

Chapel Hill Town Council
Concept Plan Review

The Reserve at Blue Hill

Phillips Management Group

Gurlitz Architectural Group PA

Bohler Engineering

June 21, 2023

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CONTEXT

Project Stats

- 7.65 Acres – Current Zoning R-4 – Request R-4 Conditional.
- 212 apartments inclusive of 31 affordable.
- Mix of one-, two- and three-bedroom units
- 319 Parking Spaces
- Massing – 3, 4 and 5 stories transitioning through the site.
- Impervious Surface - 43% impervious - 57% open.
- Maximum building height less than 60'
- Density - 27 units / acre.

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Key Design Concepts

- Transitional massing between Blue Hill form based zoning and existing residential
- Maintain existing mature growth where allowable
- Create a terminated vista at the end of Elliot Road Extension - activated
- Non-deck parking
- Sustainable Strategies

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Key Development Concepts

- Stormwater Management
- Support for Existing Residents
- Provision of Affordable Housing
- Sufficient Project Density / Location
- Provision of On-Site Amenities

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Existing Conditions



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Existing Conditions With New Traffic Circle

Design Concepts

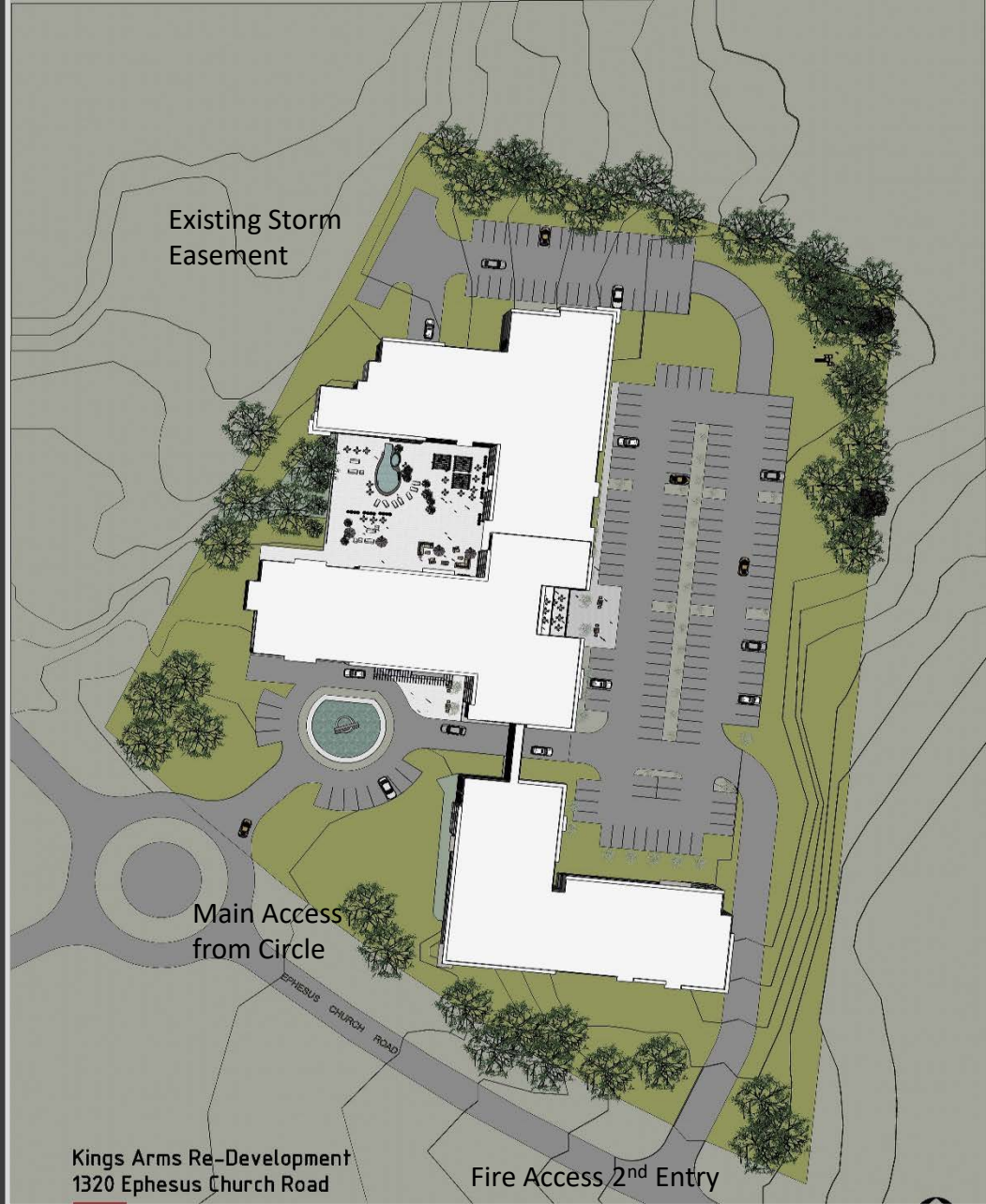


Mature Trees to Remain

Design Concepts

Site Access Features

- Main entry from the new traffic circle. Building façade creates a terminated vista driving on Elliott extension.
- Second Entry for alternate fire access is right in right out.
- Existing mature trees maintained at perimeter as allowable
- No parking visible from Ephesus Church Road
- Activation of Ephesus frontage



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Design Concepts

Parking and Circulation

Requirements	1 BR / 1.25 x 108 units = 135
	2 BR / 1.75 x 83 units = 145
	3 BR / 2.00 x 2 units = 4

