



860 Weaver Dairy Road



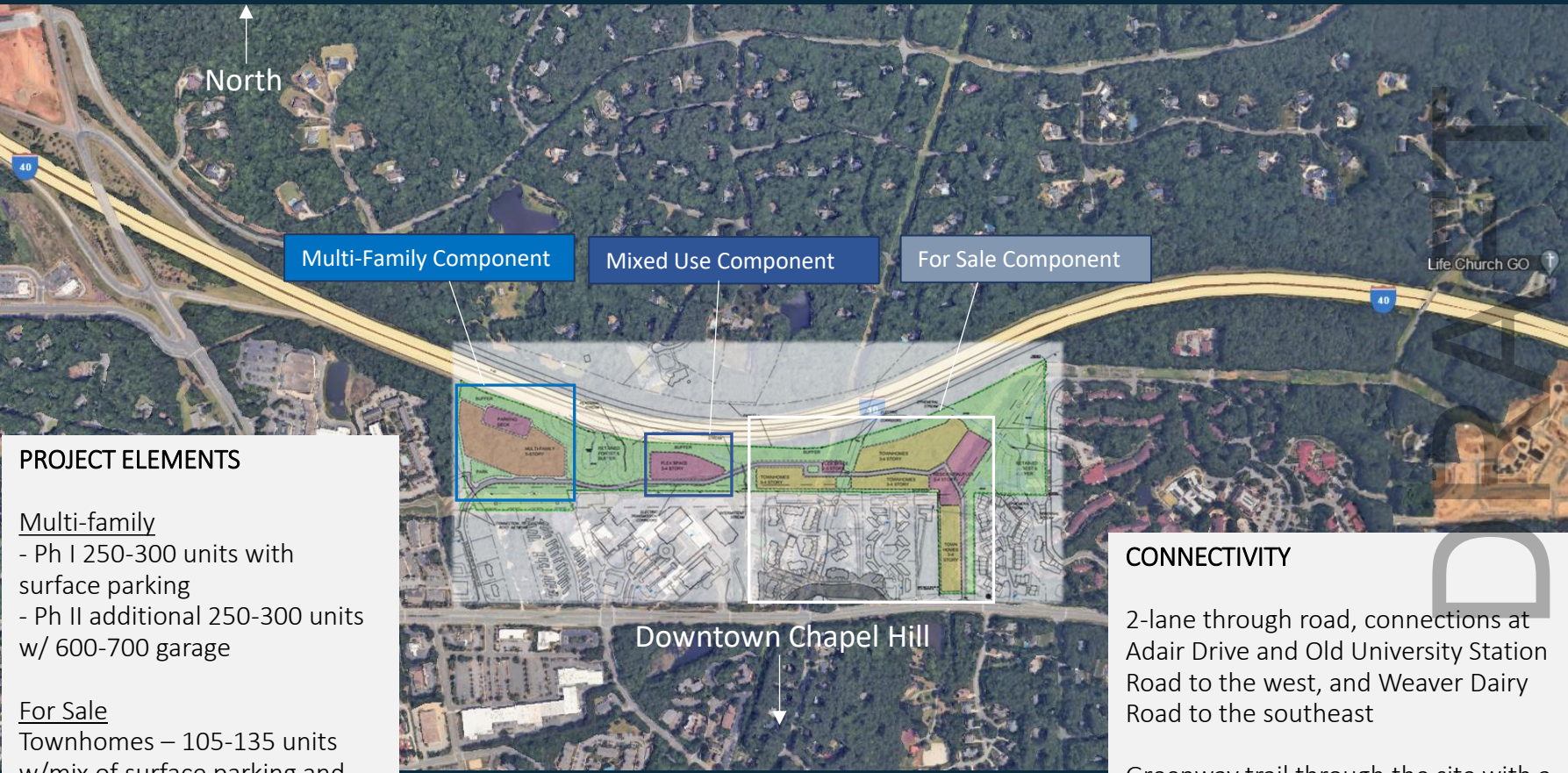
Town Council
September 24, 2025

EB Capital Partners



860 Weaver Dairy Road

Location & Overall Site Plan



PROJECT ELEMENTS

Multi-family

- Ph I 250-300 units with surface parking
- Ph II additional 250-300 units w/ 600-700 garage

