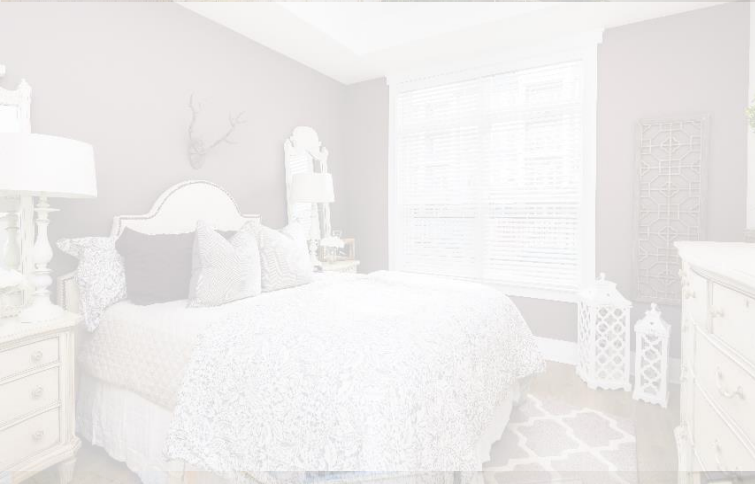




HILLMONT

CHAPEL HILL, NORTH CAROLINA
COUNCIL HEARING
OCTOBER 11, 2023



APPROVAL ORDER






CAROLINA SQUARE
Chapel Hill, North Carolina

Mixed-use Development with Cousins Properties

246 Luxury Apartment Units
99.6% Occupancy

160,000 SF of Office
43,000 SF of Retail
Tenants: Target, UNC

2017



CHAPEL WATCH VILLAGE
Chapel Hill, North Carolina

THE TOWNHOMES AT
CHAPEL WATCH VILLAGE
Chapel Hill, North Carolina

120 Luxury Townhomes
Delivered in 2011



CARRAWAY APARTMENTS
Chapel Hill, North Carolina

CARRAWAY VILLAGE
Chapel Hill, North Carolina
Under Construction

610 Luxury Apartment Units

