



Toll Brothers
APARTMENT LIVING

**ROCKWOOD
DEVELOPMENT**

Barbee Chapel Apartments

Town Council
April 19, 2023



Barbee Chapel Apartments



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Barbee Chapel Apartments

Where We Started:

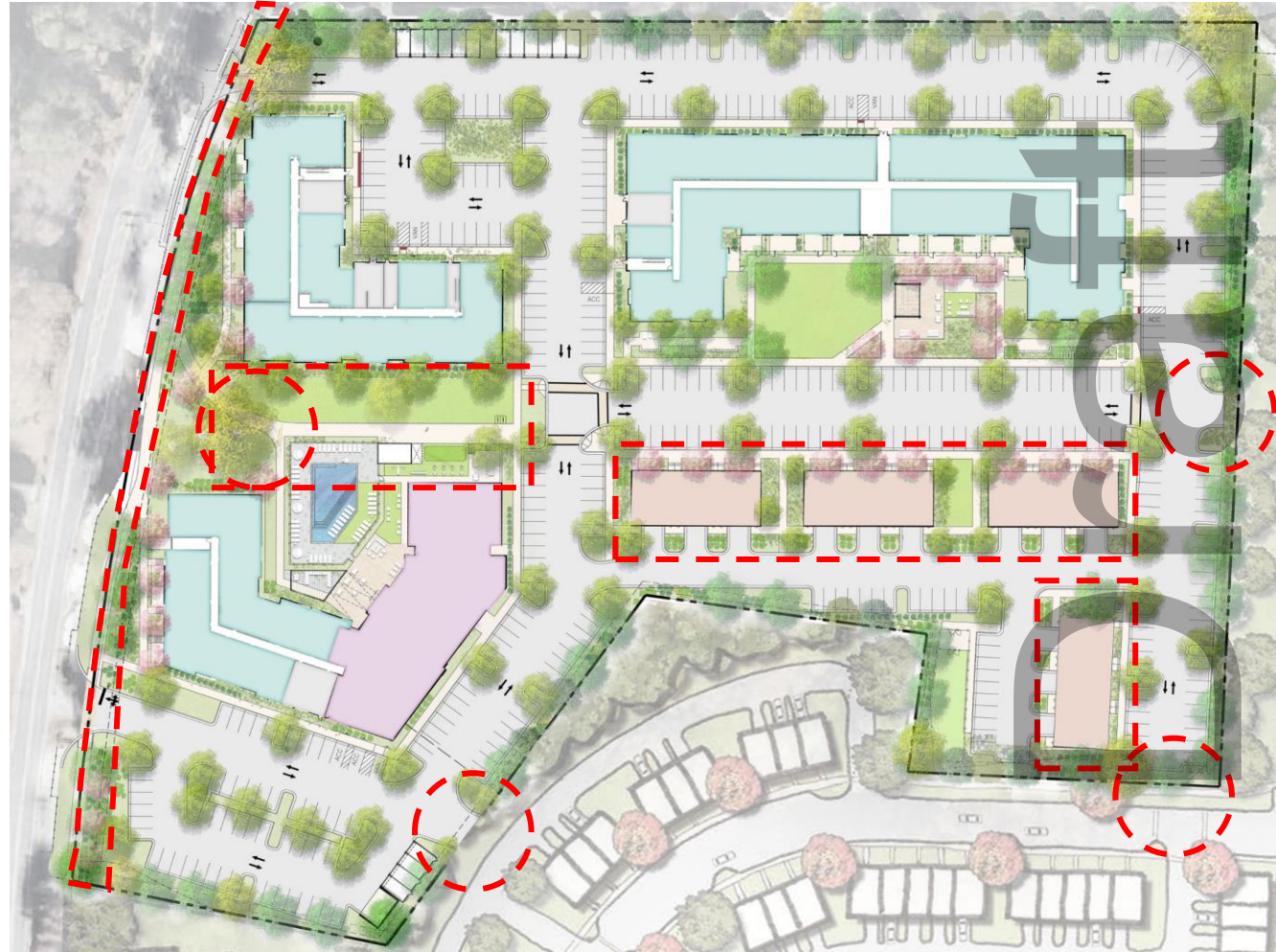
- Consider organizing buildings around a central green space / plaza
- Connectivity and coordination with Hillmont
- More diversified housing types
- Consider a street-oriented circulation and parking design
- Provide wide sidewalk and pedestrian connection to NC-54 greenway
- Green building standards



Barbee Chapel Apartments

Final Site Plan:

- ✓ Consider organizing buildings around a central green space / plaza
- ✓ Connectivity and coordination with Hillmont
- ✓ More diversified housing types
- ✓ Consider a street-oriented circulation and parking design
- ✓ Provide wide sidewalk and pedestrian connection to NC-54 greenway
- ✓ Green building standards
- ✓ Shorten the length of building 1
- ✓ Tree save area



Barbee Chapel Apartments

Conformance with Town's Goals

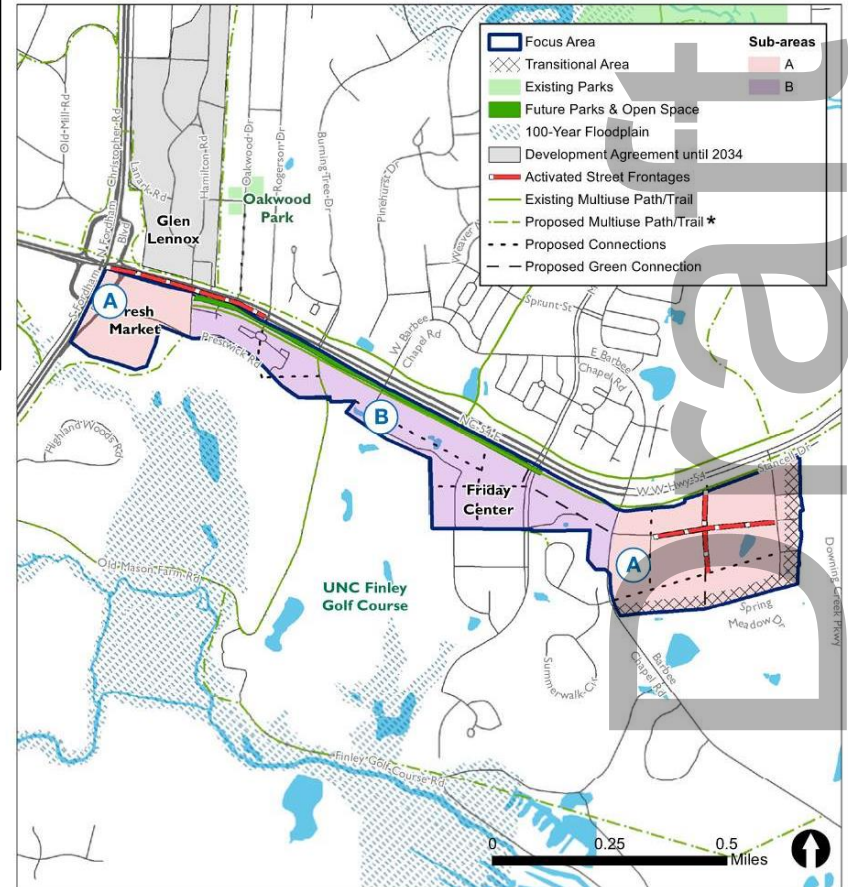
- Located in NC-54 Corridor Focus Sub-Area A – multifamily/townhouses up to 6 Stories (**FLUM**)
- Range of housing options (**A Place for Everyone**)
- Multi-modal greenway along Barbee Chapel (**Community Prosperity and Engagement, Nurturing our Community**)
- Walkable to GoTriangle regional and Friday Center buses (**Getting Around, Town and Gown Collaboration**)
- New spaces for larger community to gather and protect environment (**Good Places New Spaces**)

Character Types and Height in 2050: NC 54 Corridor

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

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	○
Commercial/Office	●	●
Parks and Green/Gathering Spaces	○	●
Townhouses & Residences	○	○
Institutional/University/Civic	○	●
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A

