



860 Weaver Dairy Road

Concept Hearing

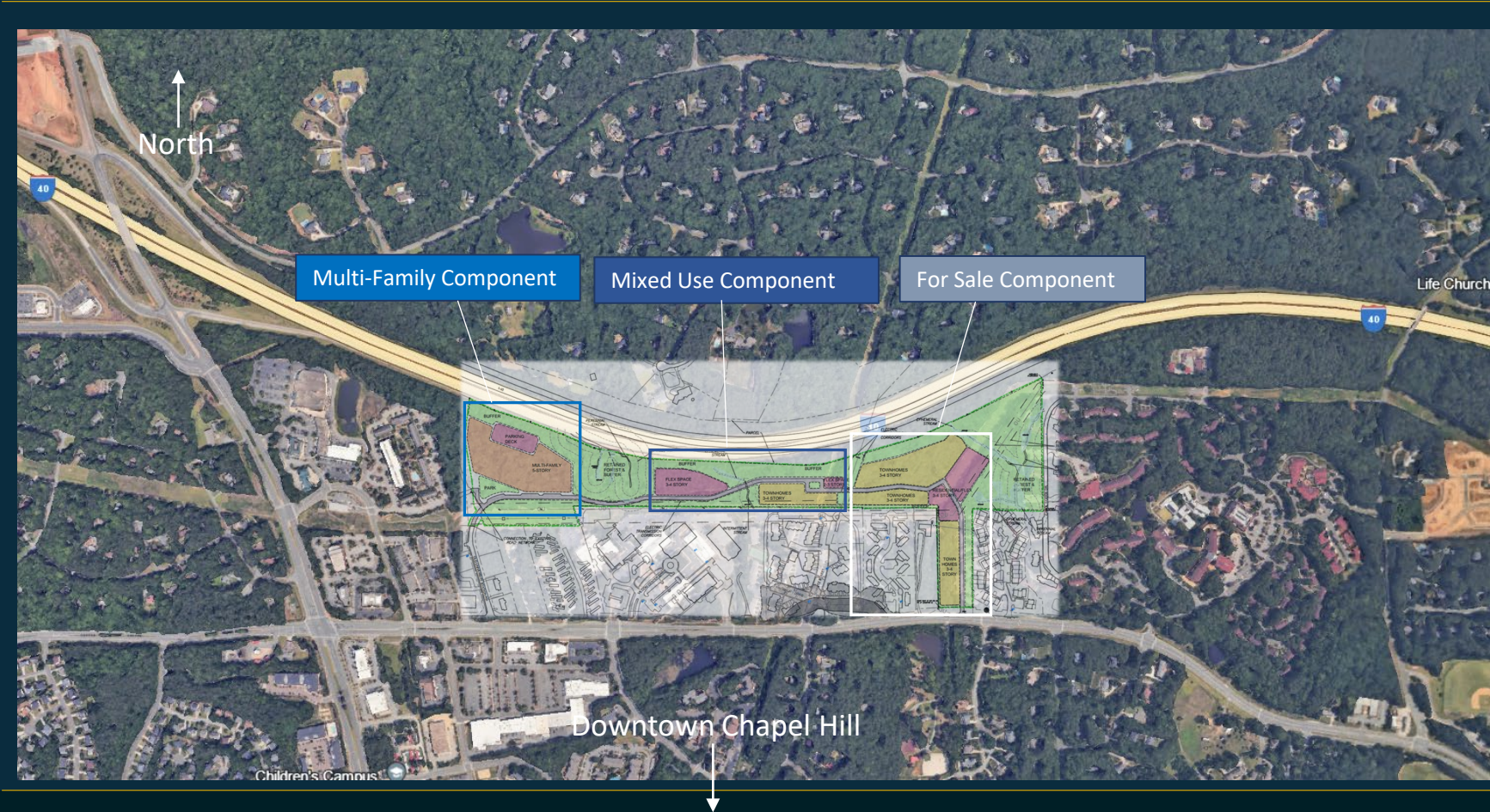
Town Council
September 11, 2024

EB Capital Partners



