

# 1000 Martin Luther King Jr. Blvd.

Presentation to the  
Town Council,  
Town of Chapel Hill, NC

April 17, 2019





MARTIN LUTHER KING JR. BLVD.

FUTURE  
CAROLINA  
NORTH  
CAMPUS

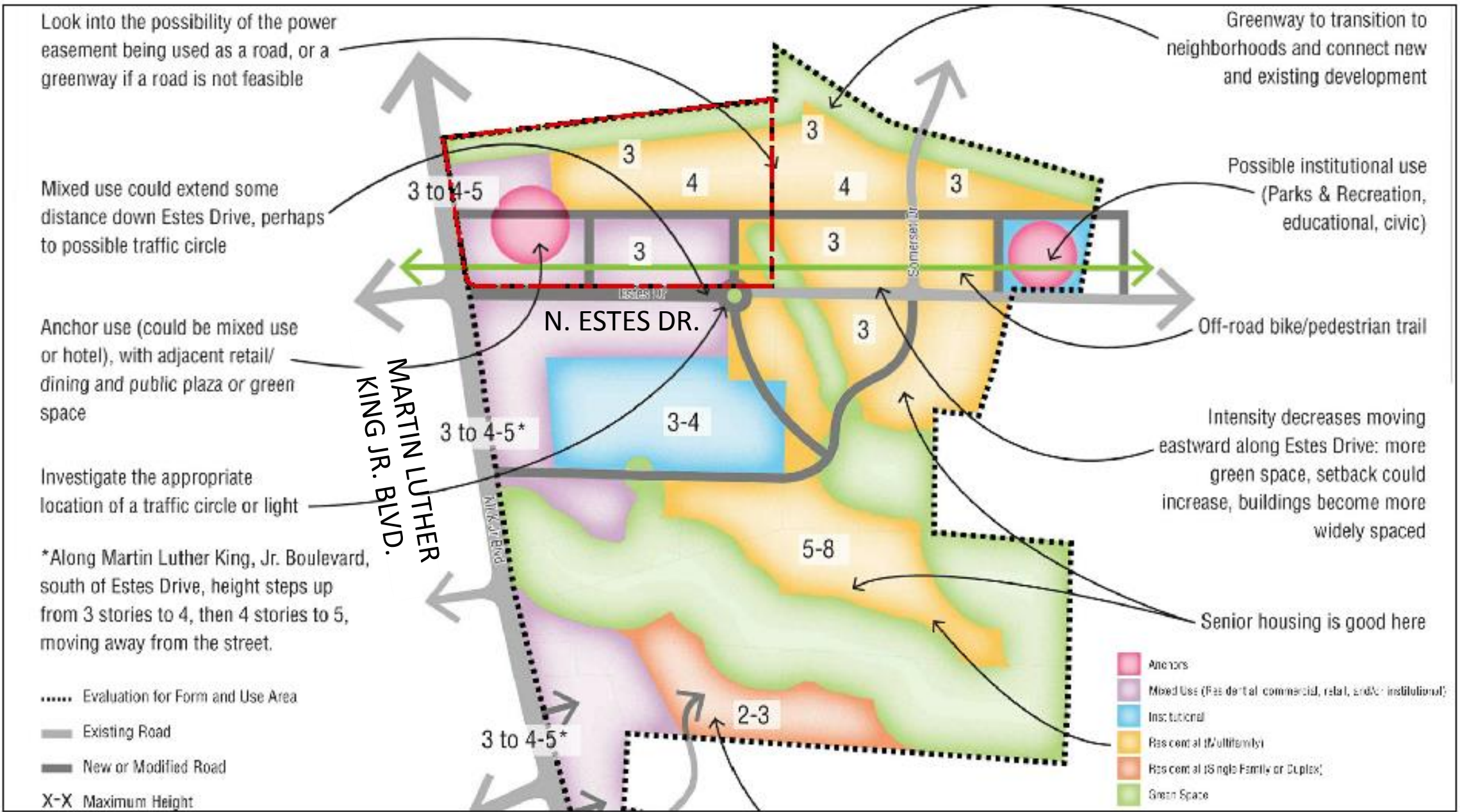
CHAPEL HILL  
RETIREMENT  
RESIDENCE

AMITY  
CHURCH

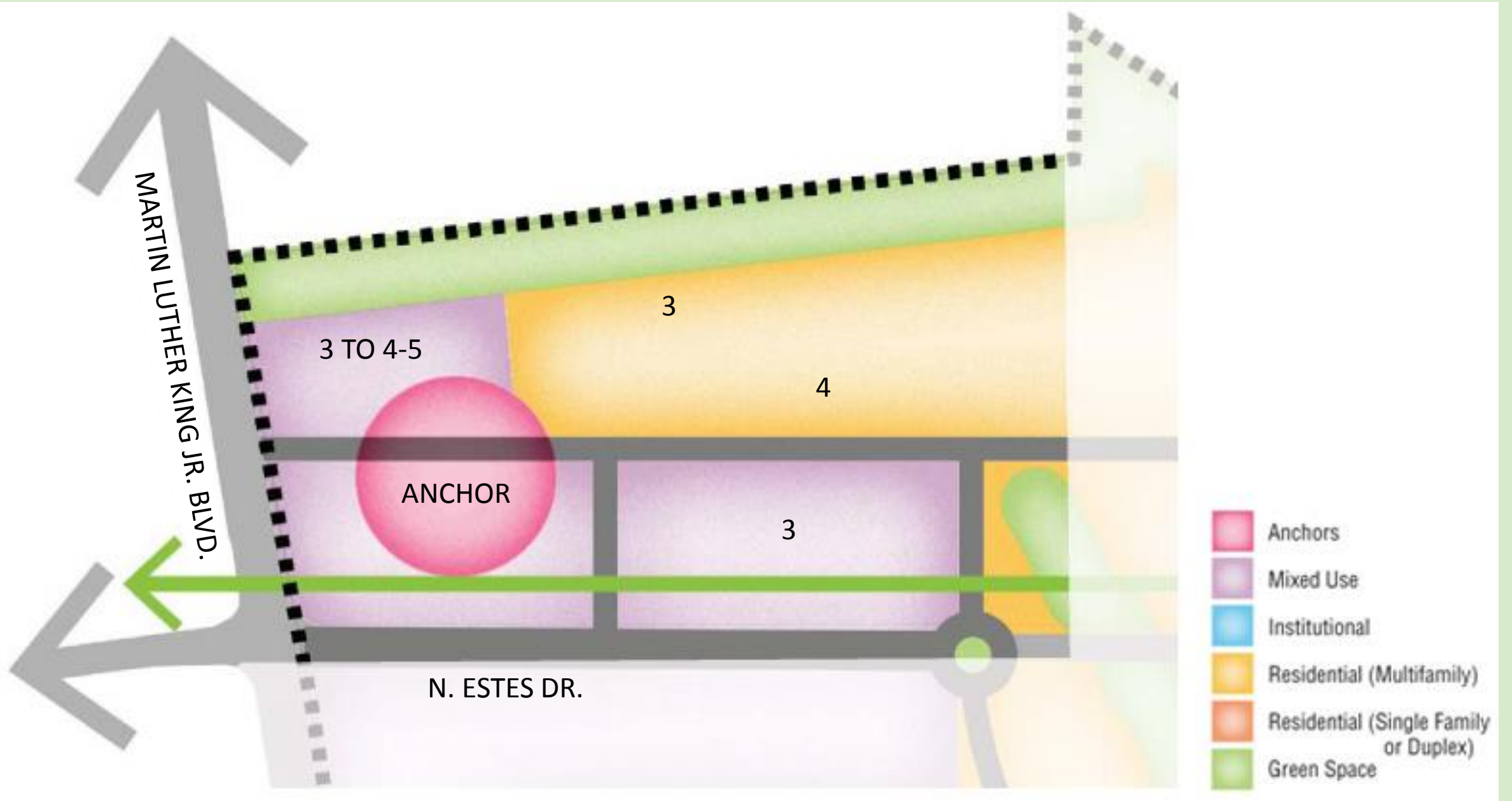
N. ESTES DR.







CENTRAL WEST SMALL AREA PLAN



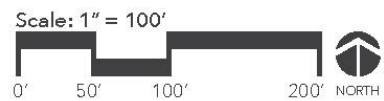
CENTRAL WEST SMALL AREA PLAN





RUMMEL PROPERTY

- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK







COKER WOODS

SHADOWOOD APARTMENTS

GREEN SPACE

GREEN SPACE

RESIDENTIAL (MULTIFAMILY)

MIXED USE

BRT STATION STOP



ANCHOR

FUTURE CAROLINA NORTH CAMPUS

MARTIN LUTHER KING JR. BLVD.

