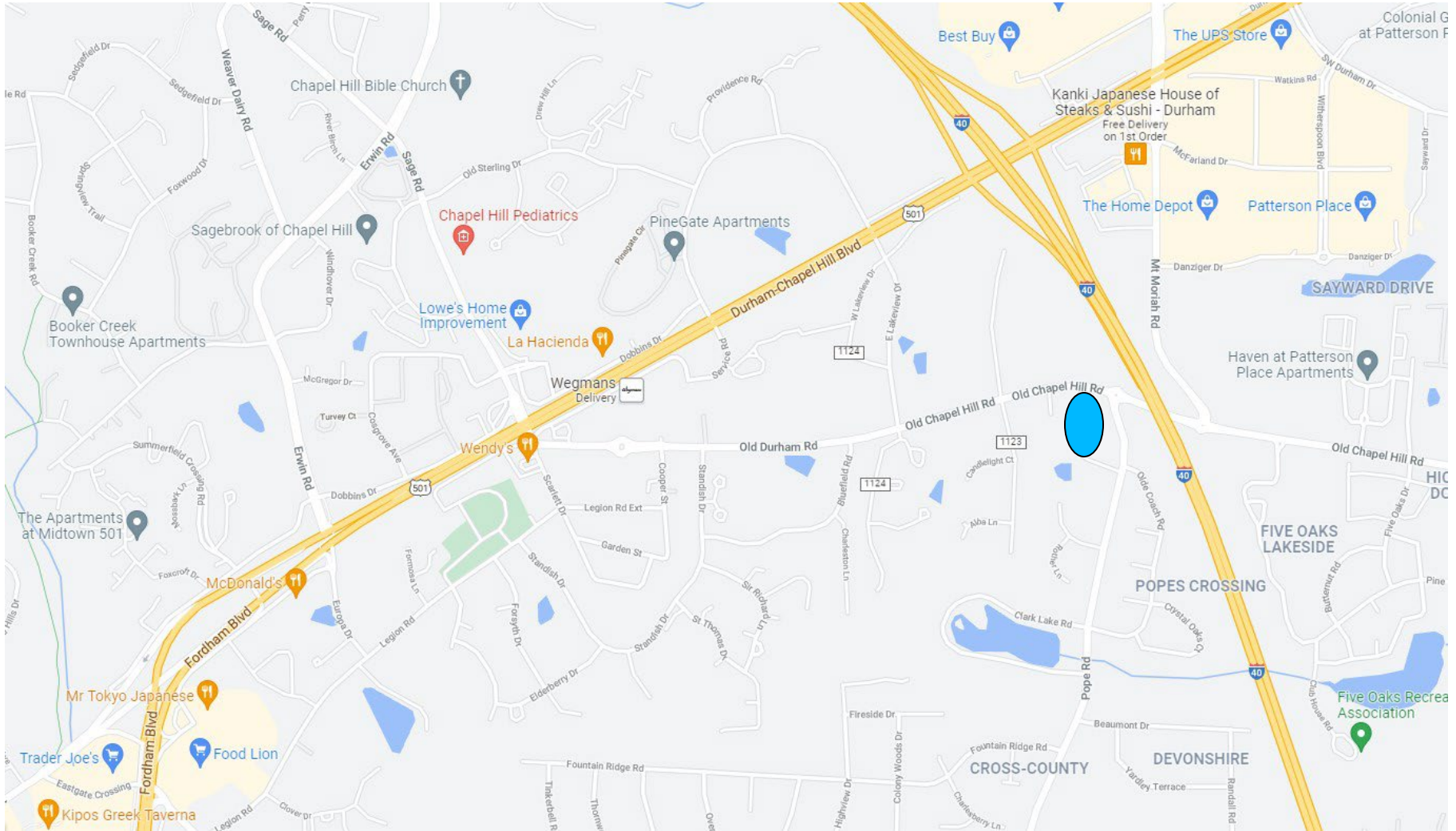


# **Huse Street Residential Concept Plan**

**Presentation to the  
Town of Chapel Hill Council  
15 June 2022**

# 5500 Old Chapel Hill Road



**Location**





# Huse Street Residential



Existing view from Old Chapel Hill Road

## Existing Site Conditions





# Huse Street Residential



Existing view from Pope Road

**Existing Site Conditions**





# Huse Street Residential

- 9.7 acre site
- Access from Old Chapel Hill Road
- Access from Pope Road
- 13 houses on site
- No jurisdictional streams or wetlands on site or within 100'
- Farm pond at south end of parcel