For Sale

- Townhomes – 105-135 units w/mix of surface parking and garages

Mixed Use space in central area

CONNECTIVITY

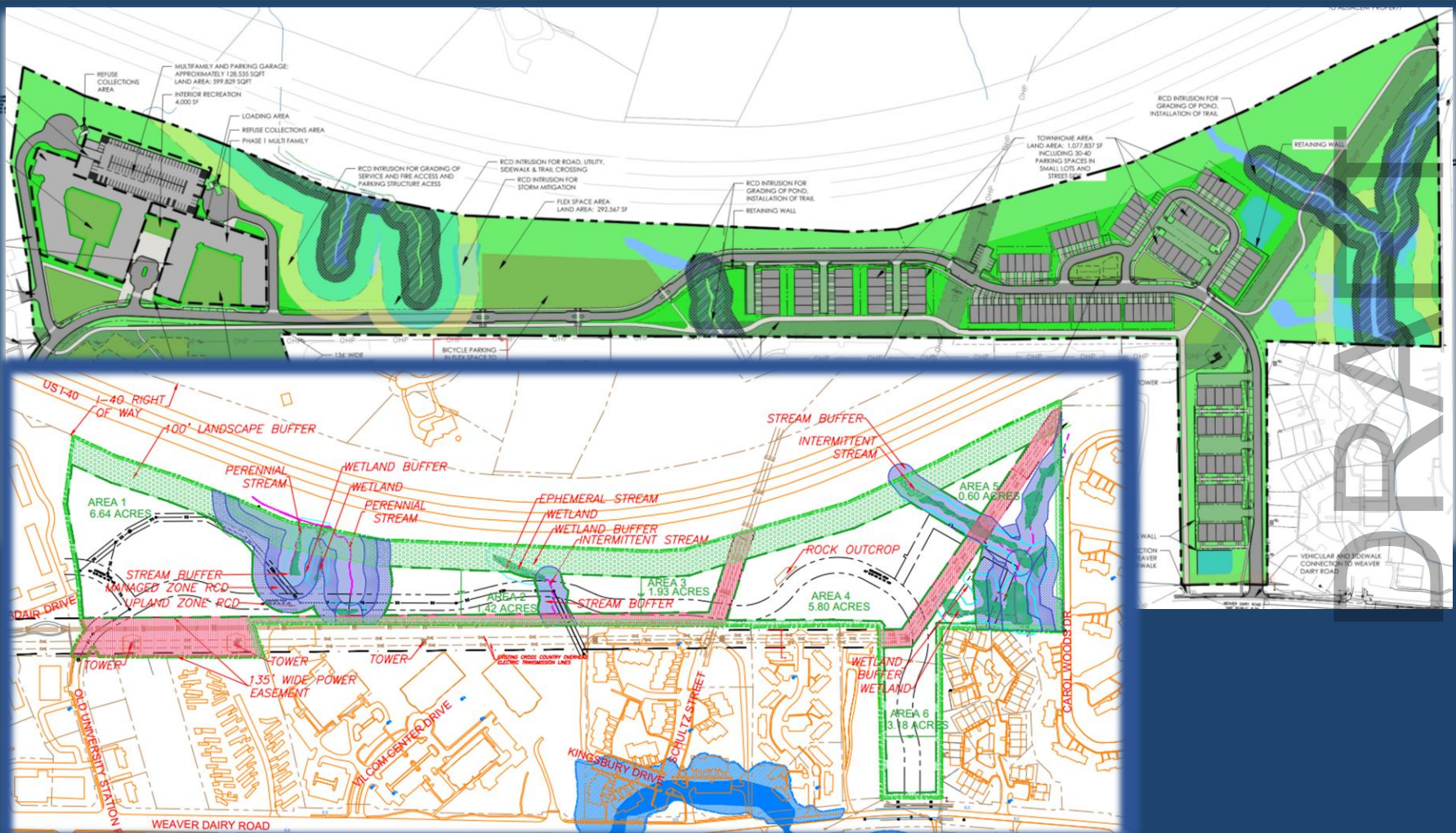
2-lane through road, connections at Adair Drive and Old University Station Road to the west, and Weaver Dairy Road to the southeast

