



dhic

HOME TO
OPPORTUNITY

2510 Homestead Road

Maddry Meadows

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ABOUT DHIC



Non-profit organization founded in 1974

Since inception, DHIC has built 55 apartment complexes, totaling 3,639 affordable units across 9 North Carolina counties. In over 50 years, we have never sold a property and have never had a property remove affordability restrictions. We continue to invest in our existing portfolio to ensure high quality housing for all DHIC residents.

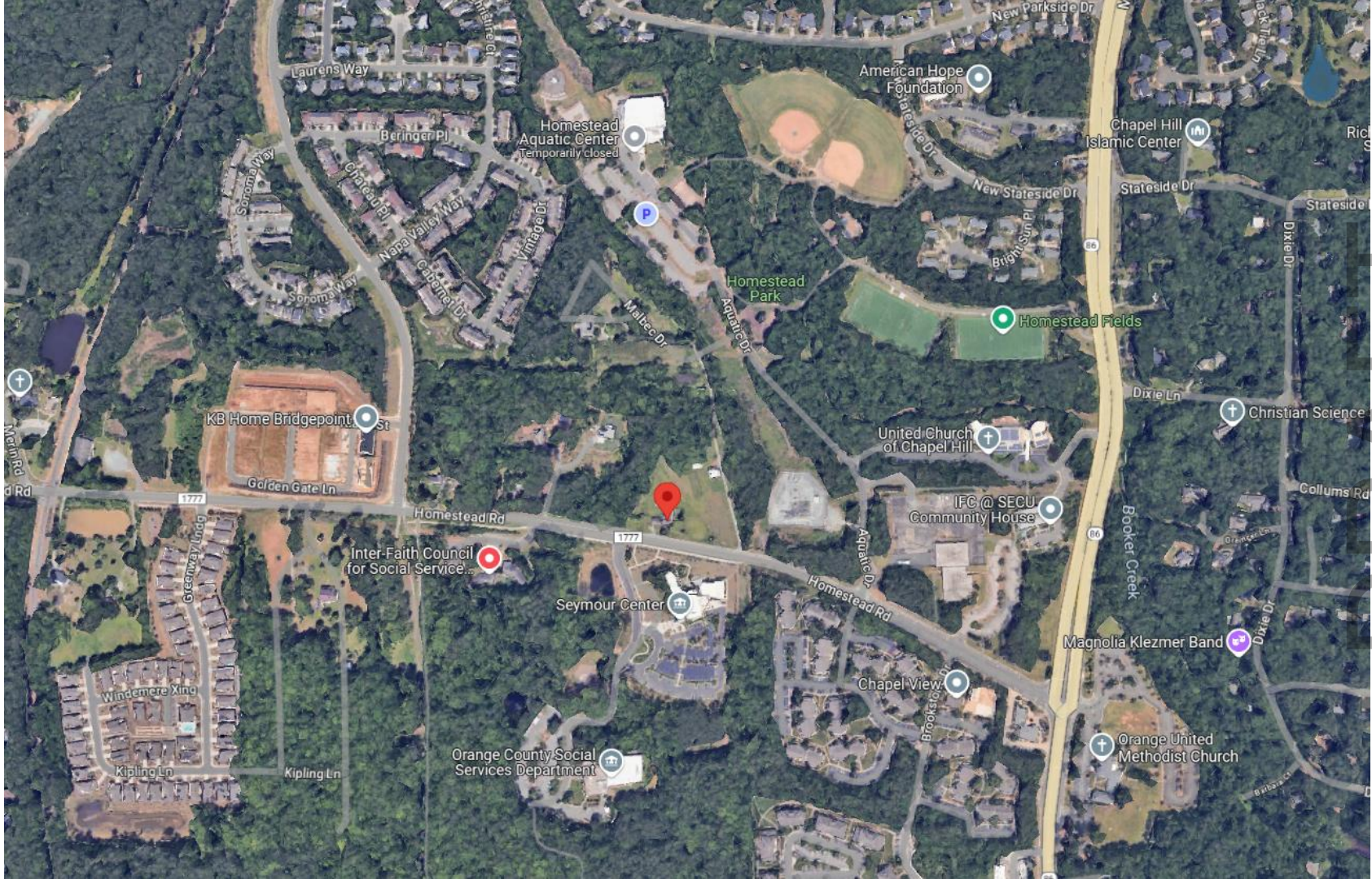
Award winning developments

