

Meridian Lakeview

Chapel Hill
Town Council

October 11th, 2023

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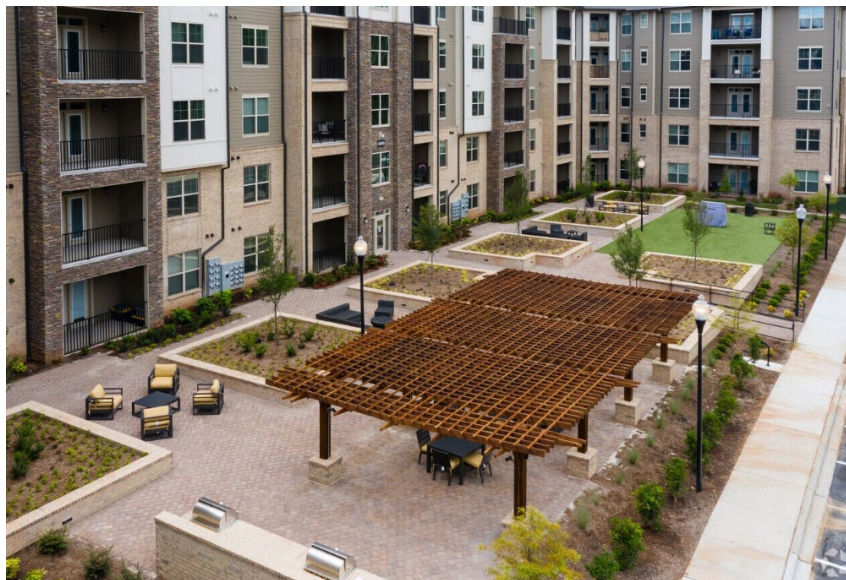
BRYAN PROPERTIES



Meridian Lakeview

NorthView Partners

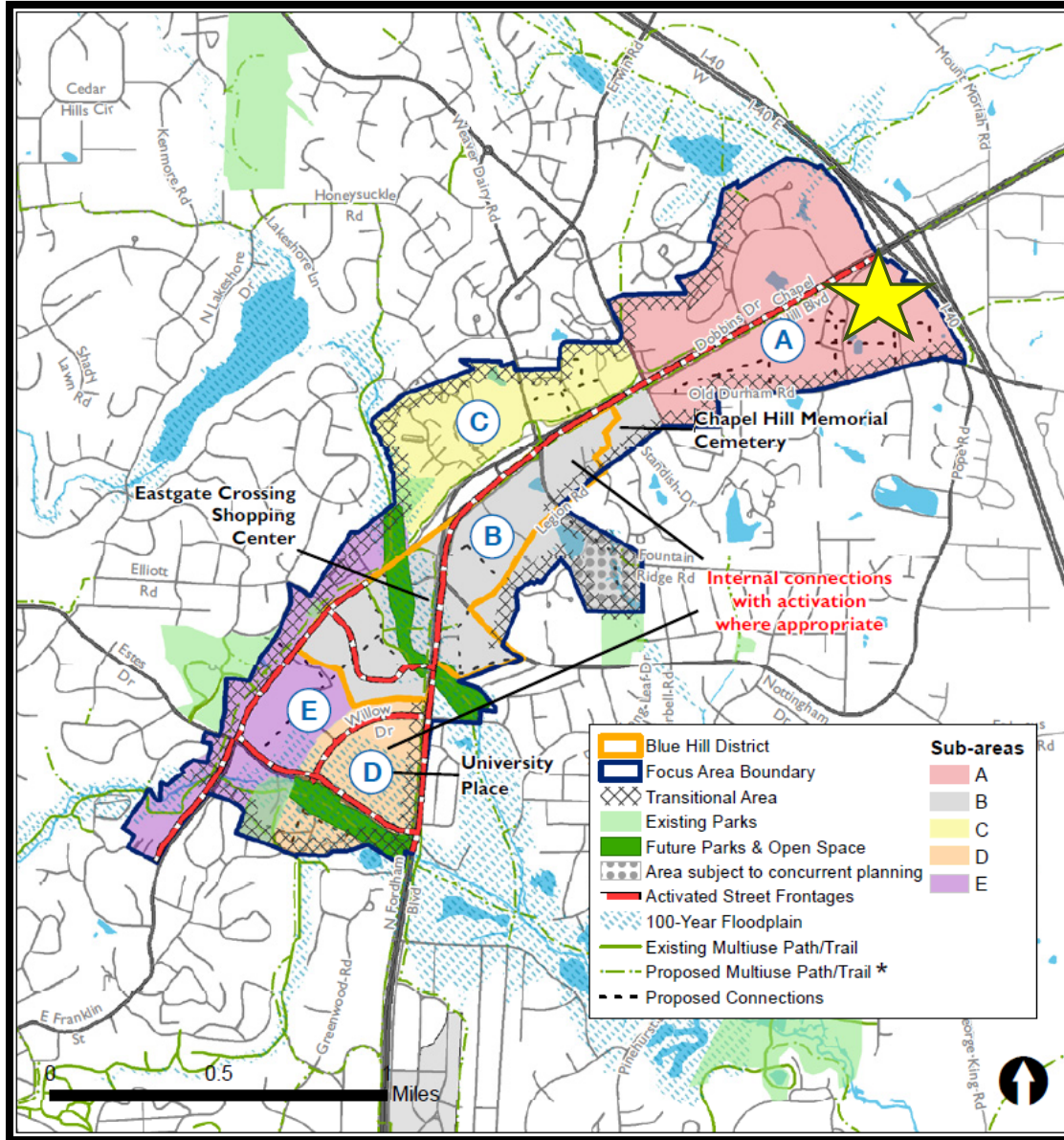
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT



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Meridian Lakeview

FLUM

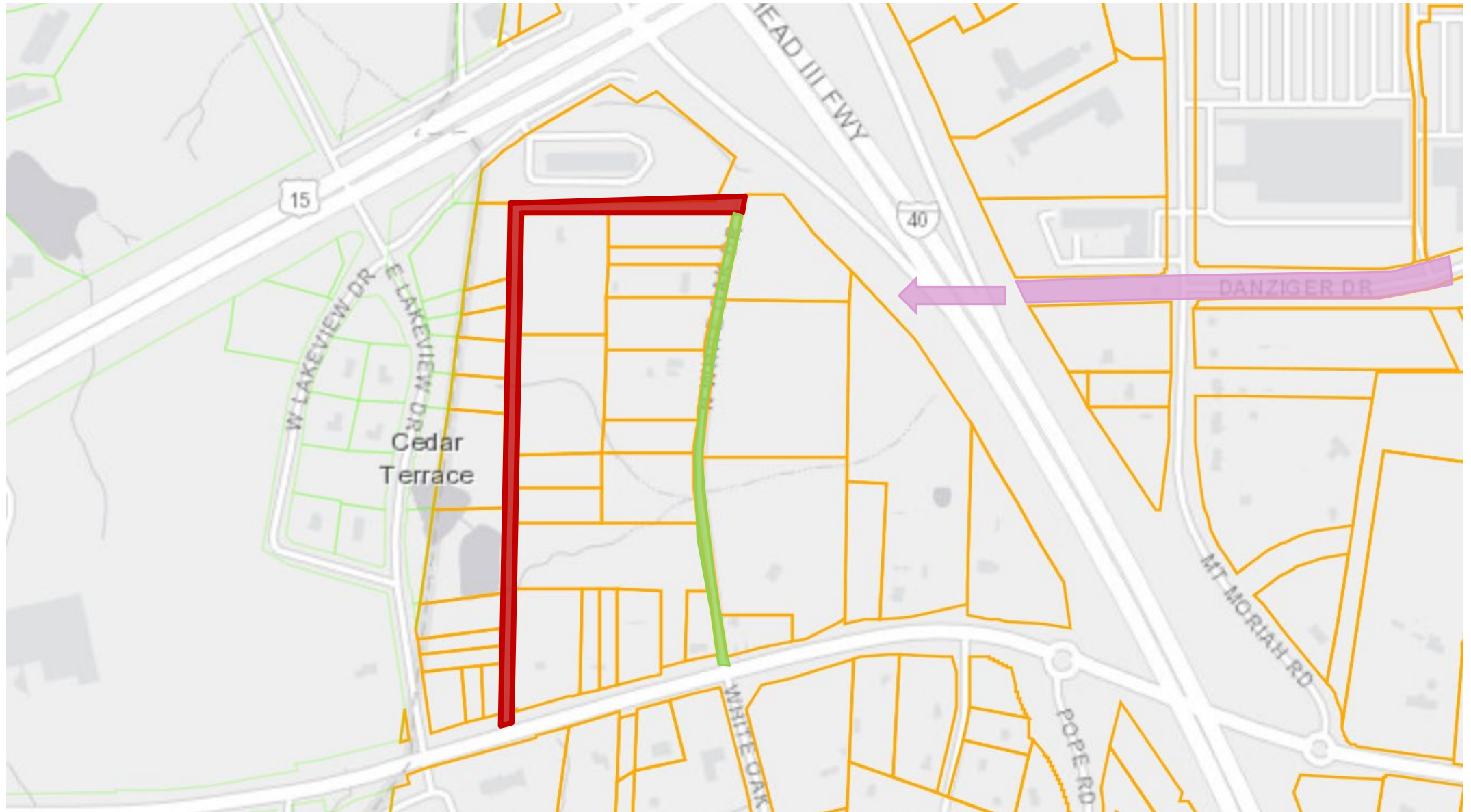


Character Types and Height in 2050: North 15-501 Corridor

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

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

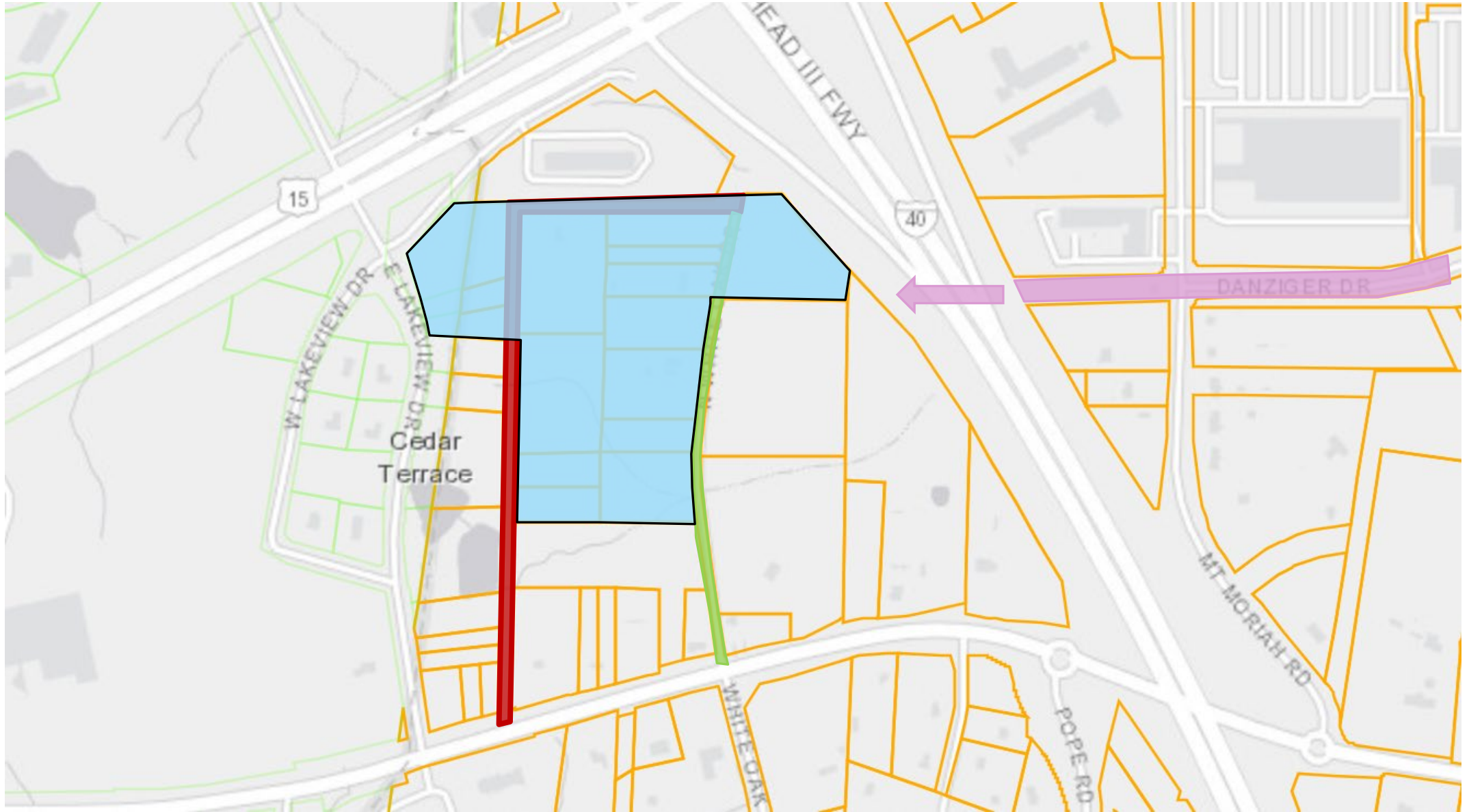
