

# 101 – 111 Erwin Road

Proposed Mixed Use Development

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**Multi-Family Ownership Residential**

&

**Residence Inn Hotel Expansion**

Summit Hospitality Ltd.

October 17, 2018

# 101 – 111 Erwin Road

## 6 Primary Mixed-Use Development Goals

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### Expand Successful Residence Inn Hotel

Assure High Quality Multi-Family Ownership Residential Neighbor

Expand the Ownership Affordable Housing Opportunities in Town

Create Residential Development of Similar Total Dwelling Units as Neighbors

Solve Drainage and Flooding Problems for Summerfield Crossing Neighbors

Complete Erwin Road Infrastructure – Bike Lane & Sidewalk

# 101 – 111 Erwin Road

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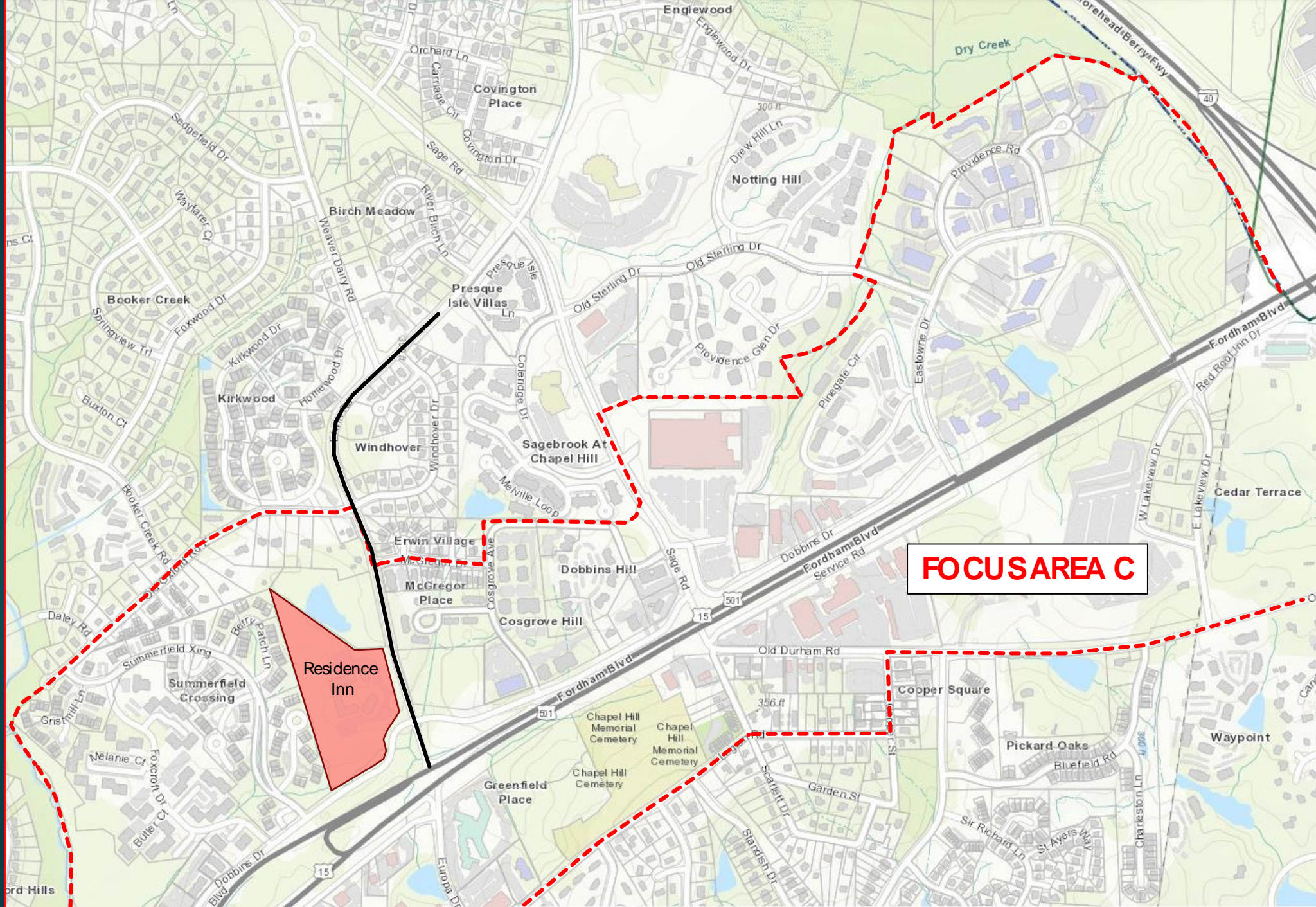
Complete Erwin Road Infrastructure – Bike Lane & Sidewalk

