



South Elliott Mixed Use

Town Council

ROCKWOOD
GROUP

 MCADAMS

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Proposed Zoning

Site Plan



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Project changes

- I **Retail: 4,000 sf minimum**
 - previously 11,000 sf
- I **Unit Range: 315-350**
 - previously 330-335
- I **Affordable Units: 5% at 65% AMI OR \$1.125 million payment in lieu**
 - previously 10%, split evenly between 65% and 80% AMI
- I **Increase minimum tree canopy to 18%**
 - previously 14%
- I **5% of spaces will have EV chargers; 25% EV capable**
 - previously EV ready
- I **NGBS Silver rating**
 - previously NBI 40% Stretch Energy Standard

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APPENDIX

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Site Overview

Location

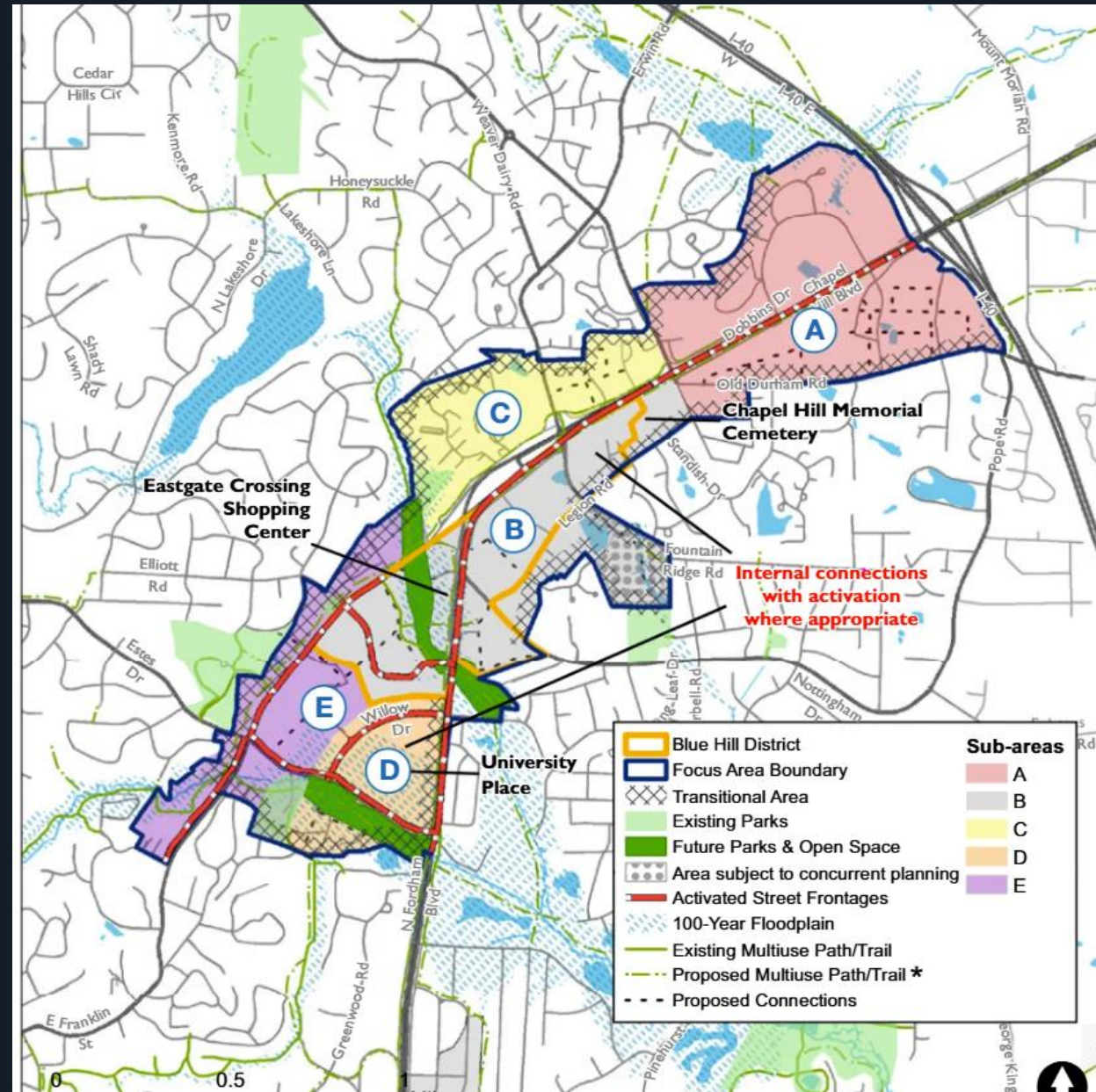
- | 3 parcels along South Elliott Road
- | 4.01 acres
- | Couch Road runs along the southern part of the back parcel
- | Across from the Berkshire Apartments