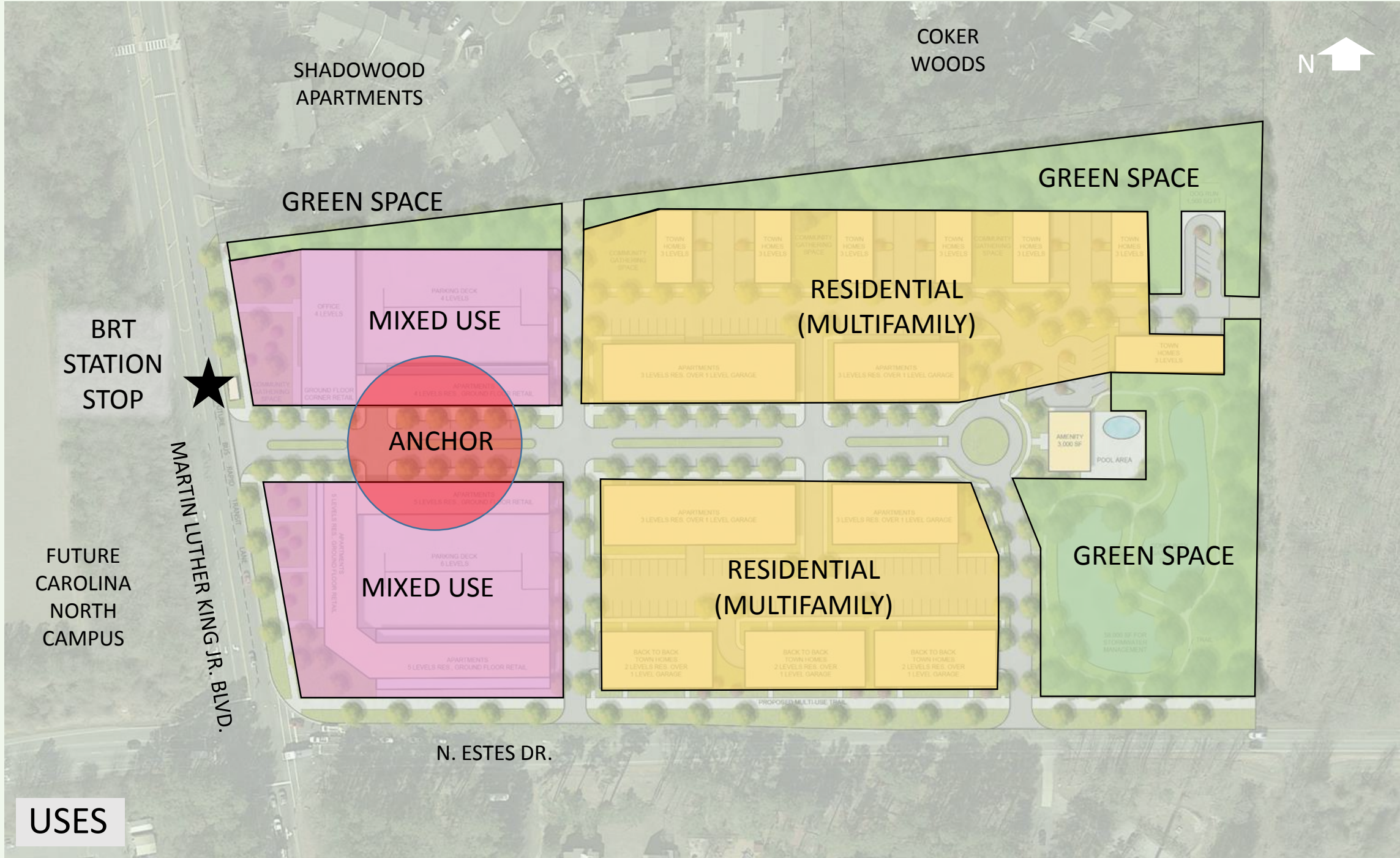
MIXED USE

RESIDENTIAL (MULTIFAMILY)

GREEN SPACE

N. ESTES DR.

USES







SHADOWOOD APARTMENTS

COKER WOODS

3 STORY TOWNHOMES

DOG RUN

BRT STATION STOP



MARTIN LUTHER KING JR. BLVD.

FUTURE CAROLINA NORTH CAMPUS

ANCHOR / MIXED USE

ANCHOR / MIXED USE

APARTMENTS 2 LEVELS OVER 1 LEVEL GARAGE

APARTMENTS 3 LEVELS OVER 1 LEVEL GARAGE

TOWNHOMES 2 LEVELS OVER 1 LEVEL GARAGE

AMENITIES / OPEN SPACE

N. ESTES DR.

**BUILDING TYPES AND HEIGHTS**





NORTH / SOUTH  
PEDESTRIAN  
CONNECTION

POTENTIAL  
VEHICULAR  
CONNECTION TO  
SHADOWOOD  
APARTMENTS

PEDESTRIAN  
CONNECTION TO  
SHADOWOOD  
APARTMENTS

PEDESTRIAN  
CONNECTION  
TO COKER WOODS

PEDESTRIAN  
CONNECTION

BRT  
STATION  
STOP

MARTIN LUTHER  
KING JR. BLVD.