## Context of Site Within Focus Area C, the 15-501 North Corridor

Existing Residence Inn Site

Mildred Scott Site

Christ Community Church Site



# CHAPEL HILL

*Charting Our Future*

A Land Use Initiative

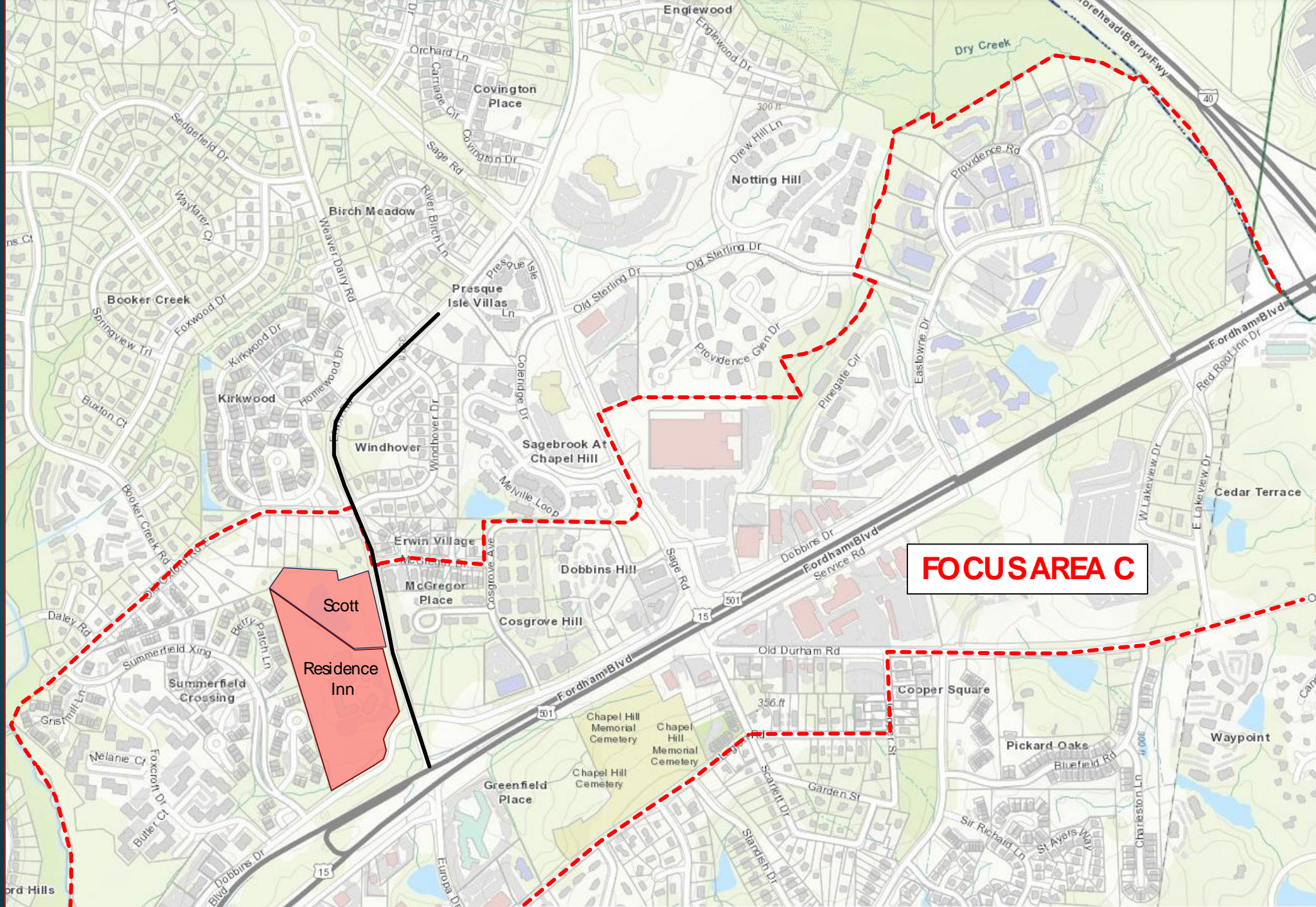
North 15-501 Corridor

**FOCUS AREA C**

**Residence Inn**

Approved 2003

Opened 2008



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A Land Use Initiative

North 15-501 Corridor

**FOCUS AREA C**

**Residence Inn**

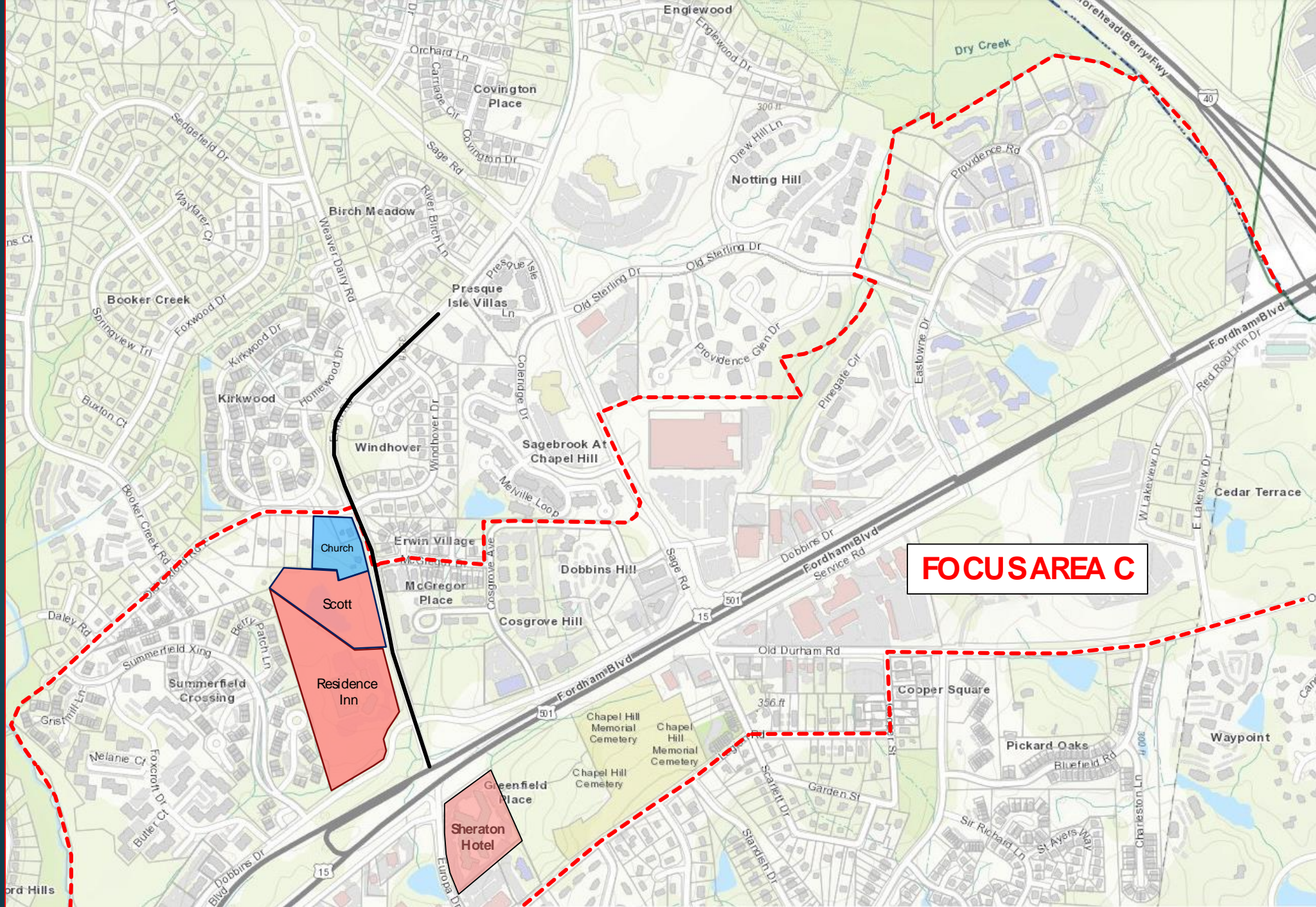
Approved 2003  
Opened 2008

**Scott Property**

**FOCUS AREA C**

Scott  
Residence Inn





**FOCUS AREA C**

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A Land Use Initiative

North 15-501 Corridor  
**FOCUS AREA C**

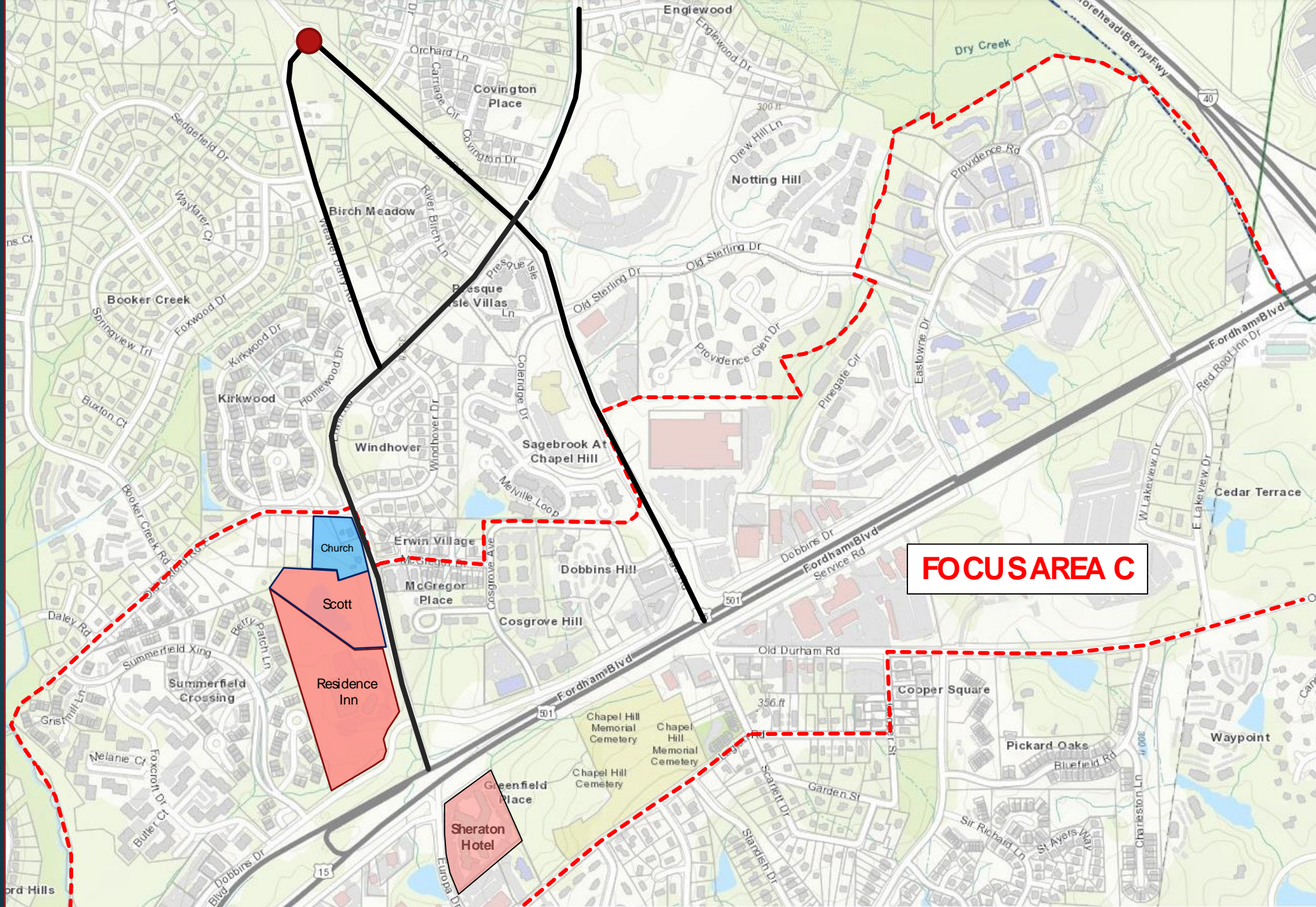
**Residence Inn**  
Approved 2003  
Opened 2008