DHIC is the six-time recipient of NCHFA's Housing NC Award for Best Rental Development, eight-time recipient of the Sir Walter Raleigh for community appearance, and recipient of multiple SPACE Awards from the *Triangle Business Journal*.

RECENT DEVELOPMENT



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CONTEXT MAP

Scale: 1" = 200'



155 N. Harrington St.
Raleigh, NC 27603
919.850.6473
ClineDesign.com



DHIC, INC.
MADDRY MEADOWS
CHAPEL HILL, NORTH CAROLINA



| | |
|-----------|------------|
| PROJECT: | 002186 |
| DATE: | 12.13.2024 |
| REVISION: | DATE |
| REVISION: | DATE |

DRAWN BY: _____
CHECKED BY: _____
AREA CONTEXT MAP

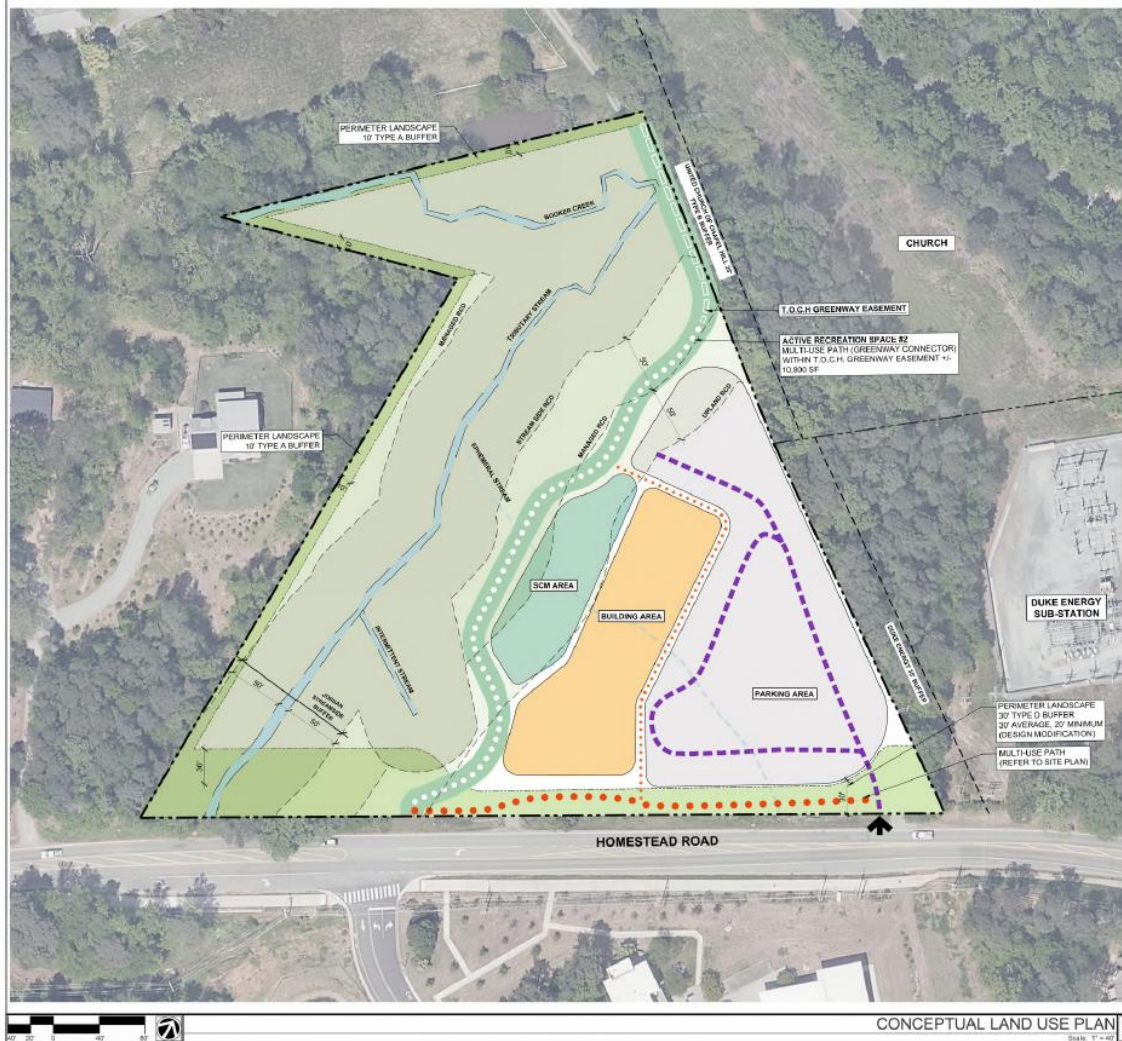
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Project Overview