CHARTING OUR FUTURE
A Land Use Initiative



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

Barbee Chapel Apartments

Transportation & Connectivity

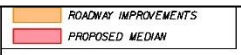
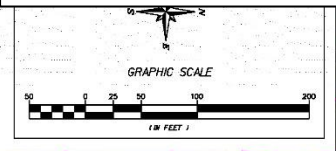
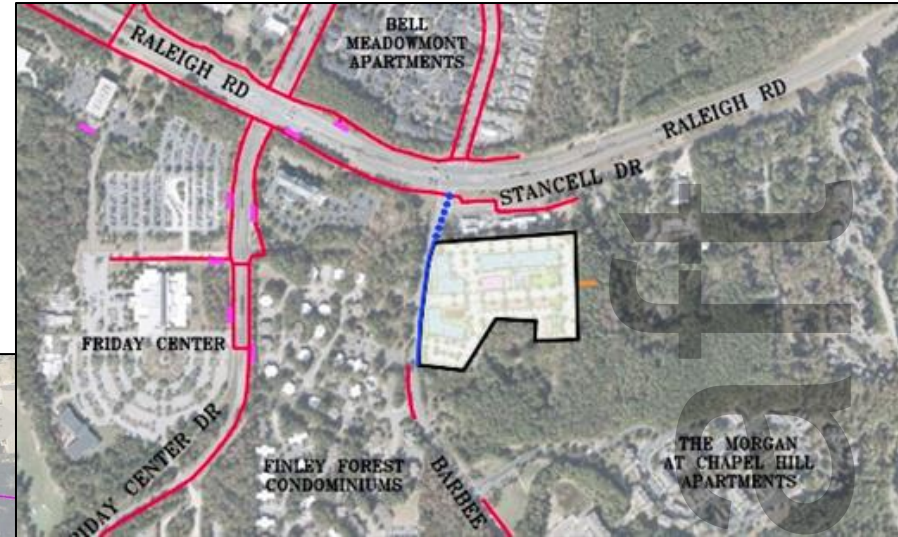
- 10-foot-wide multi-modal path along Barbee Chapel Road, and, subject to NCDOT, up to NC Highway 54 greenway **(TCAB)**
- 5% of spaces EV charger day-1; 20% “EV-ready” **(TCAB)**
- Pedestrian crosswalk and refuge across Barbee Chapel **(TCAB)**
- All buildings have interior bike storage; exterior racks throughout community **(TCAB)**
- Close to local and regional high-frequency public transit
- Internal streets have shaded sidewalks on both sides of streets



Barbee Chapel Apartments

Transportation & Connectivity

- 10-foot-wide multi-modal path along Barbee Chapel Road, and, subject to NCDOT, up to NC Highway 54 greenway
- Pedestrian crosswalk and refuge across Barbee Chapel
- Northern Driveway – right-in/right-out w/median
- Southern Driveway – full movement w/dedicated left turn on Barbee Chapel
- Lengthen left turn at Barbee Chapel and NC-54 to 450 feet