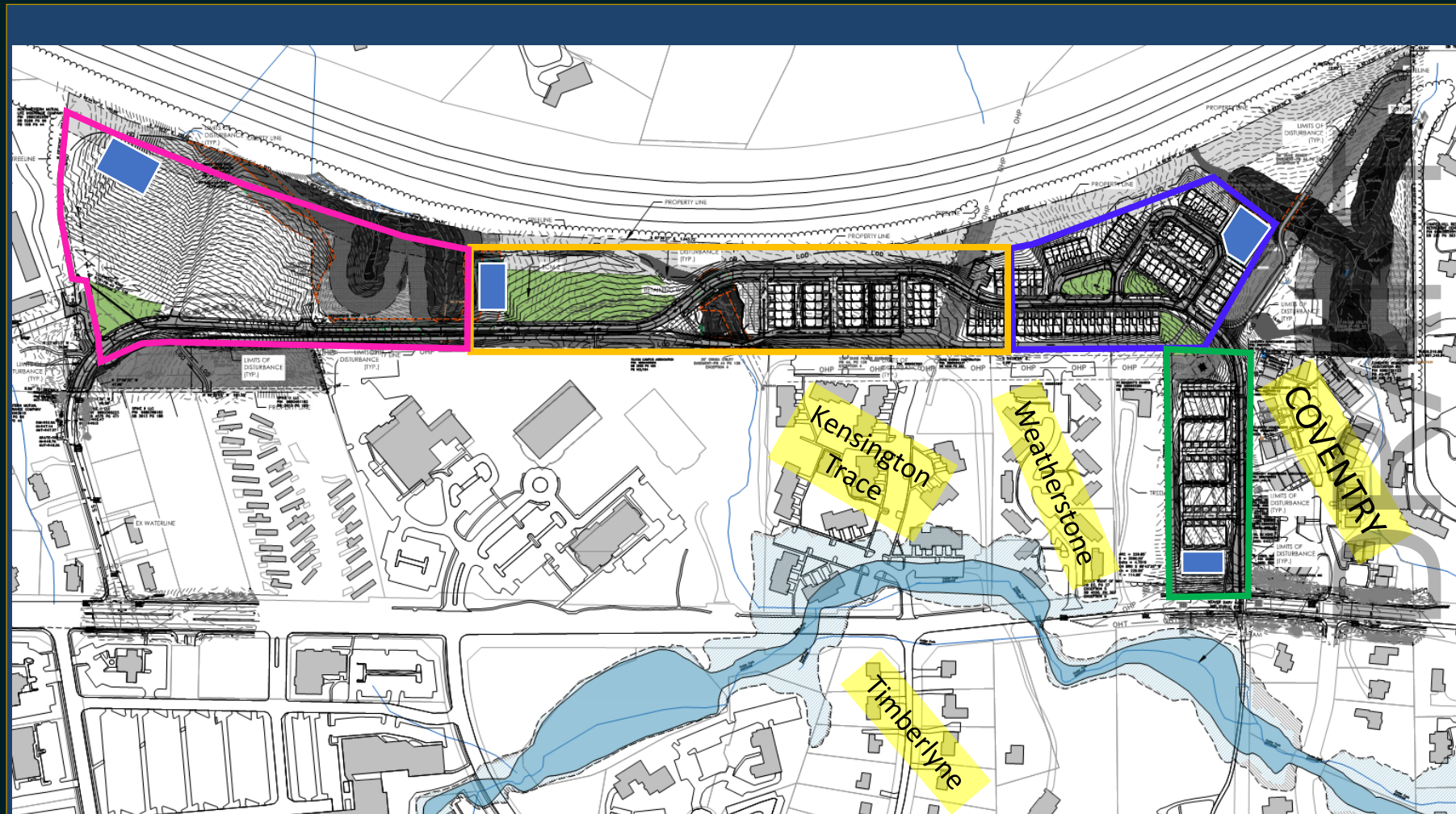
Greenway trail through the site with a spur northeast to Carol Woods