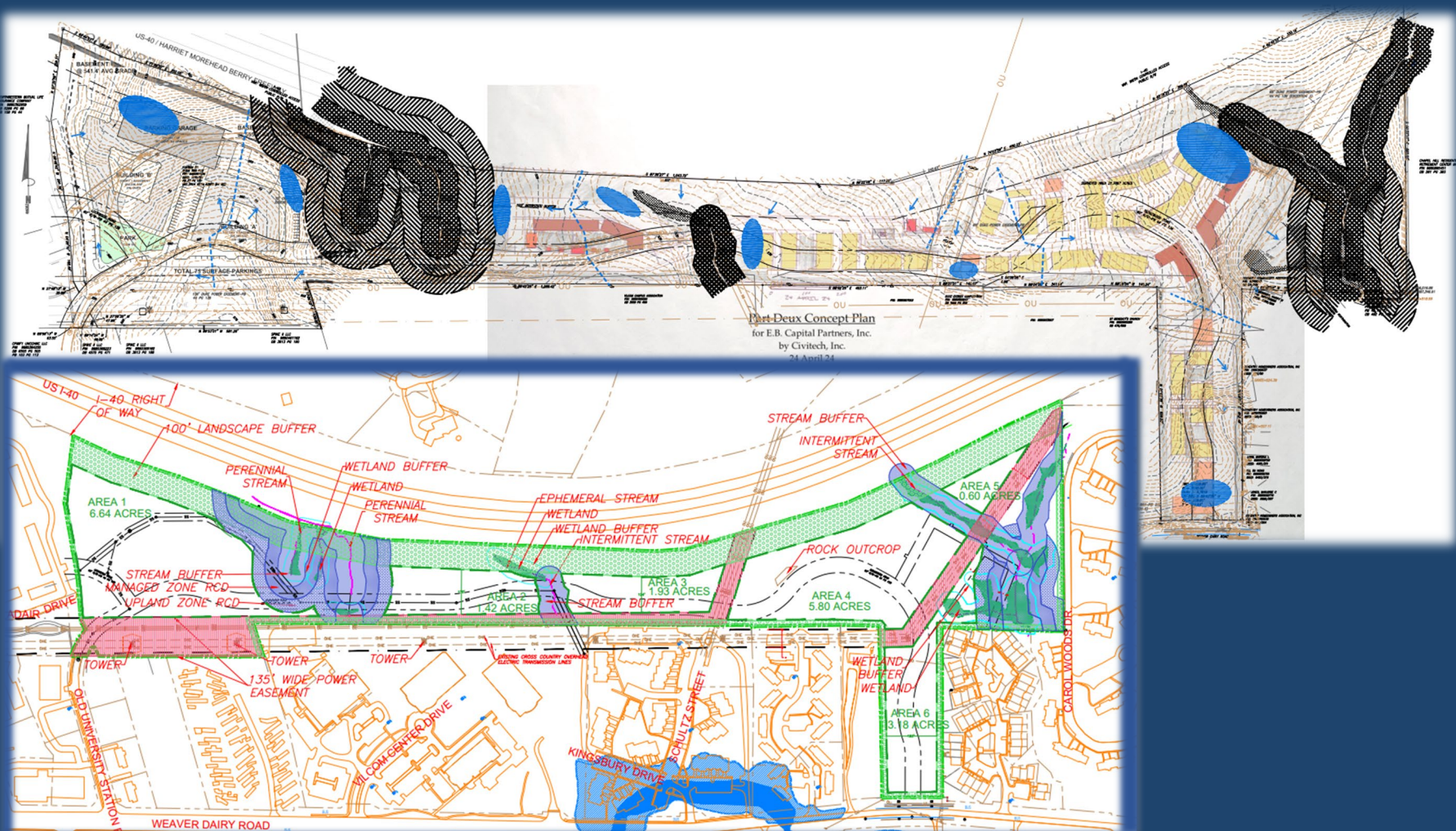
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Location & Overall Site Plan



