

ADVISORY BOARD PLAN REVIEW ASPEN HEIGHTS – CHAPEL HILL





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COMPANY OVERVIEW

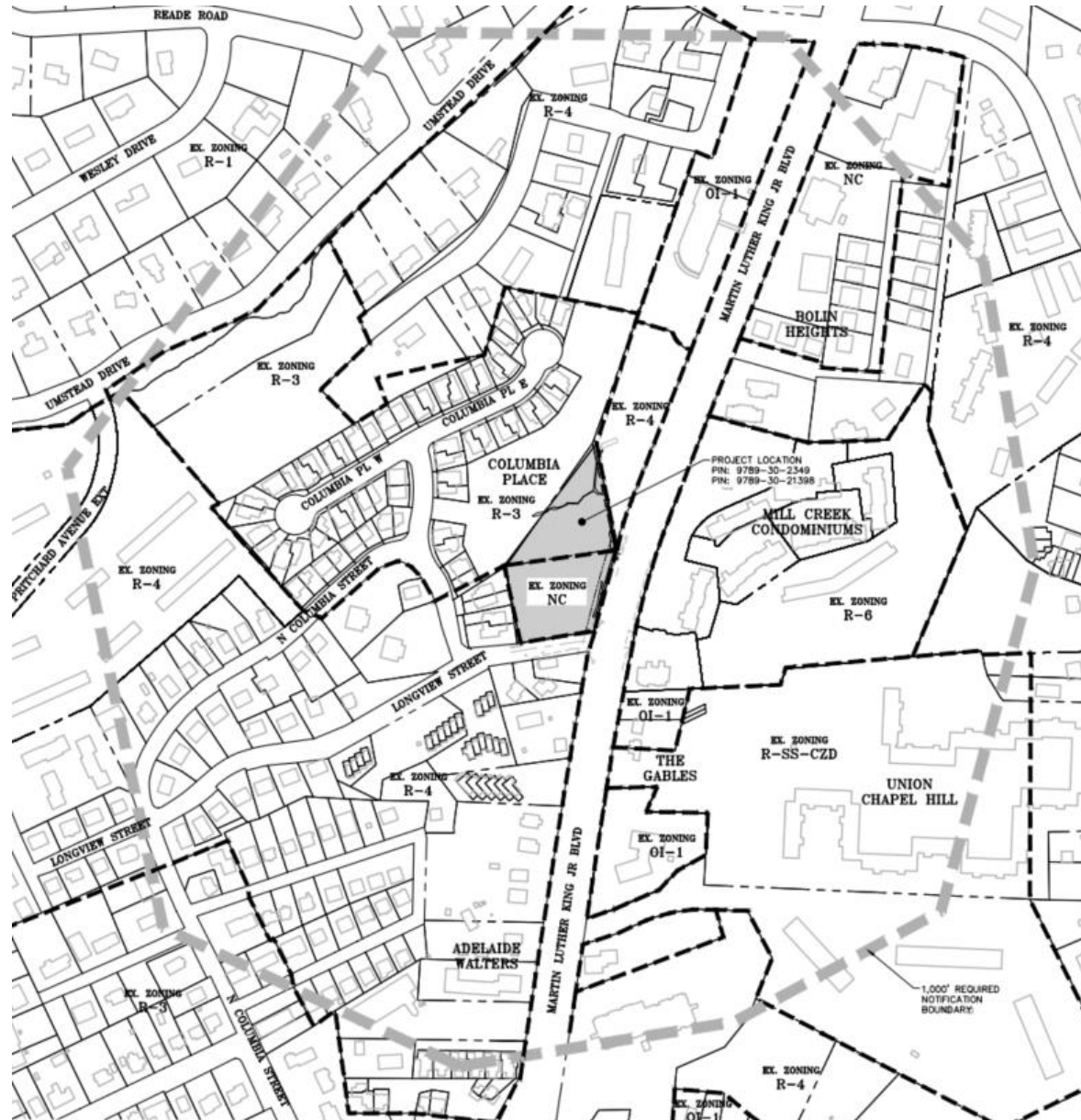
- National Multifamily, Student Housing, and Single-Family for Rent developer and manager founded in 2006.
- Headquartered in Austin, TX with regional eastern office in Charlotte, NC.
- \$2.8 billion in development across 52 projects nationwide since inception.
- \$1.5 billion of development projects currently in the pipeline.
- Proven track record and capability to execute successful projects with emphasis on creative designs that connect with the community.



