



Toll Brothers
APARTMENT LIVING

**ROCKWOOD
DEVELOPMENT**

Barbee Chapel Apartments

Town Council
May 24, 2023



Barbee Chapel Apartments



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Council Comments at April 19 Meeting

What we heard from Town Council:

- Reduce Parking
- Decrease Impervious Surface
- Improve Stormwater Management
- Increase Affordable Housing Options

Barbee Chapel Apartments



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Updates to Site Plan

- **Reduce Parking**
 - ORIGINAL: 495 total spaces
(1.4 spaces/unit)
 - REVISED: **49 FEWER spaces**, or 446 total spaces
(1.3 spaces/unit)
 - Converted Parking Spaces to Tree Islands along “main street”
 - Decreases impervious surfaces
 - Allows for larger tree species
 - Increases shade / reduces heat island effect
 - Supports campus-like feel

Barbee Chapel Apartments

Updates to Site Plan

- **Decrease Impervious Surfaces**
 - More Pervious Surface, in part because of converted parking spaces
 - Added Permeable Surface along parts of the “main street”
- **Improve Stormwater Management**
 - Committing to installing infrastructure for 50-year storm event (vs 25-year event required by ordinance)

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Affordable Housing Plan / Options

Original Proposal:

- **Affordable Units: 31 units**
 - 15 units at 65% AMI
 - 16 units at 80% AMI

Council Feedback:

- **Not enough affordable housing and wanted to reach lower AMI**
- **Also, HAB's preference for including 60% AMI**



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Affordable Housing Plan / Options

Two Alternate Scenarios:

** these incorporate updated HUD AMI numbers **

Alternate 1:

- **Affordable Units: 30 units**
 - 15 units at 80% AMI
 - 15 units at 60% AMI

Alternate 2:

- **Affordable Units: 23 units**
 - all at 60% AMI