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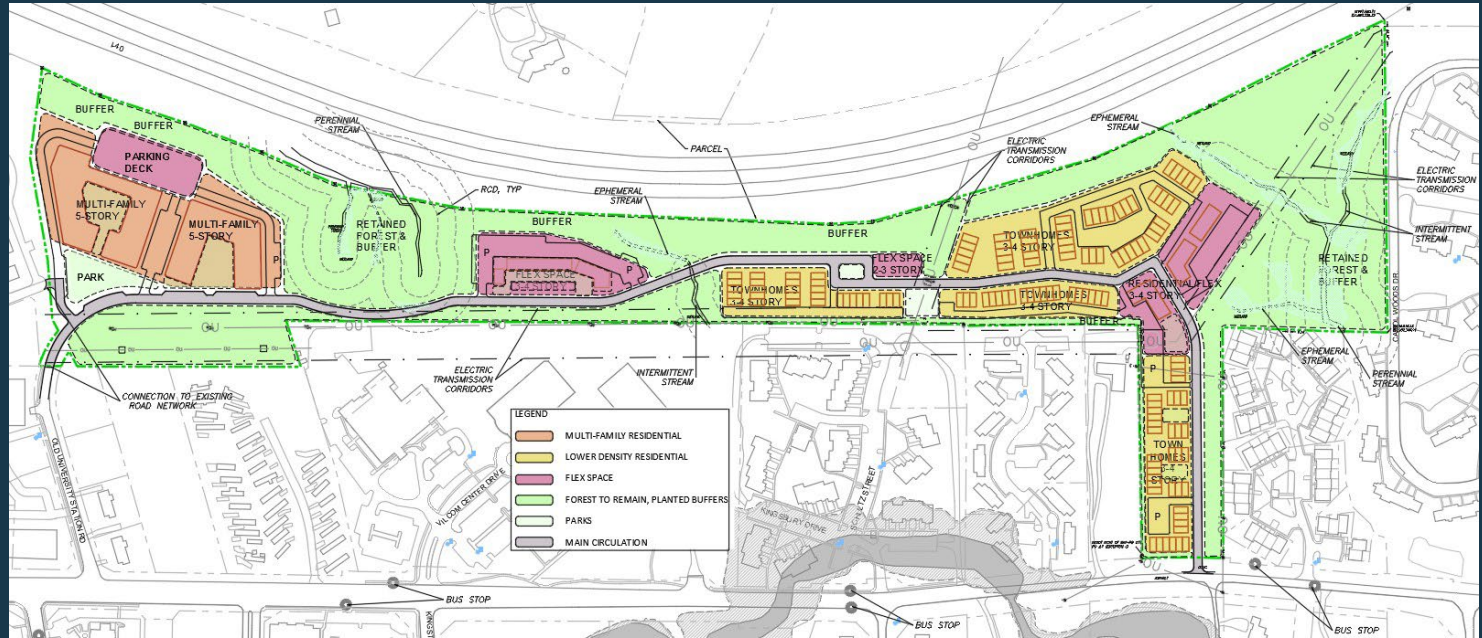
Site Constraints



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Concept Feedback

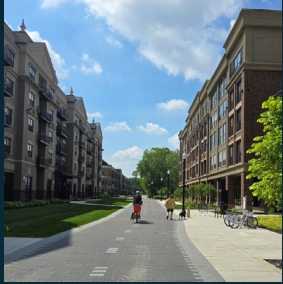


- Can we use the interstate buffer to help with the overall design? We have already encroached with the garage, but storm water and other infrastructure uses of this space would be beneficial to the overall design.
- With the goal for having BRT in place by 2029, are we getting the level of density needed to help the town with the viability? The plan, as currently designed, is approximately 22/23 units/acre.
- The center section is programmed for mixed use and accordingly will need some flexibility in use and design, how would you like to see this going forward so that we can keep the intent of the design without being constrained to a specific layout?
- Is the council positive toward removing the tree buffer between our "mixed use space" and the office development to allow for us to add a pedestrian connection?

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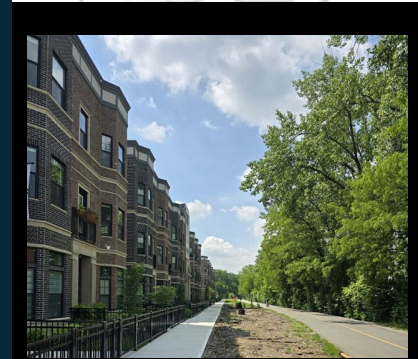
Inspiration

For Sale Component



The For Sale component of the project consists of appx 140 and 220 homes and would allow for between 21 and 33 affordable homes.