CONDITIONAL ZONING PERMIT ASPEN HEIGHTS – CHAPEL HILL

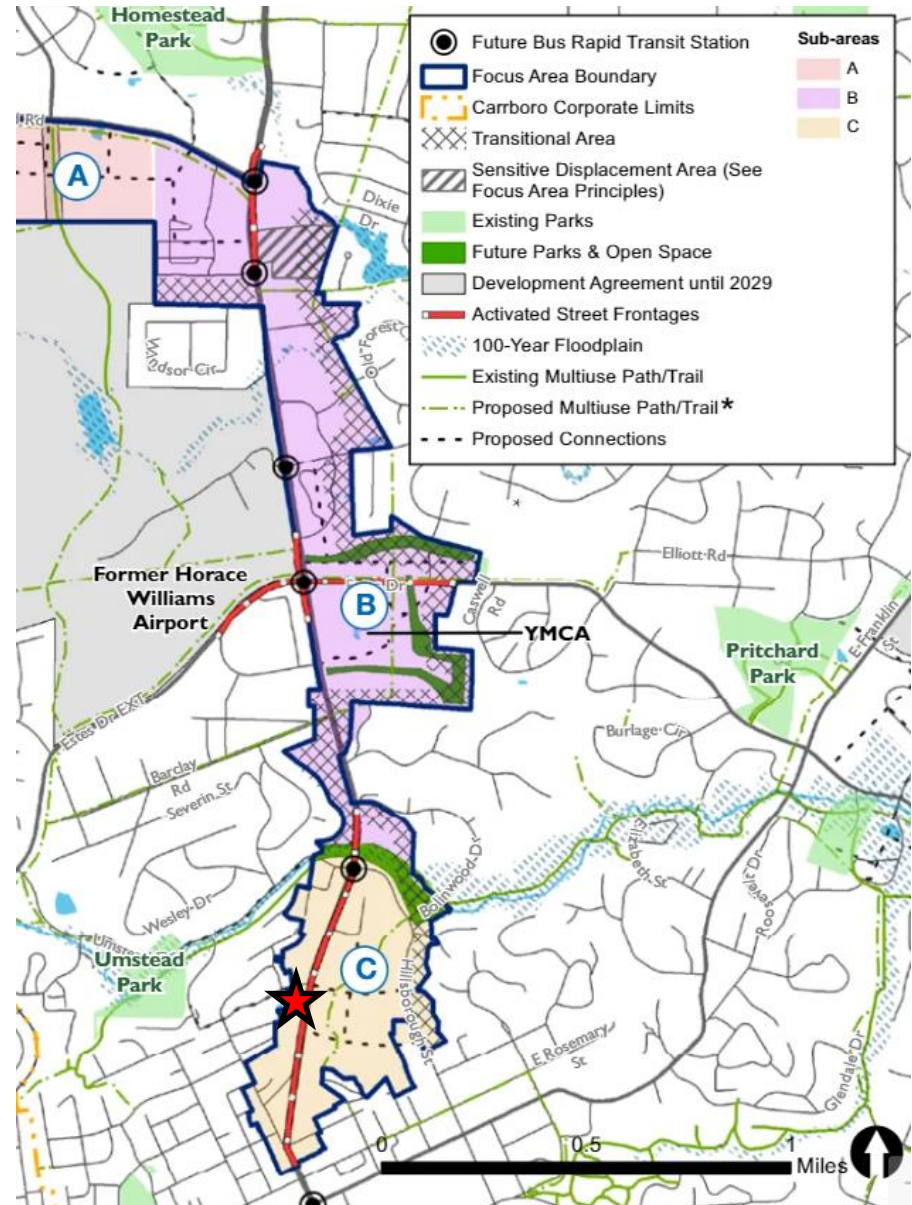


AREA MAP



FUTURE LAND USE MAP

- South MLK Boulevard Corridor (Sub-Area C)
- Primary Uses: Multifamily Residential, Shops, Offices, Commercial/Office
- Along future BRT Route



