

COUNCIL REVIEW
ASPEN HEIGHTS – CHAPEL HILL



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Aspen Heights Partners (AHP)

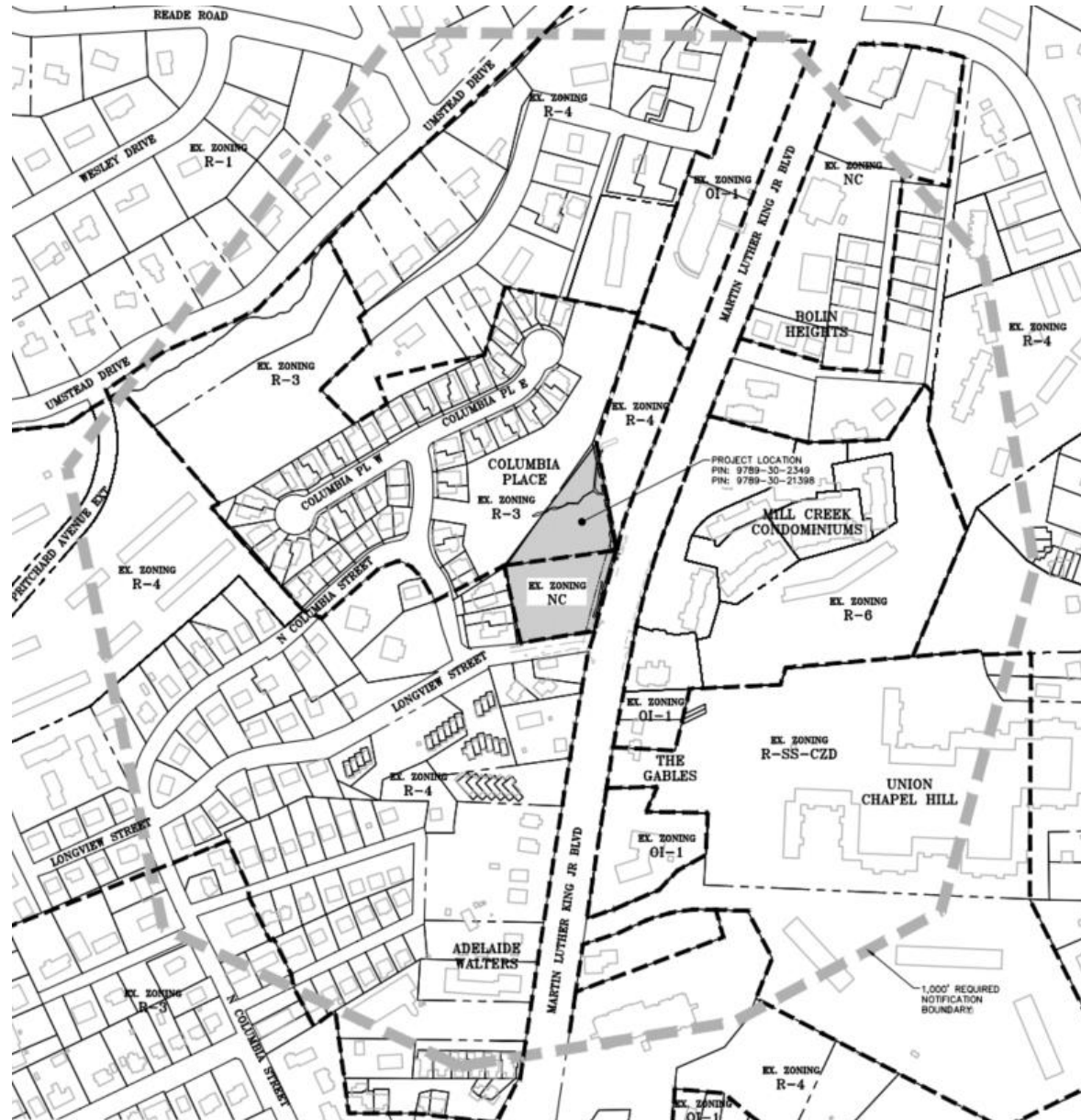
COMPANY OVERVIEW

- 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.