Green spaces throughout

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Site Constraints



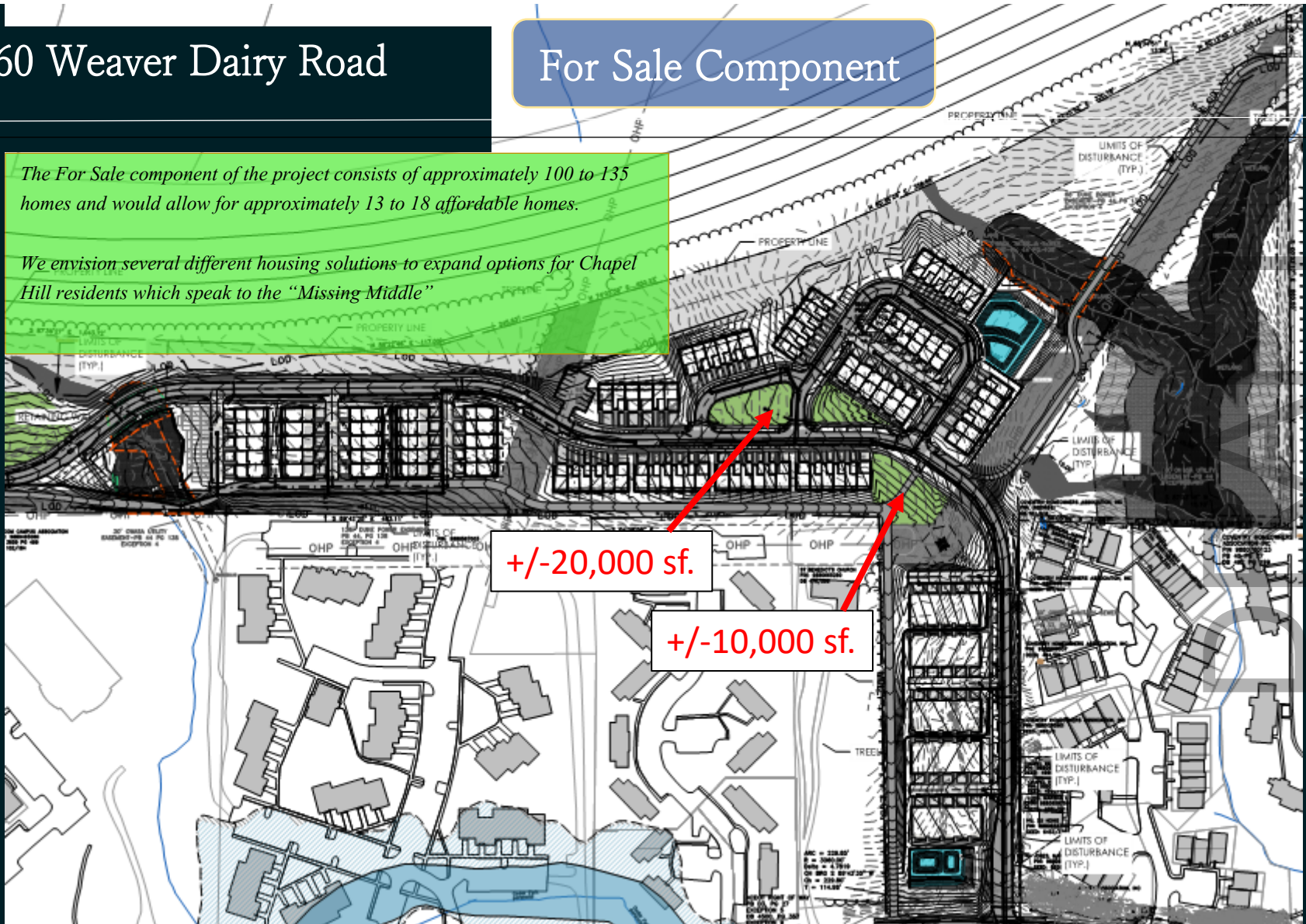


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For Sale Component

The For Sale component of the project consists of approximately 100 to 135 homes and would allow for approximately 13 to 18 affordable homes.

We envision several different housing solutions to expand options for Chapel Hill residents which speak to the “Missing Middle”