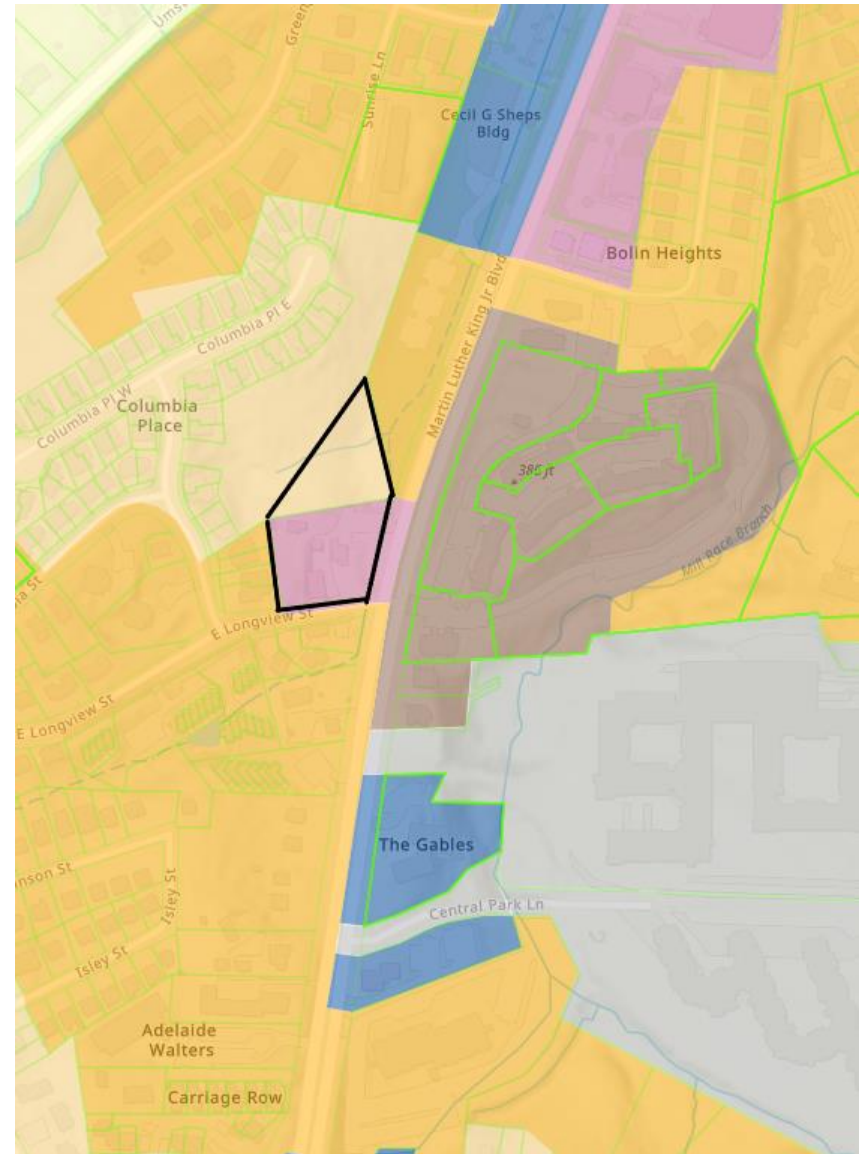
REQUESTED REZONING

Proposal:

- Rezoning from NC and R-3 to **R-6**
- Maximum **112 units**
- Maximum **50% impervious** (70% allowed by code)
- Minimum **8,000 square feet of recreational space** (4,425 sq ft required by code)
- **4 units at 80% AMI and 10 units at 65% AMI** (or \$1,000,000 contribution to EMPOWERment)
- **NGBS Silver** or comparable certification
- \$100,000 contribution towards **multi-use path on MLK**

