

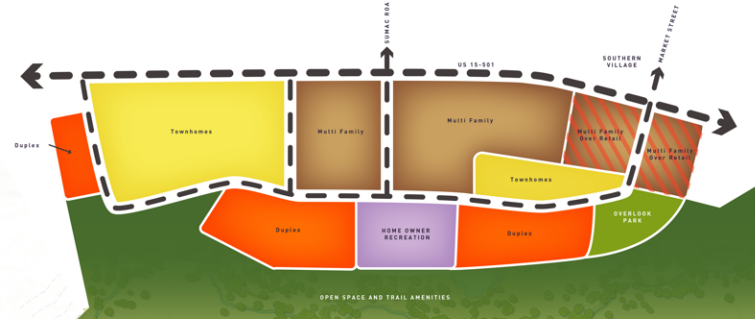


Town Council  
Hearing  
April 19, 2023

# Project Process / Evolution

- Initially proposed as an age-restricted senior living development (May 2021)
- Feedback from Town Housing Studies / Ordinance Updates (Ongoing)
- Shift to Market Rate, For-Sale Condo and Townhouse Units (Concept Plan – early 2022 review)

CCES - May 2021



Concept Plan

## Advisory Board CZP Feedback

- ✓ Sustainable Design Features  
*Will be incorporated*
- ✓ More dense plantings for narrower landscape buffer  
*Agreed*
- ✓ Work with CDC on planting and hardscaping plans  
*Agreed*
- ✓ Provide additional covered bike parking spaces  
*Confirmed*
- ✓ Minimum of 25% of parking be EV ready and 5% of parking be EV charging stations  
*Confirmed*
- ✓ 15% of Townhomes and 15% of Condos be Affordable (90 total units)  
*Unit mix can be adjusted based on needs*

## Advisory Board CZP Feedback



Design for all-electric and solar-ready buildings;  
EV-ready garages for Townhomes

*Commitment to all-electric apartments and AHUs;  
all-electric design to be considered for remaining  
buildings*



Reduce RCD encroachment

*Construction drawing phase to minimize  
encroachment and enhance RCD*



Consider adding more density

*Concur; evaluating options*



Pedestrian Connectivity Across S. Columbia Street

*Continued collaboration with NC DOT and Town staff*



Consider TOD principles, encourage bike and  
pedestrian activity

*Confirmed*

# Project Highlights

## Diverse Mix of For-Sale Housing

### Condominiums

- Studios (27)
- 1-Bedroom units (256)
- 2-Bedroom units (204)
- 3-Bedroom units (39)