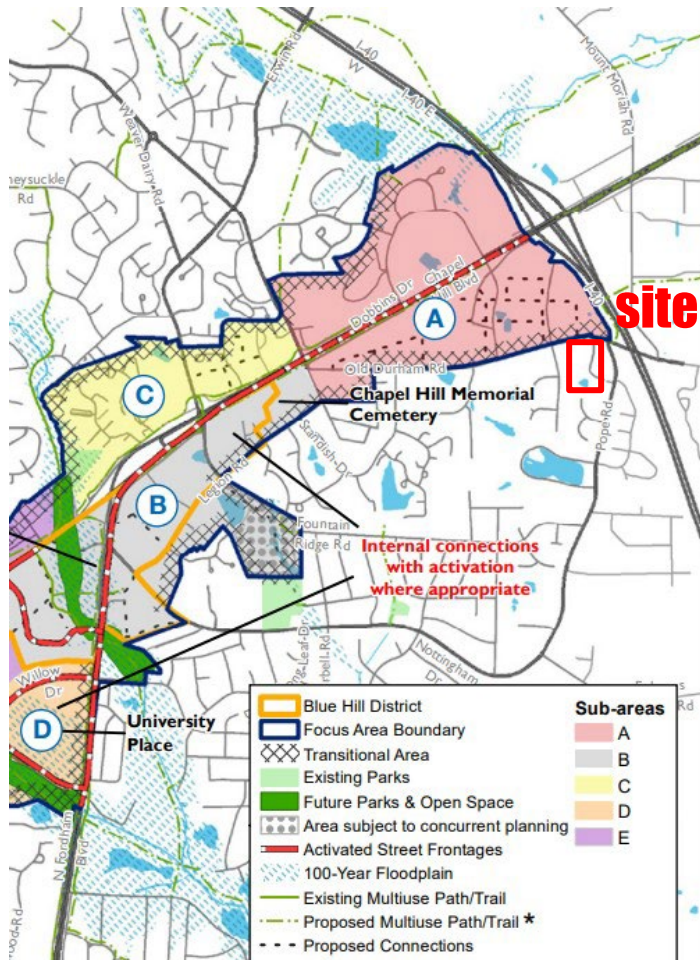
Aerial Photo  
Existing Conditions

## Existing Site Conditions



# Huse Street Residential

**North  
15/501  
Focus Area**



● Primary (predominant land uses) ○ S

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

- Within Town of Chapel Hill limits
- Adjacent to transition area of North 15/501 Focus Area

Note: Each story is approximately 12 feet tall, but height determining the appropriate height for each site will vary.

## Definitions

### Activated Street Frontages

Activated street frontages are frontages where those on the ground floors of buildings contribute to the street frontage and the building/civic space, and in some cases, active street frontages may meet residential character types.

Active frontages may also be encouraged along pedestrian/bicycle facilities as well as greenways. Appropriate activation will differ by place and context.

### Transitional Area

**Town of Chapel Hill Future Land Use Map**





# Huse Street Residential

## Missing Middle Housing

100% of project is rental and ownership missing middle product

264 Residential Units

150 multi-family units  
(5 story)

40 townhomes  
(3 story)

w/ rental/mother in law

64 stacked townhomes  
(4 story)

10 cottages (1 story)

## Parking

430 parking spaces

226 surface

204 under/building for multi family and for stacked townhomes

## Stormwater

Underground storm treatment

## Amenities

Large central amenity area

and green space

Playground (open)

Pool (residents)

Pop up retail (open)

Outdoor plazas and green (open)