Modifications Requested:

- Density, Floor Area Ratio, Building Height, Parking Reduction, Setback Reduction, Steep Slopes Disturbance, RCD disturbance



Concept Plan Feedback

Key Feedback:

- Concern with the relationship of the adjacent duplexes to the proposed massing. Asked to provide step back.
- Minimize grading and work with the natural topography.
- Underwhelmed with urban spaces.
- Encouraged applicant to seek different affordable housing options outside of providing within the building.
- Hide the parking deck and provide less parking to encourage use of public transportation.
- Supportive of 'de-massing' the building by opening up the middle.

Response:

- ✓ Top floor step back was applied to provide relief and greater separation for duplexes.
- ✓ Updated design removes a level of the parking deck that previously cut further into the site.
- ✓ Worked with Town Planning Staff and Brian Peterson to produce creative solutions to address the streetscape while preserving RCD areas.
- ✓ Extensive coordination with staff on the affordable housing proposal ultimately resulting in two possible options.
- ✓ Reduced parking and improved screening with a majority of the deck wrapped by amenity space and units.
- ✓ Open middle concept remained.

SITE PLAN OVERVIEW



TRAFFIC IMPACT ANALYSIS STUDY

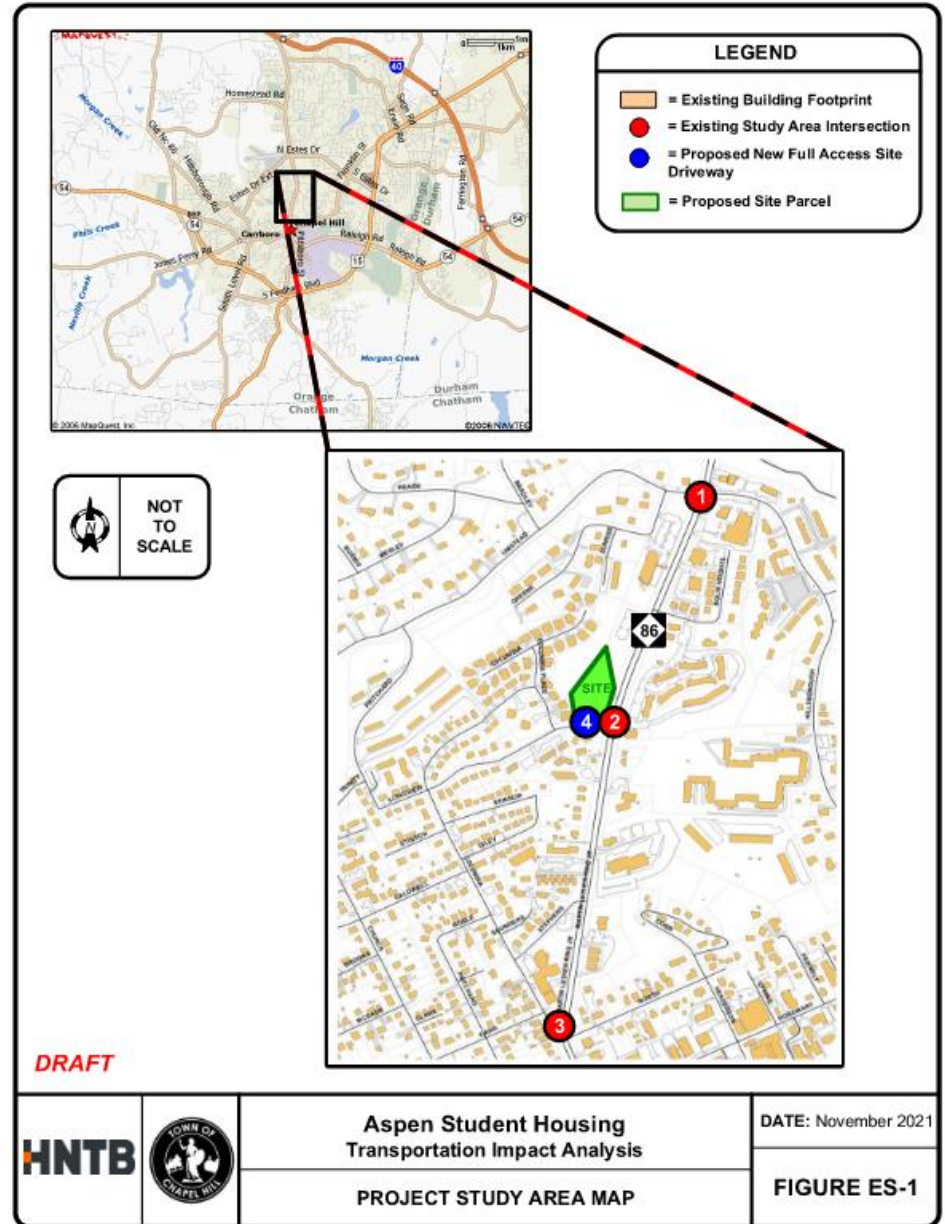
The Traffic Impact Analysis was provided by HNTB in November of 2021 in conjunction with guidance provided by the Town of Chapel Hill and NCDOT on the study area.