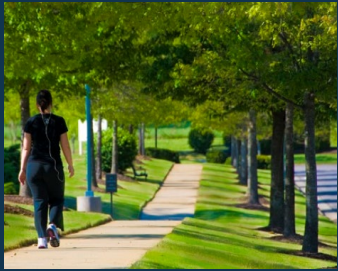
We envision several different housing solutions to expand options for Chapel Hill residents which speak to the “Missing Middle”



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Inspiration

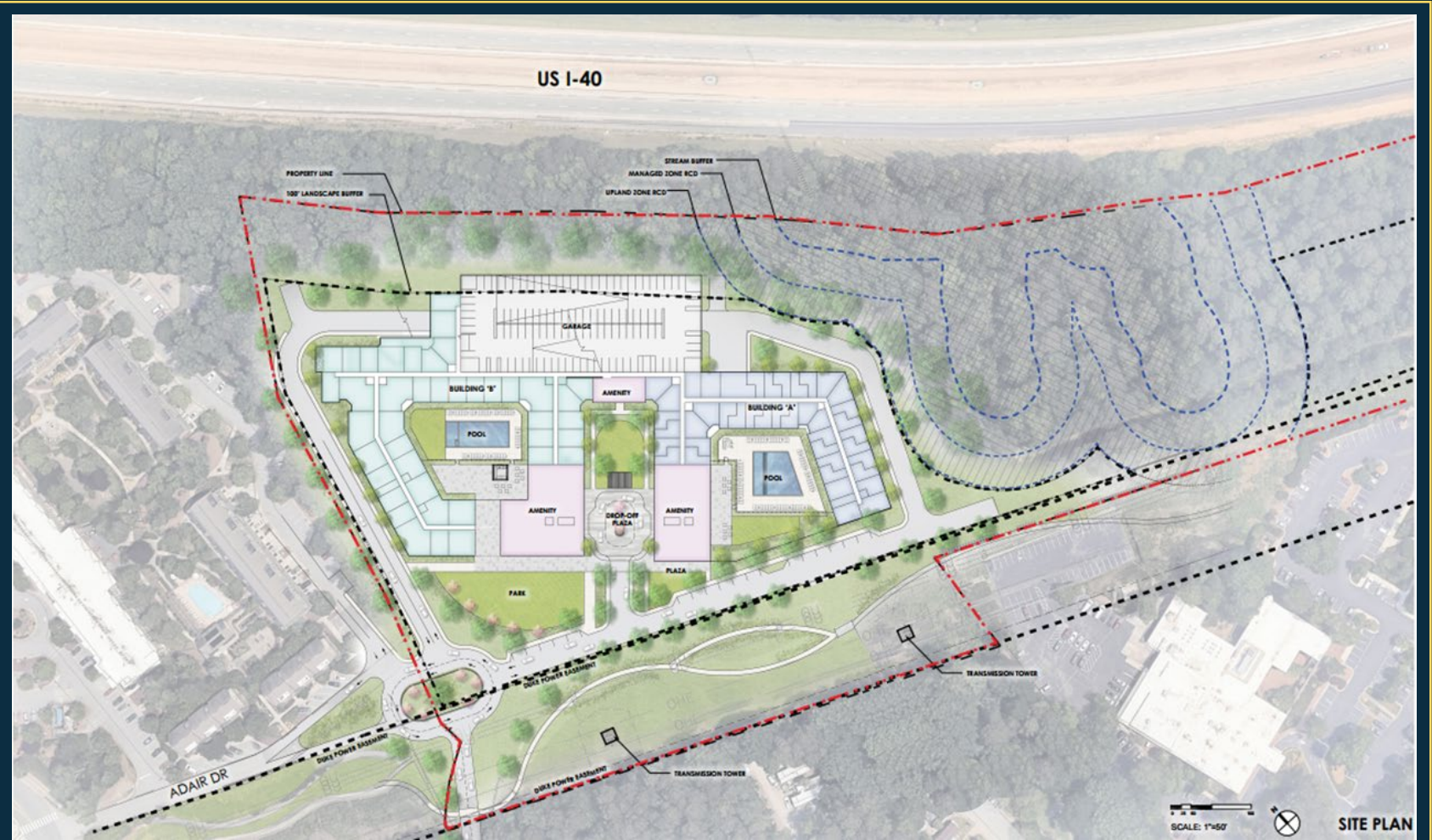
Mixed Use Component



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Concept Site Plan