Pre-Established Road Network



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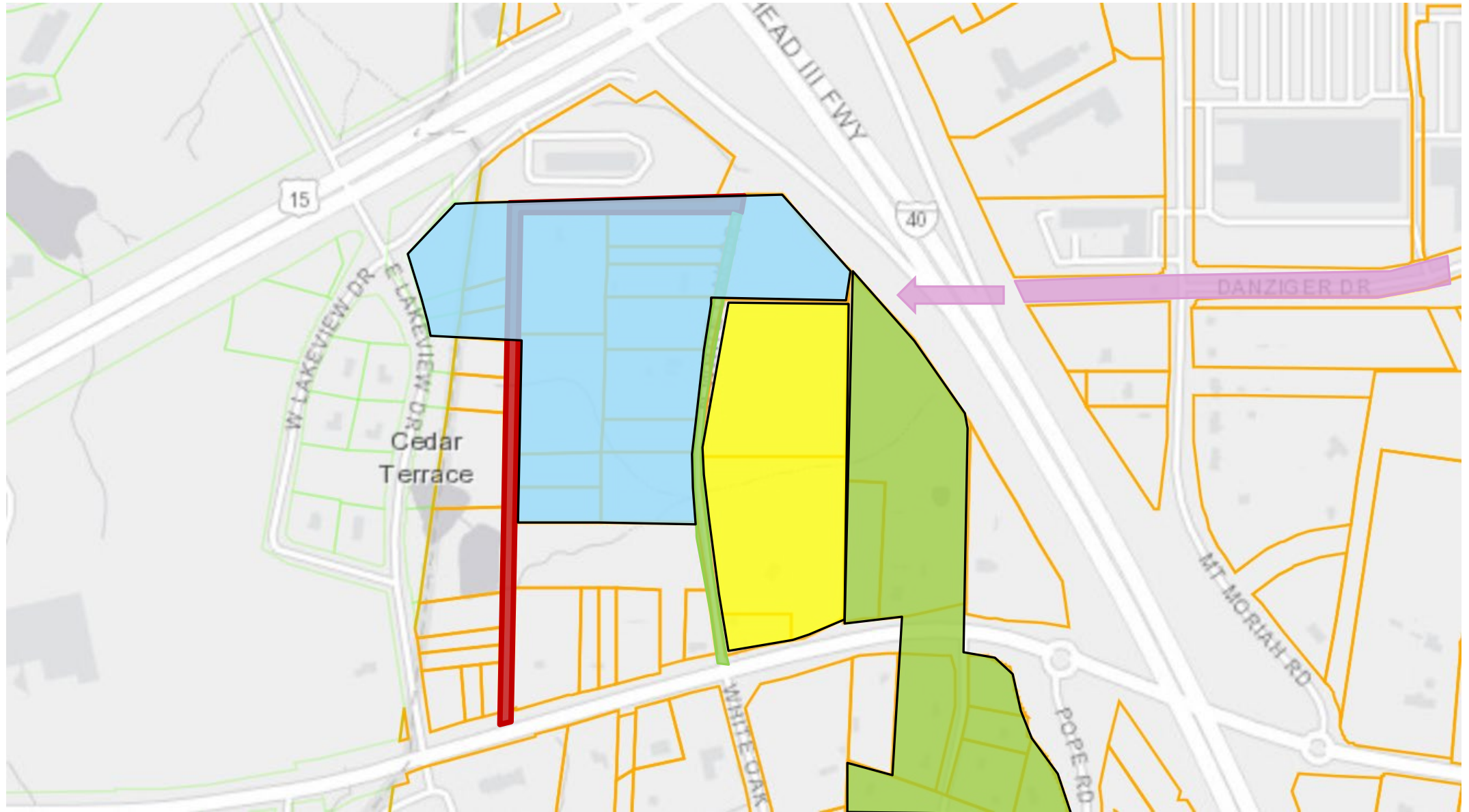
Site Boundary



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Development Activity



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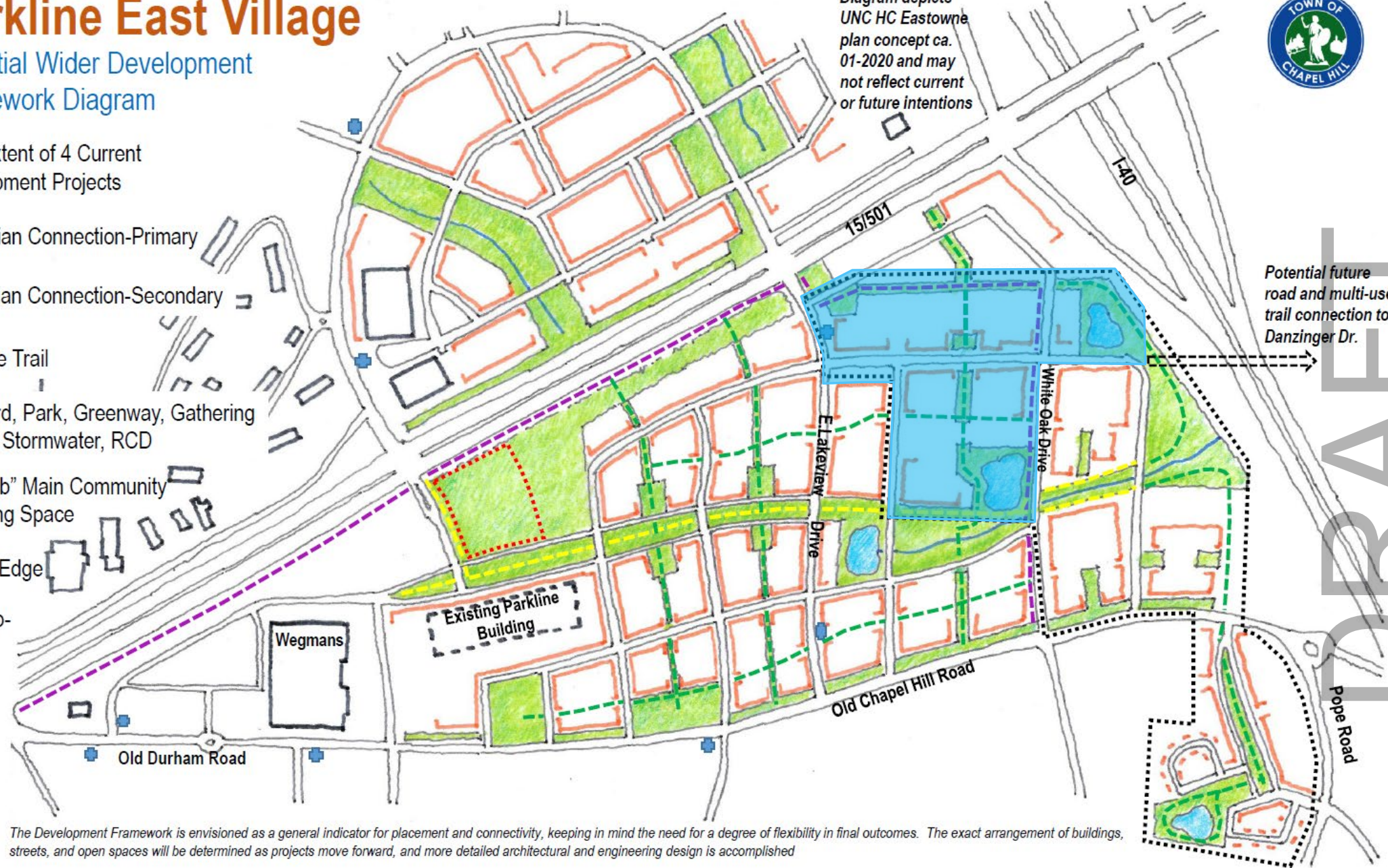
B Parkline East Village