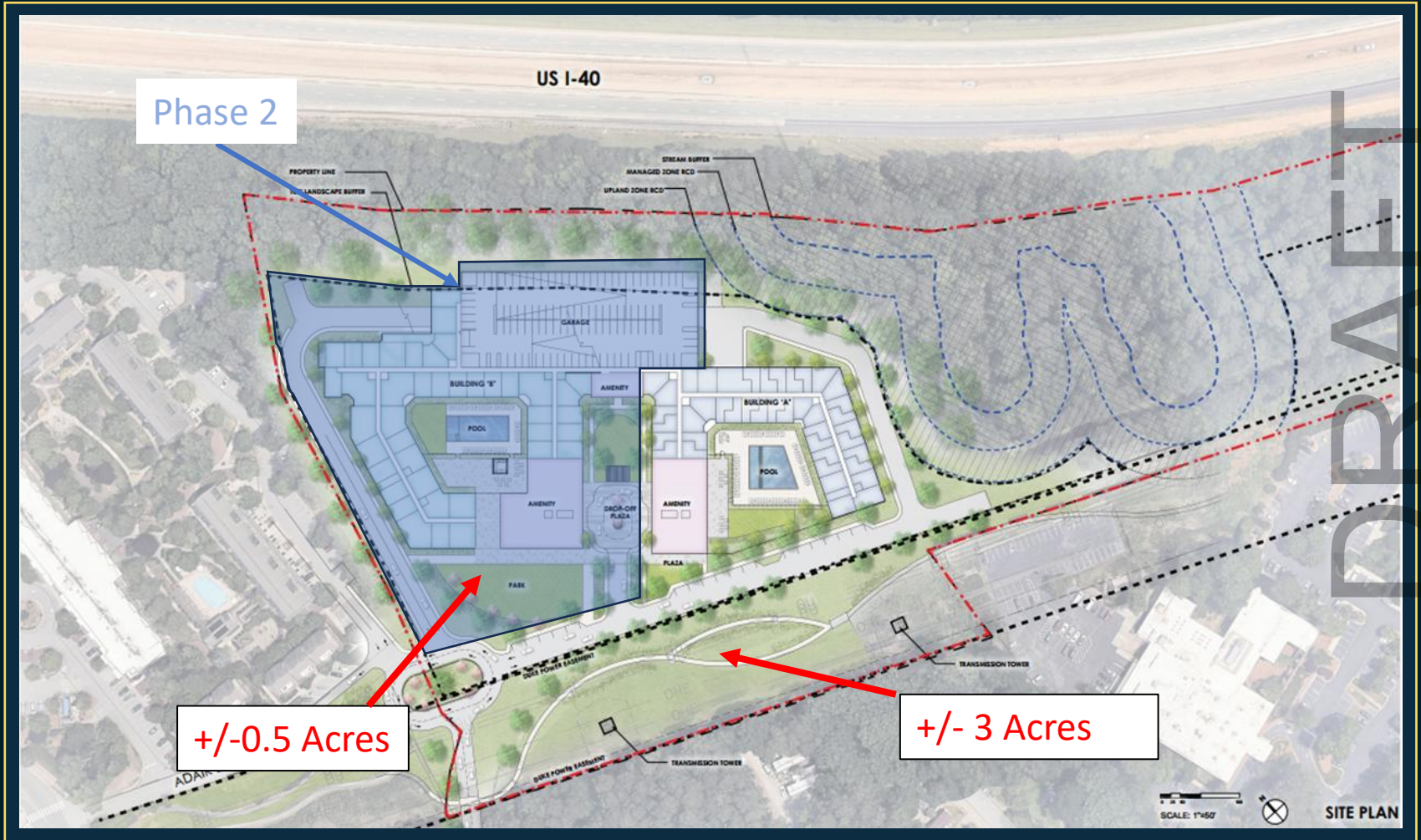
860 Weaver Dairy Road Concept Phase 1 Plan