# Project Highlights

Diverse Mix of For-Sale Housing



## Townhouses

- (45) 2-Bedroom units
- (30) 3-Bedroom units
- (27) 4-Bedroom units



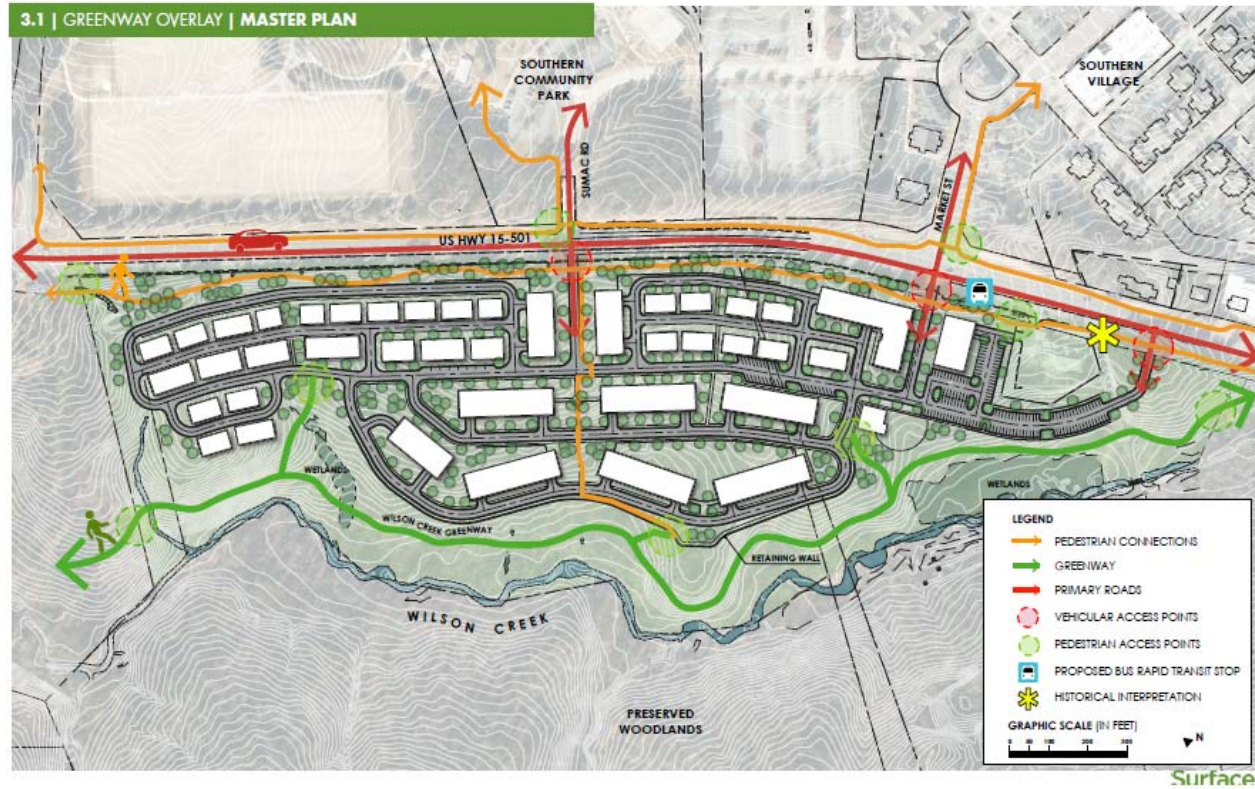
28' x 47'  
2,895 sf



18' x 40'  
1,752 sf

# Project Highlights

- BRT integration into Site
- Greenway Opportunities and Connections



# Project Highlights

- Public Realm / Open Spaces for All





# Project Highlights

Potential to Collaborate on Ways to Commemorate

Site of numerous civil rights protests in the early 1960s  
Last segregated business in Chapel Hill



Watt's Motor Court And Restaurant



Artwork and interpretive panel design  
Art + History



A Resurrection in Four Stanzas  
by April Banks



Public Art honoring racial equality  
Sculptural walls  
Historical Photos



## Project Highlights

Significant Affordable  
Housing Opportunity

	Apartment (Rental)	Condos	Townhomes
65% AMI or less	15	30	
80% AMI or less		30	13
<b>Totals</b>	<b>15</b>	<b>60</b>	<b>13</b>