TO FUTURE  
CAROLINA  
NORTH  
CAMPUS

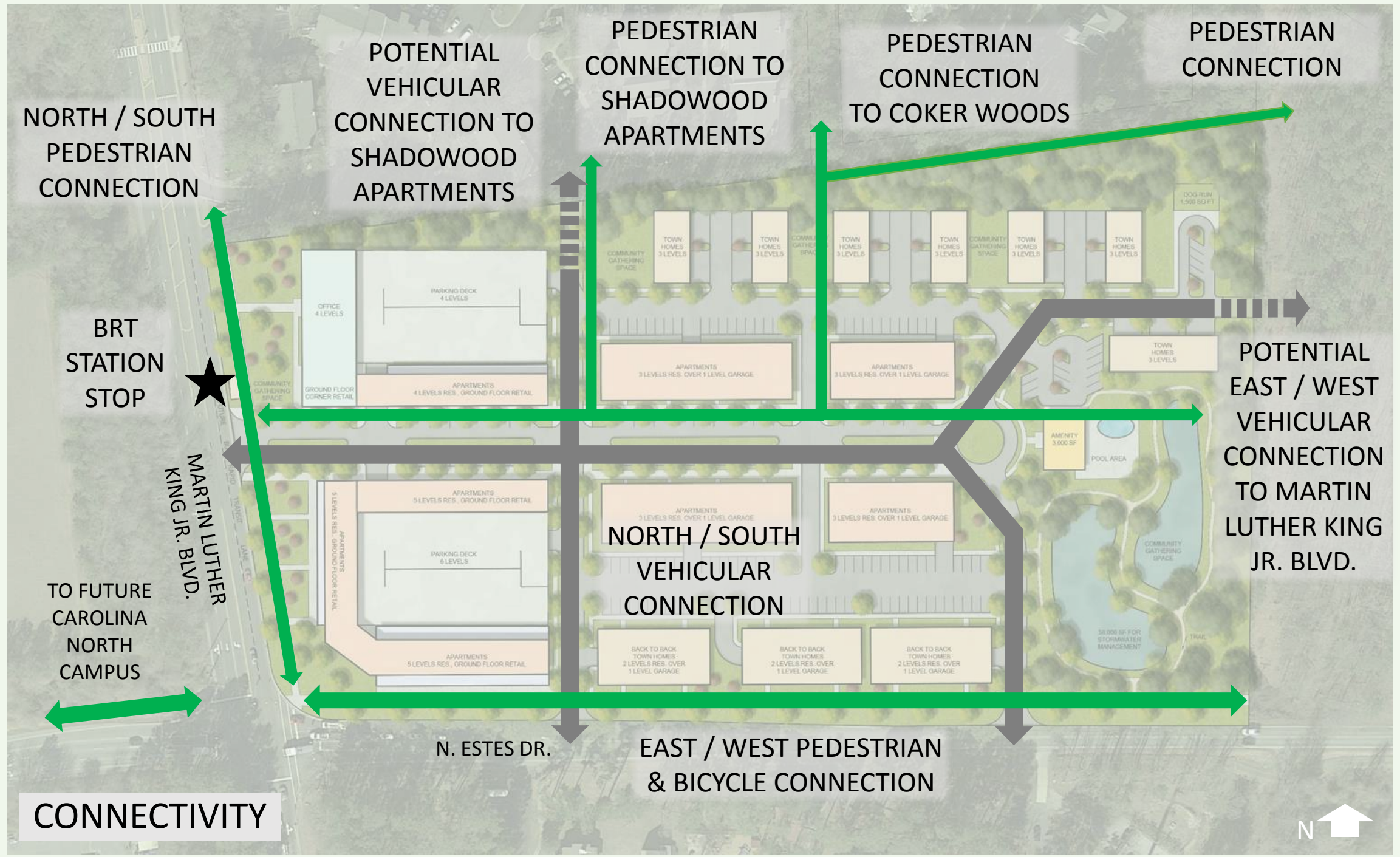
POTENTIAL  
EAST / WEST  
VEHICULAR  
CONNECTION  
TO MARTIN  
LUTHER KING  
JR. BLVD.