Potential Wider Development Framework Diagram



Diagram depicts UNC HC Eastowne plan concept ca. 01-2020 and may not reflect current or future intentions

-  Area Extent of 4 Current Development Projects
-  Pedestrian Connection-Primary
-  Pedestrian Connection-Secondary
-  Multi-use Trail
-  Courtyard, Park, Greenway, Gathering Spaces, Stormwater, RCD
-  "The Hub" Main Community Gathering Space
-  Build-to Edge
-  Bus Stop-current

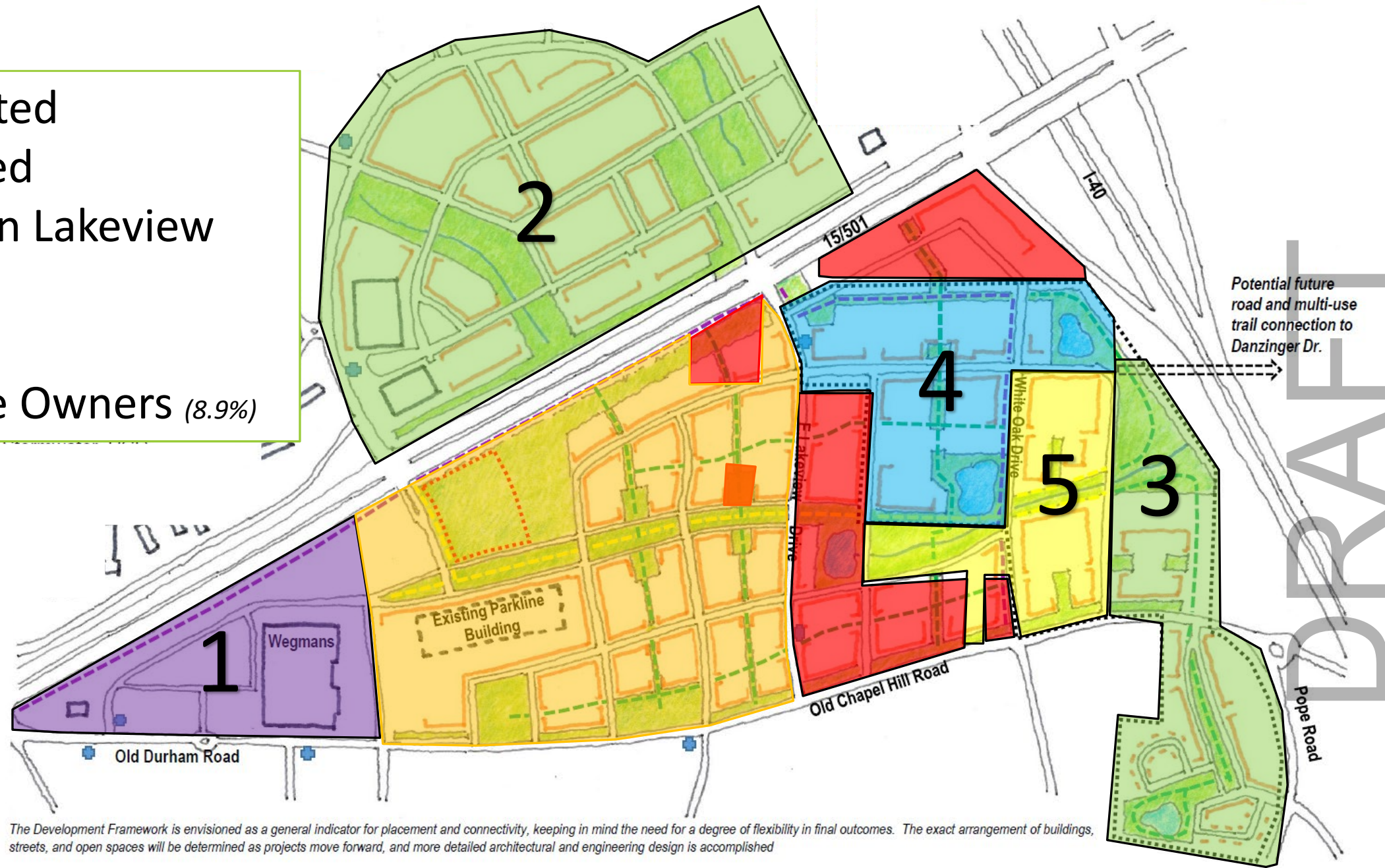


9-12-22

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

Meridian Lakeview

- Completed
- Approved
- Meridian Lakeview
- For-Sale
- SECU
- Multiple Owners (8.9%)