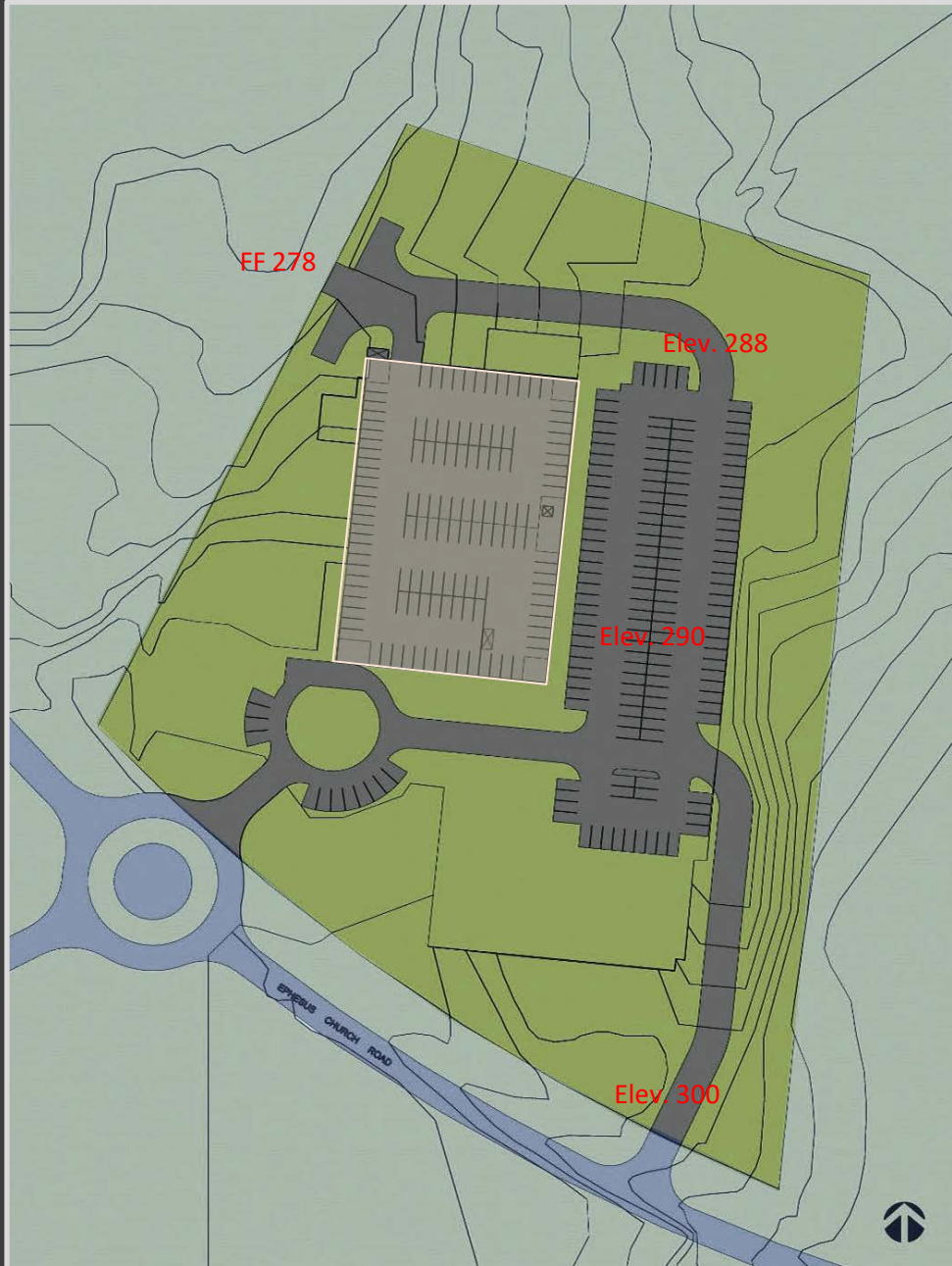
262 minimum – 328 maximum

183 Spaces in open parking lot / entry circle
136 spaces covered under building parking

319 Spaces Provided

Non-Deck Parking