Future Land Use

North 15-501 Corridor

Sub Area B



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Current Zoning

R-5 and OI-2



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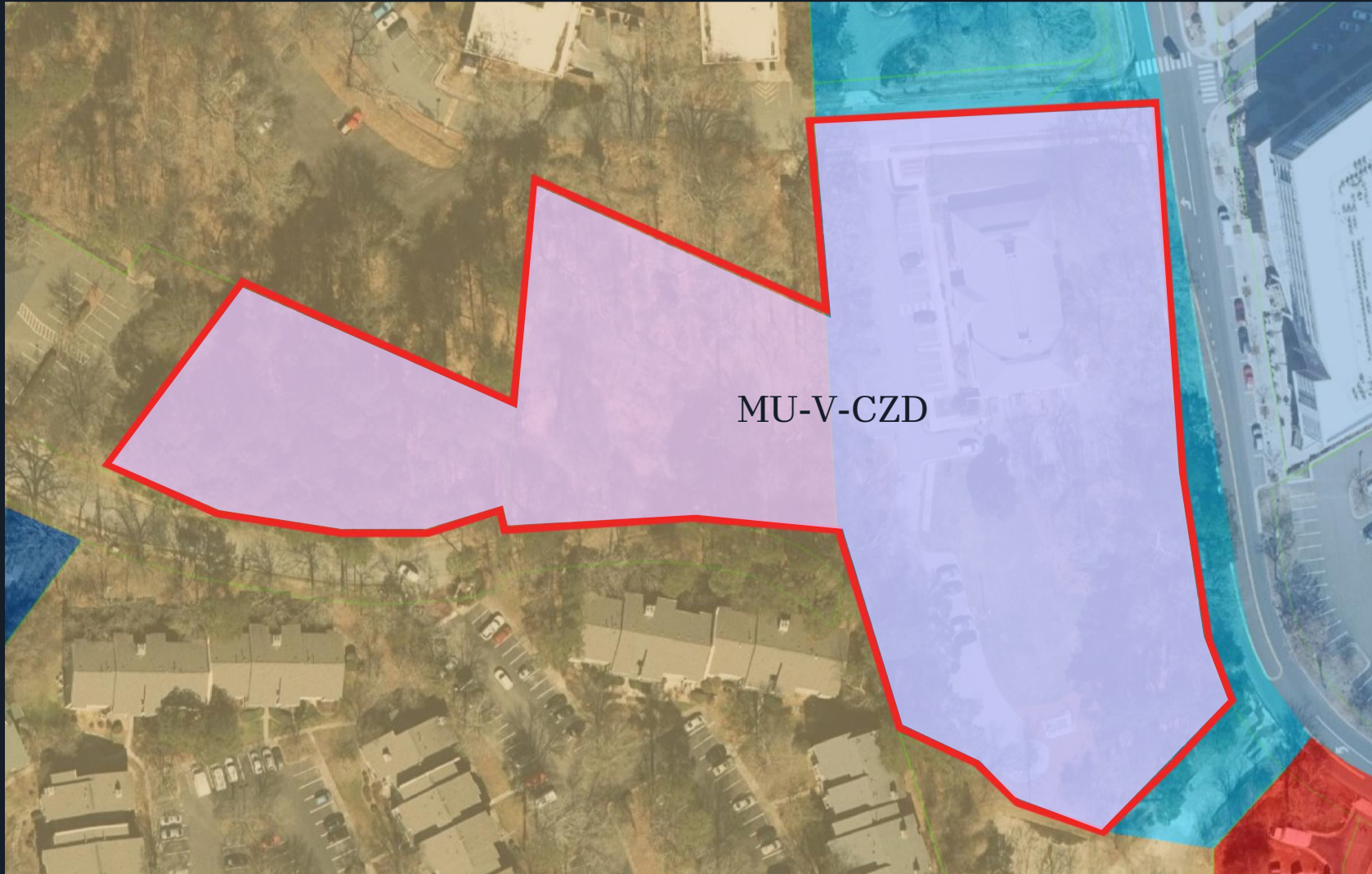
Blue Hill District Boundary