- 3/4 split level building
- 53 units – mix of studio, 1-bedroom, and 2-bedroom units
- Age restricted for 55+ households
- All units restricted to households under 60% of Area Median Income (AMI)
- Project will include on-site property management, multi-purpose room, computer center, screened porch and multiple gathering areas



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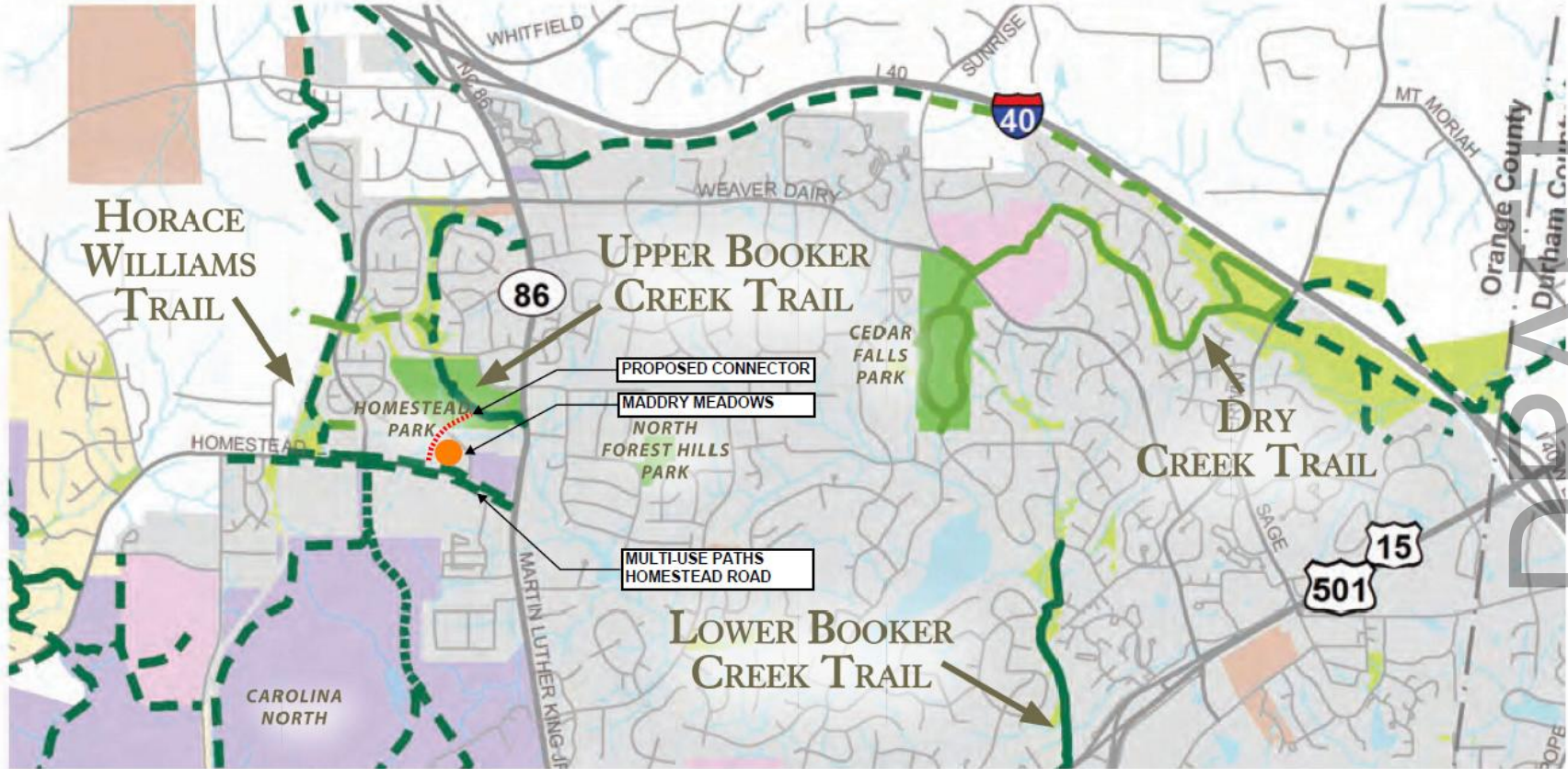