9-12-22

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

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Site Plan



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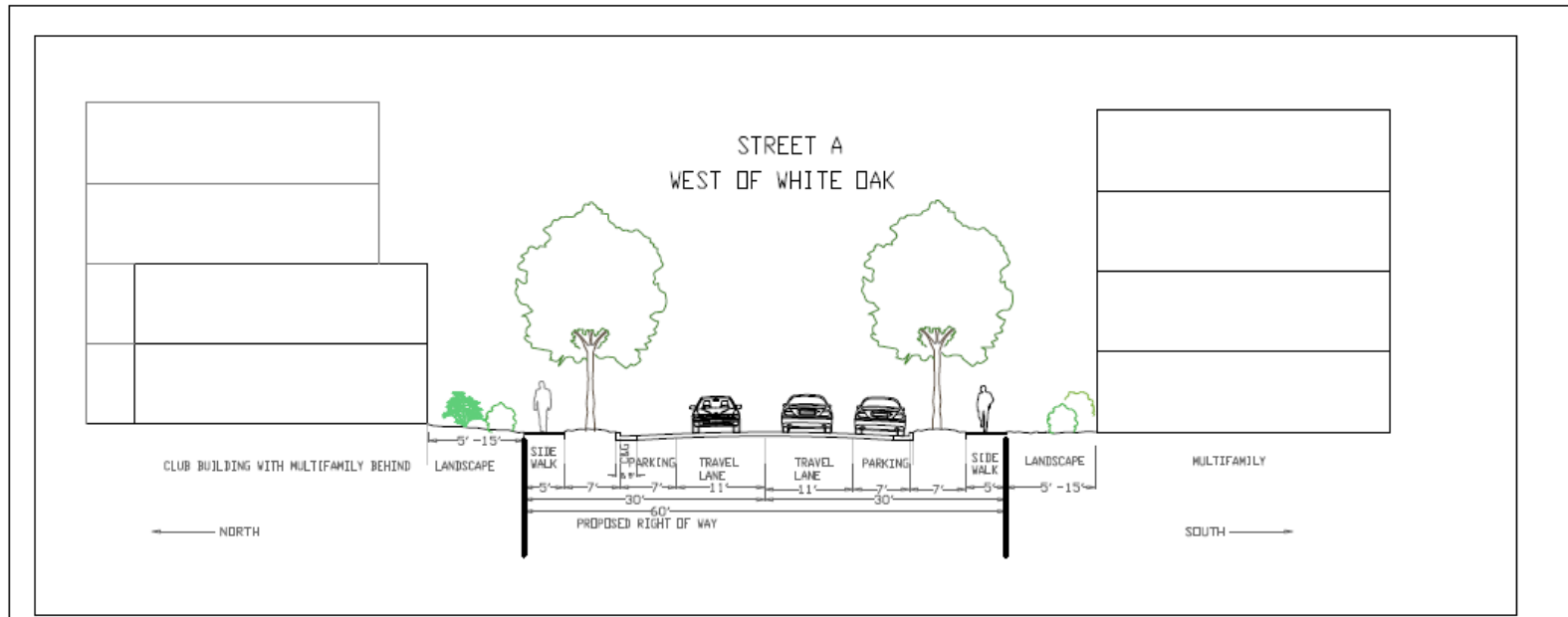
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Streetscape Rendering



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Cross Sections – Street “A”



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Community Green



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Affordable Housing Options

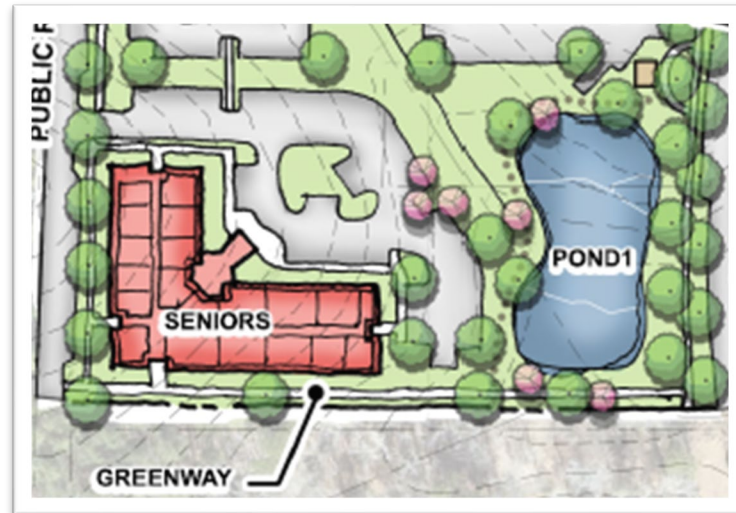
72 Affordable Senior Units via LIHTC (Low Income Housing Tax Credits)

- Partner with a Local LIHTC Developer
- Units restricted to Seniors (over 55 years of age)
- Leased to households with an average income of 60% AMI ranging between 20% - 80% AMI
- 316 Market Rate Units *15% = 48 Recommended Affordable Units
(24 Affordable Units applied to future neighborhood)

Or

24 For-Sale Townhomes

- 8 Townhomes sold to Households with income not exceeding 65% AMI
- 8 Townhomes sold to Households with income not exceeding 80% AMI
- 8 Townhomes sold to Households with income not exceeding 100% AMI



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Trees and Thank You



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Appendix

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Streetscape Rendering



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Southern Village Stormwater Pond



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Southern Village	312 Acres
Parkline East	182 Acres
Meridian Lakeview	15 Acres