**Scott Property**

**Christ  
Community Church**

# Uses & Patterns Within Focus Area C, the 15-501 North Corridor

**Ownership Residential**  
**Single Family Residential**  
**Churches**  
**Multi-Family Residential**  
**Commercial/Retail Uses**  
**Office and Health Care**



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North 15-501 Corridor

**FOCUS AREA C**

**Residence Inn**

Approved 2003

Opened 2008

**Scott Property**

**Christ  
Community Church**

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A Land Use Initiative

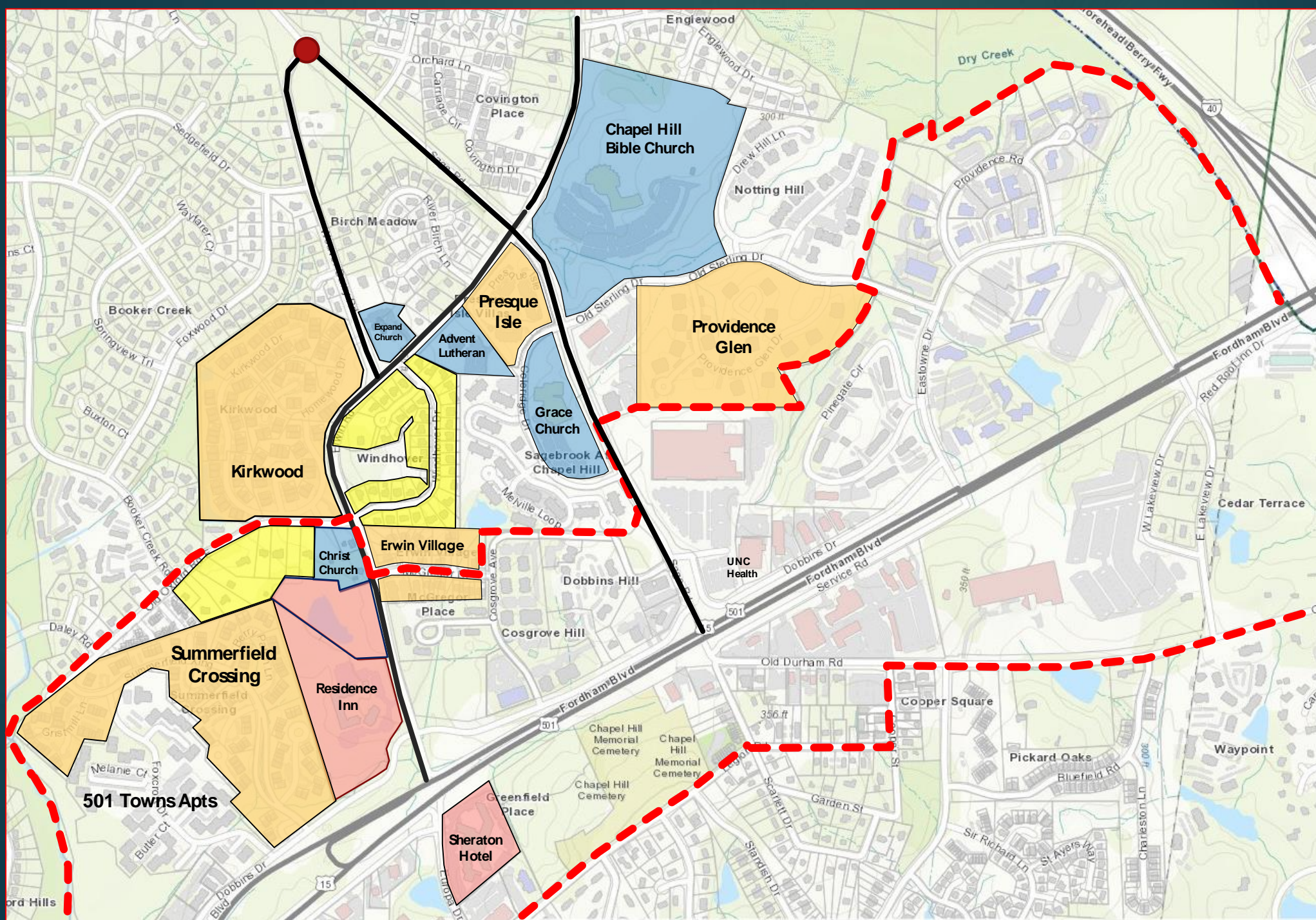
North 15-501 Corridor

**FOCUS AREA C**

Churches

Multi Family Residential  
Ownership

Single Family Residential  
Ownership



