



PRESENTATION OF

# BELLA VISTA AT MEADOWMONT VILLAGE CENTER

Town Council  
Concept Plan Review

March 4, 2020



# PROJECT GOALS

- Activate Village Center
- Provide Unique Class A Office, Retail & Residential Condos ± 150,000 sf
- Contextual Development
- LEED Silver Sustainable Strategies
- Promote NC Women-Owned Businesses in the Commercial Real Estate Industry



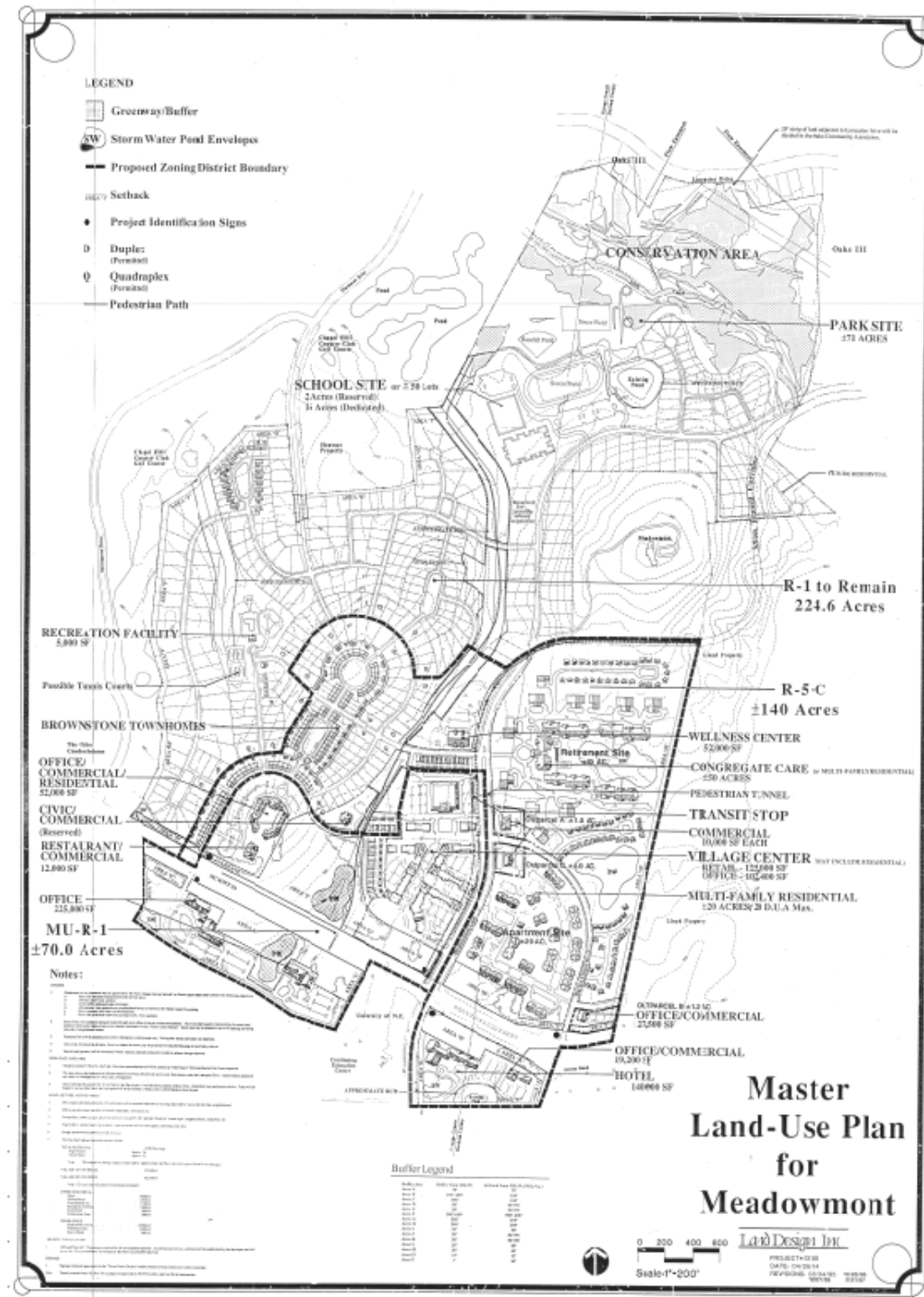
# PROJECT STATUS

- Concept Plan Application
- Two Community Information Sessions
- Community Design Commission (CDC)
- Housing Advisory Board (HAB)