Meridian Lakeview is ~8.3% of Parkline East Village



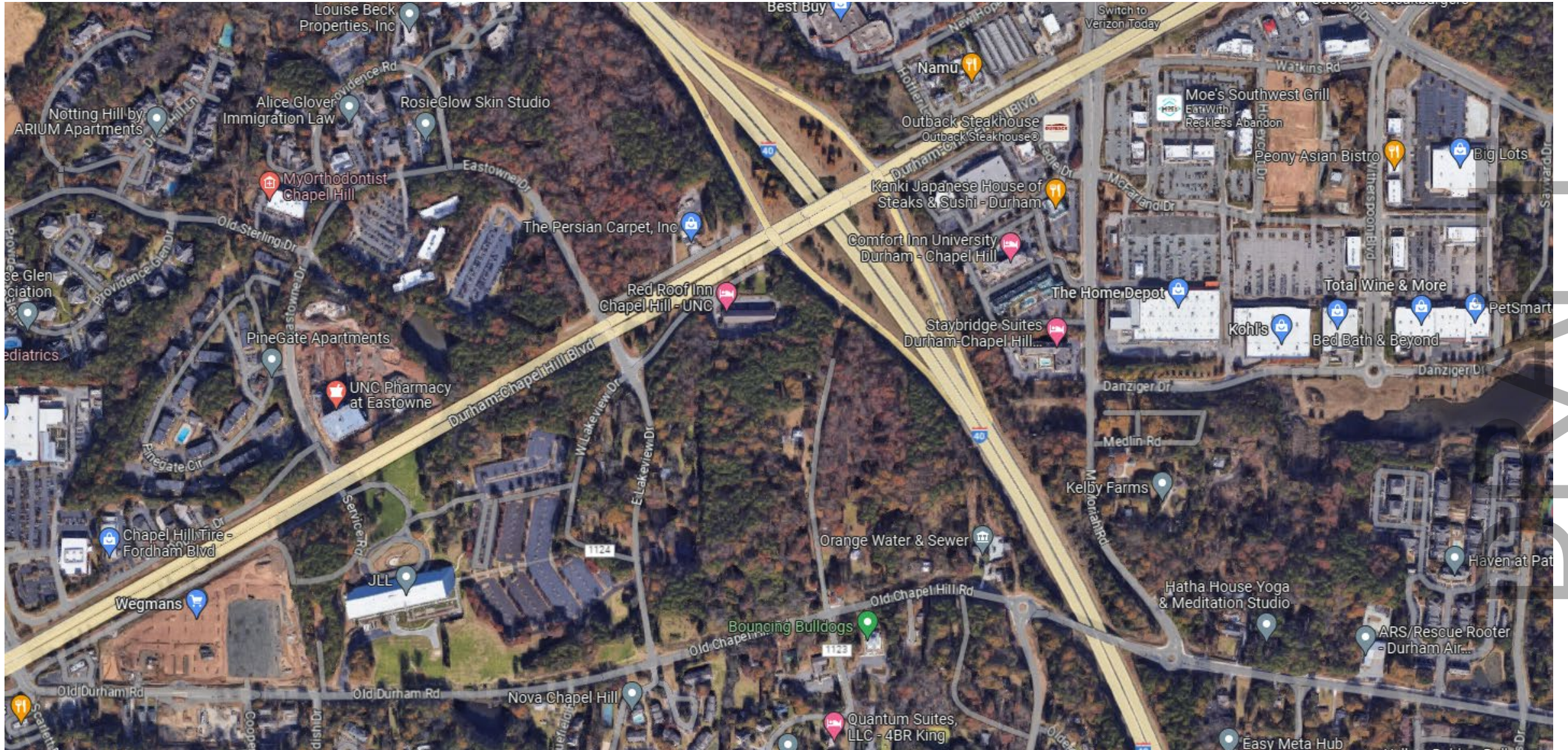
Southern Village Fire Hydrant Access



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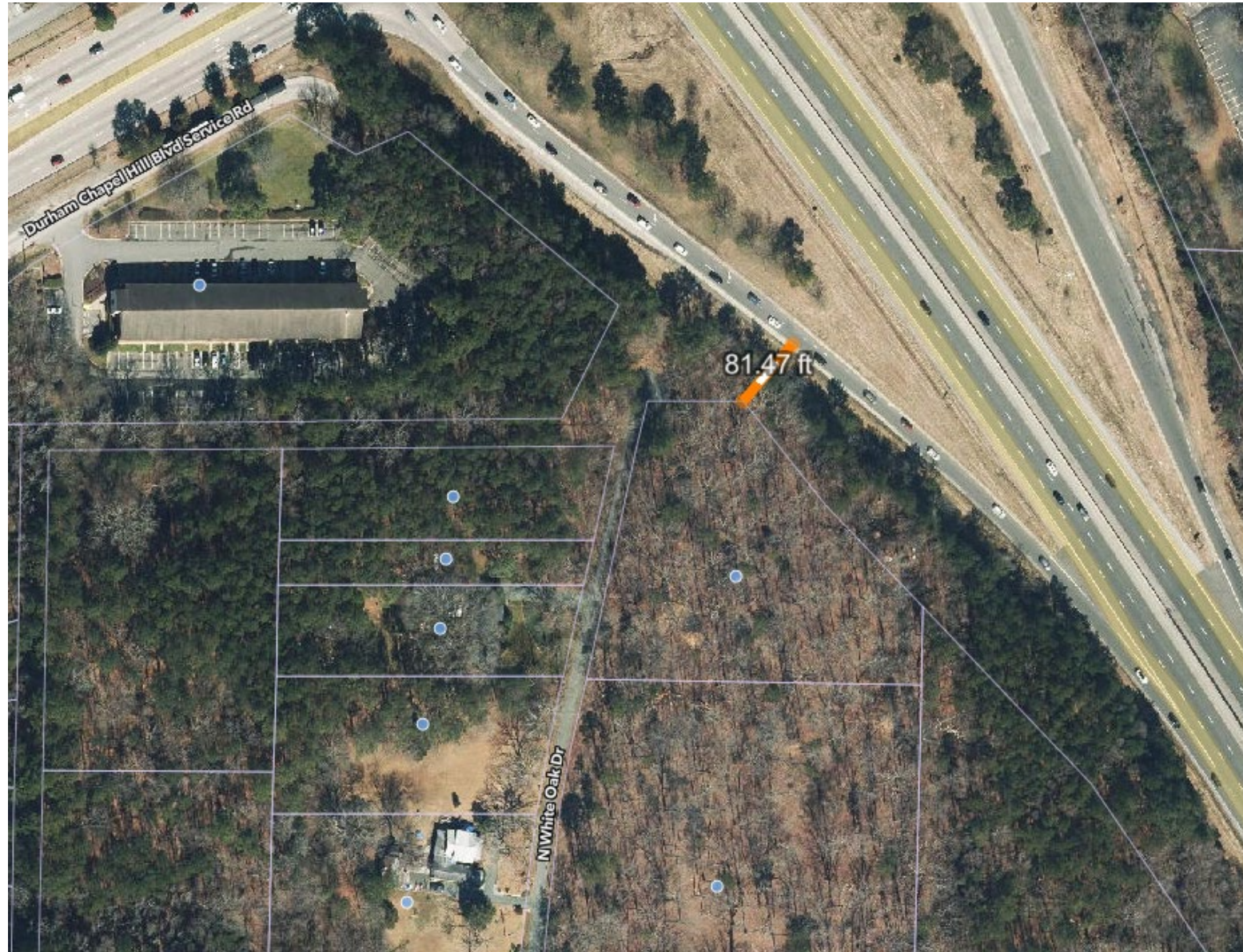
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Area Map