Phase 1: 403 Units
Delivered 2019
95.8% Occupancy

Phase II: 207 Units
Under Construction
Q4 2023 Completion

150,000 SF of Commercial
Tenants: Chick-Fil-A,
Starbucks, UNC



CHAPEL HILL NORTH APARTMENTS
Chapel Hill, North Carolina

CHAPEL HILL NORTH
Chapel Hill, North Carolina

81 Luxury Apartment Units
42 Luxury Townhomes
Delivered in 2011



Palladian Place
Chapel Hill, North Carolina

APARTMENTS AT
PALLADIAN PLACE
Chapel Hill, North Carolina

298 Luxury Apartment Units
Delivered 2015



COSGROVE HILL
Chapel Hill, North Carolina

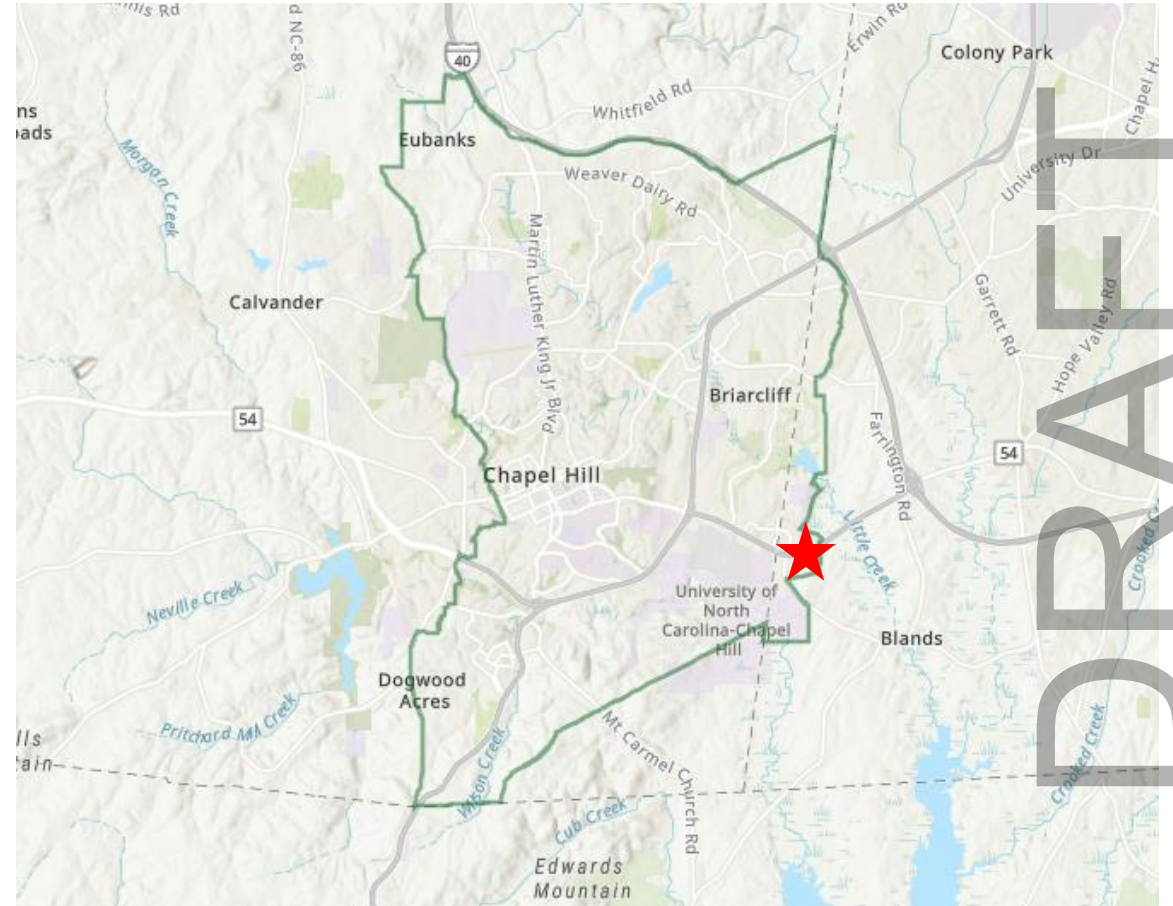
COSGROVE HILL
Chapel Hill, North Carolina