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A Land Use Initiative

North 15-501 Corridor

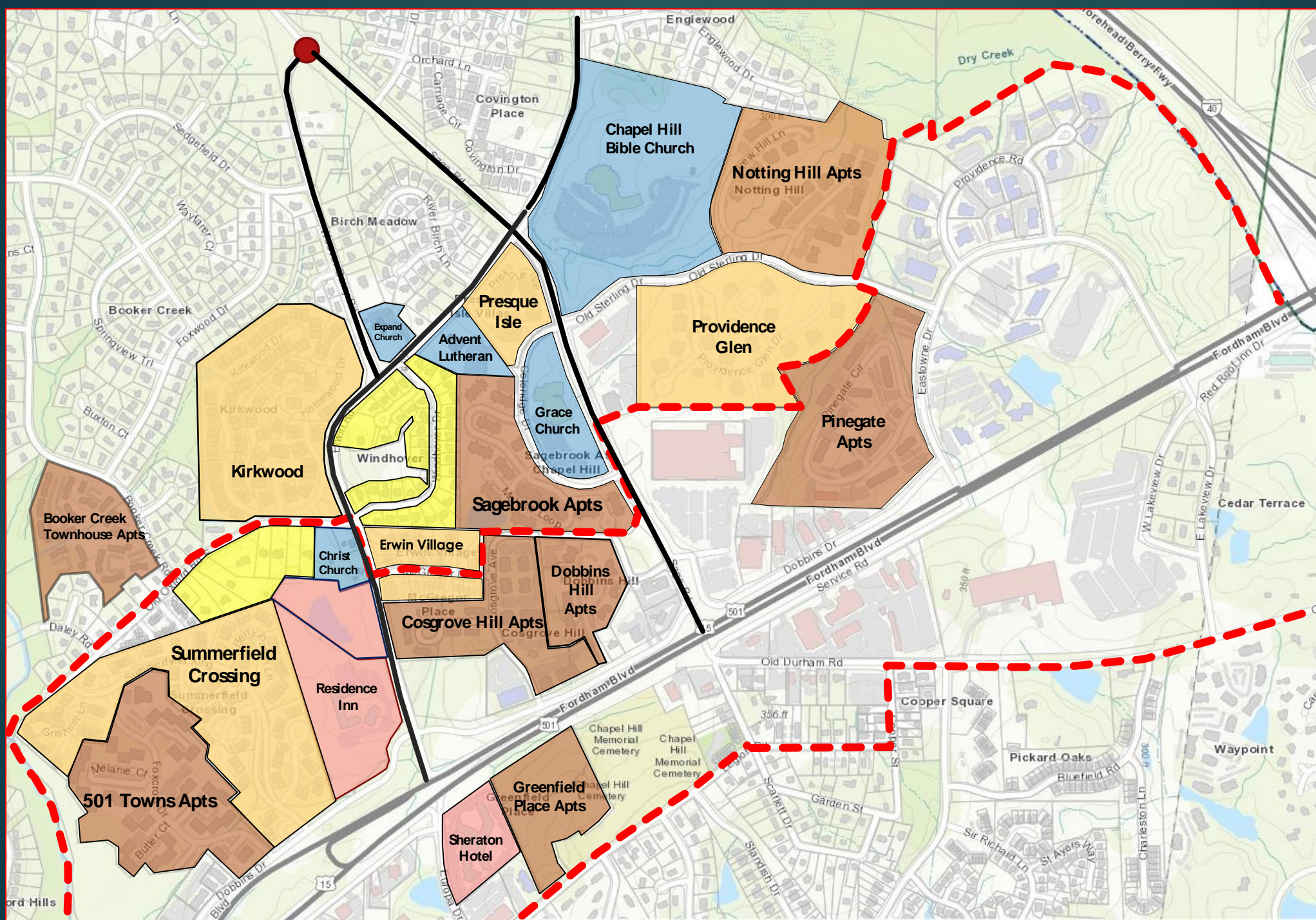
**FOCUS AREA C**

Churches

Multi Family  
Ownership

Single Family  
Ownership

Multi Family  
Rental



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A Land Use Initiative

North 15-501 Corridor

**FOCUS AREA C**

Churches

Multi Family  
Ownership

Single Family  
Ownership

Multi Family  
Rental

Retail





# CHAPEL HILL

*Charting Our Future*

A Land Use Initiative

North 15-501 Corridor

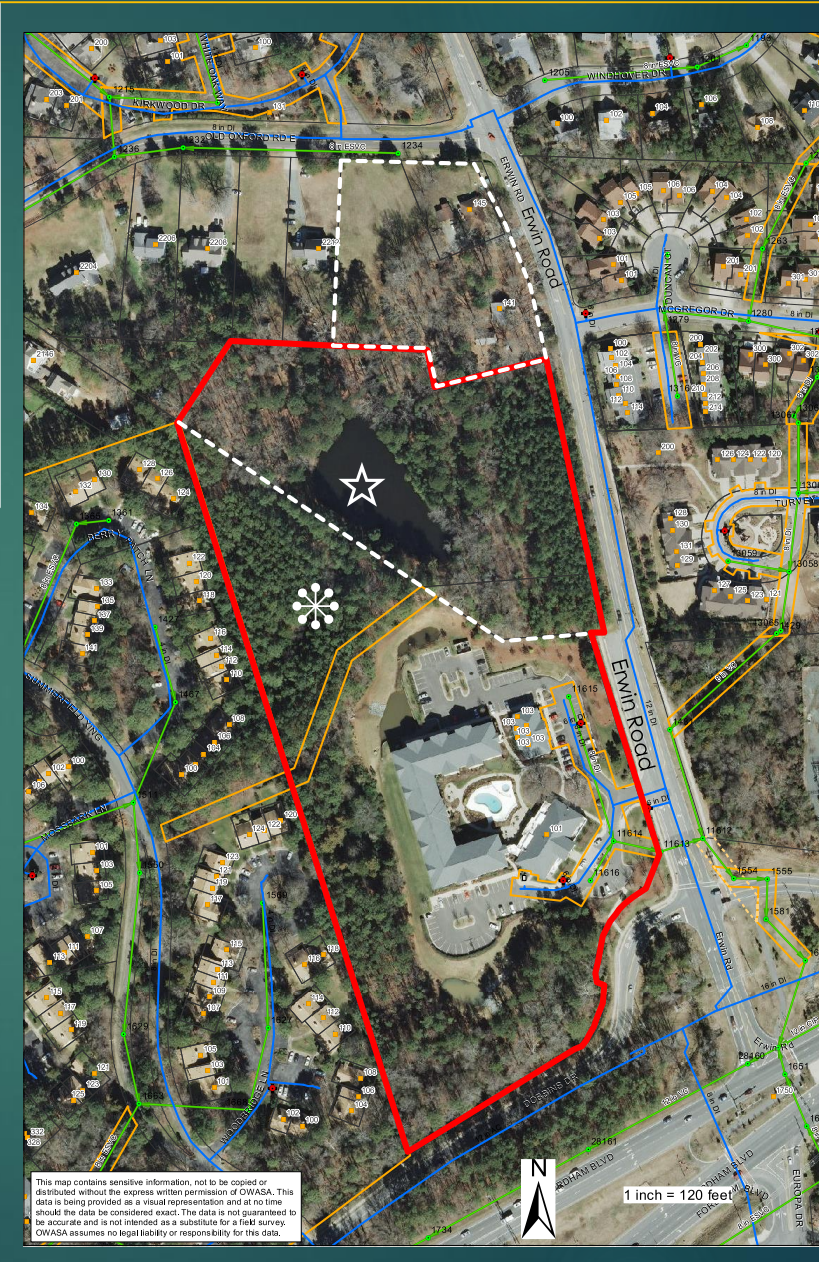
**FOCUS AREA C**

- Churches
- Multi Family Ownership
- Single Family Ownership
- Multi Family Rental
- Retail
- Medical - Health
- Office