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Interstate 40 Buffer



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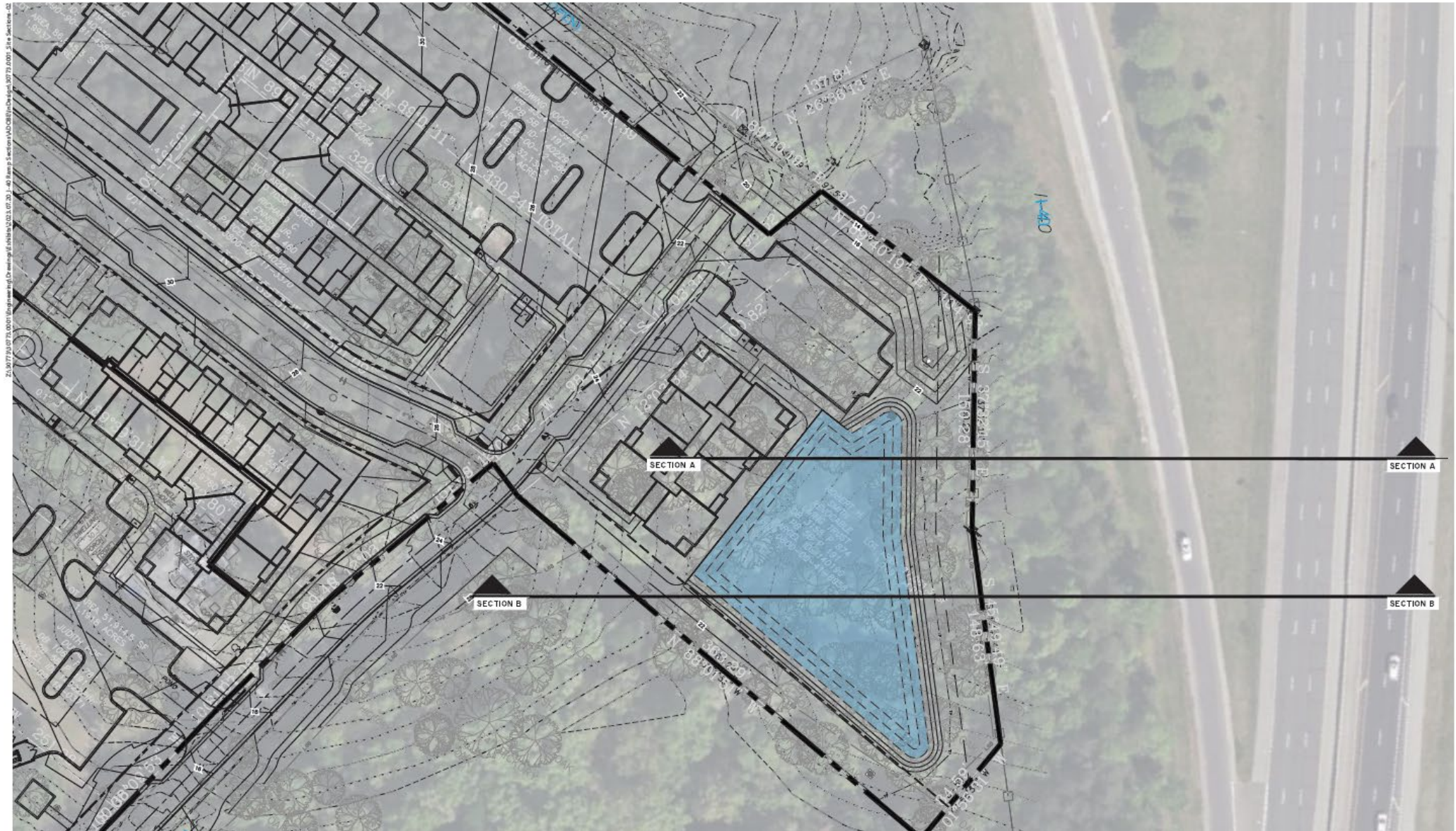
Interstate 40 Buffer



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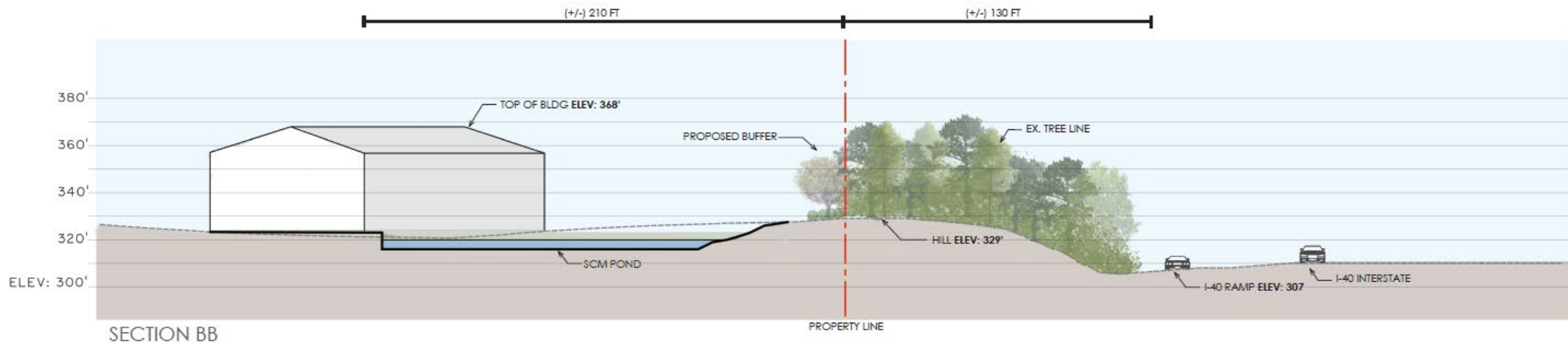
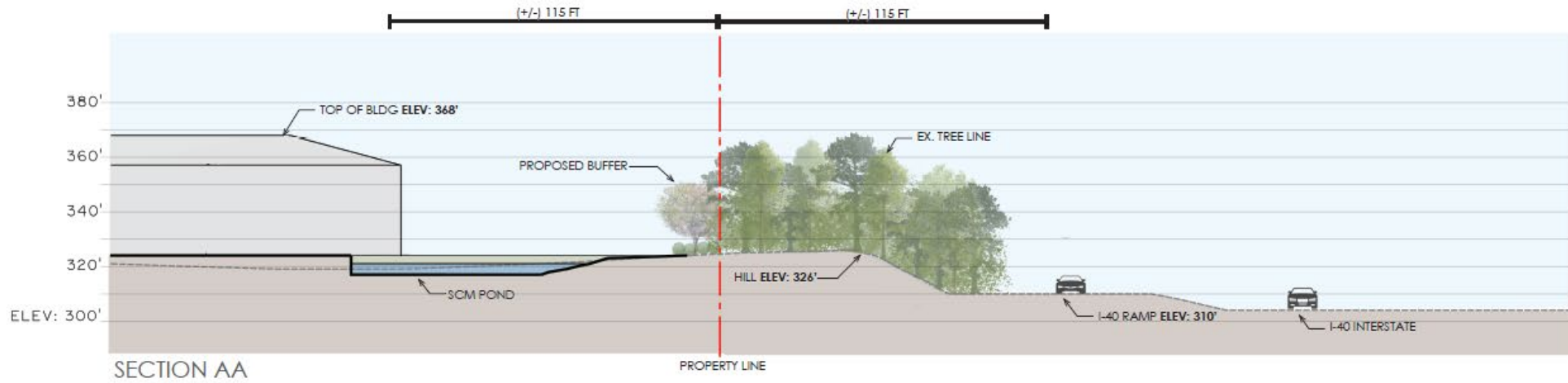
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Interstate 40 Buffer