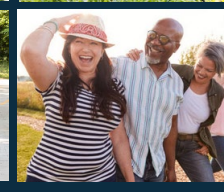
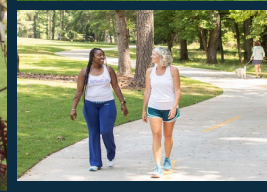
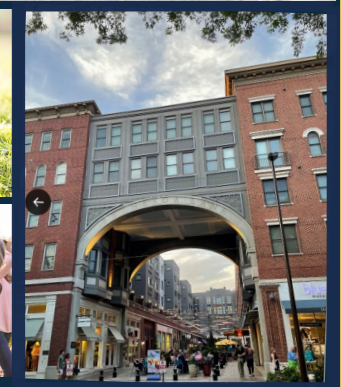
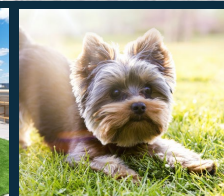
Multi-family Component



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Inspiration

Multi-family Component



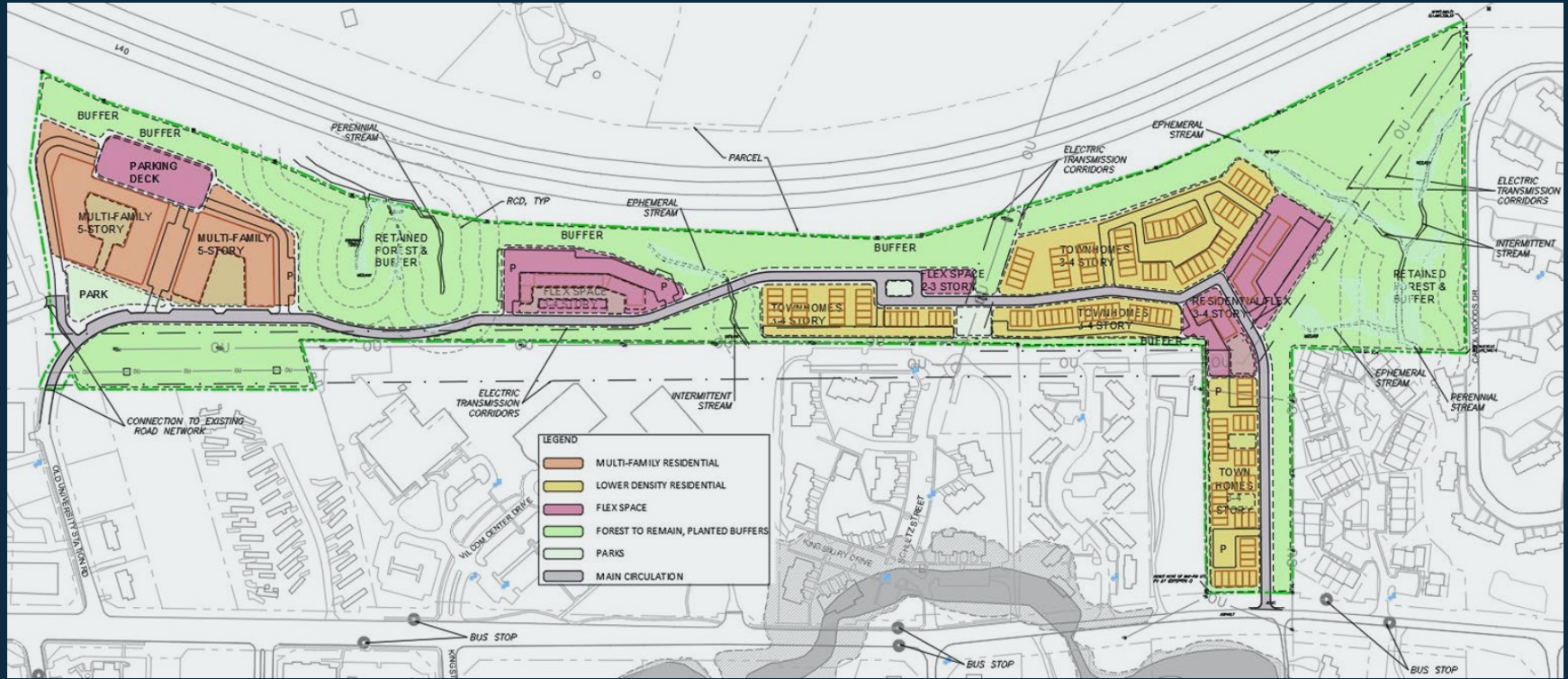
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Project Section