# HISTORY

- Master Plan initially approved in 1995
- Planned as a mixed-use community to live, work, play
- Original Master Plan is not built out – undeveloped lots and floor area allocations



# CONTEXT

- Project Site Currently:
  - Surface Parking Lot
  - Tree Lined Buffer
- Proposed Building within Leased Area (red outline)



# CONCEPT PLAN

(original submittal)

- Original Concept Plan Submittal
- Mixed Use Building
- Building presence along W. Barbee Chapel Road
- Structure Parking on Lower Levels
- Enhance Pedestrian Connection
- Maintain Existing Natural Features (stream buffer, tree stand)



# CONCEPT PLAN (revised)

- Revisions based on feedback from the community, Town staff and officials
- Reduced frontage along W. Barbee Chapel Road
- Pedestrian entry plaza
- Enhance pedestrian experience



# SITE PLAN

Considerations Include:

- Parking
- Traffic
- Stormwater





# PARKING

REQUIRED PARKING FOR NEW BUILDING

**PLUS**

REPLACEMENT OF EXISTING SURFACE PARKING

**TOTAL PARKING PROVIDED**

- Parking structure under building
  - 2 levels underground
  - 1 level at grade
- Temporary parking during construction will be identified



# TRAFFIC

- Traffic Impact Analysis (T.I.A.) requested via Town’s process; anticipate completion within 4-6 weeks
- Community concerns regarding current traffic – volume, speed, pedestrian safety



# STORMWATER

- Proposed building placement on existing surface parking
- On-site stormwater control measures
- Adjacent pond capacity under study
- Existing pond is an amenity and asset to the community