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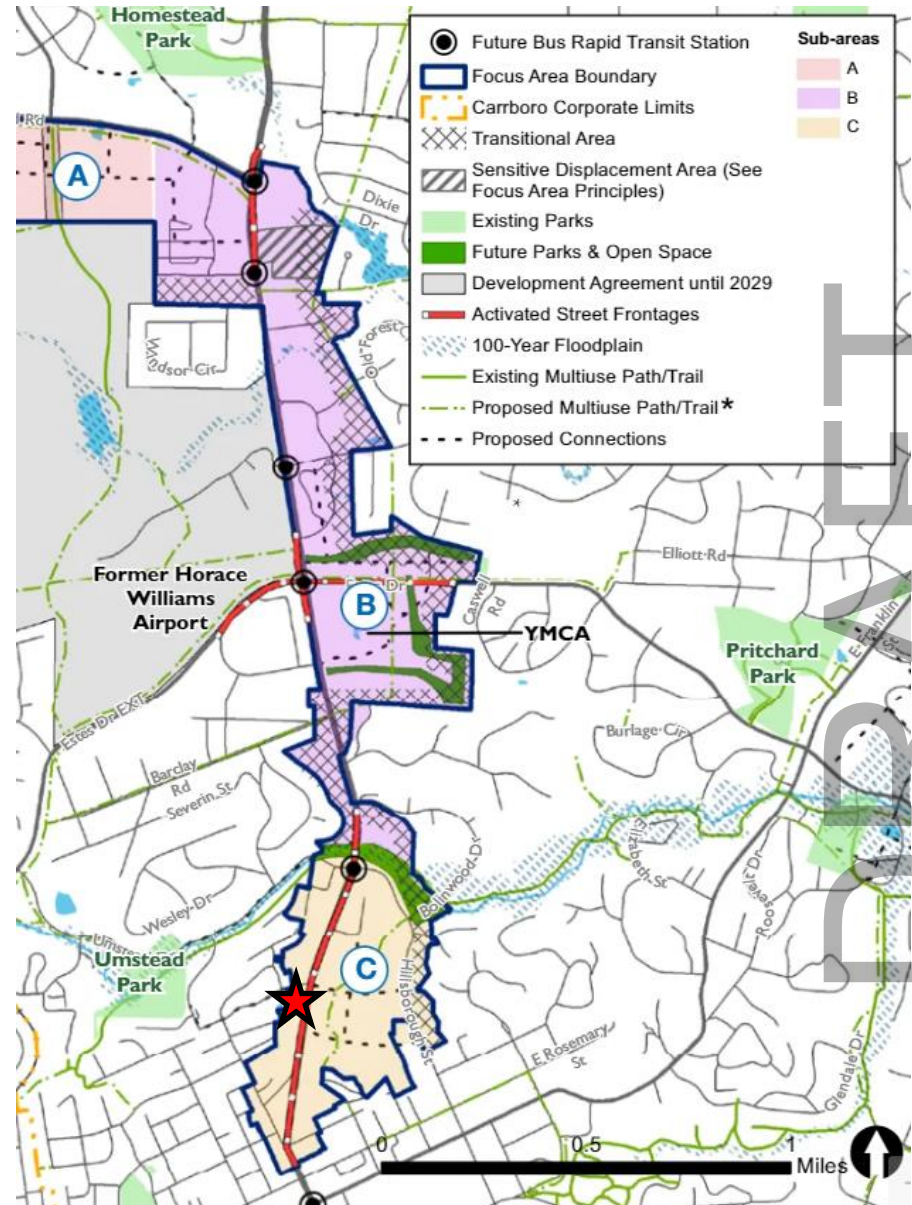
AREA MAP



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FUTURE LAND USE MAP

- South MLK Boulevard Corridor (Sub-Area C)
- Primary Uses: Multifamily Residential, Shops, Offices, Commercial/Office
- Activated Street Frontage Height: 8 stories
- Typical Height: 4-6 stories