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Placemaking



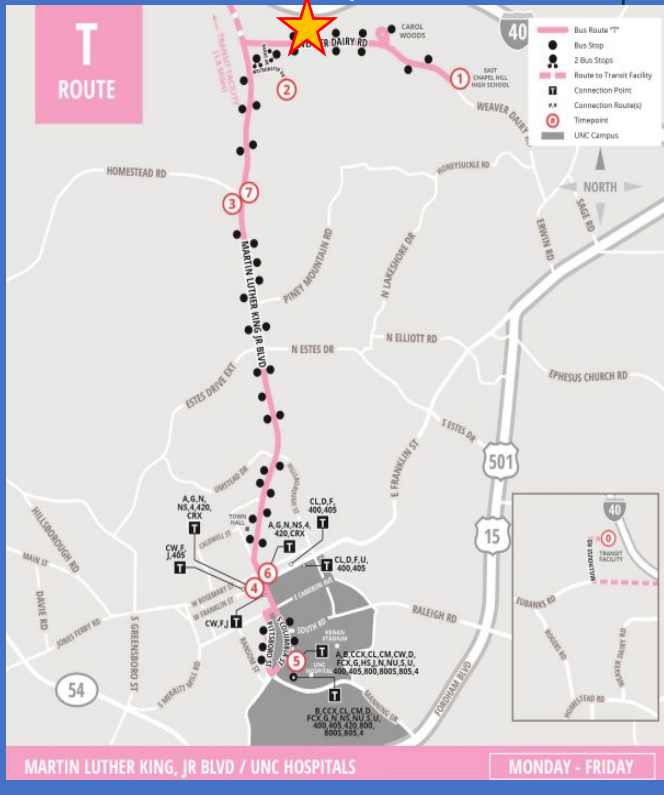
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Connectivity SITE

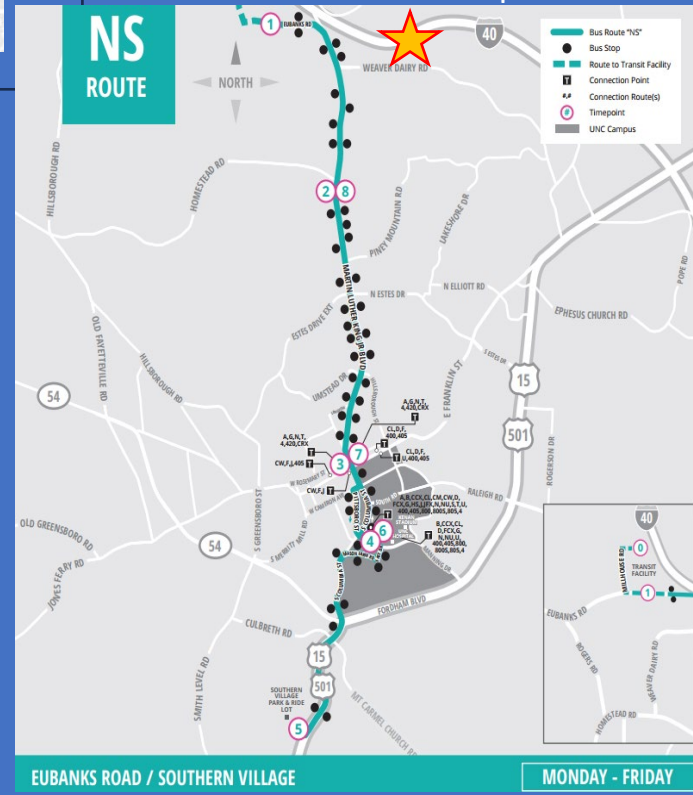
Everywhere to Everywhere Map



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:

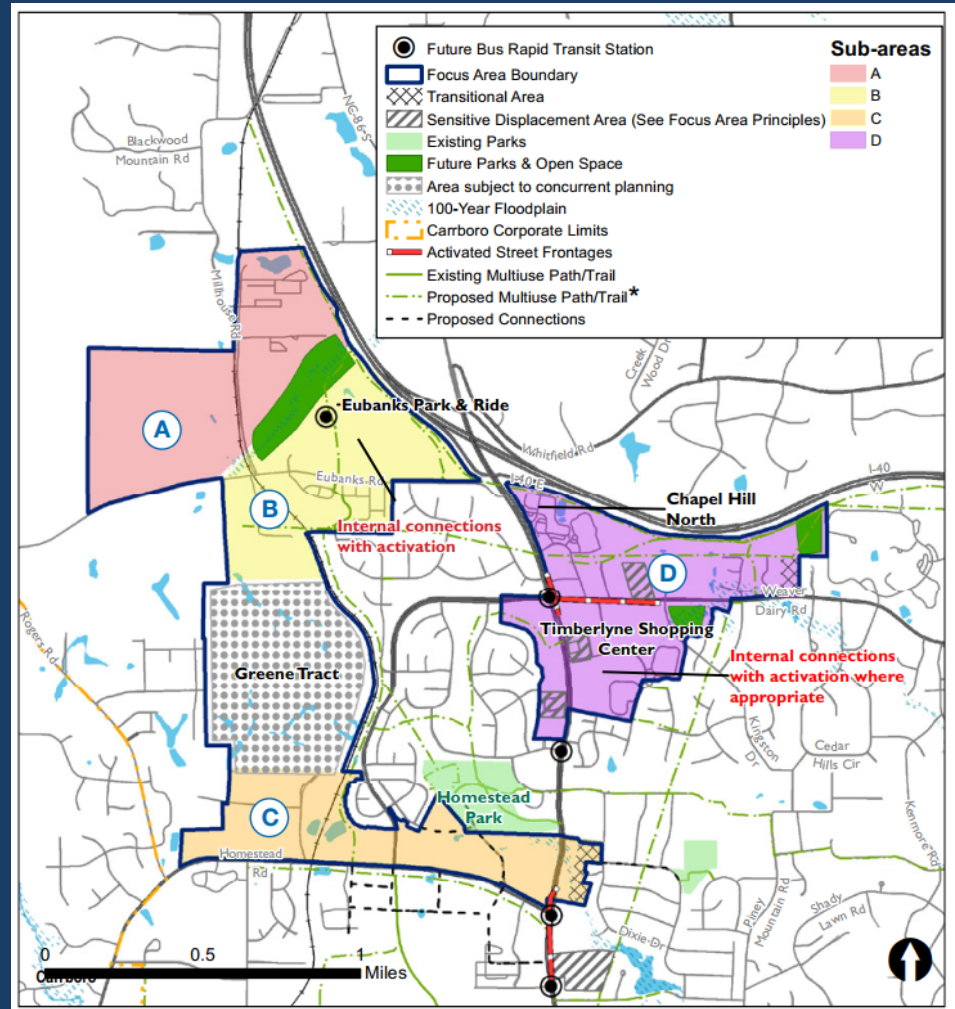
Provide diversity of housing types, include for-sale, multifamily, mixed-us, and “retail-like” functions.