129 Luxury Apartment Units
Delivered in 2009

LEAF

Northwood Ravin Chapel Hill Communities

EXISTING CONDITIONS LOCATION

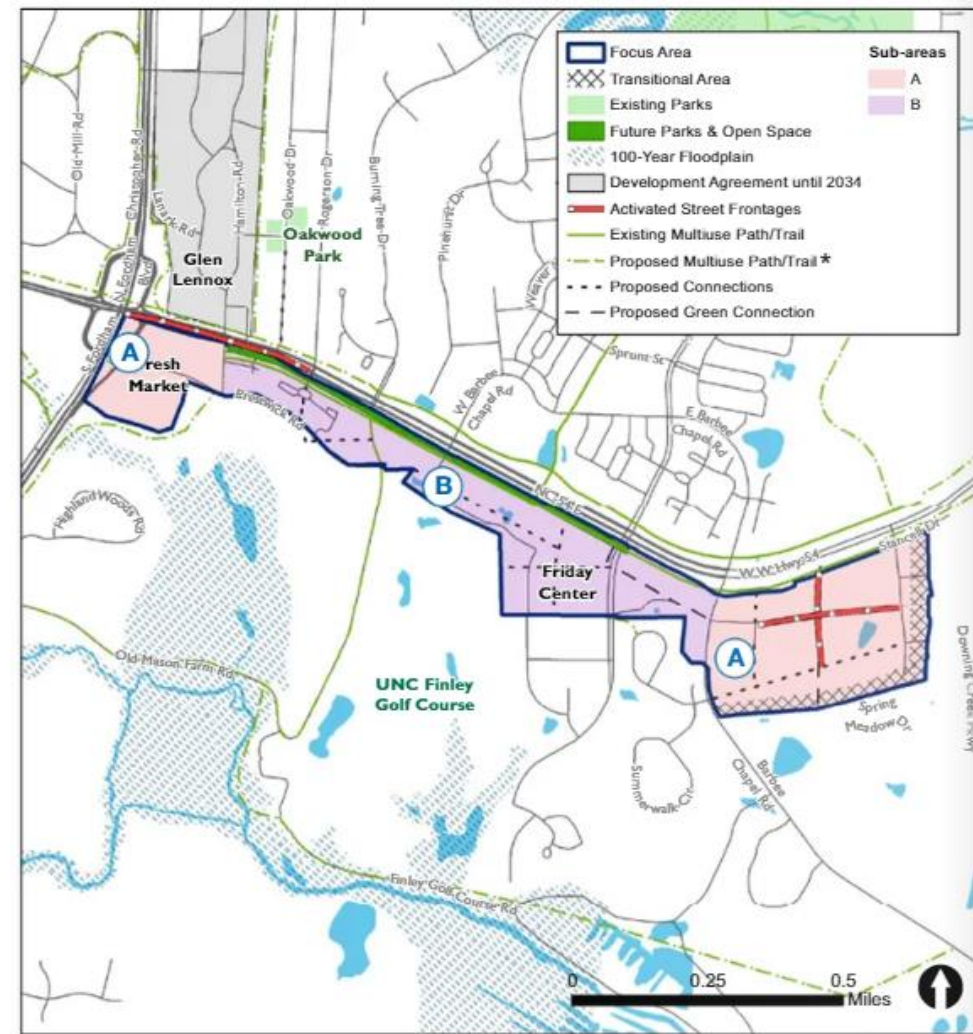


EXISTING CONDITIONS

FUTURE LAND USE + ZONING

- NC 54 Corridor (Sub-Area A)
- Primary Uses: **Multifamily Residential**, Shops, Offices, Commercial/Office
- Secondary Uses: **Parks and Green/Gathering Space, Townhouses & Residences**, Institutional/University/ Civic

