAND AREA:	644,627 SF / 14.8 AC
GROSS LAND AREA:	709,090 SF / 16.3 AC +10% NLA (1/2 EACH RIGHT OF WAY WIDTH)
LAND USE:	VACANT
EXISTING:	MIXED USE:
PROPOSED:	- RESIDENTIAL (TOWNHOME AND APARTMENTS)
	- COMMERCIAL
ZONING:	R-1 WITH AH-C OVERLAY
EXISTING:	OH-3
PROPOSED:	
IMPERVIOUS SURFACE:	70%
MAX. ALLOWED:	64.9%
PROPOSED:	
ALLOWABLE FAR FOR PROPOSED ZONE:	.566
EXISTING BUILDINGS:	N/A
PROPOSED BUILDINGS:	
LIVE WORK:	20,700 SF
TOWNHOMES:	89,000 SF
APARTMENTS:	375,000 SF (INCLUDES SENIOR BUILDING)
COMMERCIAL:	9,000 SF
CLUBHOUSE:	+ 12,000 SF
	= 505,700 SF
PROPOSED FAR:	.566 PLUS ADDITIONAL USING INCLUSIONARY ZONING DENSITY BONUS
VEHICULAR PARKING:	
LUMO STANDARD (NO MIN. REQUIRED IN OH-3)	78 - TOWNHOMES (39 DU X 2 SP) 534 - APARTMENTS (354 DU X 1.5 SP) = 612 - COMMERCIAL (9,000 SF / 200 SF) = 627 SPACES
PROPOSED:	590 - RESIDENTIAL = 47 - COMMERCIAL = 637 SPACES
BICYCLE PARKING:	
LUMO STANDARD:	102 - MULTI-FAMILY RESIDENTIAL (92 CLASS I, 10 CLASS II) = 114 SPACES (94 CLASS I, 20 CLASS II)
PROPOSED:	114 SPACES (94 CLASS I, 20 CLASS II)
TREE COVERAGE:	
REQUIRED:	40%
PROPOSED:	40%
RECREATION SPACE:	
REQUIRED:	1.5% / 9,669 SF
PROPOSED:	1.5% / 9,669 SF



