



Radway Design LLC  
2627 Meacham Road  
Chapel Hill, NC 27516

101 – 111 Residential Development Information

- 135± Proposed Dwelling Units
- 197 Total Parking Spaces – 1.46 Spaces per DU  
[Maximum Permitted by Town Parking Standards]

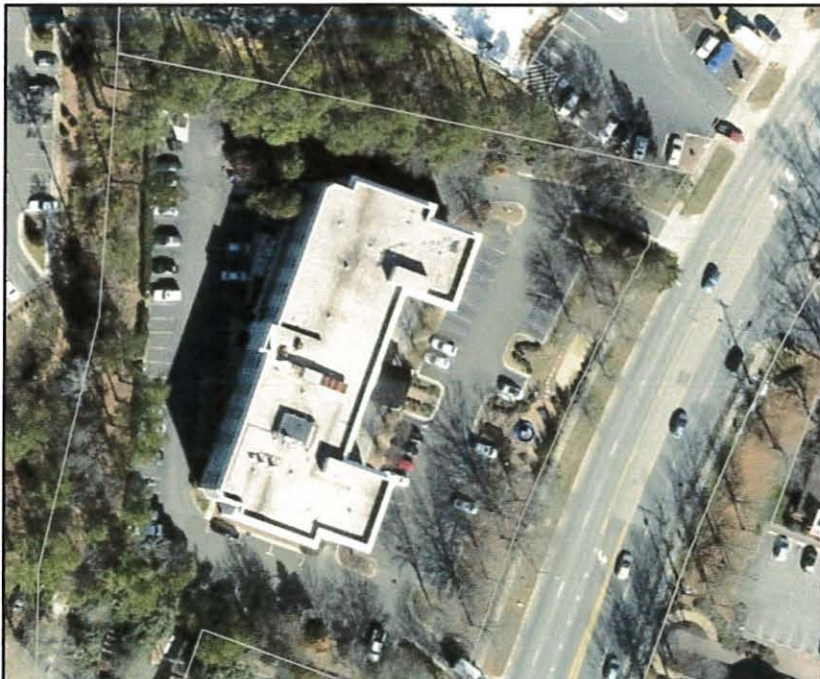
Hotel and Residential Impervious Surface Percentage – 35%

Size of Nearby Residential Developments – Total Dwellings per Development

- Summerfield Crossing – 140±
- Kirkwood – 110±
- Presque Isle – 42
- Cosgrove Hill Apartments – 129

Building and Parking Setback Comparisons – From Street

	Siena Hotel	Erwin Residential	Residence Inn Hotel
Street Landscape Buffer	30 Ft	50 Ft.	50 Ft.
Parking From Street	50 Ft.	65 Ft.	65 Ft.
Nearest Bldg Façade to Street	110 Ft.	155 Ft.	150 Ft.
Main Bldg Façade to Street	140 Ft.	155 Ft.	150 Ft.







**Concept 1**

**Perimeter Buildings Internal Parking May CDC Meeting**  
**Condominium Residential 120 - 140 Dwelling Units 3 Floors over Parking**  
**Residence Inn Hotel 50± Additional Suites Not Yet Designed**

**RADWAY DESIGN**  
 2027 Meacham Road  
 Chapel Hill, NC 27514  
 City Planning and Land Development Consultants

PROJECT NO.	101-111 ERWIN ROAD MIXED USE
CLIENT	CHAPEL HILL, NC
TITLE	OVERALL SITE LAYOUT PLAN
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	



**Concept 2**

**Buildings Internal to Site August CDC Meeting**  
**Condominium Residential 135± Dwelling Units 4 Floors Over Parking**  
**Residence Inn 5 Story Wing 50 Added Suites**

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**Concept 3**

**Post August CDC Council October Concept Review**  
**Residence Inn 4 Story New Wing 50± Added Suites**  
**Condominium Residential Larger Perimeter Buffers Connection to Hotel**

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CDC COURTESY REVIEW MAY 2018