NORTH / SOUTH  
VEHICULAR  
CONNECTION

N. ESTES DR.

EAST / WEST PEDESTRIAN  
& BICYCLE CONNECTION

CONNECTIVITY







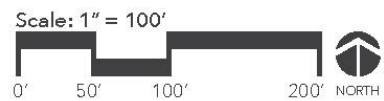
<u>USE</u>	<u>TOTAL</u>	
TOWNHOMES	~ 95,787 SF (54 UNITS)	} INCLUDES 15% AFFORDABLE
APARTMENTS	~ 238,910 SF (230 UNITS)	
OFFICE	~ 40,000 SF	} OR A PORTION AS HOTEL
RETAIL	~ 36,250 SF	
AMENITY	+ ~ 3,000 SF	
	= <u>413,947 SF</u>	



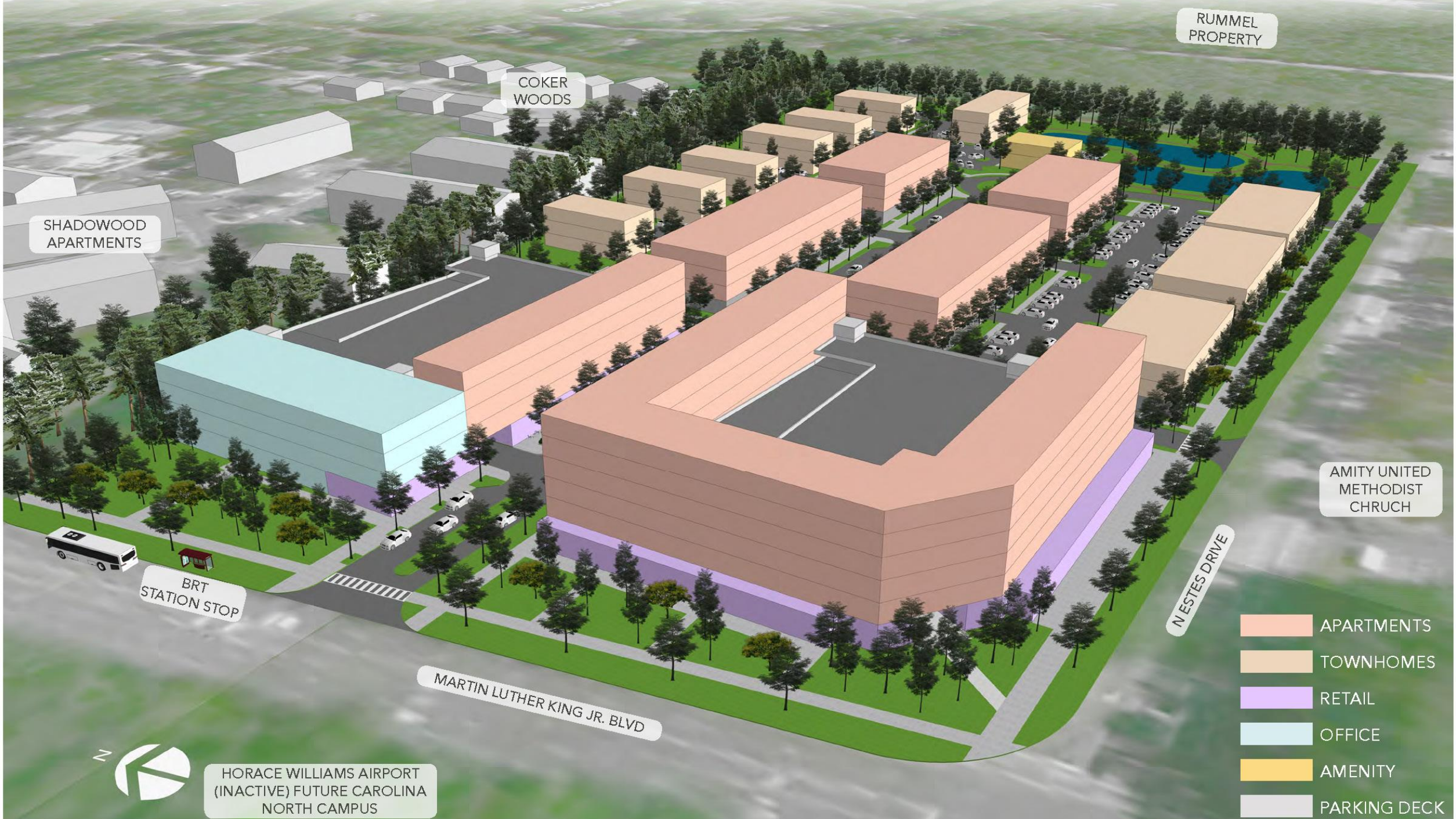


RUMMEL PROPERTY

- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK







RUMMEL PROPERTY

COKER WOODS

SHADOWWOOD APARTMENTS

AMITY UNITED METHODIST CHURCH

BRT STATION STOP

N ESTES DRIVE

MARTIN LUTHER KING JR. BLVD

- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK



HORACE WILLIAMS AIRPORT (INACTIVE) FUTURE CAROLINA NORTH CAMPUS



COKER WOODS

AMITY UNITED METHODIST CHURCH

NESTES DRIVE

BRT STATION STOP

MARTIN LUTHER KING JR. BLVD



- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK







COKER WOODS

- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK







N ESTES DRIVE

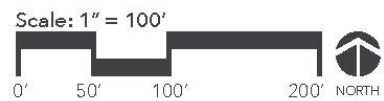
- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK