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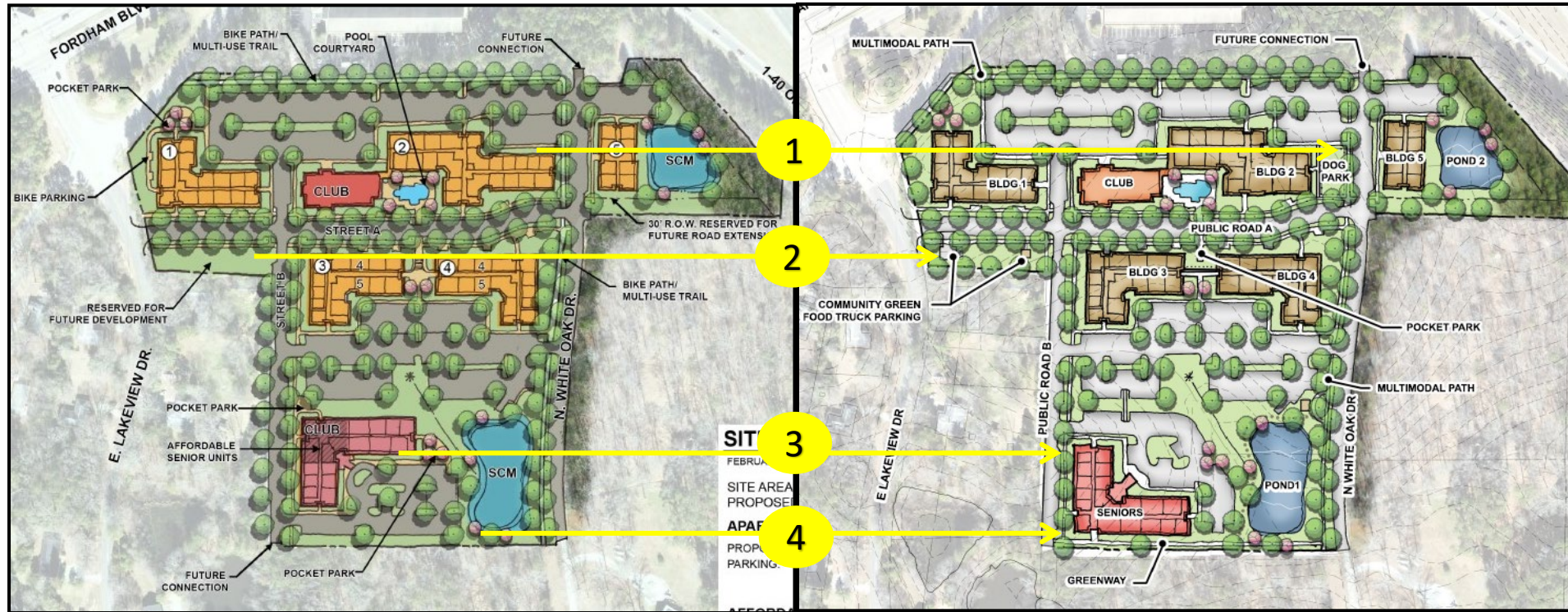
Interstate 40 Buffer



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Concept Plan – 02/22/22

Current Plan – 09/20/23



Building 2 → 1 → Dog Park with Covered Seating and Trees

Reserved for Future Development → 2 → Community Green with Food Truck Parking

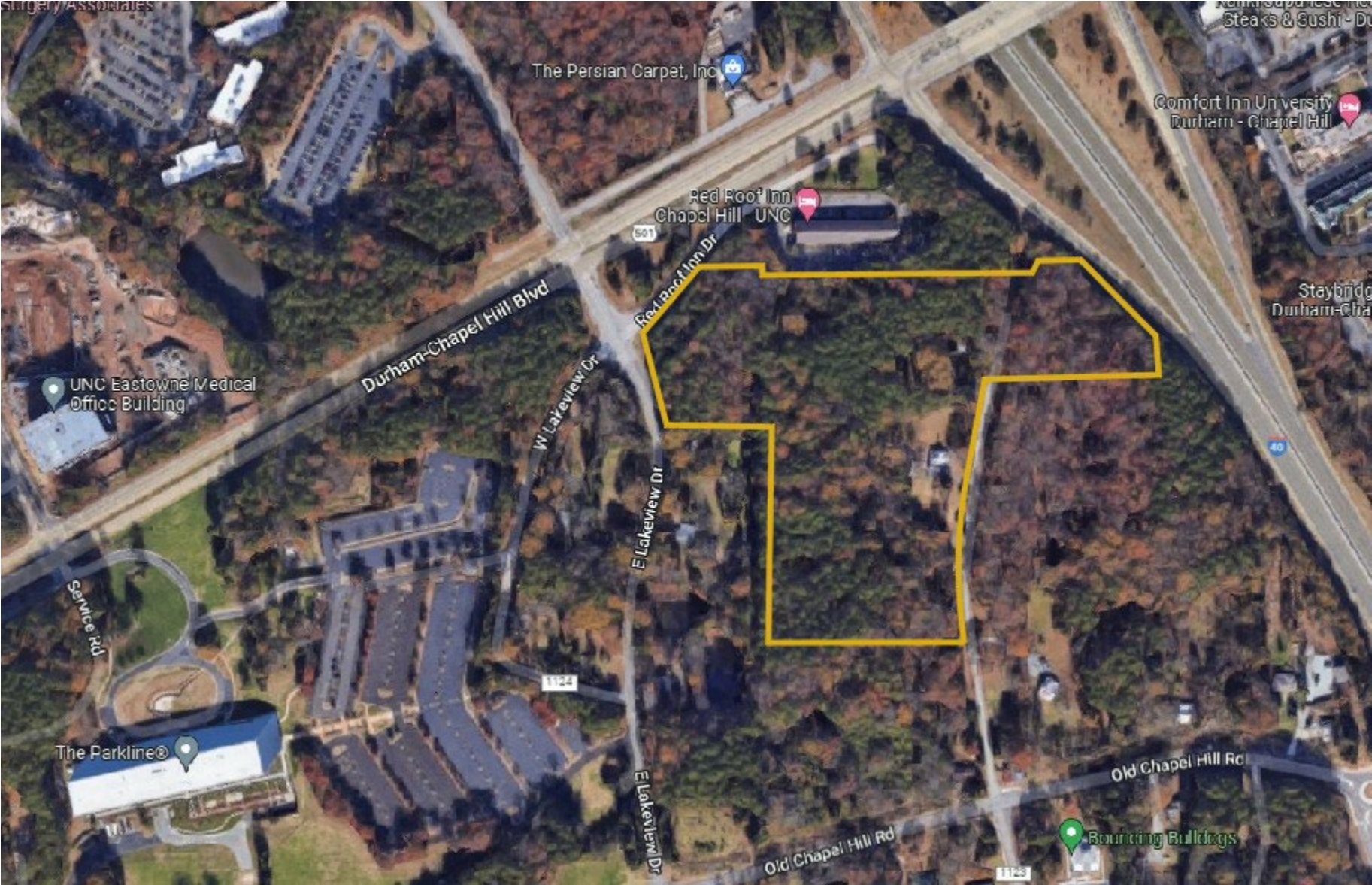
Senior Housing Facing Parking → 3 → Rotated to “Front on Greenway”

Greenspace → 4 → Linear Greenway Park – Increasing pedestrian connectivity Within Parkline East

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Property Assemblage



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