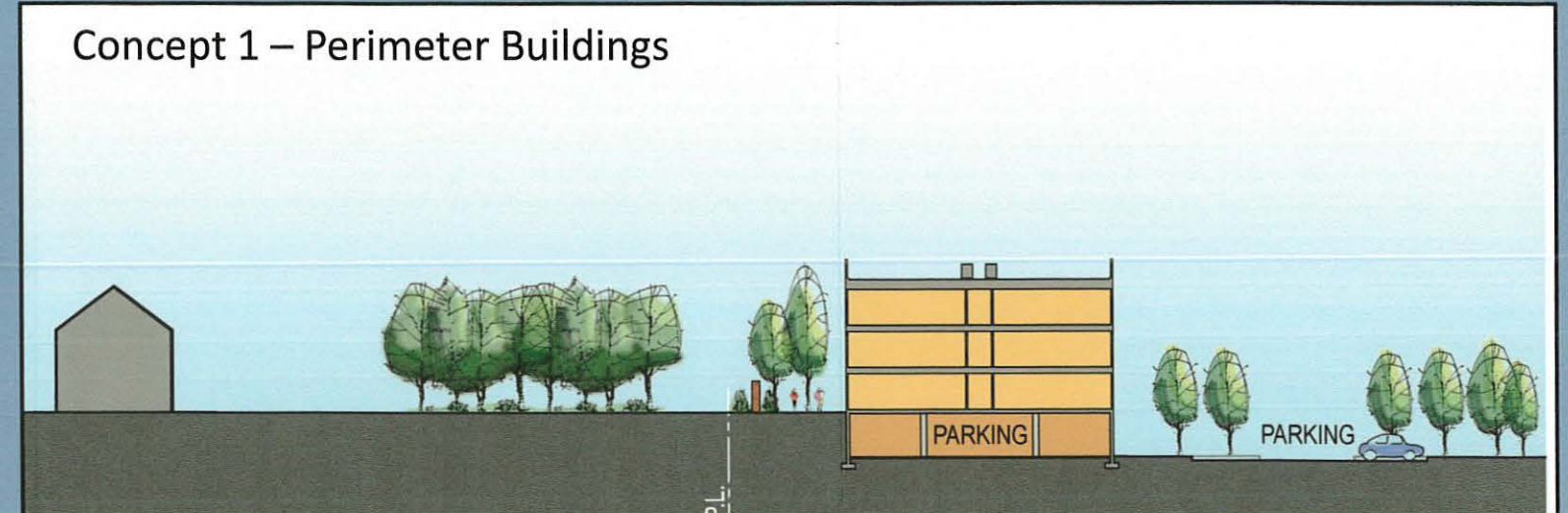
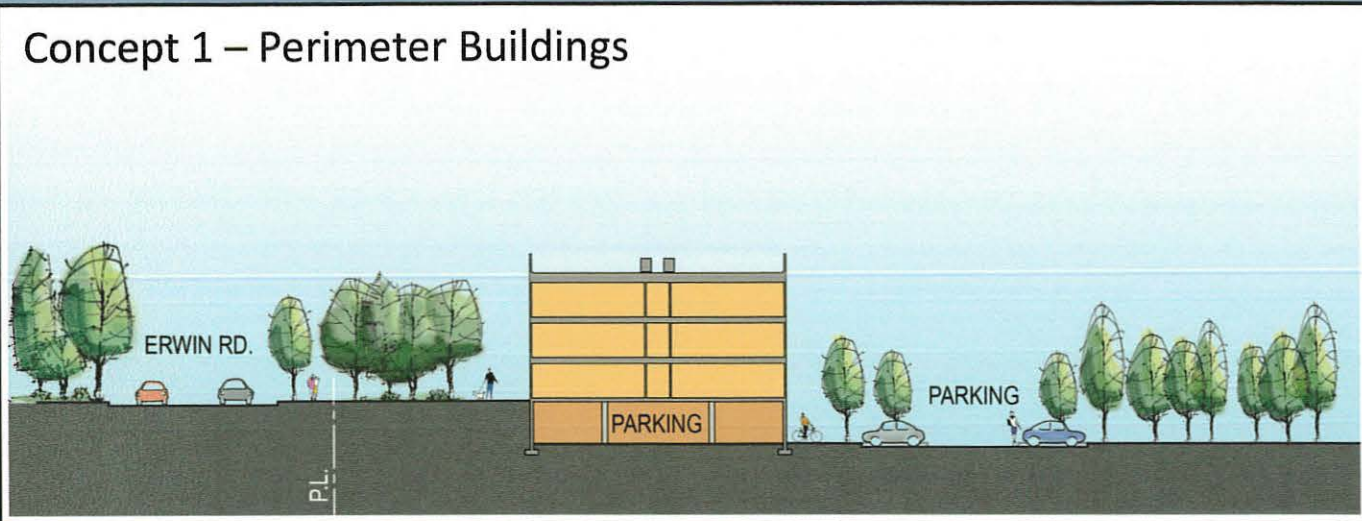
CDC CONCEPT PLAN REVIEW AUGUST 2018