- APARTMENTS
- TOWNHOMES
- RETAIL
- OFFICE
- AMENITY
- PARKING DECK



RUMMEL PROPERTY

SHADOWWOOD APARTMENTS

COKER WOODS

COMMUNITY OPEN SPACE

BRT STATION STOP

FUTURE CAROLINA NORTH CAMPUS

MARTIN LUTHER KING JR. BLVD

N ESTES DRIVE

AMITY UNITED METHODIST CHURCH

OFFICE 4 LEVELS

PARKING DECK 4 LEVELS

APARTMENTS 4 LEVELS RES., GROUND FLOOR RETAIL

5 LEVELS RES., GROUND FLOOR RETAIL

APARTMENTS 5 LEVELS RES., GROUND FLOOR RETAIL

PARKING DECK 6 LEVELS

APARTMENTS 5 LEVELS RES., GROUND FLOOR RETAIL

TOWN HOMES 3 LEVELS

TOWN HOMES 3 LEVELS

COMMUNITY GATHERING SPACE

TOWN HOMES 3 LEVELS

TOWN HOMES 3 LEVELS

COMMUNITY GATHERING SPACE

TOWN HOMES 3 LEVELS

DOG RUN 1,500 SQ FT

AMENITY 3,000 SF

POOL AREA

COMMUNITY GATHERING SPACE

58,000 SF FOR STORMWATER MANAGEMENT

TRAIL

PROPOSED MULTI-USE TRAIL

116'

60'

50'

65'

150'

150'

172'



Thank You





# Concept Plan

Submitted February 26, 2019



# 1000 MARTIN LUTHER KING JR. BLVD.

## CONCEPT PLAN APPLICATION CHAPEL HILL, NORTH CAROLINA

### OWNER:

CANT HOOK PROPERTIES, LLC  
8785 NC 751  
DURHAM, NC 27713  
CONTACT: KATHRYN BOOTH BUTLER

### CLIENT:

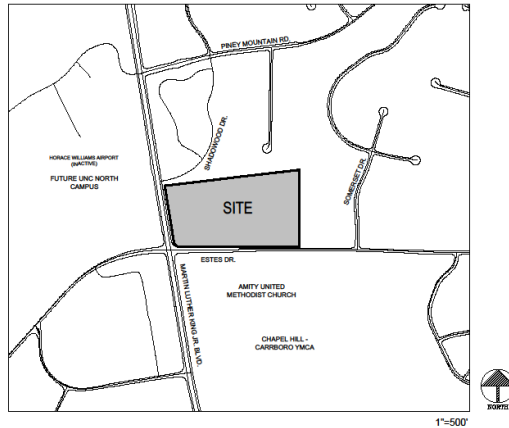
CA VENTURES, LLC  
130 EAST RANDOLPH STREET  
SUITE 2100  
CHICAGO, IL 60601  
(312) 994-1880  
CONTACT: CHRIS JOHNSON

### APPLICANT / CONSULTANTS:

LANDSCAPE ARCHITECT / CIVIL ENGINEER:  
COULTER JEWELL THAMES, PA  
111 WEST MAIN STREET  
DURHAM, NC 27701  
919-682-0368  
CONTACT: DANIEL JEWELL

LAND PLANNER:  
DIT DESIGN, INC.  
817 W. PEACHTREE ST., SUITE 320  
ATLANTA, GA 30308  
855-251-7188  
CONTACT: DANIEL DEROSA

### VICINITY MAP



### LIST OF SHEETS:

- C-0 COVER SHEET
- C-1 AREA MAP
- C-2 EXISTING CONDITIONS PLAN
- C-3 CONCEPT PLAN

### PROJECT DATA:

PARCEL:  
ADDRESS 1000 MARTIN LUTHER KING JR. BLVD.  
PIN 928030917  
ACREAGE 644,627 SF / 14.8 AC

LAND USE:  
EXISTING VACANT  
PROPOSED MIXED USE:  
- RESIDENTIAL (TOWNHOME AND APARTMENTS)  
- OFFICE  
- RETAIL

ZONING:  
EXISTING R-1  
PROPOSED OK-3

ALLOWABLE FAR FOR PROPOSED ZONE: .566

EXISTING BUILDINGS: N/A

PROPOSED BUILDINGS:  
TOWNHOMES 95,787 SF (54 UNITS)  
APARTMENTS 238,910 SF (230 UNITS)  
OFFICE 40,000 SF  
RETAIL 36,250 SF  
AMENITY ± 3,000 SF  
= 413,947 SF