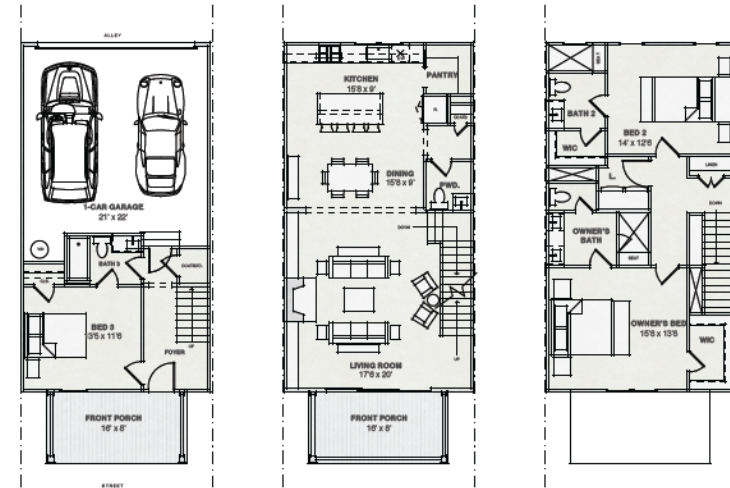
88 Total Units

1000 SF of Office Space Deeded to Affordable  
Housing Management Organization



# Townhouse Details

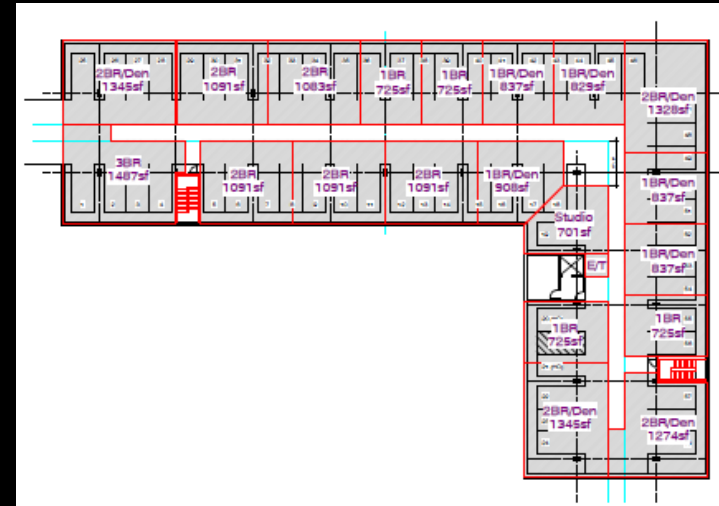
- 102 Proposed Units
  - Varying in size targeting different lifestyles
    - 1455 SF – 2895 SF
  - Pricing targeted to middle income market
    - \$400K to \$900K
- Proposal commits 13 units to Affordable Program



Medium – Rear Loaded

Townhome Type	Width	Depth	Area (sf)	Beds	Baths	Count	Mix
Small - Tuck Under	18'	40'	1,455	2	2.5	22	18%
Small - Rear Load	18'	40'	1,752	3	3.5	22	18%
Medium - Tuck Under	22'	40'	1,816	2	2.5	21	18%
Medium - Rear Load	22'	40'	2,084	3	3.5	18	15%
Large - Walkout	18'	47'	2,895	4	3.5	36	30%
<b>Total/Averages</b>			<b>2,000</b>			<b>119</b>	

# Mixed-Use Building (#11) Details



60 Proposed Apartment Units  
(on 3 levels)

+/- 5500 SF Commercial/Retail

+/- 100 parking spaces  
(residential and non-residential)

Proposal commits 15 units to  
Affordable Program



## Office Building (#12) Details

- +/- 24K SF Commercial Space (on 3 levels)
- +/- 126 parking spaces (phased)
- Adjacent to BRT
- Consider adding levels for residential