COUNCIL CONCEPT PLAN REVIEW OCTOBER 2018

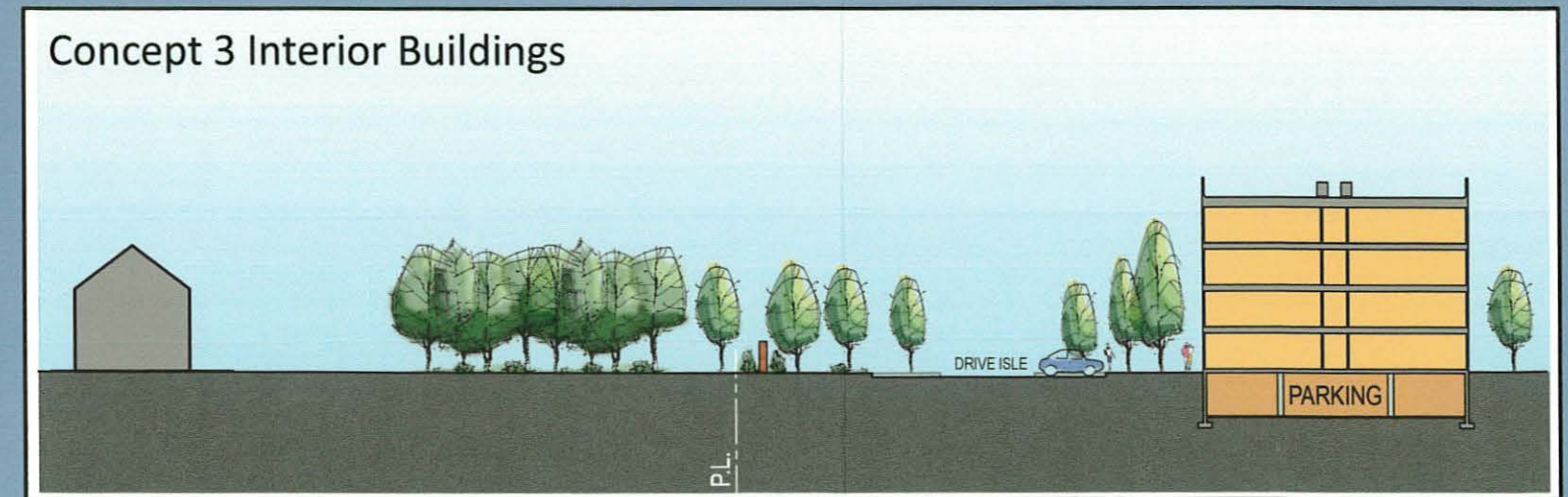
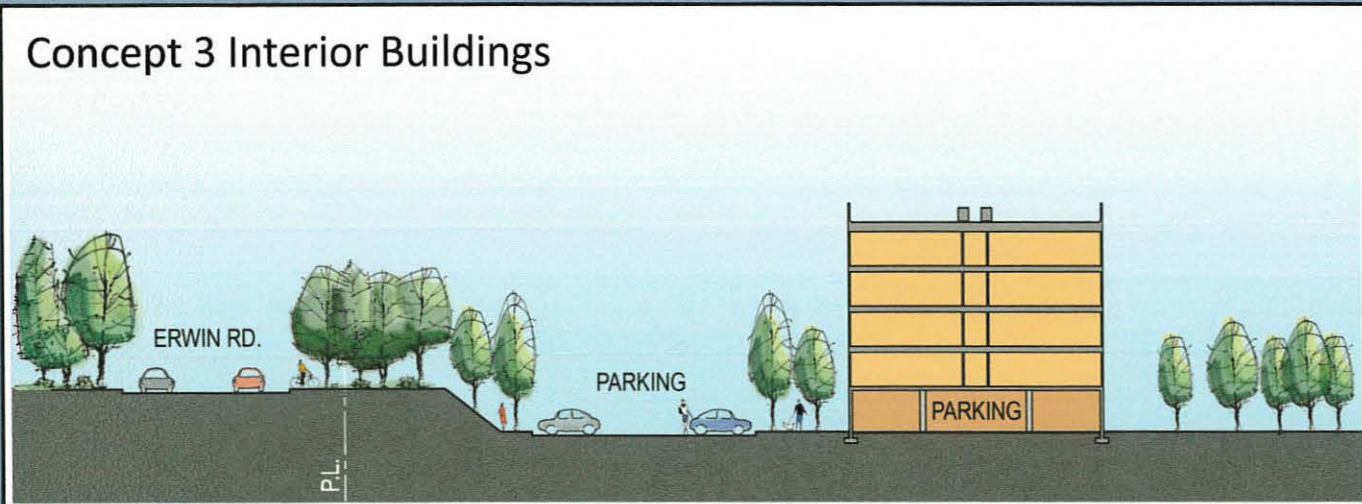