- Current Zoning: MU-V
- Proposed Zoning: R-6-CZD



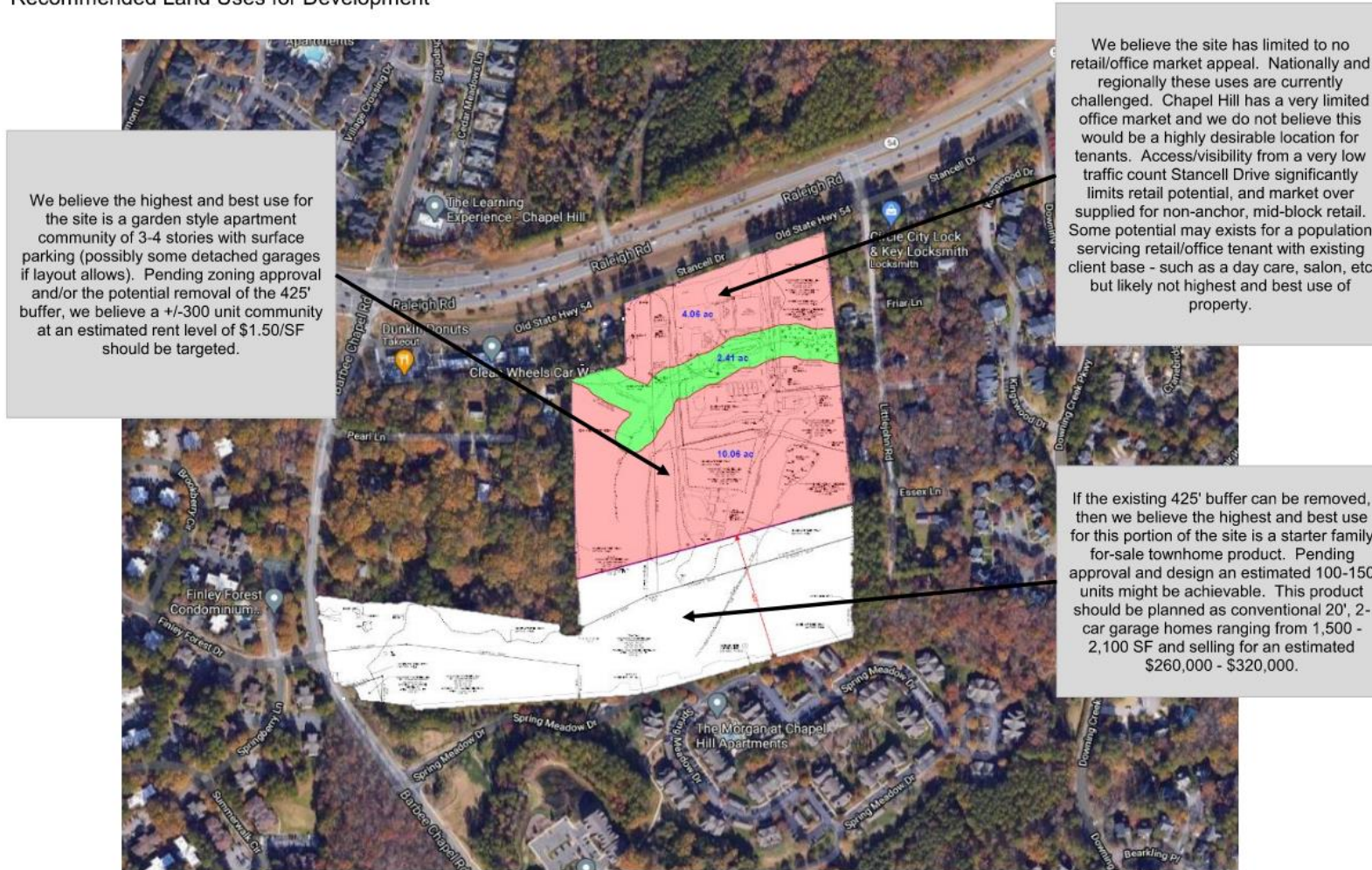
DRAFT

SITE HISTORY

HIGHEST AND BEST USE

Woodmont Highest and Best Use Study completed by Noell Consulting Group
Presented to Town of Chapel Hill Council Committee on Economic Sustainability February 12, 2021

Exhibit 26
Recommended Land Uses for Development



SOURCE: Noell Consulting Group

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PROPOSED PLAN
PLAN RENDERING

BARBEE CHAPEL ROAD

RALEIGH ROAD

CANCELL DRIVE

LITTLEJOHN ROAD

BLOCK 'A'

BLOCK 'B'

BLOCK 'C'

BLOCK 'D'