# 101 – 111 Erwin Road – 17.8 Acres

☆ - 5.5 Acre Mildred Scott Property -

\* - 12.3 Acre Existing Residence Inn Hotel

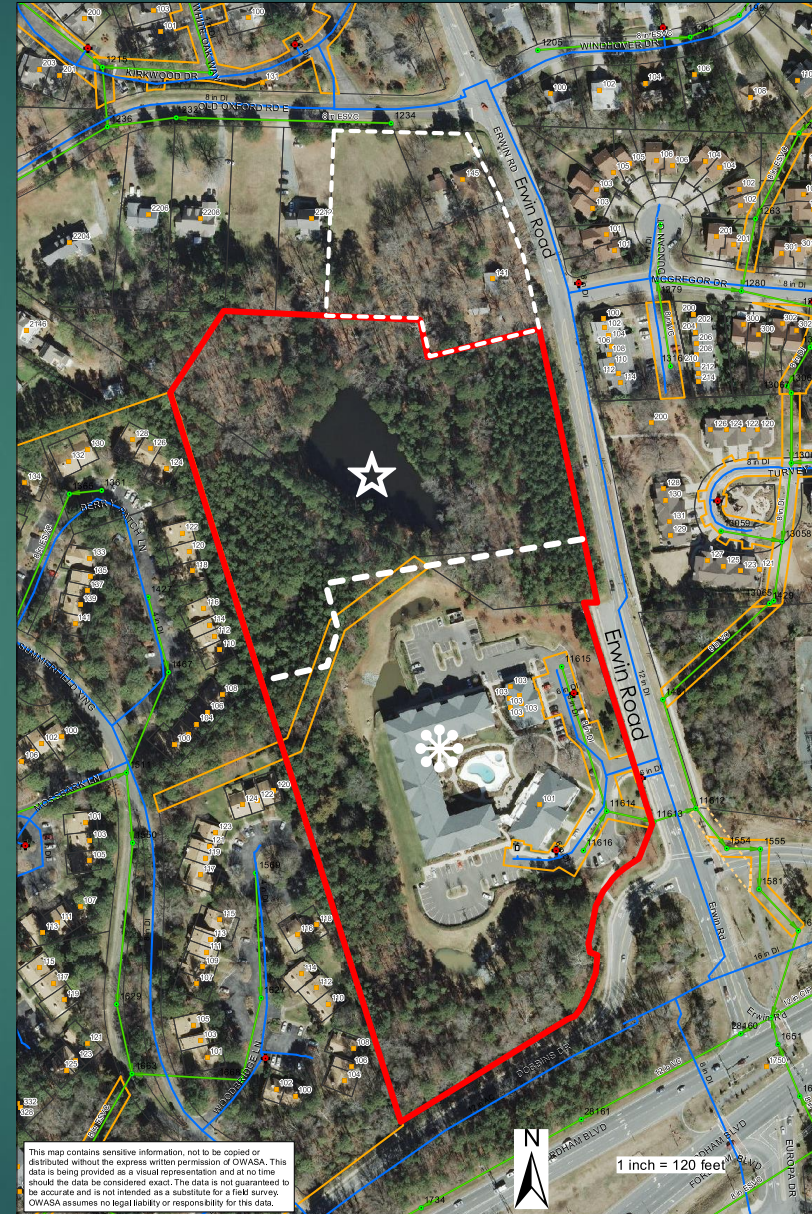




# 101 – 111 Erwin Road – 17.8 Acres

☆ - 7.5 Acre Ownership Residential

\* - 10.3 Expanded Residence Inn Hotel





Erwin Road Looking North



Erwin Road Looking South



Courtyard at Residence Inn

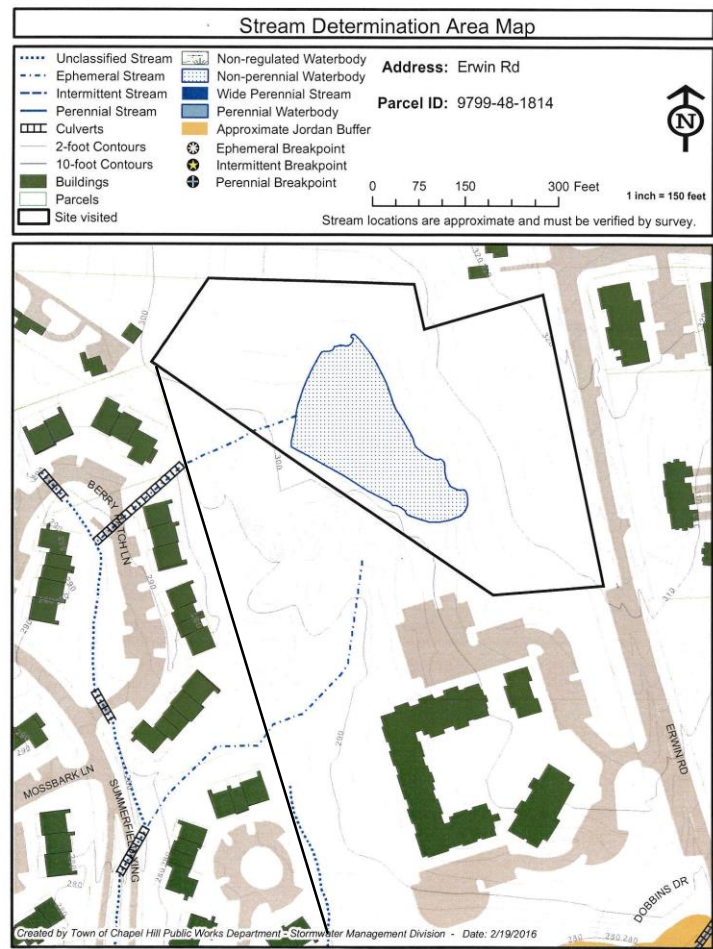
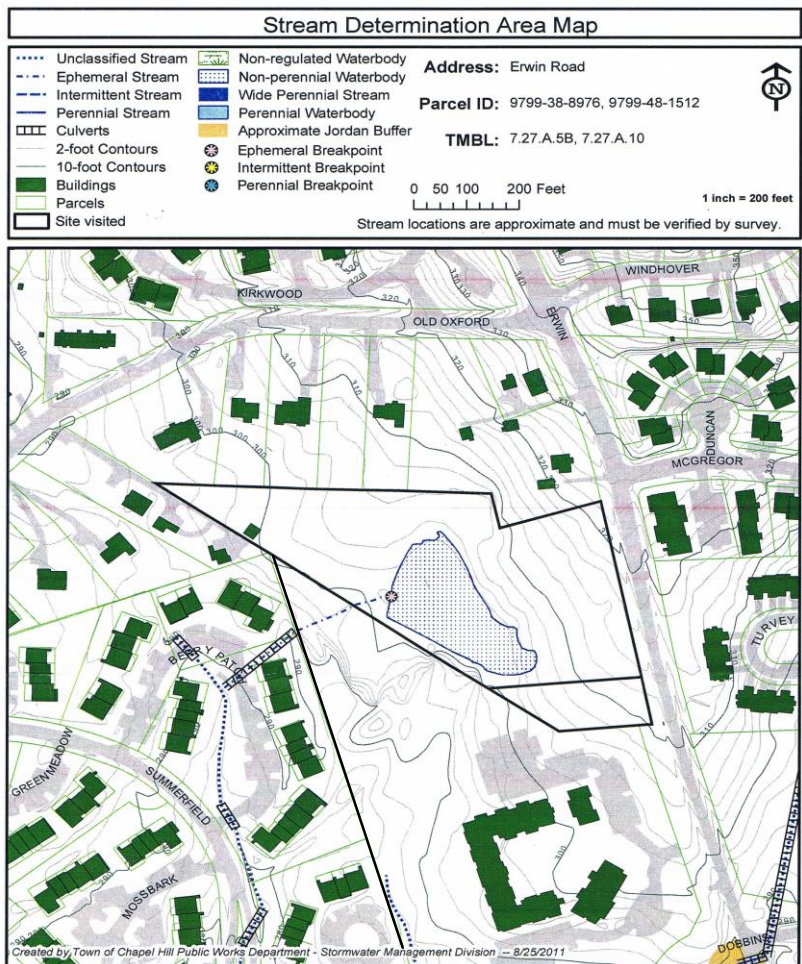


Residential & Office Condominium





# No Regulatory Pond & Intermittent Streams As Determined Several Times By Town of Chapel Hill



# 101 – 111 Erwin Road

## CONCEPT PLAN REVIEW SCHEDULE

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**April 24, 2018 – Concept Plan Submission**