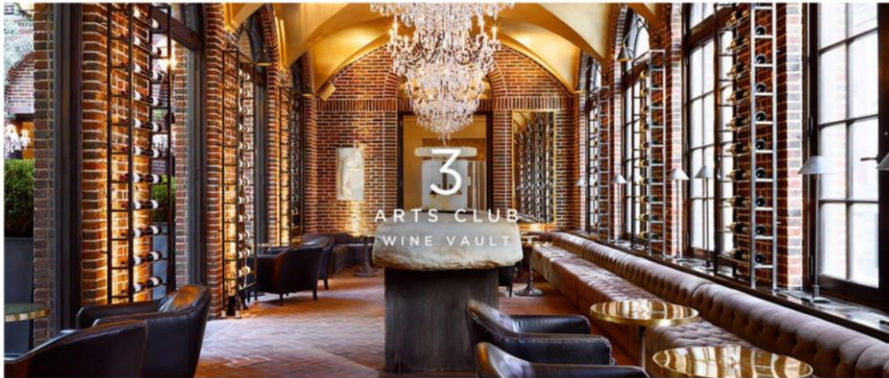
# BUILDING CONTEXT



# PRECEDENT IMAGERY



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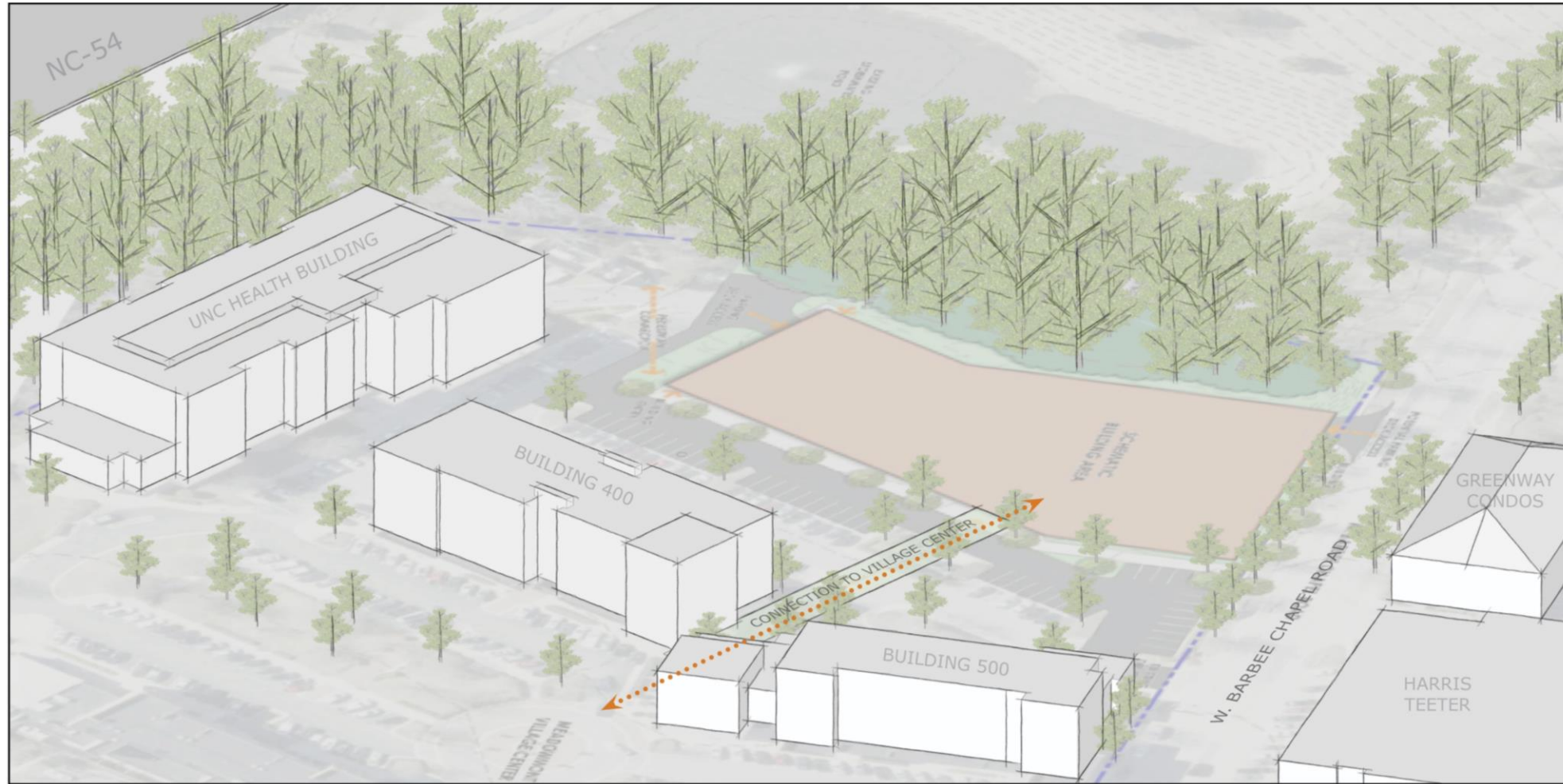


# BUILDING ELEMENTS

- Building Height | Massing Study
  - Rooftop Amenity
  - Two Primary Building Elements
  - Structured Parking