Intersections Studied:

- NC 86 (Martin Luther King Jr. Boulevard and Umstead Drive / Hillsborough Street
- NC 86 (Martin Luther King Jr. Boulevard and Longview Street / Mill Creek Apartment Driveway
- NC 86 (Martin Luther King Jr. Boulevard and North Street / N. Columbia Street
- Longview Street and Proposed Full Access Driveway

Analysis includes projected traffic growth for three Town approved development projects (Aura, Rosemary Street Parking Deck and Office Building, and the W. Rosemary Street Hotel). Also includes a 2% per year growth rate which is based on historic daily traffic growth patterns

Study evaluated expected traffic growth through the analysis year of 2025 at weekday morning, lunch time and evening peak hours.



TRAFFIC IMPACT ANALYSIS FINDINGS

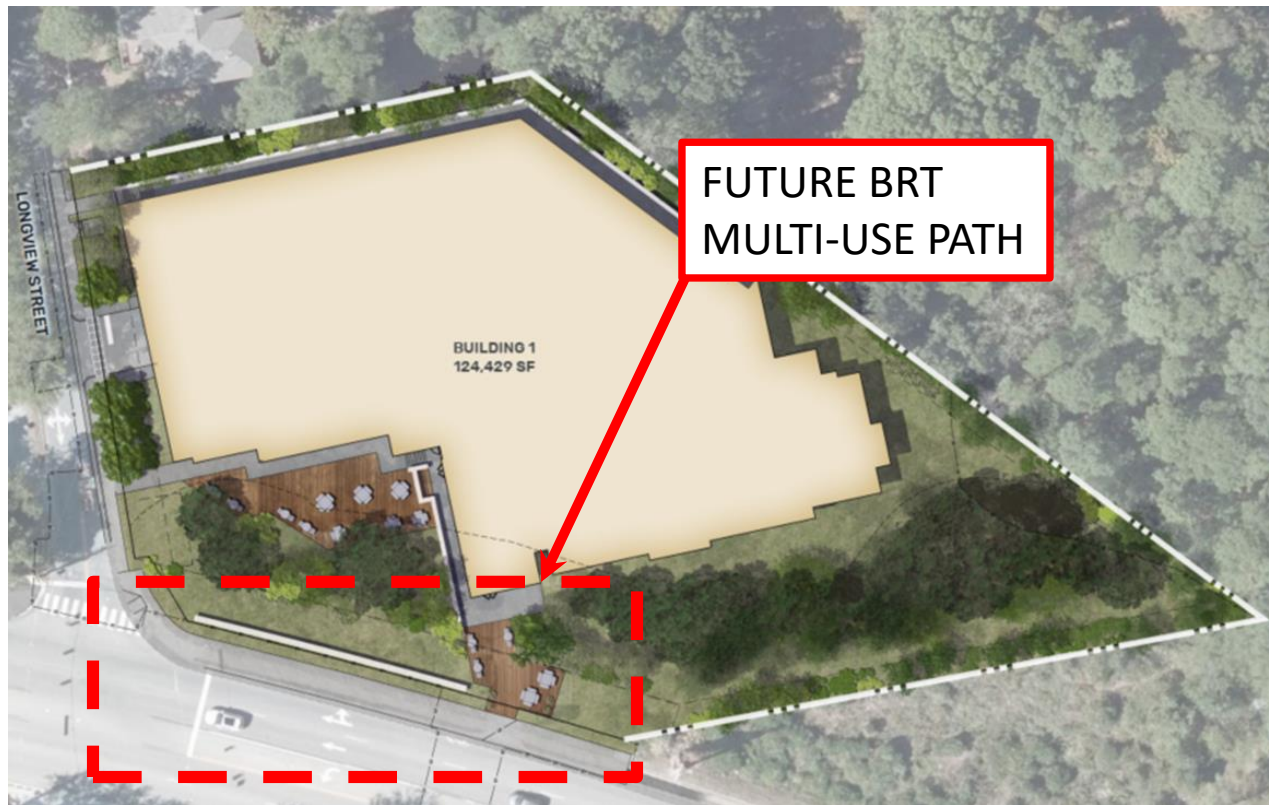
- No external transportation related improvements are required to be constructed in addition to the developments proposed pedestrian connection to NC 86 Martin Luther King Jr. Boulevard and the proposed vehicular driveway connection on Longview Street.
- A potential adjustment of signal timing based on Town required monitoring at the intersections of MLK Jr Blvd/ Longview Street and also Umstead Drive / MLK Jr Blvd. This improvement was noted for the build out 2025 evening peak hour.