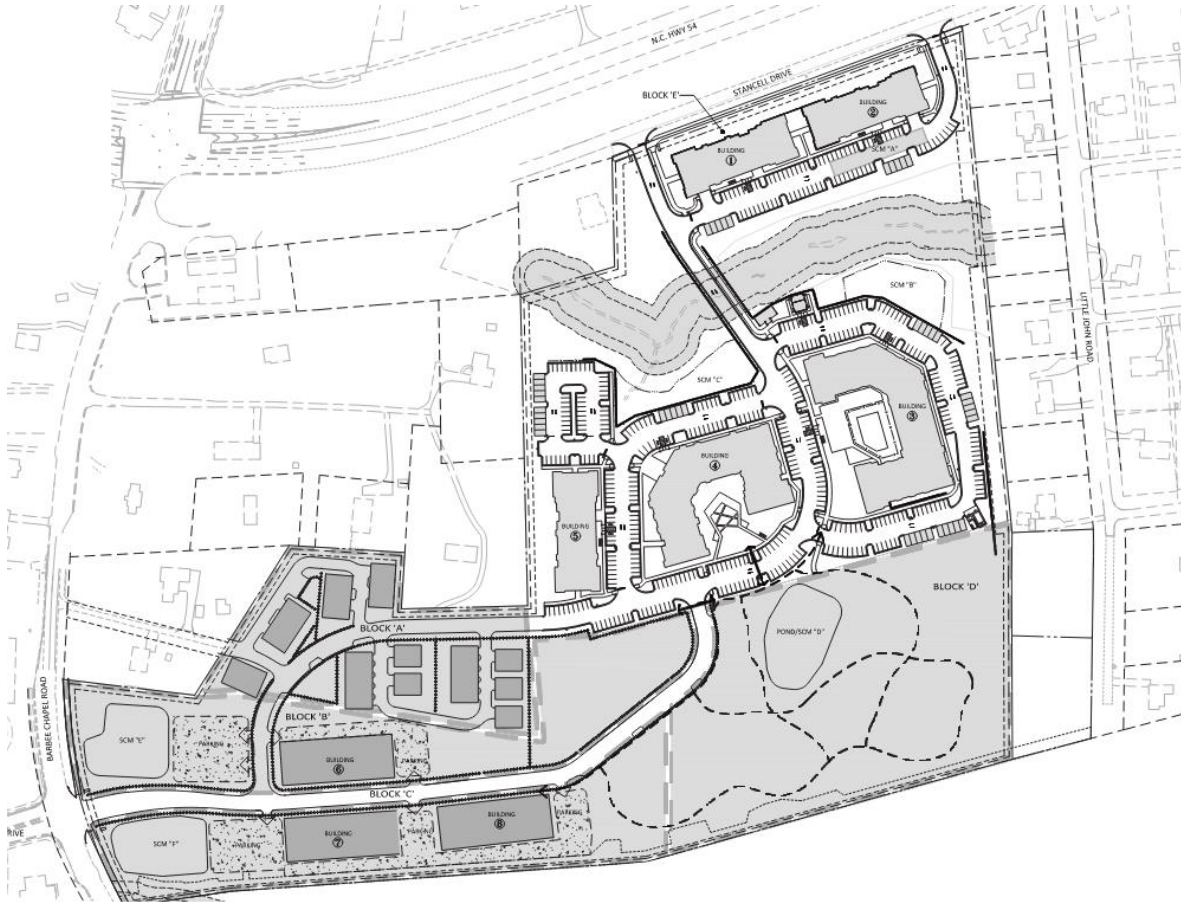
SPRING MEADOW DR

DRAFT

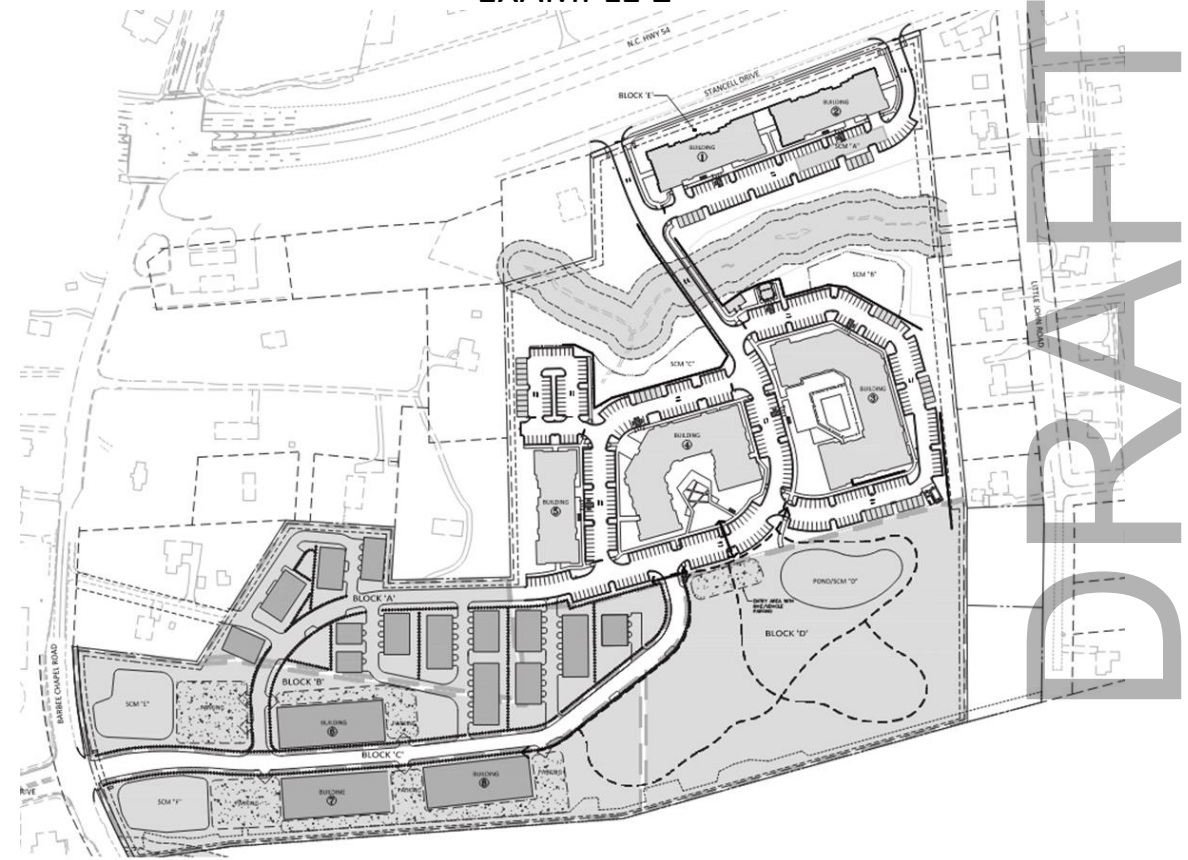


PROPOSED PLAN
BLOCK CONCEPTS

EXAMPLE 1



EXAMPLE 2



PRELIMINARY

PROPOSED PLAN
BLOCK CONCEPTS

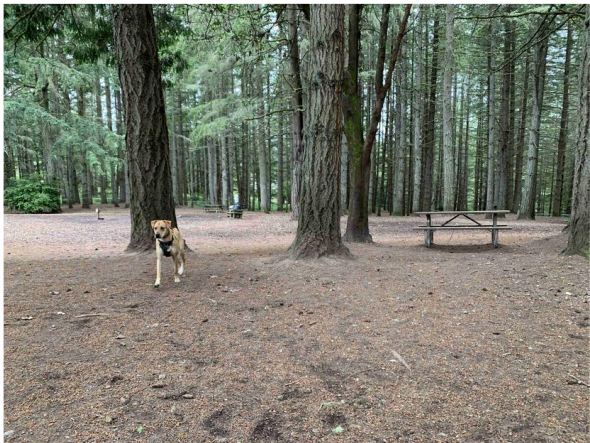
EXAMPLE 1



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PROPOSED PLAN
BLOCK D CONCEPTS



COMPLETE COMMUNITIES

Land Use and Housing

- > Meets FLUM goals for multifamily residential
- > 390-500 units / 11-15 dwelling units per acre

Mix of Housing and Affordability

- > Affordable Housing
 - Option 1: 36 units (10% of the market rate units) will be rented at affordable rates based on 60% AMI (16 units) and 80% AMI (16 units)
 - Option 2: 26 units (7% of the market rate units) will be rented at 60% AMI
- > Mix of housing types – Apartments and townhome-style multifamily

Walkable and Bikeable

- > Multi-use paths along Stancell Dr and Barbee Chapel Rd
- > Network of trails through open space
- > Two connections to Barbee Chapel Apartments
- > Connectivity to Stancell Dr and Barbee Chapel Rd

Bus lines

- > Nearby transit across Barbee Chapel Rd
- > Coordination with Finley Forest



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PROPOSED PLAN

COMPLETE COMMUNITIES

Parking

- > Tuck under garage parking where possible with topography to reduce impervious
- > Parking will fall within LUMO minimum and maximum

Quality Design and Placemaking

- > Over 5.8 acres of contiguous land preserved for open space, recreation, and tree preservation (Block D)
- > Amenity courtyards
- > Continuous main street from Barbee Chapel Apartments through Hillmont

Respectful of Surrounding Neighborhoods

- > Coordination with adjacent Barbee Chapel Apartments
- > Increased buffer adjacent to majority of Little John Road single family homes

Respect for Natural Landscapes

- > Stream restoration
- > Block D open space

Energy Management

- > 3% of parking is EV and 20% is EV ready
- > Green Globe certification, all electric residential units, LED lighting, programmable thermostats



QUESTIONS



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