Multi-family Component



860 Weaver Dairy Road Concept Phase 2 Plan

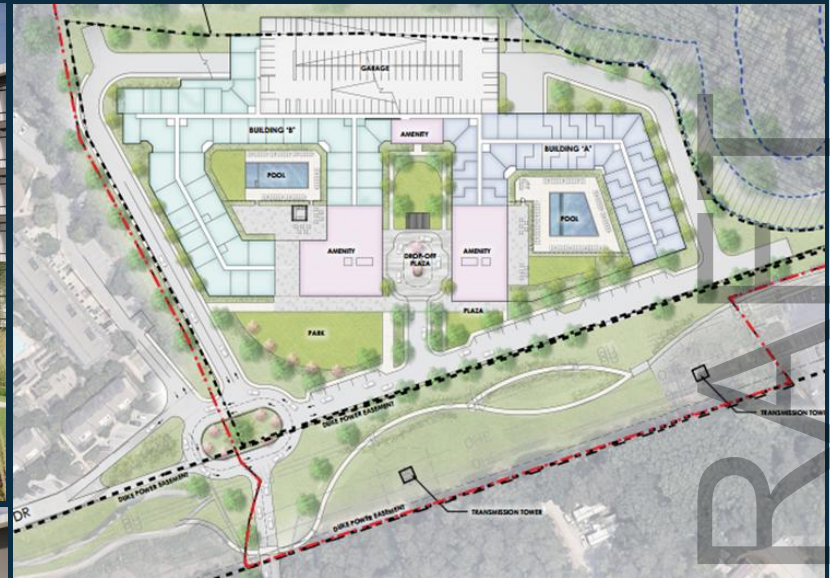
Multi-family Component



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Inspiration

Multi-family Component



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Project Section



Parking deck will be built down the slope between the apartments and I-40

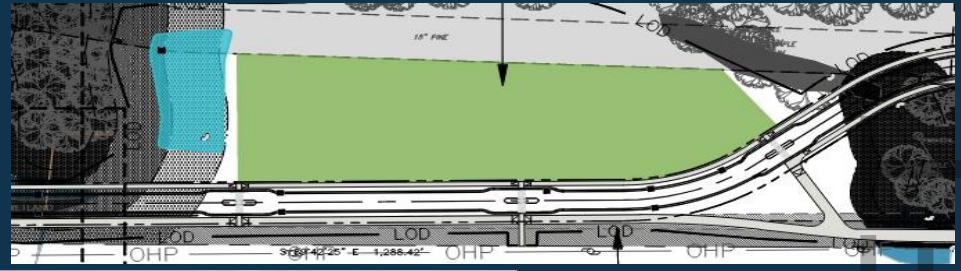
Expect to retain some existing forest between parking deck and I-40

5 stories facing south



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Mixed Use Component



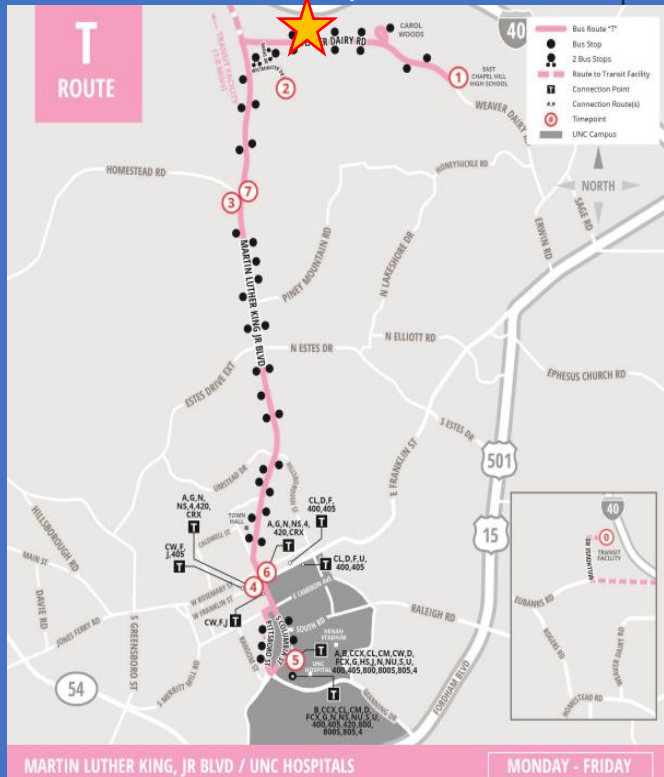
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Connectivity SITE