Coulter  
Jewell  
Thames, PA

111 West Main Street  
Durham, N.C. 27701  
p 919.682.0368  
f 919.688.5646  
www.cjtpa.com

NO BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC #C-109  
NO BOARD OF LANDSCAPE ARCHITECTS LIC #C-104

JDAVIS >



### Project:



1000 Martin Luther King Jr. Blvd.

Orange County,  
North Carolina

PIN:  
9789359617

PRELIMINARY-DO NOT  
USE FOR CONSTRUCTION

Job Number: 1914

Drawn	DAJ, JFC
Checked	DAJ
Date	1/26/20
Revisions	OP SUBMITTAL

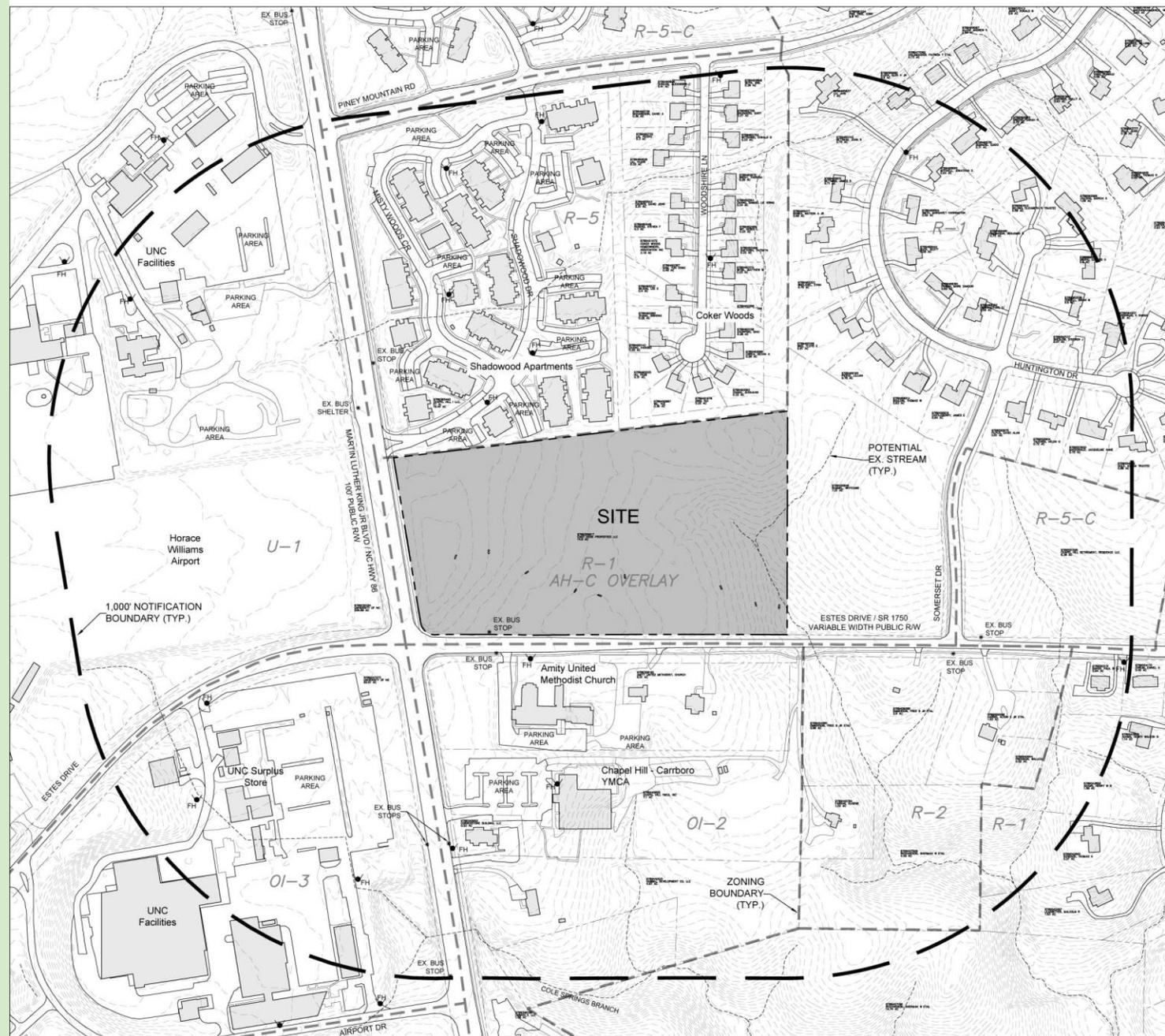
concept plan

Sheet Title:

COVER  
SHEET

Sheet Number

C-0



**LEGEND**

Water Valve	⊗
Curb Inlet/Catch Basin	⊠
Mail Box	⊞
Traffic Signal Box	⊟
Electric Transformer	⊠
Electric Junction Box	⊞
Gas Meter	⊟
Sanitary Sewer Manhole	⊞
Storm Sewer Manhole	⊟
Telephone Manhole	⊞
Electric Manhole	⊟
Sign	⊞
Telephone Pedestal	⊞
Fire Hydrant	⊞
Reel Indicator Valve	⊞
Water Manhole	⊞
Water Meter	⊞
Hot Box	⊞
Utility Pole	⊞
Light Pole	⊞
Sewer Cleanout	⊞
Flared End Section	⊞
Gas Valve	⊞
Existing Iron Pipe (3/4" unless noted)	⊞
1/2" Iron Pipe Set	⊞
Existing PK Nail	⊞
PK Nail Set	⊞
Computed Point	⊞
Concrete Monument	⊞
Bus Stop / Shelter	⊞
Tree Line	⊞
Fence	⊞
Underground Electric	⊞
Underground Telephone	⊞
Gas Line	⊞
Water Line	⊞
Overhead Utilities	⊞
Storm Sewer	⊞
Sanitary Sewer	⊞
Guard Rail	⊞



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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS  
LIC # C-1209  
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:



1000 Martin Luther King Jr. Blvd.  
Orange County, North Carolina

PIN: 9789355617

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1914

Drawn	DAJ MTC
Checked	DAJ
Date	1-28-20
Revisions	CP SUBMITTAL

Concept Plan

Sheet Title:

**AREA MAP**

Sheet Number

**C-1**



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 NO BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

**JDAVIS**

**TRG**

Project:  
  
**AURA**  
 CHAPEL HILL  
 1000 Martin Luther King Jr. Blvd.  
 Orange County, North Carolina

PIN: 9789359617

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1914

Drawn	DAJ, MTC
Checked	DAJ
Date	1-28-20
Revisions	CP-SUBMITTAL

Concept Plan

Sheet Title:

**EXISTING CONDITIONS**

Sheet Number

**C-2**

LEGEND	
Water Valve	⊗
Curb Inlet/Catch Basin	⊗
Mail Box	⊗
Traffic Signal Box	⊗
Electric Transformer	⊗
Electric Junction Box	⊗
Gas Meter	⊗
Sanitary Sewer Manhole	⊗
Storm Sewer Manhole	⊗
Telephone Manhole	⊗
Electric Manhole	⊗
Sign	⊗
Telephone Pedestal	⊗
Fire Hydrant	⊗
Post Indicator Valve	⊗
Water Manhole	⊗
Water Meter	⊗
Mail Box	⊗
Utility Pole	⊗
Light Pole	⊗
Sewer Cleanout	⊗
Flared End Section	⊗
Gas Valve	⊗
Existing Iron Pipe (3/4" unless noted)	⊗
1/2" Iron Pipe Set	⊗
Existing PK Nail	⊗
PK Nail Set	⊗
Computed Point	⊗
Concrete Monument	⊗
Bus Stop / Shelter	⊗
Tree Line	⊗
Fence	⊗
Electric Underground	⊗
Telephone	⊗
Gas Line	⊗
Water Line	⊗
Overhead Utilities	⊗
Storm Sewer	⊗
Sanitary Sewer	⊗
Grout Ball	⊗



1  
 C-2  
 EXISTING CONDITIONS  
 1" = 50'-0"