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Zoning Context

MU-V-CZD



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Proposed Zoning

MU-V-CZD

CONDITIONS

- | Five to six story mixed use building with urban-style street frontages and tree-lined sidewalks
- | 315-350 residential units, 5% affordable or \$1.125 Million PIL
- | Commercial space along South Elliott Road
- | Multi-Use Path on South Elliott and Couch Road
- | Bike/Ped Connection through site



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Proposed Zoning

Concept Renderings



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Complete Communities Plan Consistency

Planning for the Future and Meeting Housing Needs

AFFORDABLE HOUSING & INCREASED HOUSING CHOICE

- | This will be a mixed-use development with ground-floor commercial space.
- | Dense housing close to transit stops and walkable to community amenities.
- | Units will be conveniently located near grocery stores, childcare, offices, and commercial space.
- | 5% of the market-rate apartments will be rented at rates considered affordable to households at the 65% AMI level
 - OR \$1.125 million payment in lieu
- | The affordable units would be located throughout the project and indistinguishable from market-rate apartments.

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Complete Communities Plan Consistency

Greenway and Travel Options

TRANSIT & PEDESTRIAN ACCESS

- l The site is located within walking distance of grocery stores and daycares.
- l The site is located in close proximity to several transit stops, providing residents with accessible options to get to other daily needs and amenities throughout Chapel Hill.
- l The proposed development is located along major transit and transportation routes connecting the site to UNC, Duke, RTP, and the greater Triangle area.
- l Bus stop improvements on South Elliott will be provided as part of this project
- l 12-ft multi-use path along frontage and through the site

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Complete Communities Plan Consistency

Green Strategies

CLIMATE STRATEGIES

- | 5% of spaces will have EV chargers and 25% will be EV capable
- | LED lighting will be used in and outside of the buildings.
- | Sustainable building materials will be used in the construction of the project.
- | All appliances will be electric.
- | WaterSense and Energy Star rated appliances
- | Native and drought tolerant landscaping
- | SCMs designed for 100-yr storm event
- | Contribution to the multi-use path network to encourage active transportation.

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Complete Communities Plan Consistency

Placemaking and Public Realm

PUBLIC SPACES, SIGNAGE, HUMAN-SCALE ELEMENTS

- I The proposed development will include activated facades along the frontage with S. Elliott, including the provision of commercial space on the first floor of the building along S. Elliott and multi-family units above.
- I Parking will be provided via a deck which will be surrounded by the proposed building, thus screening it from view.
- I The ground floor retail area of the project will serve as a semi-public space to serve the surrounding community
- I The Town's Urban Designer, Brian Peterson, expressed support for the project, noting the streetscapes, building facades and frontages, and commitment to pedestrian friendly design.

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Thank you

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