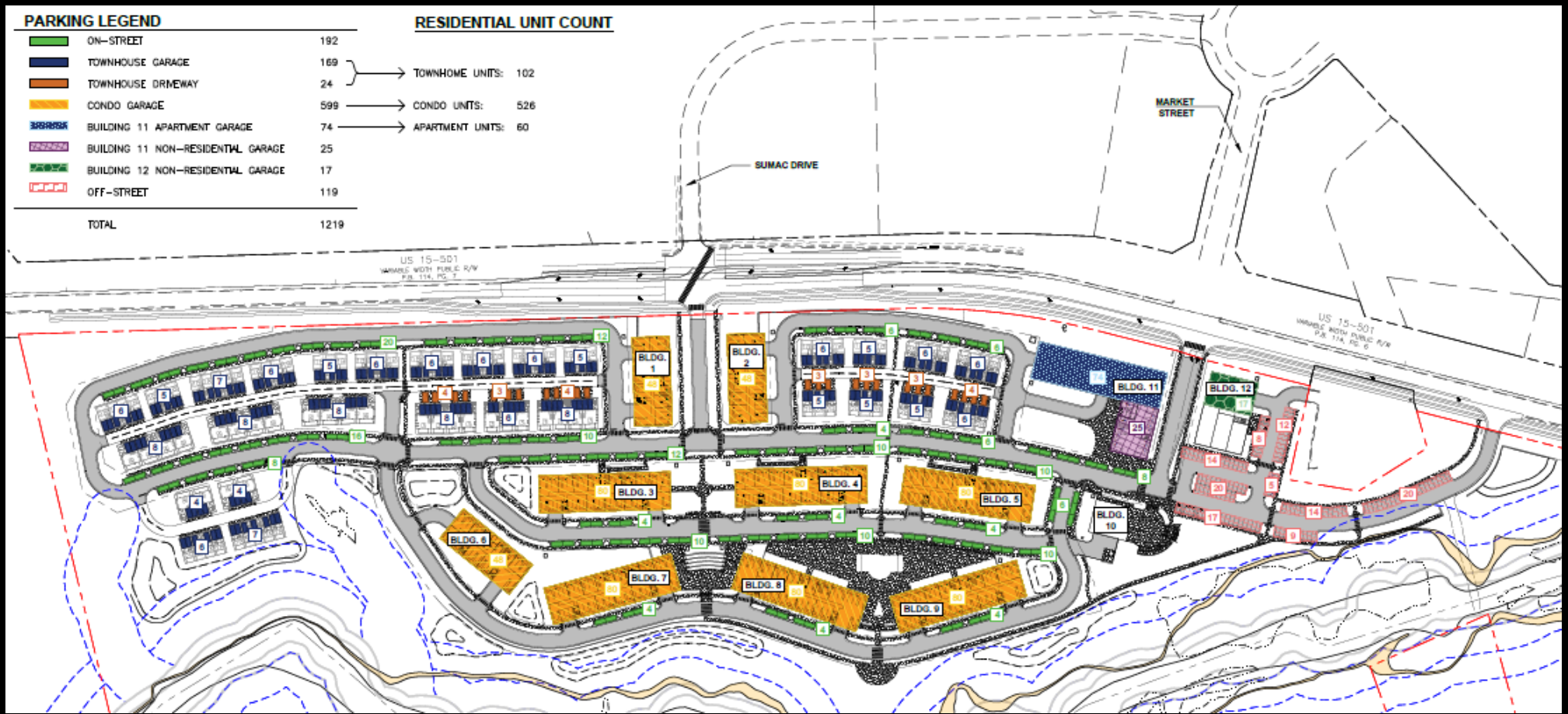
## Sustainability Details

- Climate Action and Response Plan / Energy Management Plan
- Green Building Certification
- EV Ready Parking
- Solar potential for building roofs