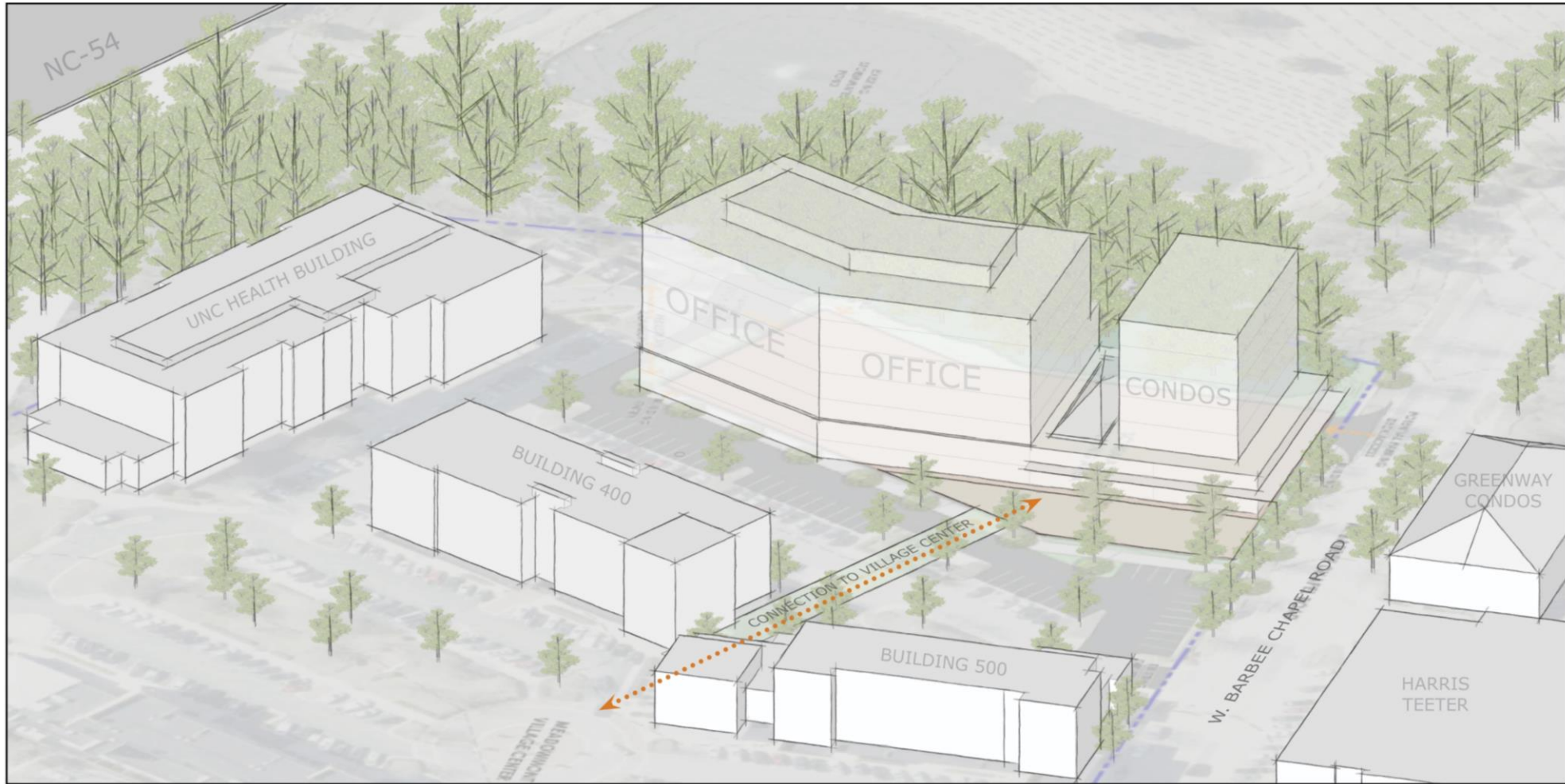


# BUILDING MASSING

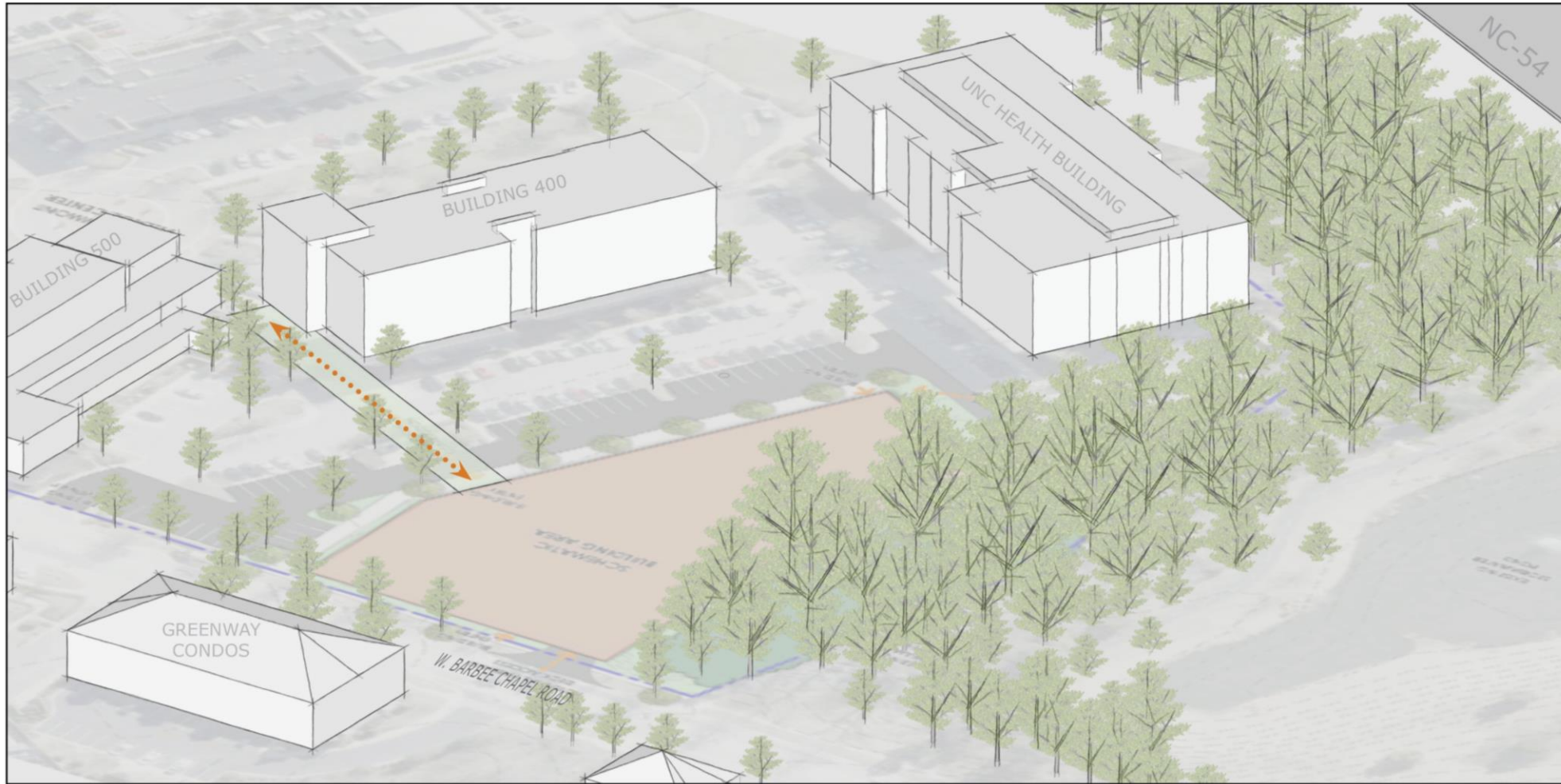