Stub access to adjoining property for future development



Design Concepts

Building Layout

Pod A:

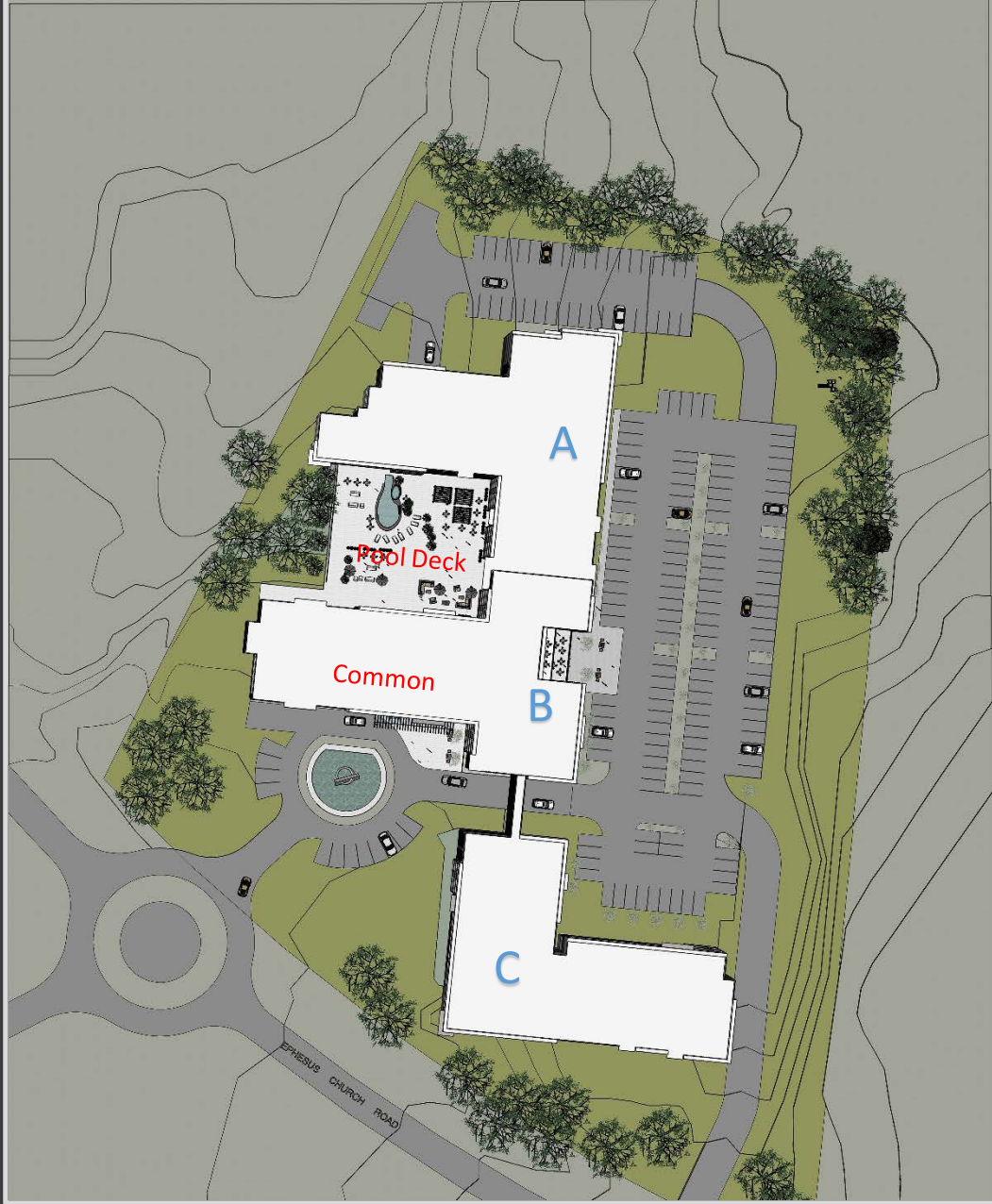
Elevated above parking
Residential Units only
+/- 18,300 SF