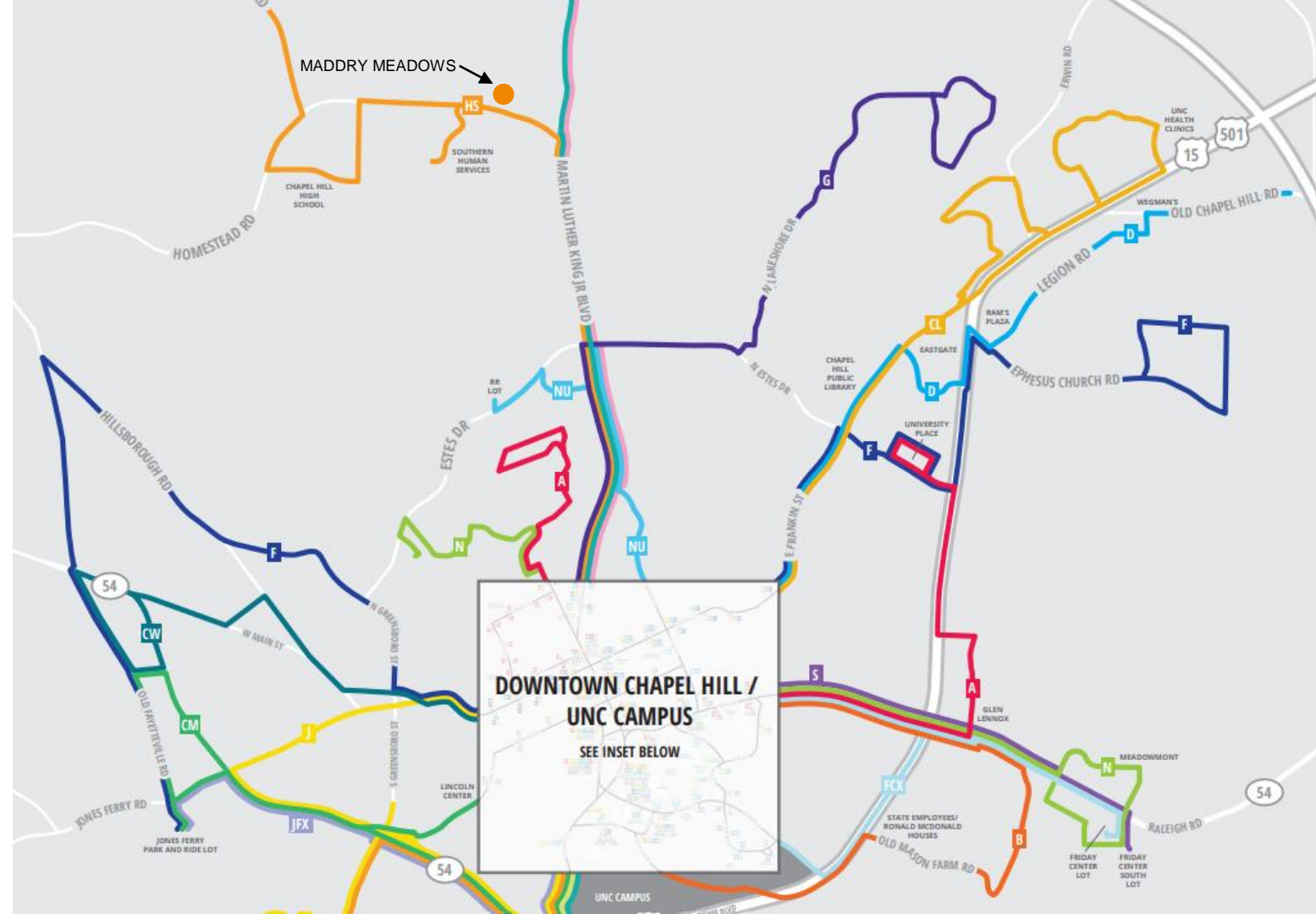
Site Plan

- Buffered from adjacent uses by RCD, and sub-station.
- Building footprint outside of RCD, disturbance limited to 49% of gross land area.
- MUP connection on Homestead Road, north-south connection between Seymour Center, Homestead Road, and Homestead Park

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Strategic Planning | Chapel Hill Greenway Master Plan Update 2012





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**DOWNTOWN CHAPEL HILL /
UNC CAMPUS**
SEE INSET BELOW