SOUTHERN ENERGY  
MANAGEMENT  
ENERGY EFFICIENCY & SOLAR POWER

# Parking





# Streetscape – Woonerf Concept

## THE 4 PRINCIPLES OF A WOONERF

VISIBLE  
ENTRANCES

PHYSICAL  
BARRIERS

SHARED AND  
PAVED SPACE

LANDSCAPING  
AND STREET



Living Street; De-prioritizes  
the Car / Parking



Shared Use of Street

## Streetscape - Comparable Examples



Open Space / Amenity  
Concepts



Open Space / Amenity  
Concepts






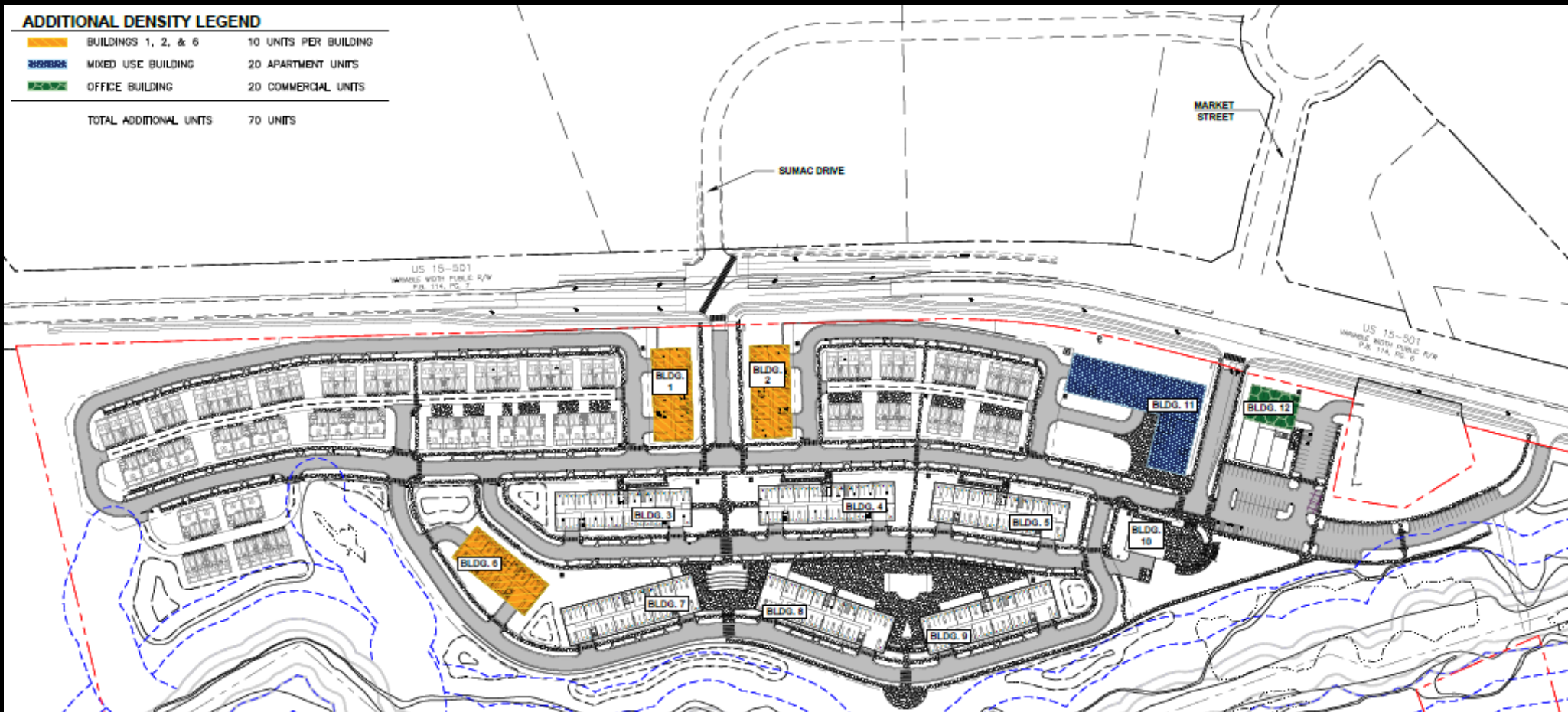
Open Space / Amenity  
Concepts



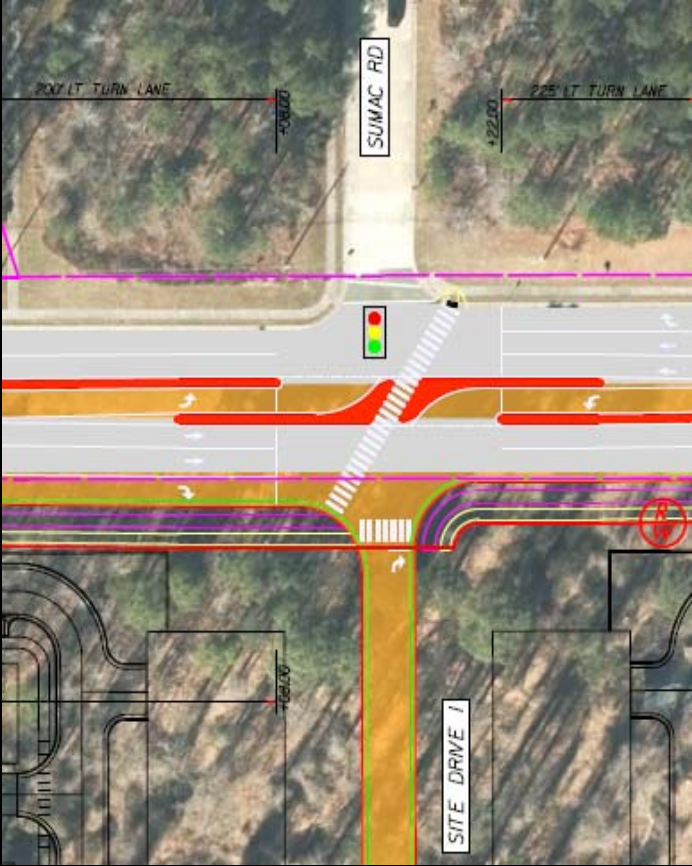
# Additional Density Thoughts

## ADDITIONAL DENSITY LEGEND

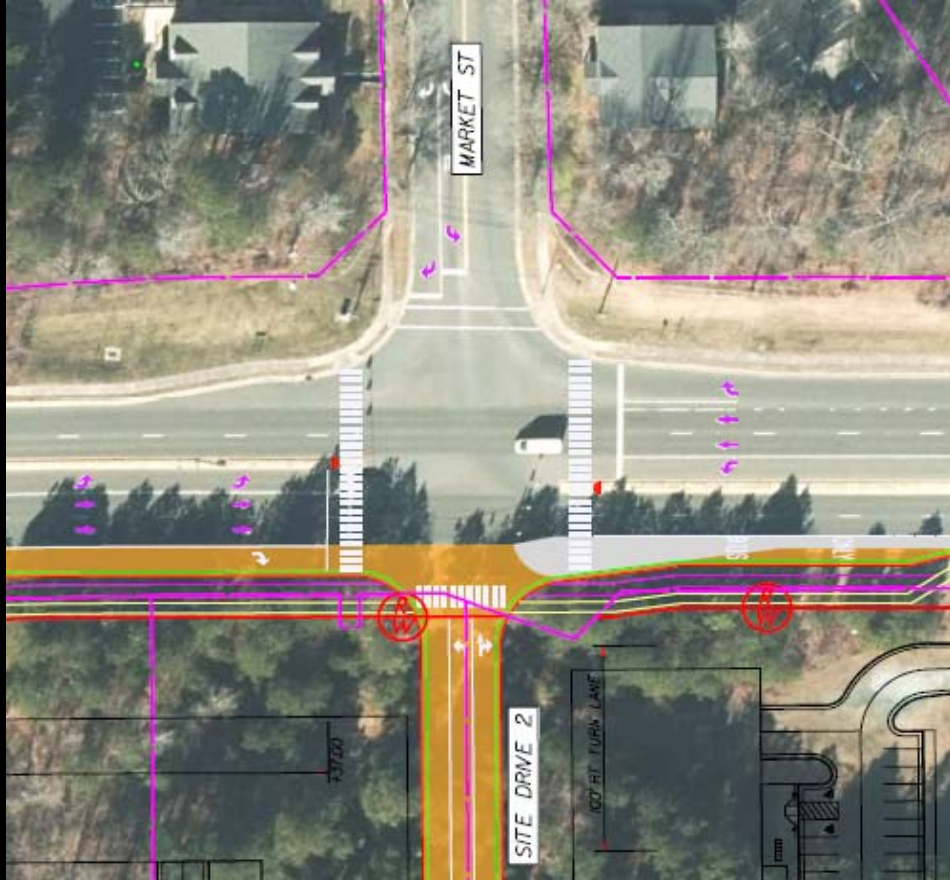
	BUILDINGS 1, 2, & 6	10 UNITS PER BUILDING
	MIXED USE BUILDING	20 APARTMENT UNITS