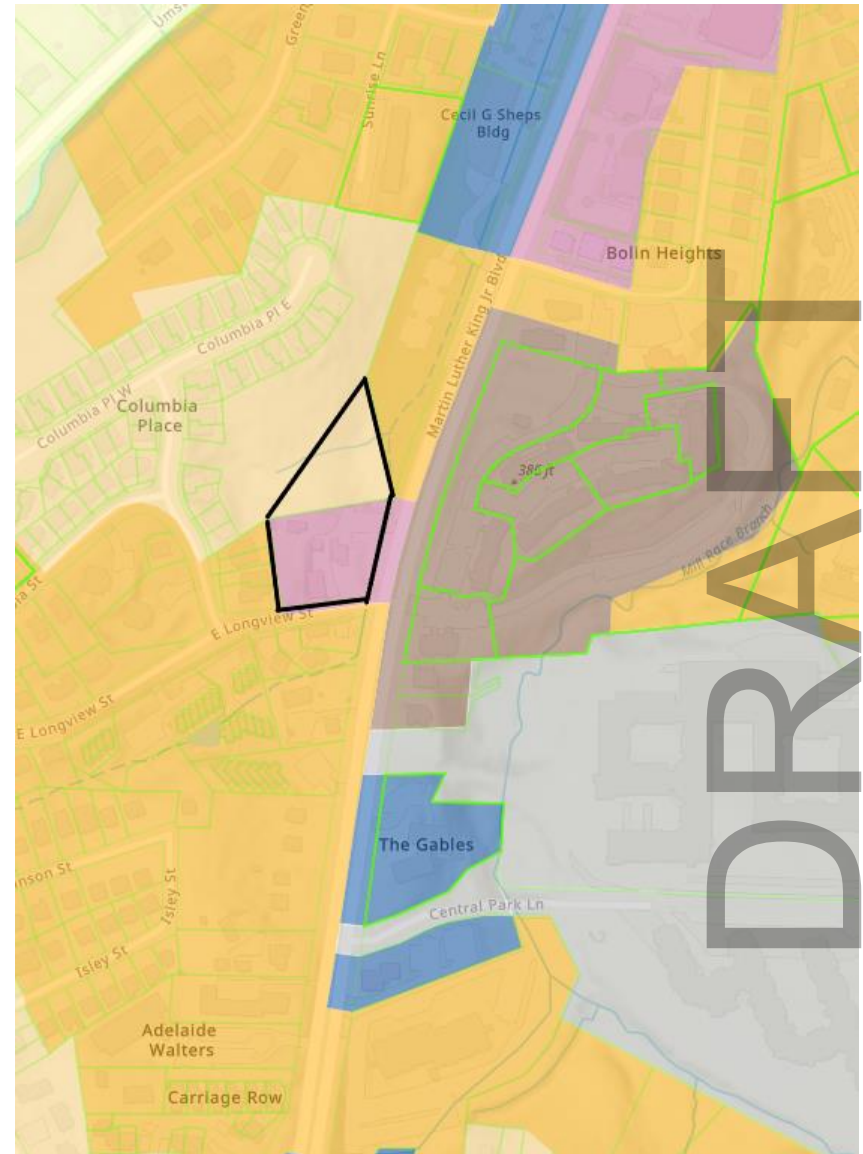
REQUESTED REZONING

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** (housing vouchers will be accepted)
- **NGBS Silver** or comparable certification
- \$100,000 contribution towards **multi-use path on MLK**
- \$100,000 contribution towards **Chapel Hill parks**

Modifications Requested:

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



Concept Plan Feedback

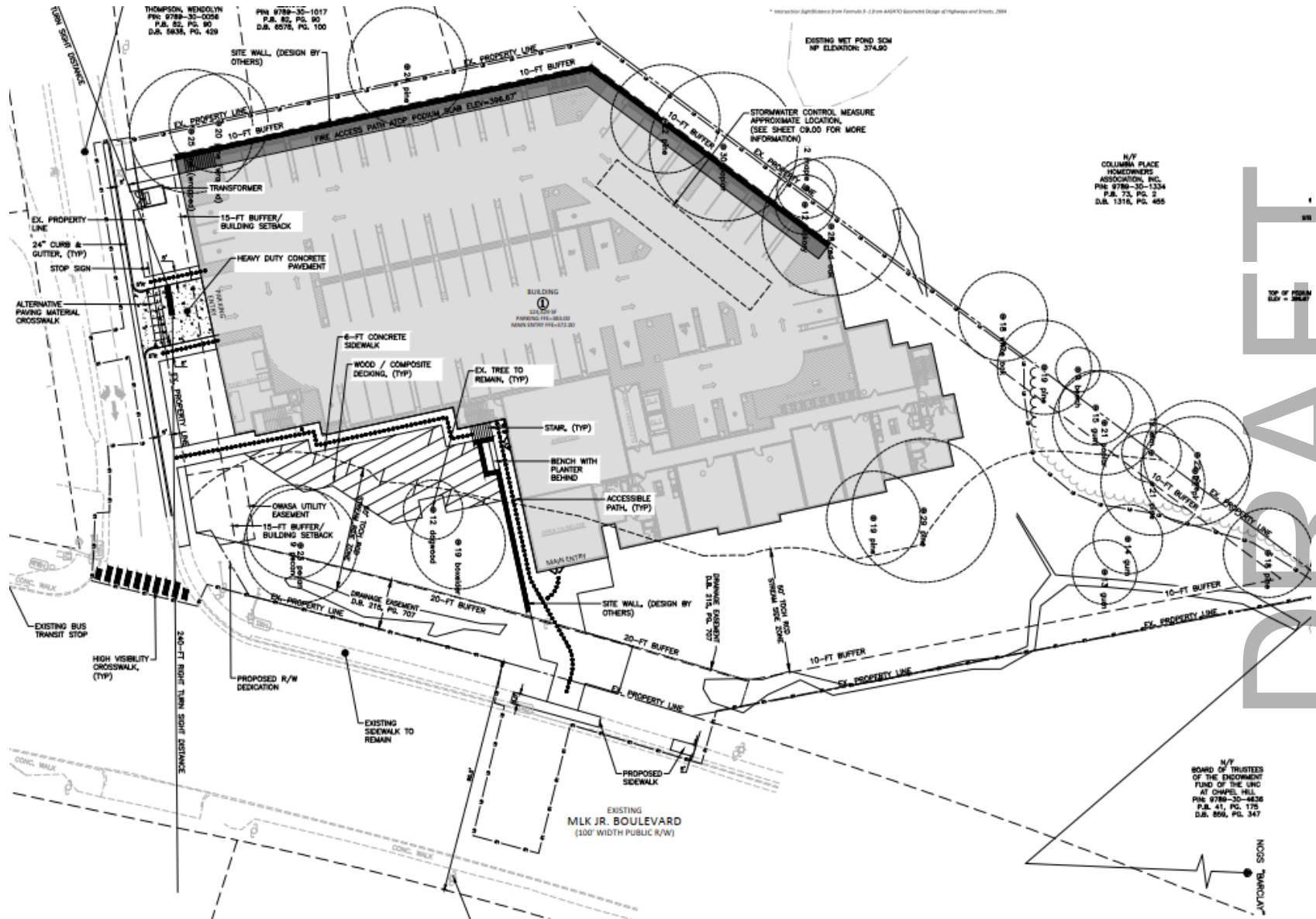
Key Feedback:

- 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 DETAIL



SITE PLAN OVERVIEW



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CONCEPT PLAN PERSPECTIVE 1

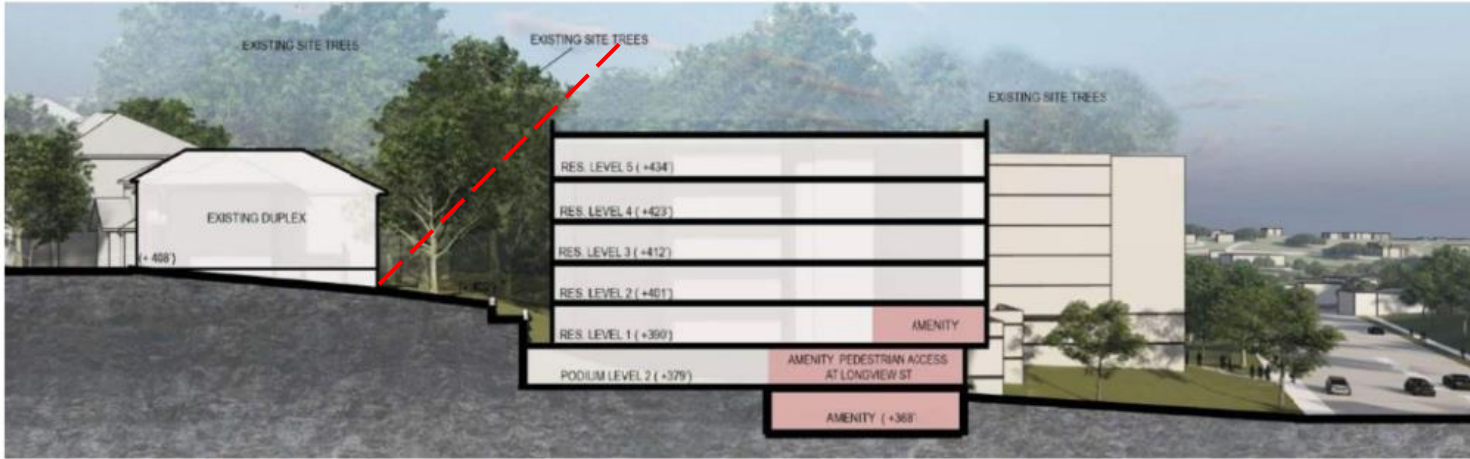


CONCEPT PLAN PERSPECTIVE 2

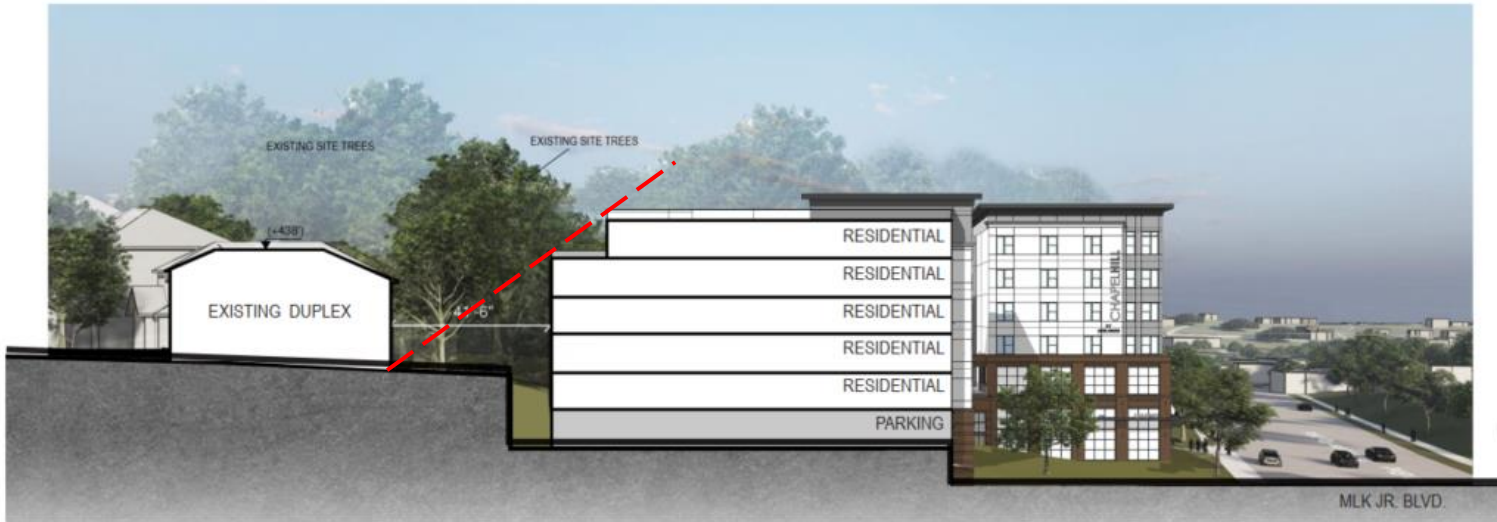


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CONCEPT PLAN ALTERATIONS



Old Site Section
Scale: 1/32" = 1'0"



New Site Section
Scale: 1/32" = 1'0"





Image Source: NSBRT

CLIMATE ACTION RESPONSE PLAN:

- All-electric building except for community grills and firepit.
- Reduced parking to promote alternative methods of transportation, along with added bike parking.
- Along the BRT to promote the use of the bus.
- NGBS Silver Certification
- Solar adaptable roof with conduits in place to accommodate the future placement of solar panels.
- Electric car charging stations in parking garage.
- Materials sourced locally and sustainably to maximum extent feasible
- The veneer of the project is high quality and intended to be long lasting. The first 2-floors of the project will be concrete.
- Begun registration for Duke Energy Assistance Program
- Working through Brownfield Program

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RCD DISTURBANCE COMPARISON



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RCD PHOTOS



AFFORDABLE HOUSING PROPOSAL

Proposed Affordable Program: On-Site Units



*Areas shaded in **BLUE** are location of affordable units, with direct access to leasing/amenity areas and parking.

Area in **ORANGE** is location of leasing and amenity space.

Advisory Board CZP Feedback

FEEDBACK

- Satisfied with the overall design and design of the building
- Not opposed to additional height on MLK
- Encouraged more EV charging
- Prefer that RCD is not encroached in
- Clean up RCD area and make it a feature
- Provide rideshare pull-off / turnaround area