Community non-residential

shared interior spaces



# Conceptual Layout

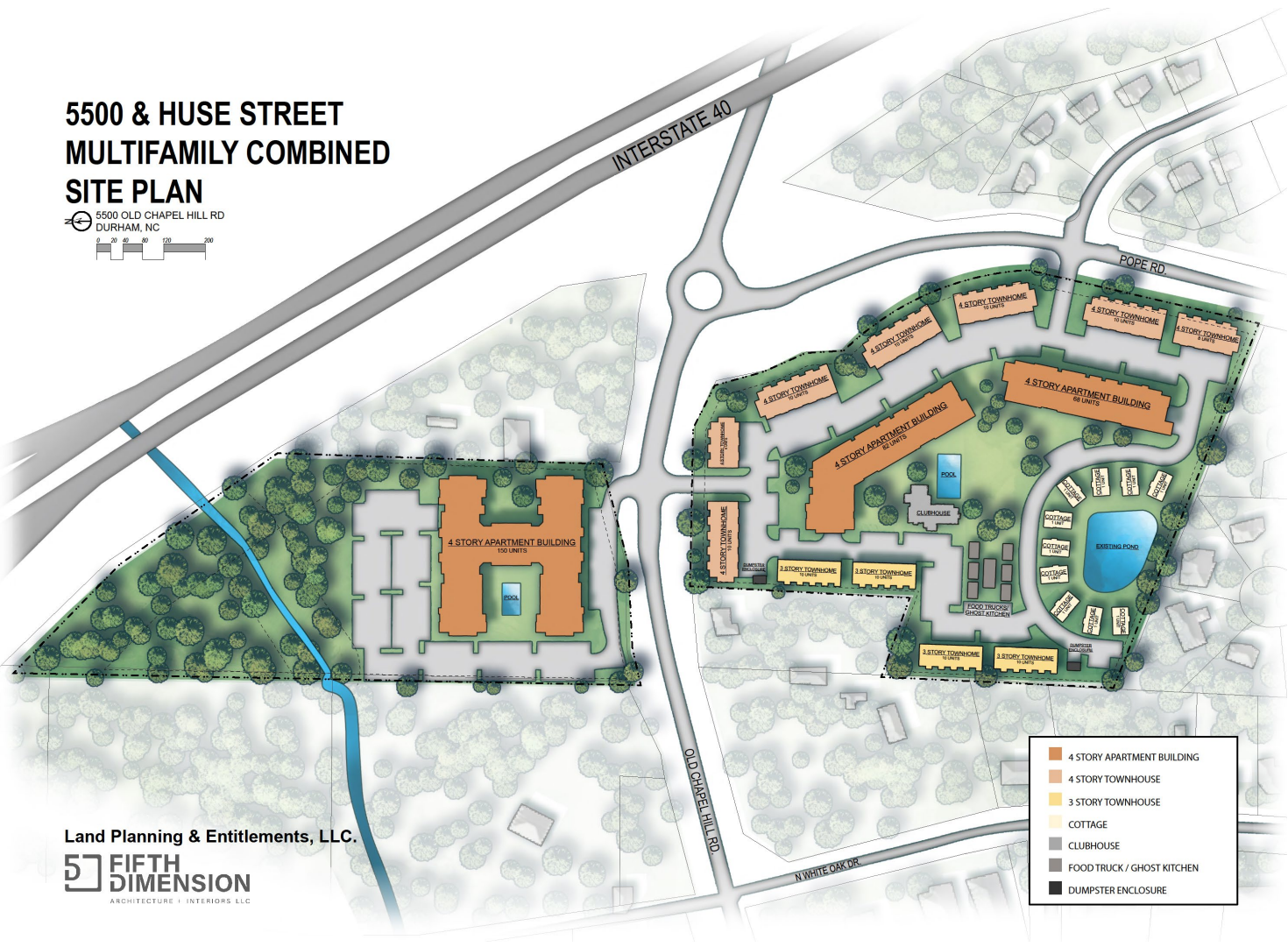




# Huse Street Residential

## 5500 & HUSE STREET MULTIFAMILY COMBINED SITE PLAN

5500 OLD CHAPEL HILL RD  
DURHAM, NC



Development of 5500 Old Chapel Hill Road to the north to be built with Huse as a combined community. This allows for various home ownership opportunities which cannot be accommodated on the smaller 5500 site

Land Planning & Entitlements, LLC.