# COMPARISON BUILDING & PERIMETER RELATIONSHIPS CONCEPT 1 AND CONCEPT 3

## Erwin Road Section



## Northern Boundary Section





**Applicant Comments on Housing Advisory Board Comments  
October 16, 2018**

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SUMMARY OF A COURTESY CONCEPT PLAN REVIEW: 101-111 ERWIN ROAD MIXED USE DEVELOPMENT  
HOUSING ADVISORY BOARD - OCTOBER 9, 2018

Key points made by members of the Housing Advisory Board during its courtesy review of a concept plan for a mixed-use development at 101 and 111 Erwin Road include:

- The HAB acknowledges the project is planning to meet affordable housing requirements of the inclusionary zoning ordinance
- What the applicant is offering doesn't meet Town housing goals because the applicant is mostly offering studios and 1-bedroom units for the affordable units. The HAB would like the applicant to better meet affordable housing needs of families in this proposal by committing units with more bedrooms for affordable housing.
  - 43% of the proposed dwelling units are 2-bedroom 40% of the proposed affordable units are 2-bedroom. The applicant can adjust the mix of affordable units so that 45% of the affordable units are 2-bedroom. See Table below

Type of Dwelling Unit	Affordable Units	Market Rate Units	Total Units
Studio	1	10	12
1 Bedroom	10	55	65
2 Bedroom	9	50	58
Total Units	20	115	135
Percent of Total	15%	85%	100%

**OVERALL DEVELOPMENT PROPOSAL COMMENTS BY HOUSING ADVISORY BOARD**

- 18 resident neighbors came to speak and were not in favor of the development as presented. In particular, residents had concerns over the environmental impact, traffic impacts, and fit with the surrounding neighborhoods.
- HAB would like the Council to consider the previous agreements that have been made on these properties when considering any future development application.
  - The applicant knows of no previous agreements to which this comment could be referring. The Residence Inn Hotel has an approved Special Use Permit with conditions that have been followed by the Owner/Operator of the Hotel for the past 15 years.
- HAB recommends consideration be given for a development that blends in with