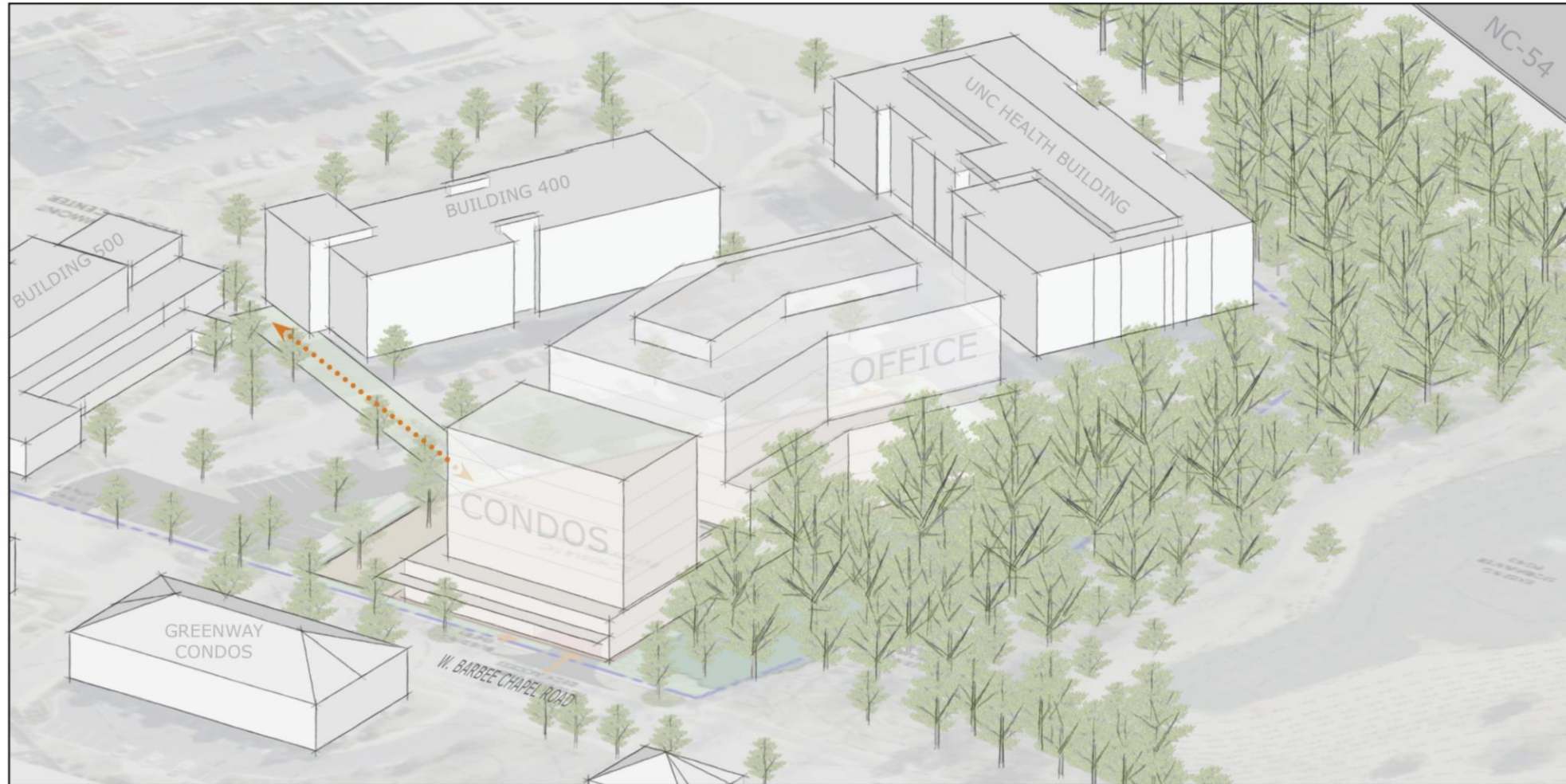
# BUILDING MASSING



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# STREET LEVEL VIEW