Table ES-3. Other Transportation-Related Analyses

Analysis	Comment
Long-Range Daily Volume-Capacity Analysis	Since the proposed site is expected to add less than 1,000 new daily trips to the study area network, no long-range planning-level analyses of daily traffic impacts were conducted for this study. Existing daily traffic volumes on NC 86 are approximately 16,000 and its daily roadway capacity is approximately 40,000 vehicles.
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using TransModeler to generate estimated maximum queue lengths for the 2025 Build Scenario. In most cases, existing storage for turn lanes is adequate in the project study area, and can be managed with signal timing adjustments, if necessary. Extending existing or proposed future turn lane storage may require additional right-of-way to construct and was not analyzed for this study.
Appropriateness of Acceleration/Deceleration Lanes	Given the proposed location and configuration of the site driveway, and the lane geometrics, traffic patterns and posted speeds on Longview Street and NC 86, no special acceleration or deceleration lanes are required due to the proposed Aspen Student Housing development.
Pedestrian and Bicycle Analysis	Existing pedestrian access and connectivity is excellent through the study area. Continuous sidewalk and intersections with crosswalks/pedestrian signals are present throughout the downtown Chapel Hill area. Designated bicycle "sharrow" lanes are present on NC 86 along the site frontage.
Public Transportation Analysis	Public transportation service to the site is excellent, with on-street bus stops located less than 200 feet away from the site on either side of NC 86 and multiple bus routes serving the study area.

BUS RAPID TRANSIT (BRT COORDINATION)

- Aspen Heights is coordinating the proposed development with the future BRT multi-use path along the frontage of NC 86 (Martin Luther King Jr. Boulevard).
- Aspen Heights is providing an amount of \$100,000 per the Town of Chapel Hill's request to pay for the future improvements as shown in the image.



PROJECT TRANSPORTATION HIGHLIGHTS

- ✓ Activated frontage on MLK Blvd
- ✓ \$100,000 towards multi-use path on MLK
- ✓ Providing density while preserving natural environment (under 50% impervious)
- ✓ Proximity to BRT and downtown Chapel Hill makes this an ideal student housing location
- ✓ Reduced parking and prime location to encourage public transportation, biking, and walking as a means of transport