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4 | FOCUS AREAS

Introduction

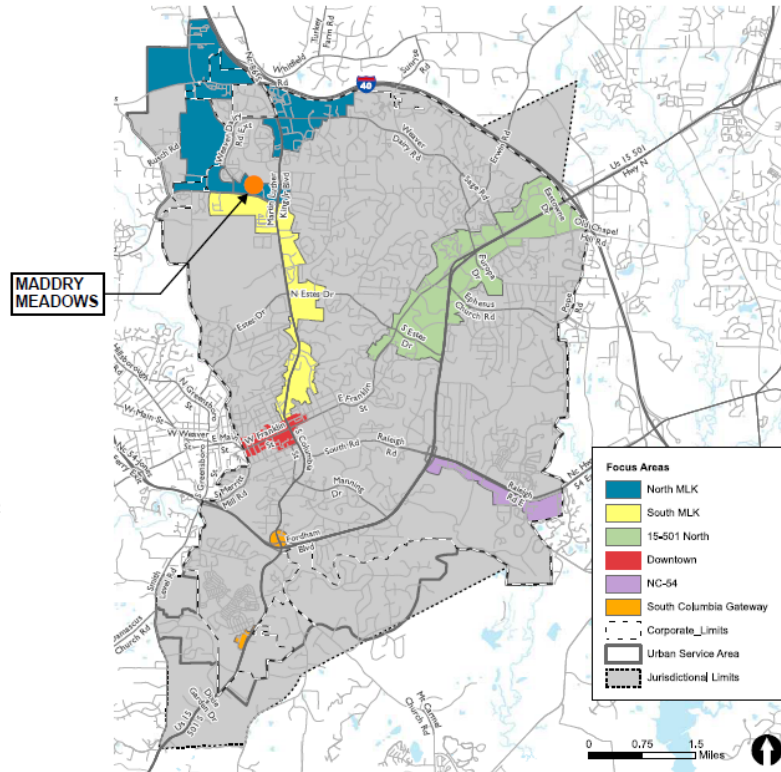
Charting Our Future is designed to chart the next course and think about the future of Chapel Hill with an emphasis on six key Focus Areas of town. The process gives the Town the opportunity to unite previous planning efforts, examine gateways into Chapel Hill, and create cohesion among existing areas of development within these six Focus Areas. The defined Focus Areas are shown on the map on the following page.