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



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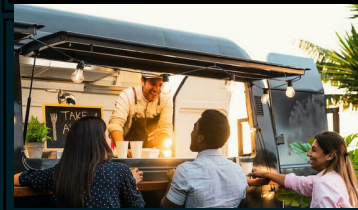
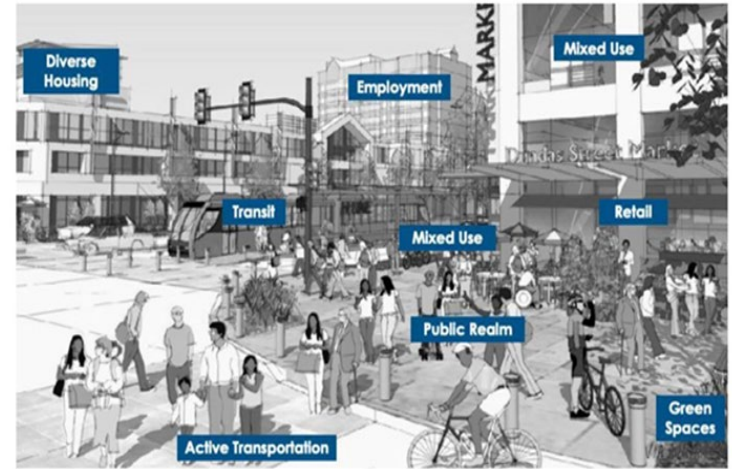
Complete Community Elements

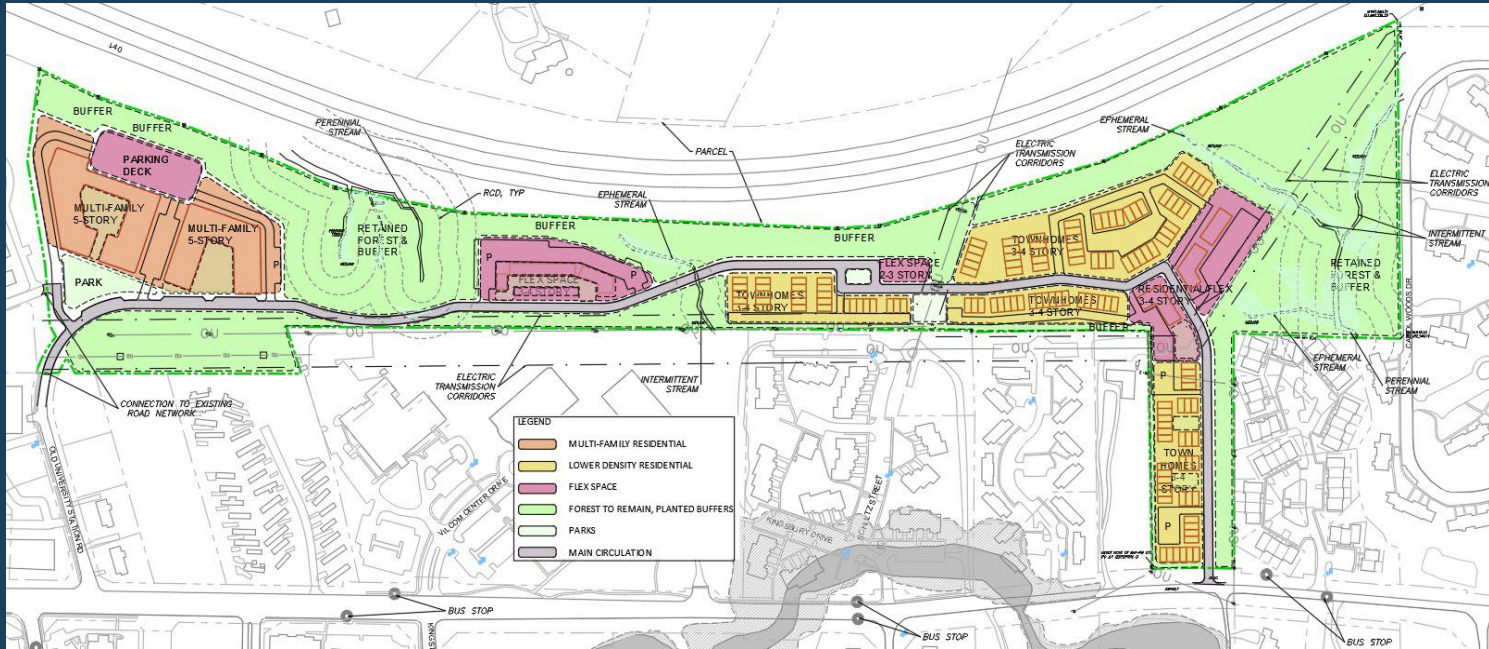
Complete Community Elements

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Wide variety of housing	✓	Studio to 3-bedroom rentals and for sale product from 2 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





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