Barbee Chapel Apartments

Sustainability / Energy Management Plan

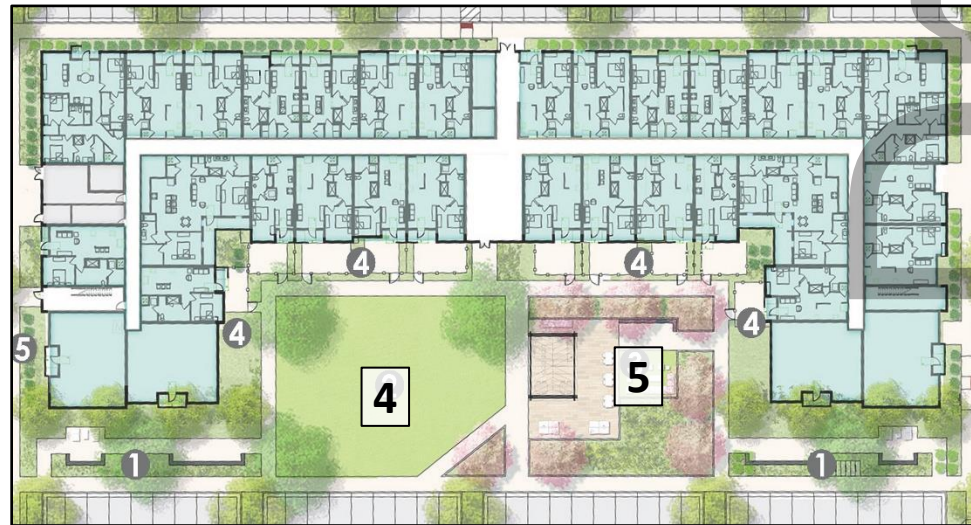
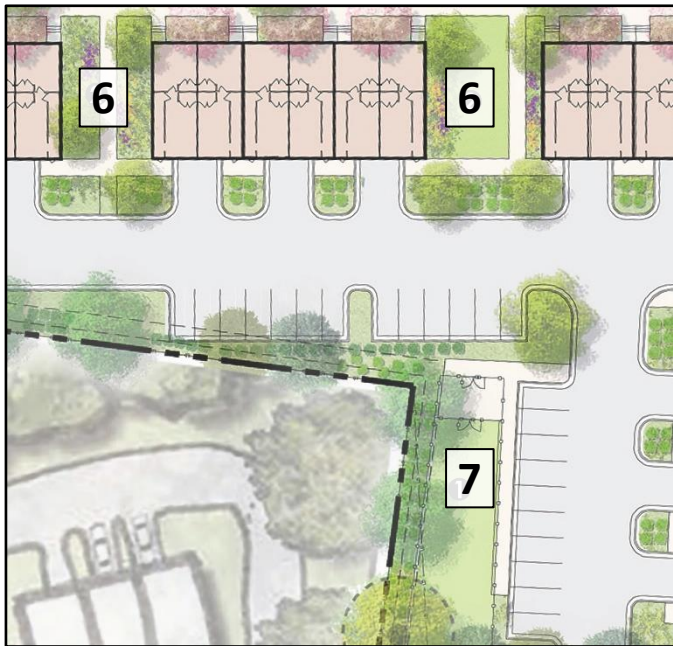
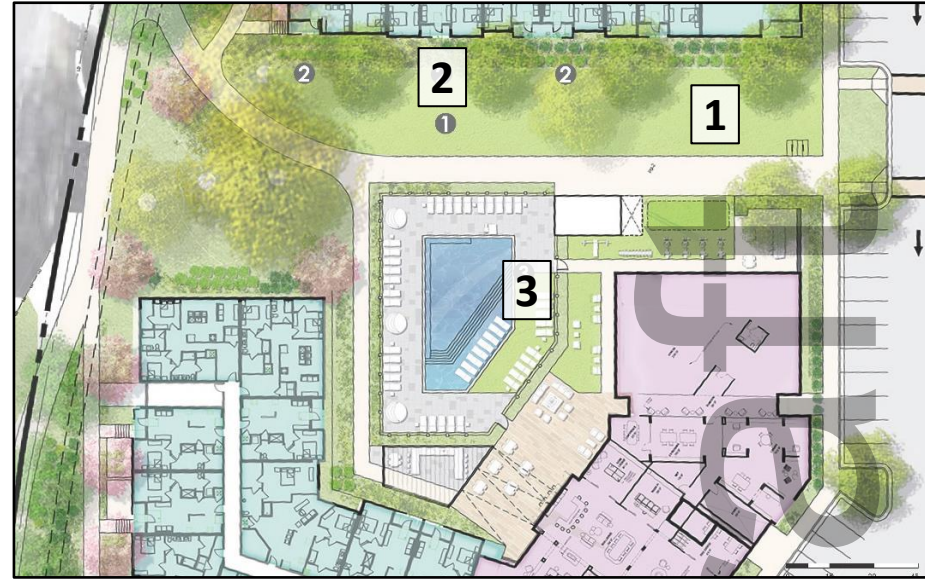
- Only native or locally adapted species that are non-invasive and drought-tolerant **(ESAB)**
- 5% of spaces EV charger day-1; 20% “EV-ready” **(ESAB)**
- Solar-ready construction **(ESAB)**
- All-electric interior design
- Achieve National Green Building Standard Bronze Level or better
- All LED interior and exterior lighting
- Irrigation system with controller that meets EPA WaterSense standards
- Lighter-colored roof materials to reduce heat
- LED streetlights
- Low VOC finishes, formaldehyde free insulation and carpet pads, MERV 13 air filters
- Programmable thermostats



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Placemaking

1. Central Green
2. Oak Allee
3. Pool Amenity
4. Forecourt and Flex Lawn
5. The Spot
6. Pollinator Garden
7. Dog Park



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Developer's Program

- **Buildings:** Three apartment buildings ranging from 4-5 stories. Four townhouse buildings three stories tall.
- **Apartment Units: 318**
 - **Studios:** 7%
 - **1 Bedrooms:** 59%
 - **2 Bedrooms:** 30%
 - **3 Bedrooms:** 4%
- **Townhome Units: 24**
- **Parking: 0.97 spaces/bed; 1.4 spaces/unit**



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Affordable Housing Plan

- **Affordable Units:** 31 units (10% of market rate units)
15 units at 65% AMI, 16 units at 80% AMI
- **Unit Mix:** Ratios approximately equivalent to the ratios of unit types among market-rate units
- **Location:** Affordable units shall be distributed throughout the community, with no one building having more than 12 affordable units
- **Finishes:** Same exterior design, interior details, and energy efficiency standards as the market-rate units
- **Vouchers:** We will accept Housing Choice Vouchers for affordable units



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Summary

- Aligns with FLUM and Chapel Hill 2020
- Responds to comments by Council and Advisory Committees
- Multi-modal connectivity to Town and region
- Allows coordination with future development
- Comprehensive Energy Management Plan
- Innovative and unique open spaces
- Range of housing types
- 31 affordable units dispersed throughout property