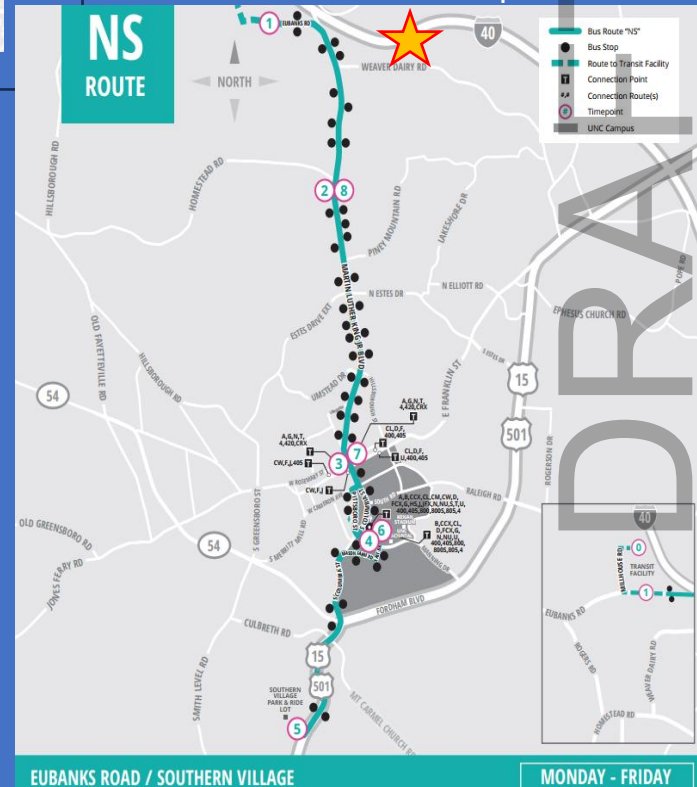
Everywhere to Everywhere Map



T Route Bus Rapid Transit



NS Route Future Bus Rapid Transit



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FLUM

This property is in Sub Area D, north of Weaver Dairy Road. The project promotes mixed uses, taller buildings, higher density, and more interconnectivity especially for pedestrians.

This project aims to:

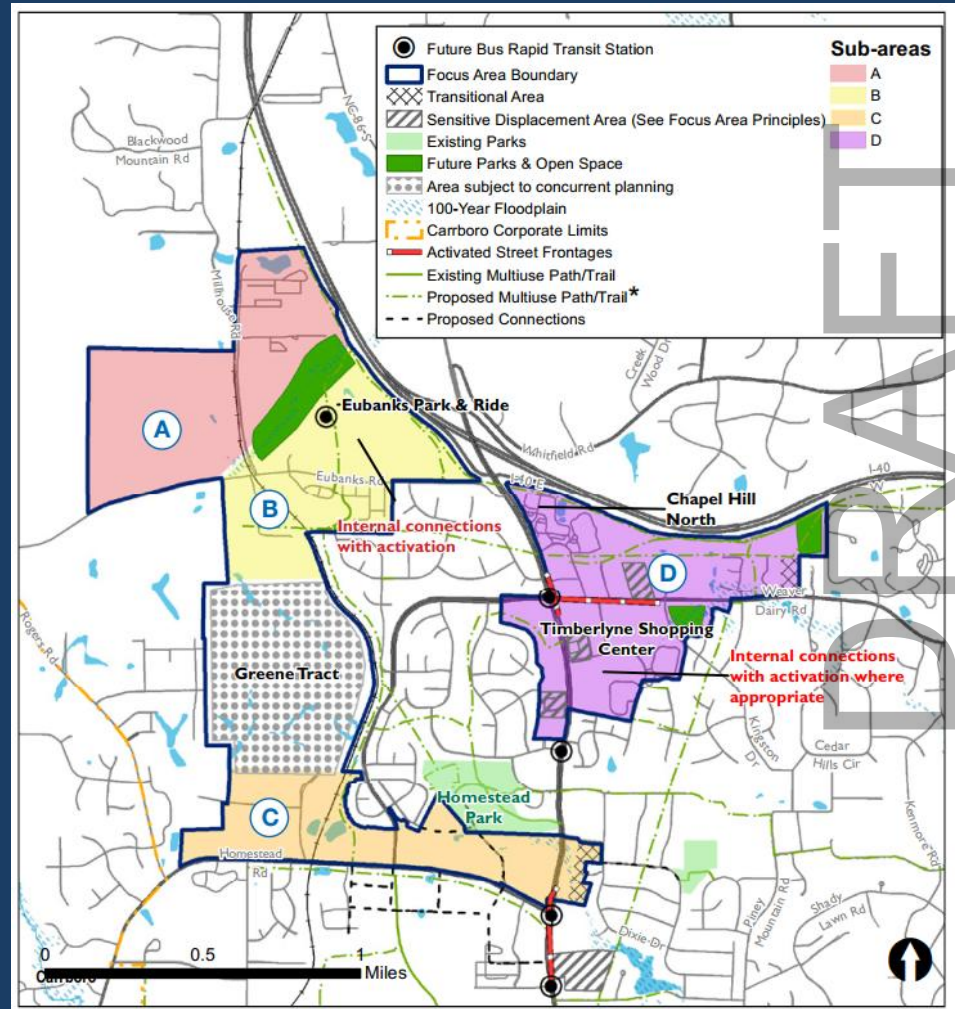
Provide diversity of housing types, include for-sale, multifamily, mixed-us, and “retail-like” functions.