Pod B

Elevated above parking
Residential and common area (leasing)
+/- 19,600 SF

Pod C

Slab on grade with retaining
Residential Units only
+/- 10,800 SF



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Design Concepts



Design Concepts



Design Concepts



Design Concepts

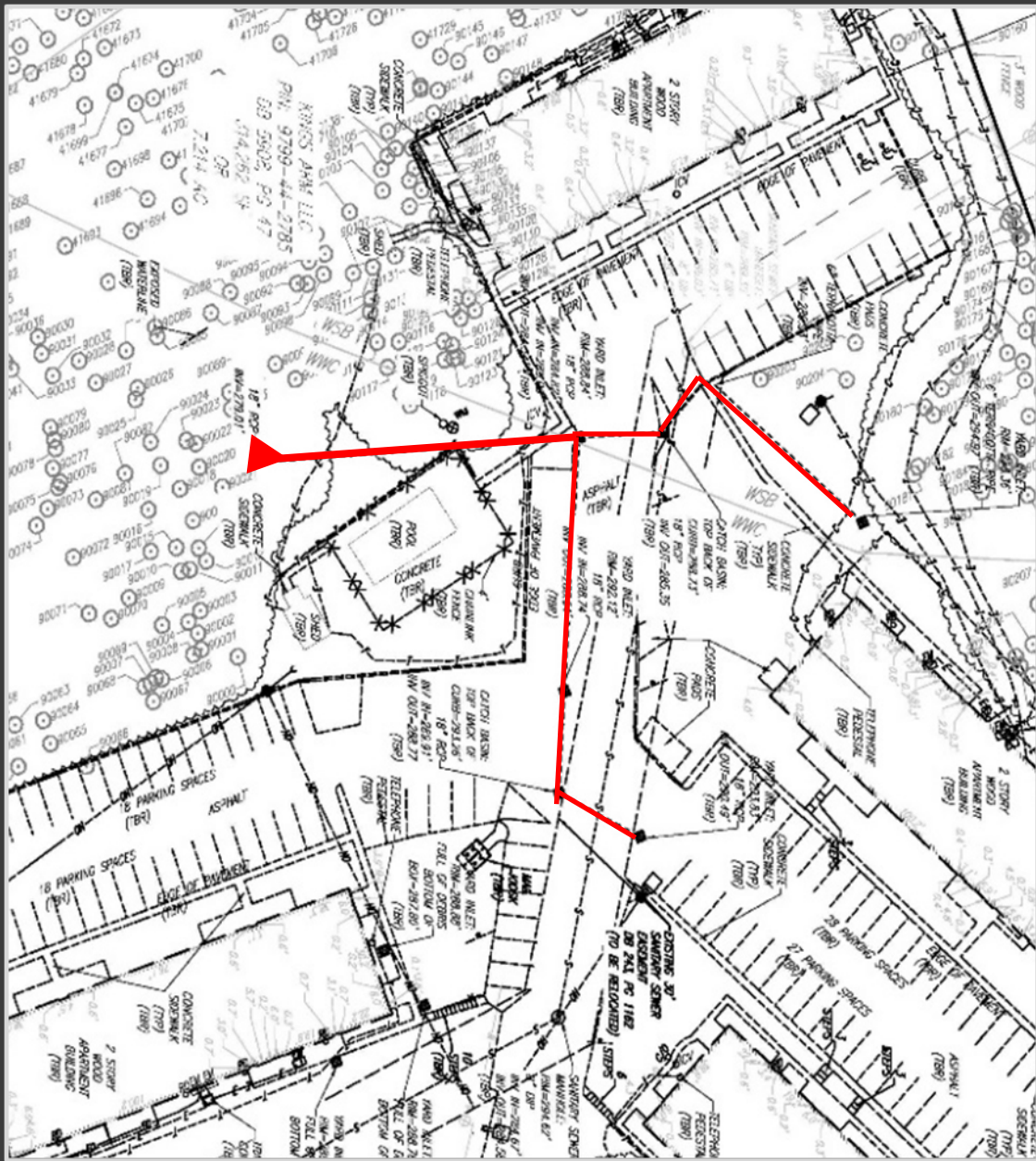


Amenity Nodes



1. Childrens Play Area
2. Pool and Community Gathering Area
3. Dog Park
4. Exercise Trail
5. Secondary Community Gathering – Food Truck, external – semi-public
6. Passive Outdoor Space in building
7. Inside Community space/ recreation/event

Stormwater/Impervious Surface - Existing



Due to age of project and regulations when constructed, there is currently no treatment, retention or detention of stormwater on site.

Stormwater is collected from roofs and parking area and flows directly to daylight releasing in a currently wooded area through an 18" RCP.