**May 22, 2018 – CDC Courtesy Review**

**August 28, 2018 – CDC Concept Plan Review**

**September 19 – Council Concept Plan Review  
Postponed by Town Staff**

**October 17 – Council Concept Plan Review**



**RADWAY DESIGN**  
 2627 Mechanics Road  
 Chapel Hill, NC 27514  
 City Planning and Land Development Consultants

PROJECT NO. 101-111 ERWIN ROAD MIXED USE  
 CHAPEL HILL, NC  
 OVERALL SITE LAYOUT PLAN

NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 1	BY: [Signature]
NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 2	BY: [Signature]
NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 3	BY: [Signature]
NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 4	BY: [Signature]
NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 5	BY: [Signature]
NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 6	BY: [Signature]
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NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 10	BY: [Signature]

PREPARED BY:  
**The Natl Company**  
 Consulting Engineers  
 P.O. Box 810 | Raleigh, NC 27671  
 919-833-8300  
 NCELS License P-0751

CLIENT:  
 ISLANDHIT HOSPITALITY, LLC  
 344 JOHN WATKINS WAY #200  
 RALEIGH, NC 27612



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 2627 Mechanics Road  
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NO. 101-111 ERWIN ROAD MIXED USE	DATE: 2008-03-20	REVISION: 1	BY: [Signature]
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 919-833-8300  
 NCELS License P-0751

CLIENT:  
 ISLANDHIT HOSPITALITY, LLC  
 344 JOHN WATKINS WAY #200  
 RALEIGH, NC 27612

# May 22 CDC Meeting

## Concept 1

Perimeter Bldgs

Interior Parking & Open Space

# Stormwater Management & Pedestrian Trails





## Proposed Relationships

- Building Parking Beneath
- Surface Parking
- Landscaping
- Fire Dept. Pull-up Access



**Residences at Chapel Hill North 4- Story Building**



**Parking – 26 Ft. from Building – 20 Ft. Landscaping**



**Residences at Chapel Hill North 4- Story Building**

# 101 – 111 Erwin Road

## Proposed Mixed Use Development Comments from Residents & CDC – Concept Plan 1

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Buildings too Long & Close to Property Lines & Street  
Perimeter Buffers Not Sufficient  
Limited Sense of Place & Community  
Needs Connection to Adjoining Properties  
What Would Hotel Expansion Look Like

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### ❖ 135 ± Residential Condominium Dwellings

Three Shorter -1 Floor Taller Buildings in Courtyard Form

Four Floors of Residential over 1 Level of Below Grade Parking

### ❖ Residence Inn Hotel Expansion

Three Floor Northern Hotel Wing increased to Five Floors

Increase from 108 to 160 ± Hotel Suites



**RADWAY DESIGN** 3627 Meacham Road, Chapel Hill, NC 27514  
 City Planning and Land Development Consultants

**The Nau Company**  
 Consulting Civil Engineers  
 P.O. Box 810 | Raleigh, NC 27671  
 919.435.4346  
 LICENSED UNDER P-40781

**101-111 ERWIN ROAD MIXED USE**  
 CHAPEL HILL, NC  
 OVERALL SITE LAYOUT PLAN - CONCEPT B

NO.	DATE	DESCRIPTION
1	2018-01-23	PRELIMINARY
2	2018-02-28	REVISED
3	2018-07-24	REVISED

CLIENT: SUNSHINE HOSPITALITY, LLC  
 1641 JOHN HAMBURGER AVENUE #200  
 RALEIGH, NC 27612



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 SITE LAYOUT PLAN - CONCEPT B

NO.	DATE	DESCRIPTION
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3	2018-07-24	REVISED

CLIENT: SUNSHINE HOSPITALITY, LLC  
 1641 JOHN HAMBURGER AVENUE #200  
 RALEIGH, NC 27612

# August 28 CDC Meeting

## Concept 2

### Perimeter Pkg

### Interior Buildings & Open Space

# 101 – 111 Erwin Road

Proposed Mixed Use Development  
Comments from Residents & CDC – Concept Plan 2

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Buildings too Close to Property Lines & Street  
Perimeter Buffers Not Sufficient

**Much Better** Sense of Place & Community  
**Needs More** Connection to Adjoining Properties  
**Four Floor Hotel Wing** would be Better than 5 Floor Wing

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## 135 ± Residential Condominium Dwellings

**Increased Buffers and Building Setbacks** Two Buildings + Courtyard  
Four Floors of Residential over 1 Level of Below Grade Parking

## Residence Inn Hotel Expansion

Three Floor Northern Hotel Wing **reduced to Four Floors**  
Increase from 108 to 160 ± Hotel Suites

## Internal Drive with Sidewalks Connecting Hotel and Residential



October 17  
Council Meeting

Concept 3

Expanded  
Perimeter Buffers

Interior Buildings &  
Open Space



# Concept 1

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

101-111 ERWIN ROAD MIXED USE		DATE: 08/21/2014		PROJECT: 101-111 ERWIN ROAD MIXED USE	
CHAPPEL HILL, NC		DRAWN BY: J. HARRIS		CLIENT: SUNSHINE HOUSING PARTNERS, LLC	
OVERALL SITE LAYOUT PLAN		CHECKED BY: J. HARRIS		3401 SOUTH HOLLANDS BLVD SUITE 2000 RALEIGH, NC 27612	
		SCALE: AS SHOWN		PREPARED BY: <b>The Nau Company</b>	
		SHEET NO. 012		717 Park Street   Raleigh, NC 27601 919.433.5555 NCBLS License P-0751	

# Concept 2

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

101-111 ERWIN ROAD MIXED USE		DATE: 08/21/2014		PROJECT: 101-111 ERWIN ROAD MIXED USE	
CHAPPEL HILL, NC		DRAWN BY: J. HARRIS		CLIENT: SUNSHINE HOUSING PARTNERS, LLC	
OVERALL SITE LAYOUT PLAN - CONCEPT B		CHECKED BY: J. HARRIS		3401 SOUTH HOLLANDS BLVD SUITE 2000 RALEIGH, NC 27612	
		SCALE: AS SHOWN		PREPARED BY: <b>The Nau Company</b>	
		SHEET NO. 012		717 Park Street   Raleigh, NC 27601 919.433.5555 NCBLS License P-0751	

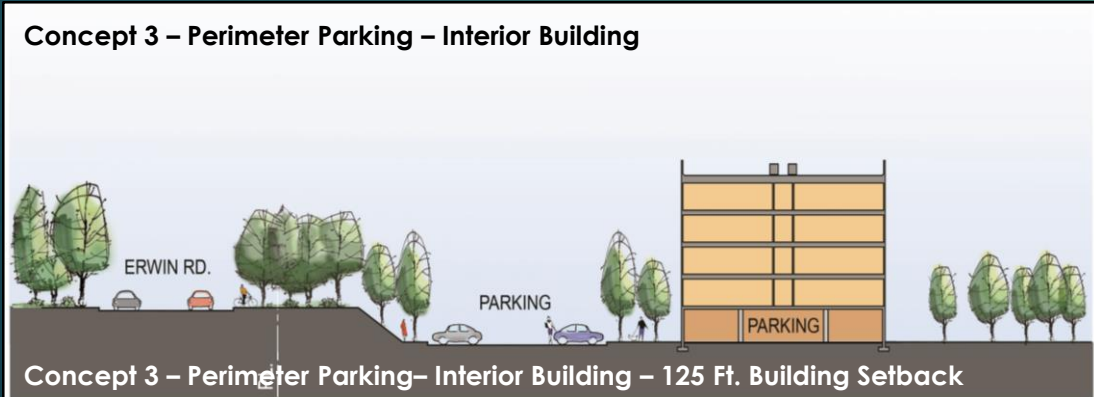
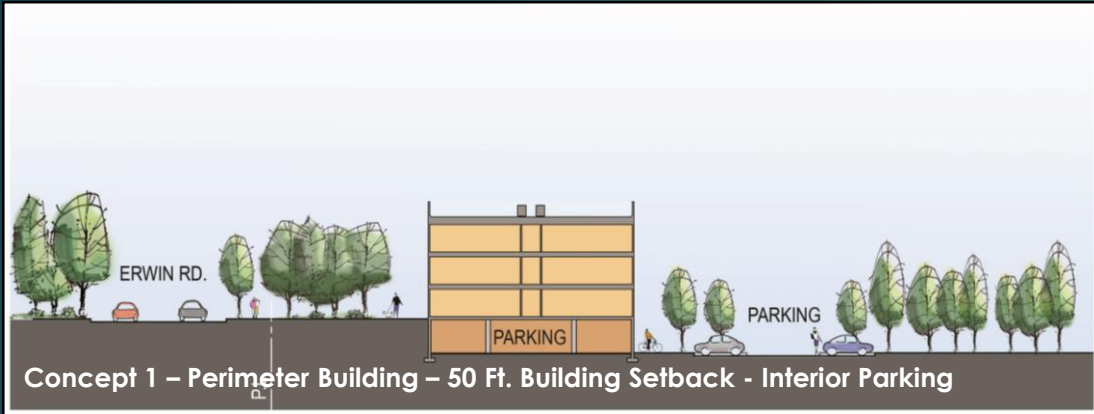
# Concept 3