	OFFICE BUILDING	20 COMMERCIAL UNITS
TOTAL ADDITIONAL UNITS		70 UNITS



# S. Columbia Proposed Intersections



Sumac Road



Market Street

# Pedestrian Bridge Example

Elizabeth City, North Carolina



Aerial View - East



Aerial View - West



# Glen Lennox Pedestrian Crossing

Fordham Blvd:  
31,000 VPD

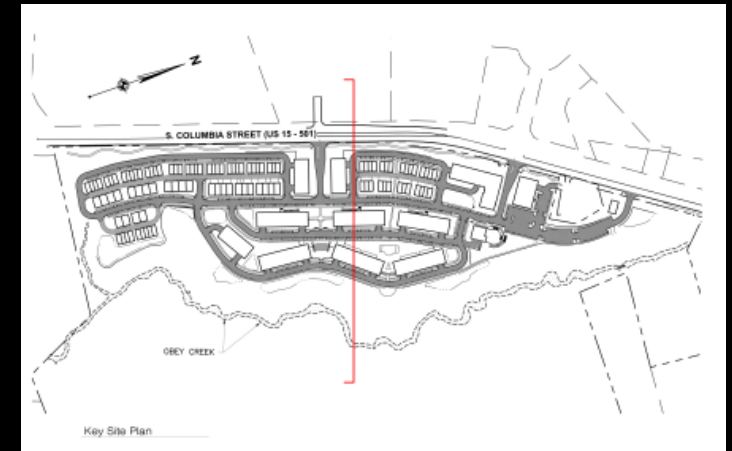
S Columbia St:  
23,500 VPD





# Steep Slopes Consideration

- Terraced grading approach
- Under building parking garages
- Road Network Design



# RCD Encroachment

- Large Portion of Parcel – 13.68 of the 43 acres
- Primary Use for Stormwater Control Measures
- Existing Conditions
- Impacts only proposed for western side of Wilson Creek