Provide an engaging pedestrian experience through architectural and design decision including traffic calming, building orientation, and the creation of gathering spaces and activities.

Ensure a seamless connection across the site and integrate with the existing greenway trail.

	Sub-Area D
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	⊙
Institutional/University/Civic	⊙
Light Industrial	⊙
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories

Project Alignment with Town Goals



860 Weaver Dairy Road

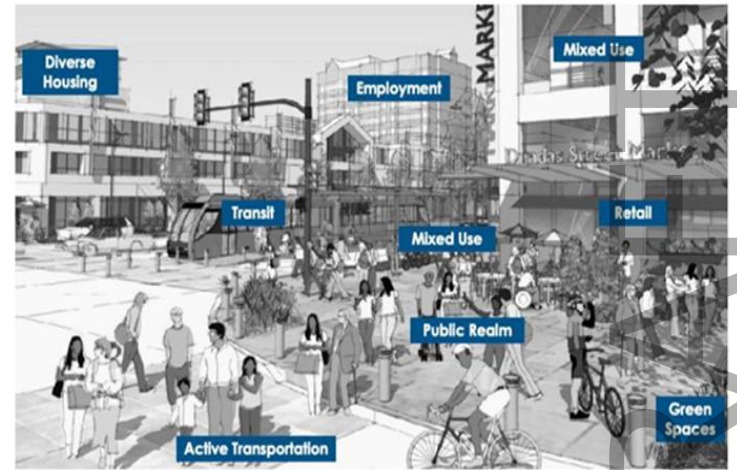
Complete Community Elements

Complete Community Elements

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Wide variety of housing	✓	Studio to 3-bedroom rentals and for sale product 3 to 4 bedrooms.
Walkable community	✓	Multiple pedestrian paths, limited vehicular crossings. Most cars will enter structured parking near the community entries to reduce car traffic within the project.
Transit	✓	Transit stops are located on Weaver Dairy Road and MLK. Future BRT station is approximately quarter of a mile away.
Mixed Use including retail space	✓	Small retail spaces are provided, and civic green space is appropriate for pop-up retail programming.
Employment	✓	Walkable office, medical, and retail employment opportunities.
Civic space	✓	Indoor and outdoor gathering spaces.
Green space	✓	Several green spaces, community garden, playground, and walking and multi-use trails.

Anatomy of a Complete Community



Affordable Housing Plan:

- The minimum number of affordable multifamily units shall be equal to 10 percent of the number of market rate multifamily units.
- The minimum number of affordable townhome units shall be equal to 15 percent of the market rate townhome units.

Unit Size:

- The affordable units will include unit sizes and bedroom mixes in the approximate same proportion as the market rate homes.

Location:

- The affordable units will be integrated into the community.
Each phase of the multifamily development will provide affordable units equaling 10 percent of the market rate units within that phase.
- No more than 3 affordable townhome units may be located in the same building.

Pricing:

- The affordable multifamily units will be reserved for households earning 80% or less of the area median income (AMI).
- At least 50 percent of the affordable townhome units will be reserved for households earning 65% or less of the AMI. The remainder of the affordable townhome units will be made available to those earning 80% or less of the AMI.

DRAFT

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Response to Planning and Zoning Comments

Concept Plan Comment	Project Response
Focus on buffers adjacent to existing neighbors	The buffers adjacent to existing residential will be provided in full except for the mid south boundary where the 136' wide electric easement precludes that. In those spaces evergreen plantings will be installed as possible adjacent to proposed residential uses to provide some buffering. Note that proposed project uses site like uses against existing uses: townhomes next to townhomes.
Parking aligned with Planning Commission recommendations (from 6/21/23 petition to Council)	Multi-Family is to be phased and Phase 1 will inform us to utilization of mass transit and parking and we use these results to design our parking structure and limit the final parking count to the needed spaces.
Responsive to stormwater concerns	Project has encompassed a 100 yr storm water event which is designed to handle not only quantity but quality. Additionally, a significant section, is actually pitching water away from Coventry.

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Response to Planning and Zoning Comments

Concept Plan Comment	Project Response
Green spaces need to be accessible and available for recreation	The green spaces will be available to all residents except for the multi-family courtyards which will be built to serve the multi-family tenants.
Highway Noise to Coventry	Development behind Coventry is limited to a small piece of storm water management and multi purpose trail that is being located in the Duke Power easement to minimize impact on tree canopy in this area.