- Provide additional bike parking and add scooter parking
- Provide all electric appliances and high efficiency HVAC systems
- Explore what it would take to design a system for a 50- and 100- year storm event
- Preference for on-site affordable housing

RESPONSE

- ✓ Committing to 4 EV charging stations with conduit to expand in the future
- ✓ RCD invasive species removal and enhanced landscaping around decking / building entrance
- ✓ Loading space may be used for rideshare temporary pull-off.
- ✓ Additional bike parking (42 additional spaces, 80 total).
- ✓ Commitment to all electric appliances with exception of firepits and gas grills
- ✓ Commitment to 14 affordable units on site

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PROJECT HIGHLIGHTS AND COMMUNITY BENEFITS

- ✓ Activated frontage on MLK Blvd
- ✓ \$100,000 towards multi-use path on MLK
- ✓ \$100,000 towards Chapel Hill public parks
- ✓ Providing density while preserving natural environment (under 50% impervious)
- ✓ Affordable Housing Commitment – 10 units at 65% AMI, 4 units at 80% AMI
- ✓ Housing vouchers will be accepted for all units
- ✓ 25 community memberships for fitness and pool for full-time Chapel Hill residents
- ✓ Public workspaces with wifi access
- ✓ Proximity to BRT and downtown Chapel Hill makes this an ideal residential location
- ✓ Low parking count to encourage alternative transportation, including public transit, bikes, etc.
- ✓ NGBS Silver (or comparable)
- ✓ Almost double the recreation space required
- ✓ RCD enhancement – clean up of RCD area, activation of frontage as community feature, and improvement of existing disturbance
- ✓ Invasive species removal in RCD and throughout site
- ✓ Remediation of environmental concerns related to current use (auto shop) as part of the NC Brownfield program
- ✓ 21-and-up leasing restriction