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

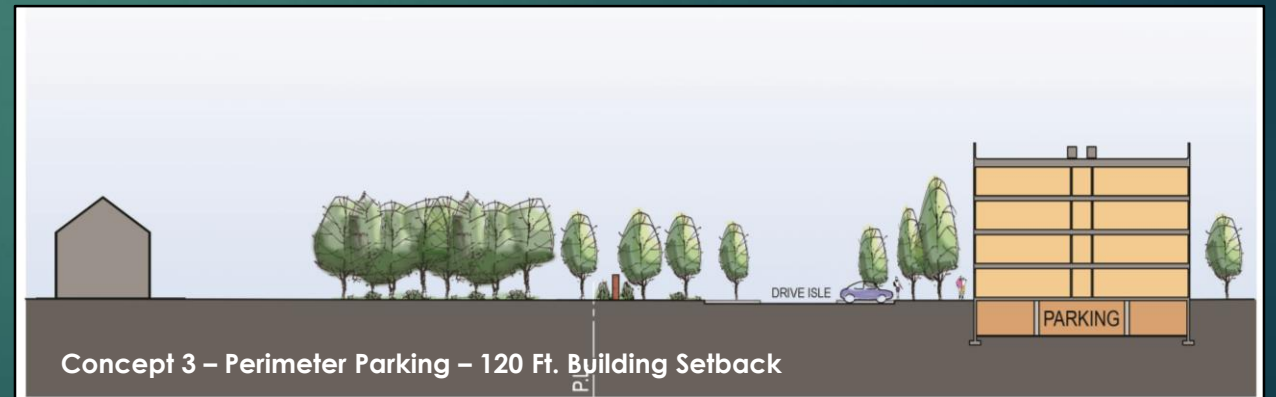
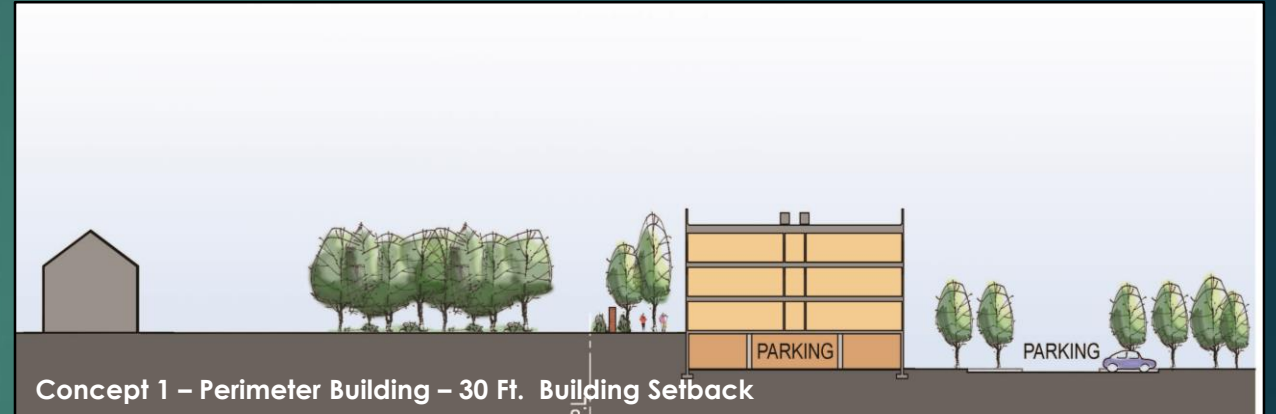
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CHAPPEL HILL, NC		DRAWN BY: J. HARRIS		CLIENT: SUNSHINE HOUSING PARTNERS, LLC	
OVERALL SITE LAYOUT PLAN - CONCEPT C		CHECKED BY: J. HARRIS		3401 SOUTH HOLLANDS BLVD SUITE 2000 RALEIGH, NC 27612	
		SCALE: AS SHOWN		PREPARED BY: <b>The Nau Company</b>	
		SHEET NO. 012		717 Park Street   Raleigh, NC 27601 919.433.5555 NCBLS License P-0751	

# CONCEPT COMPARISON – BUILDING HEIGHT • PERIMETER SETBACKS

## ERWIN ROAD SECTION



## NORTHERN PROPERTY LINE SECTION

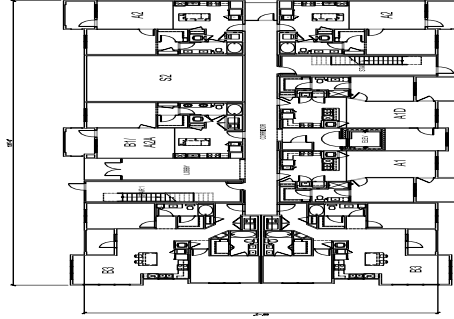






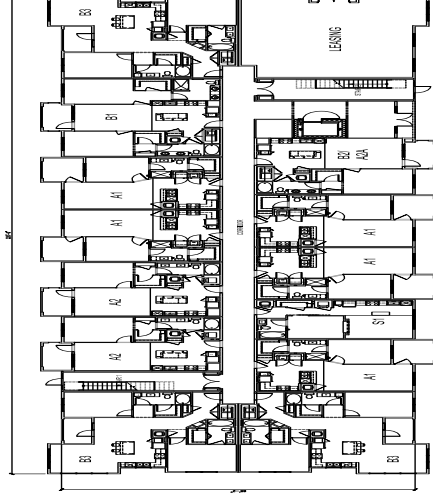
# Questions

1ST FLOOR - BUILDING TYPE 'B'  
Preliminary Conceptual Floor Plate



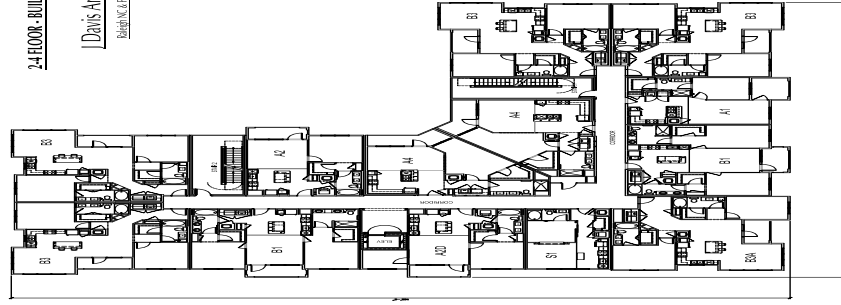
Davis Architects  
Raleigh NC & Philadelphia PA