### VEHICULAR PARKING:

RECOMMENDED (NO MIN. REQUIRED IN OK-3)  
108 - TOWNHOMES (2 PER UNIT)  
345 - APARTMENTS (1.5 PER UNIT)  
114 - OFFICE (MIN. 1/350 SF, MAX. 1/250 SF)  
- RETAIL RESTAURANT = MIN. 1/110 SF, MAX. 1/75 SF)  
± 121 - GENERAL = MIN. 1/300 SF, MAX. 1/200 SF)  
= 688 SPACES REQUIRED

PROPOSED 1,127 SPACES

### BICYCLE PARKING:

RECOMMENDED (NO MIN. REQUIRED IN OK-3)  
68 - MULTI-FAMILY RESIDENTIAL (61 CLASS I, 7 CLASS II)  
35 - OFFICE (29 CLASS I, 7 CLASS II)  
- RETAIL RESTAURANT  
± 22 - RETAIL GENERAL (5 CLASS I, 17 CLASS II)

PROPOSED 126 SPACES (95 CLASS I, 31 CLASS II)

PROPOSED 126 SPACES (95 CLASS I, 31 CLASS II)



Coulter  
Jewell  
Thames, PA

111 West Main Street  
Durham, N.C. 27701  
p 919.682.0368  
f 919.688.5646  
www.cjpta.com

NO BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-128  
NO BOARD OF LANDSCAPE ARCHITECTS LIC # L-184



### Project:

**1000  
Martin  
Luther  
King Jr.  
Blvd.**

Orange County,  
North Carolina

Pin:  
9789359817

PRELIMINARY-DO NOT  
USE FOR CONSTRUCTION

Job Number: 1914

Drawn	DJL	DJL	MTC
Checked	DA		
Date	02-26-19	CD	02-26-19

Concept Plan

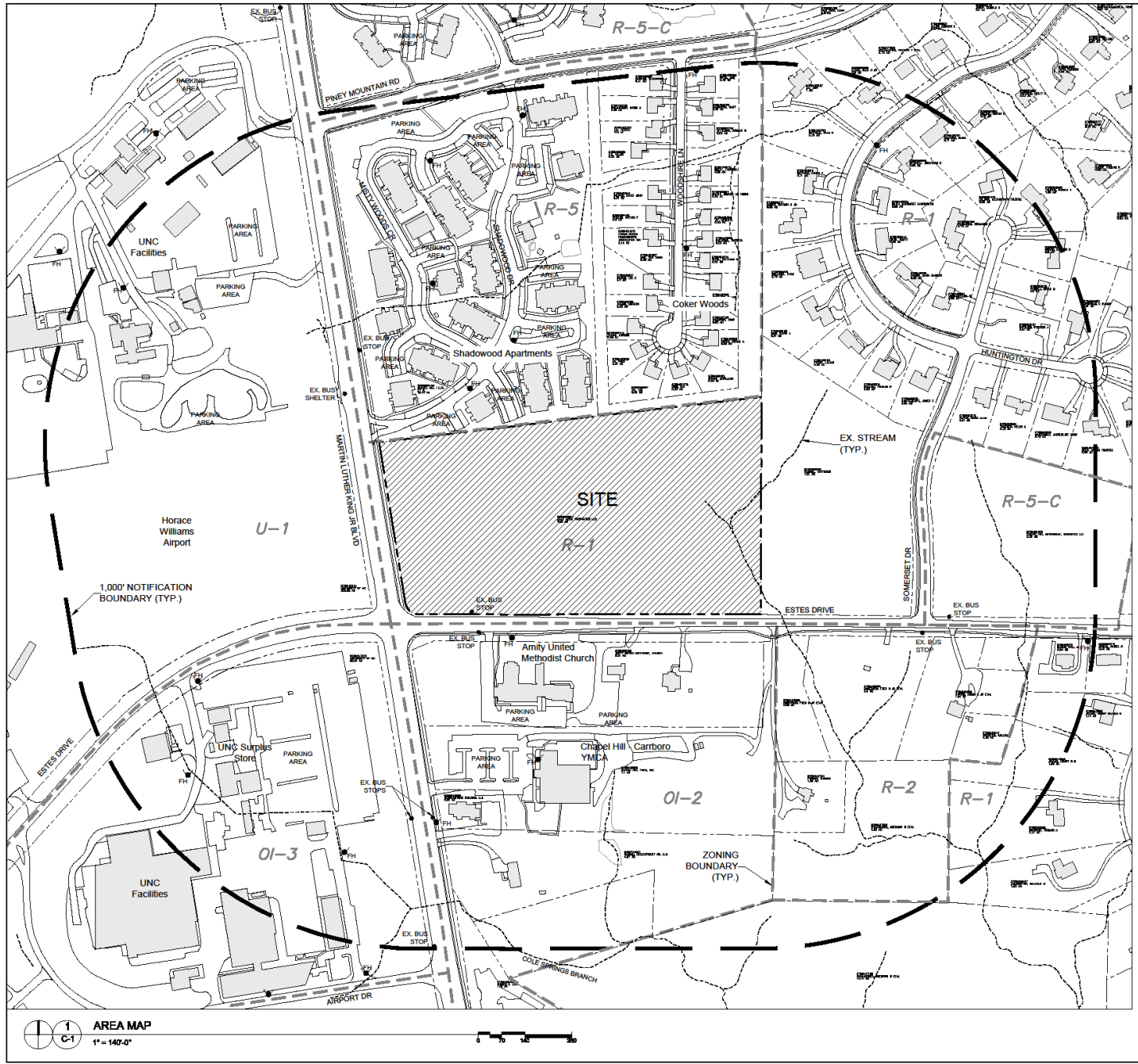
Sheet Title:

**COVER  
SHEET**

Sheet Number

**C-0**





1  
C-1  
AREA MAP  
1" = 140'-0"



LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box
- Traffic Signal Box
- Electric Transformer
- Electric Junction Box
- Gas Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole
- Electric Manhole
- Sign
- Telephone Pedestal
- Fire Hydrant
- Park Indicator Valve
- Water Manhole
- Water Meter
- Gas Box
- Utility Pole
- Light Pole
- Sewer Churnout
- Panel End Section
- Gas Valve
- Cast Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Electric PV. Inlet
- PK. Nail Set
- Corroded Post
- Concrete Manhole
- Bus Stop / Shelter
- Tie Line
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Ground Fall



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Project:

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Luther  
King Jr.  
Blvd.**

Orange County,  
North Carolina

PH: 9789.359817

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Checked	DAJ
Date	02-26-19 CP Submit 1
Revisions	

Concept Plan

Sheet Title:

**AREA  
MAP**

Sheet Number

**C-1**





**EXISTING CONDITIONS**  
 1" = 80'-0"

**LEGEND**

Water Valve	Utility Pole	TD
Outr. Inlet/Catch Basin	Light Pole	CLP
Mail Box	Sewer Cleanout	CS
Traffic Signal Box	Panel Foot Switch	FFS
Electric Transformer	Gas Valve	GV
Electric Meter Box	Existing Iron Pipe (1/4" unless noted)	IP
Gas Meter	1/2" Iron Pipe Set	IPS
Sanitary Sewer Manhole	Existing PVC Man	PM
Storm Sewer Manhole	PC Man Set	PCMS
Telephone Manhole	Computed Point	CP
Electric Manhole	Concrete Monument	CM
Sign	Bus Stop / Shelter	BS
Telephone Pedestal	Fence	F
Fire Hydrant	Underground Electric	UE
Post Indicator Valve	Underground Telephone	UT
Water Manhole	Gas Line	GL
Water Meter	Water Line	WL
Hot Gas	Overhead Utilities	OU
	Storm Sewer	SS
	Sanitary Sewer	SS
	Sewer Man	SM



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ARCHITECTS LIC # 0104



Project:

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King Jr.  
Blvd.**

Orange County,  
North Carolina

Pin:  
9789359817

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Job Number: 1914

Drawn	DAJ/MTC
Checked	CS
Date	02-26-19 CP Submit 1
Revisions	

Concept Plan

Sheet Title:

**EXISTING  
CONDITIONS**

Sheet Number

**C-2**





1  
C-3  
CONCEPT PLAN  
1" = 50'-0"



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Thames**  
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ARCHITECTS LIC # 0134



Project:

**1000  
Martin  
Luther Jr.  
Blvd.**

Orange County,  
North Carolina

9/11/2015

PRELIMINARY-DO NOT  
USE FOR CONSTRUCTION

Job Number: 1511

Drawn	MS: EG
Checked	TT
Date	09/11/2015 10:48:41 AM
Reviewed	

concept #1a

Sheet Title:

**CONCEPT  
PLAN**

Sheet Number

**C-3**