- North Martin Luther King, Jr. Boulevard
- South Martin Luther King, Jr. Boulevard
- North 15-501 Corridor
- Downtown
- NC 54 Corridor
- South Columbia Gateway

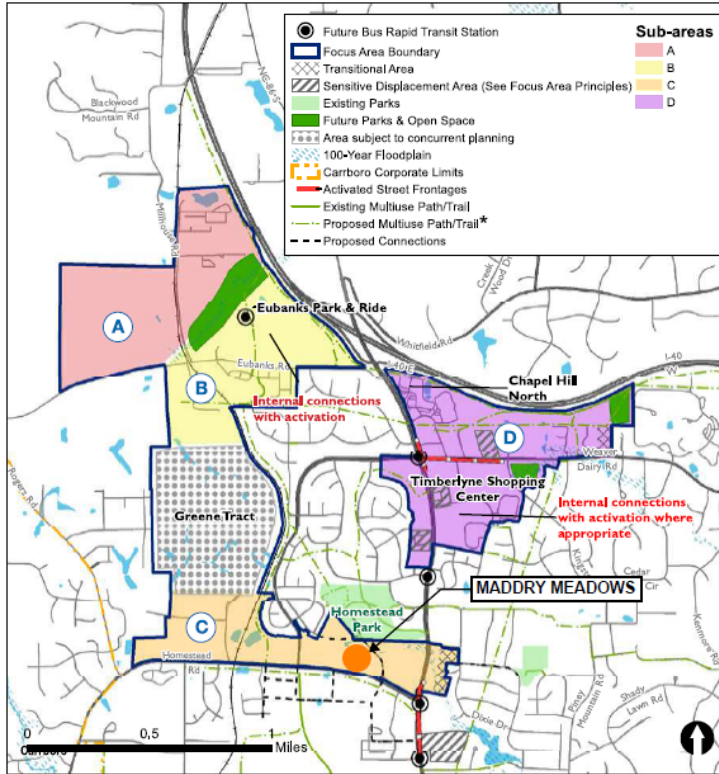
The Focus Area section is organized in the following sections:

- **Character Types** - The Focus Areas are described using "character types" that describe the look and feel of future development within each of the Focus Areas. The Character Types only apply to the Focus Areas. Precedent images for the Character Types accompany the descriptive text. The vision and intent for the remaining portions of the Town are shown on the Future Land Use Map (2050) and are described using the Land Use Categories presented in Section 3.
- **Universal Principles** - The Focus Area exhibits are supported with a variety of principles to help guide decisions. While some principles are specific to individual Focus Areas, other principles can be universally applied to each of the six locations.
- **Focus Area Details** - Each Focus Area is introduced with a vision, overview of current conditions, and set of principles that speak to connectivity, land use, placemaking, density, and environmental considerations. A map divides each Focus Area into sub-areas, which graphically provides character type and height guidance utilizing the Character Type and Height Matrix. The Focus Area Maps also depict active street frontages and transitional areas.

Focus Area Map



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* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height in 2050: North MLK Boulevard

● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

| | Sub-Area A | Sub-Area B | Sub-Area C | 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 | 6 stories | 4-6 stories | 4-6 stories |
| Transitional Area Height | N/A | Up to 4 stories | 2-4 stories | Up to 4 stories |
| Activated Street Frontage Height | N/A | N/A | 6 stories | 6 stories |

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.

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SOUTHWEST ELEVATION 3
1/8" = 1'-0"



SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

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NORTH ELEVATION 2
1/8" = 1'-0"



WEST ELEVATION 1
1/8" = 1'-0"

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QUESTIONS?



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