1ST FLOOR - BUILDING TYPE 'A'  
Preliminary Conceptual Floor Plate



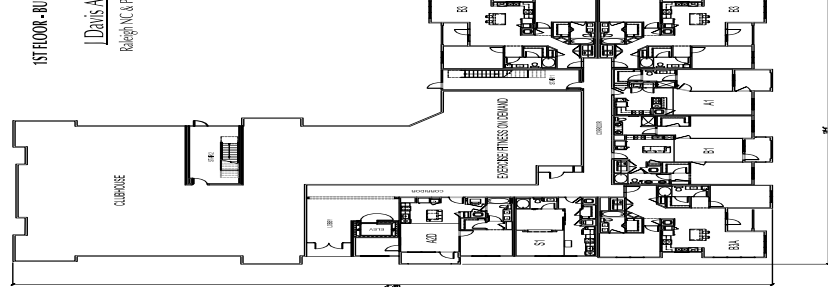
Davis Architects  
Raleigh NC & Philadelphia PA

2-4 FLOOR - BUILDING TYPE 'C'



Davis Architects  
Raleigh NC & Philadelphia PA

1ST FLOOR - BUILDING TYPE 'C'



Davis Architects  
Raleigh NC & Philadelphia PA

# Conceptual Floor Plates & Unit Plans





# CHAPEL HILL

*Charting Our Future*

A Land Use Initiative

North 15-501 Corridor

**FOCUS AREA C**

Churches

Multi Family Ownership

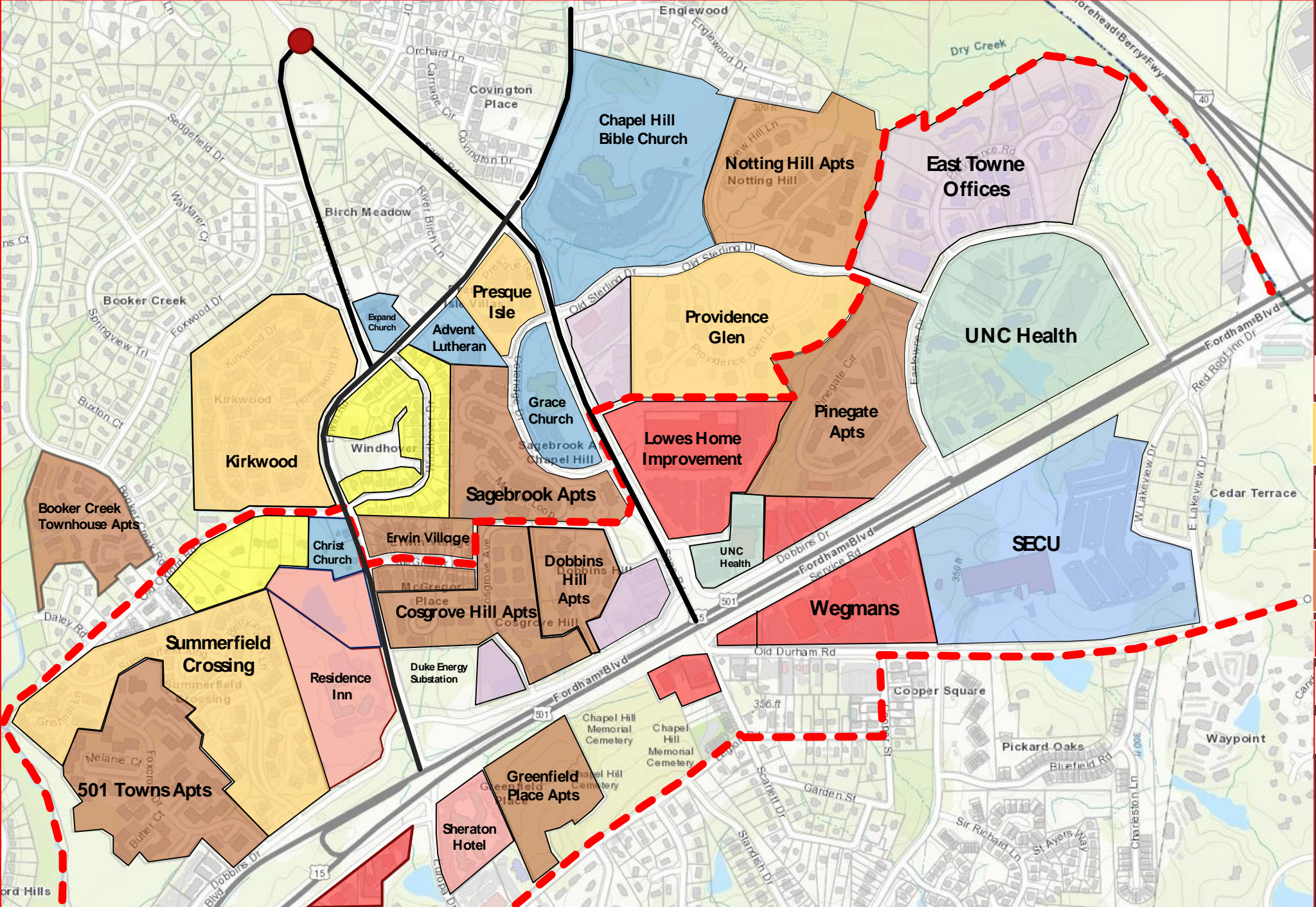
Single Family Ownership

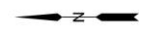
Multi Family Rental

Retail

Medical - Health

Office





2627 Meacham Road  
Chapel Hill, NC 27516



City Planning and Land  
Development Consultants

PREPARED BY:

**The Nau Company**  
Consulting Civil Engineers  
PO Box 8101 Reidsville, NC 27571  
919-435-6395  
NCBE License P-0751

CLIENT:  
SUNSHINE ASSOCIATES, LLC  
3342 JOHN HUMPHRIES WINDYWOOD  
RALEIGH, NC 27612

NO.	REVISIONS
1	2018-05-21
2	2018-07-24

PROJECT NO: —  
DESIGN BY: JPE  
DRAWN BY: JPE  
SCALE: 1"=40'  
DATE: 2018-04-25  
SHEET NO: **C2.1**

101-111 ERWIN ROAD MIXED USE  
CHAPEL HILL, NC  
SITE LAYOUT PLAN - CONCEPT B

SCALE: 1"=40'  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

# Concept B



2627 Meacham Road  
Chapel Hill, NC 27516

**RADWAY**



City Planning and Land  
Development Consultants

PREPARED BY:

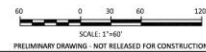
**The Nau Company**  
Consulting Civil Engineers  
P.O. Box 4851 | Asheville, NC 27571  
919.435.6335  
NCBELS License P-0751

CLIENT:  
SUNSHINE HOUSING LLC  
3545 SUNSHINE ROAD #200  
RALEIGH, NC 27612

NO.	DATE	DESCRIPTION
1	2018-02-22	ISSUED FOR PERMITS
2	2018-02-22	ISSUED FOR PERMITS

101-111 ERWIN ROAD MIXED USE  
CHAPEL HILL, NC  
OVERALL SITE LAYOUT PLAN - CONCEPT B

PROJECT NO: \_\_\_\_\_  
DESIGN BY: JPE  
DRAWN BY: JPE  
SCALE: 1"=60'  
DATE: 2018-04-25  
SHEET NO: **C2.0**



# Concept B