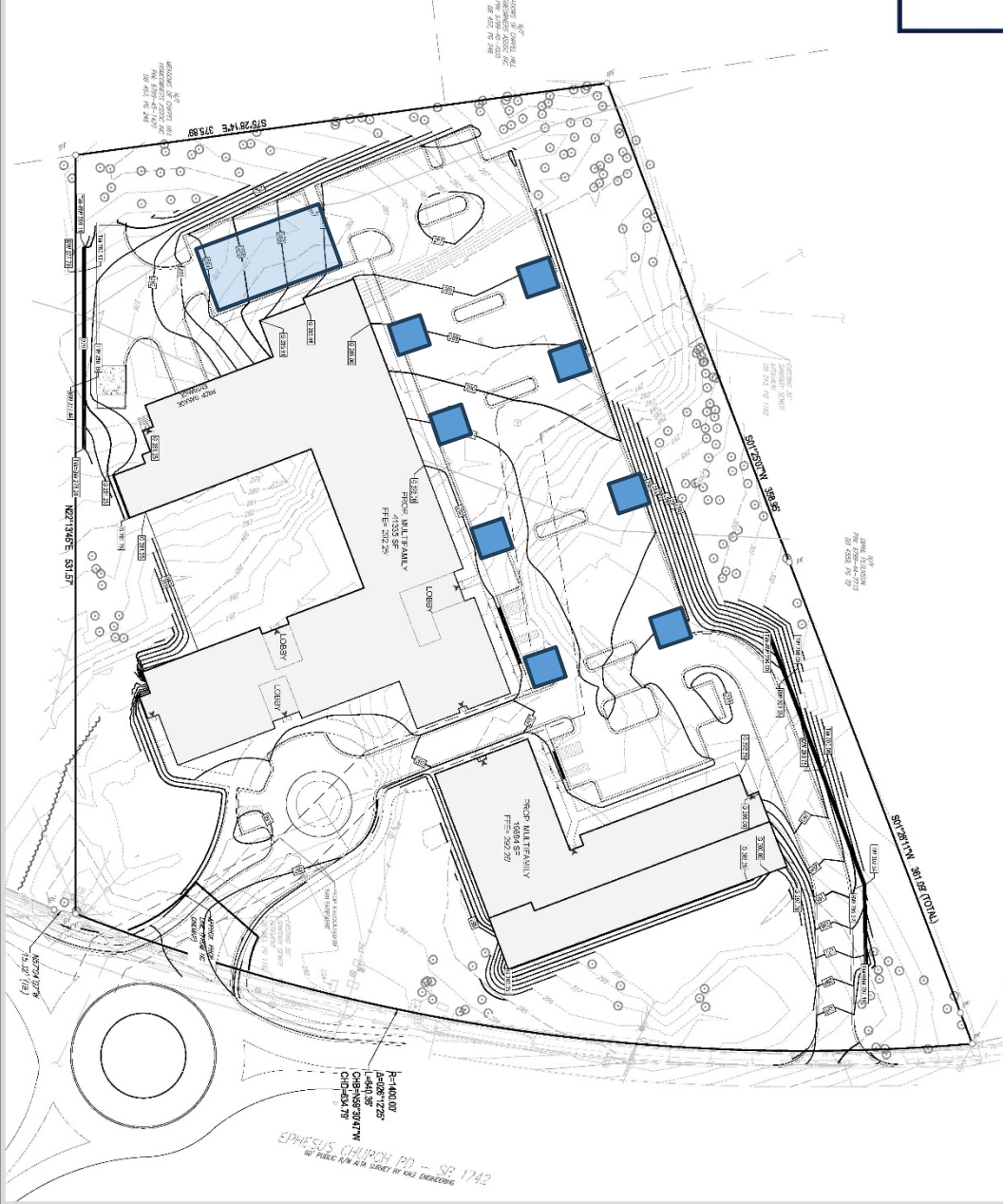
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Development Concepts

Stormwater/Impervious Surface

Proposed Plan is current in all stormwater regulations:

- All stormwater on site is treated to remove particulates – Filterra System
- Stormwater is detained on-site with design for the 100-year storm.
- Stormwater is released in days following a rain event through underground systems in established stormwater easements.
- Pervious pavement at parking spots, impervious at drive aisles.



Density/Neighborhood



- FLUM Guiding Principles: “Densifying strategic locations...”
- Within ¼ mile radius typically associated with dense development for transit-oriented development (TOD) nodes.
- Park Apartments is 30.3 units per acre. This project is 27 units/ acre.

Affordability

- The project will include 31 affordable rental units.
- It is anticipated that these units will be offered at rates such that 16 are available to 65% AMI residents and 15 to 80% AMI residents.
- The affordable units will not be “designated” in that they will be whatever units are currently available.

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Existing Tenant / Welfare

Strategy 3.1 – Town’s Draft Preservation Strategy Framework

1. Residents receive adequate advance notice and **relocation support**
2. Residents are involved in developing the terms of **notification requirements and components of a relocation package.**

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Sustainability

- 20% better than ASHRAE Standards HVAC.
- EV Charging Stations
- Solar Ready
- All Electric services
- No parking deck – concrete reduction
- Walkable to commercial and transportation

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Building Features

- One -, two- and three-bedroom apartments
- Most apartments will have a provision for in-home office.
- Large Windows predominate
- Areas for “out of office” working provided
- Most apartments include outdoor deck
- Multiple “social interaction” locations provided
- Bike and indoor storage provided

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FLOOR TO CEILING
WINDOWS

BRICK - NORMAN

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SYNTHETIC WOOD ACCENT



CEMENTITIOUS PANEL - A



THE RESERVE AT BLUE HILL

MATERIALS

CEMENTITIOUS PANEL - B