# Conceptual Layout





# Huse Street Residential



150 multi-family units in 4 story building over parking level

**Precedent Images**

**FIFTH DIMENSION**  
ARCHITECTURE + INTERIORS LLC

*EB Capital Partners*



# Huse Street Residential



Stacked townhome  
-individual entry  
-2 story over 2 story



Cottage units – detached or semi-detached



**Precedent Images**



# Huse Street Residential

Covington Yards



Boxyard RTP



Ghost kitchen / green space amenity

**Precedent Images**

*EB Capital Partners*



# Huse Street Residential

## Projected Housing Needs

2020-2040

Town of Chapel Hill

October 12, 2021



Conformity with Town's 2021 Housing Report:

1. Jobs Drive Housing

Location and housing options will give people options to continue living in Chapel Hill after they move beyond renting, no matter where they work

2. There Is Little Variety In What Has Been Built

Townhomes  
Apartments  
Cottages

3. Many Needs Are Going Unmet

Target markets:  
-young professionals  
-couples  
-young families  
-empty nesters/seniors

4. Housing Production Needs To Increase

Provide 114 for sale units concurrent with 150 rental units to server missing middle

Chapel Hill's current stock of housing does not meet the need of many households, including:

- First-time buyers.
- Families with young children.
- Divorcees, especially those who want to be in walking or biking distance of their children.
- Empty nesters who want smaller units with modern features and finishes.
- Seniors.

**Response to Housing Study**

*EB Capital Partners*





# Huse Street Residential

## Housing prices

- Affordable units to be available at same time as all other units
- Affordable units may be different in their form – for example the cottages will be less expensive to purchase due to their size

## Amenities as part of rental and ownership housing cost to reduce other living expenses

- Pool (residents)
- On-site E-Bike repair and provision of bikes to some residents
- Fitness facility for Huse Community residents
- Common space in a central building for parties, playgroups, work from home space – this means that large entertaining spaces, play areas for kids, and work zones could be provided on site instead of needing to be accommodated within each unit footprint
- Maintenance staff available for home repair and landscape upkeep

Developer is working to partner with East Coast Electric Speed Shop on site to provide E-bike availability for residents and repair available to the wider community



E-bikes are more affordable than cars from all aspects: initial cost, parking, operations and maintenance

Developer is considering providing e-bikes to some lower income residents who qualify

## **Affordability and Alternate Transportation Options**



# Huse Street Residential

Current zoning is R-1

Proposed zoning for this project is CZ-OI-3

Proposed # units: 264 units, mix of rental and sale product

## Building Layout:

- Lower density development adjacent to project edges to transition to existing adjacent lower density residential
- Small cottage units around rebuilt farm pond
- Parking under multi-family building, units in 4 stories over podium
- Stormwater treatment facilities under parking/drives
- Central resident amenity area: pool, fitness, coworking space
- Central community amenities: playground, greenspace, ghost kitchen/container food service, e-bike availability

Parking: 430 spaces on site = 1.6 spaces/unit  
47% of parking is structured  
Surface parking in drives, not large parking lots

Target market: Working individuals and families looking for mid-range housing, empty nesters/seniors, health care employees  
preferred employee discounts for UNC and Town employees

## Proposed affordable units:

- To be offered at same time as market rate units
- Affordable product may look different because it is a different product ie cottage vs townhome
- Developer working with Town Affordable Housing staff

Next phase will be continuing to work with Town and area developers over the summer to coordinate all new developments prior to application for Conditional Zoning

## Next Steps





# Huse Street Residential

**Thank you**



# Huse Street Residential

Design Concept includes these environmental considerations:

- Maintain perimeter tree coverage on site, and install additional trees to meet tree coverage requirements
- No RCD on site, so no RCD disturbance
- Reuse of existing farm pond as an amenity
- Underground storm mitigation facility
- Promote alternate transportation access by dense development, addition of pedestrian connections, location on a bus route, and provision of bicycle parking and storage
- Consideration of E-bike rentals and provision of bikes to residents to meet income requirements
- Explore use of low-water facilities and conservation efforts
- Utilize LED lighting and interior natural lighting where possible
- Provide vehicular charging stations

## Environmental Considerations