FROM W. BARBEE CHAPEL ROAD AND  
WEAVER MINE TRAIL



# STREET LEVEL VIEW

FROM W. BARBEE CHAPEL ROAD AND  
MEADOWMONT VILLAGE CIRCLE



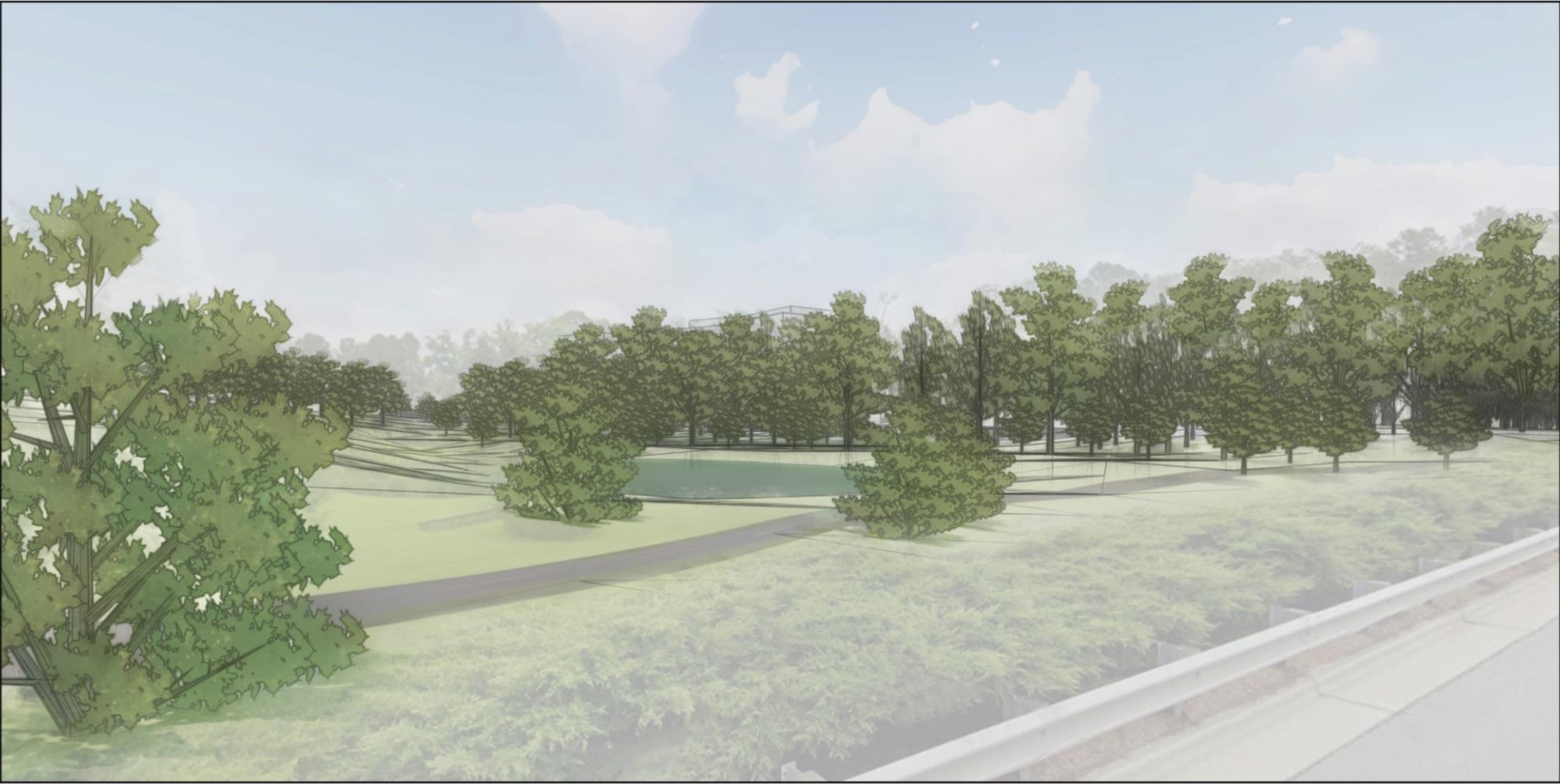
# STREET LEVEL VIEW

FROM MEADOWMONT VILLAGE FOUNTAIN



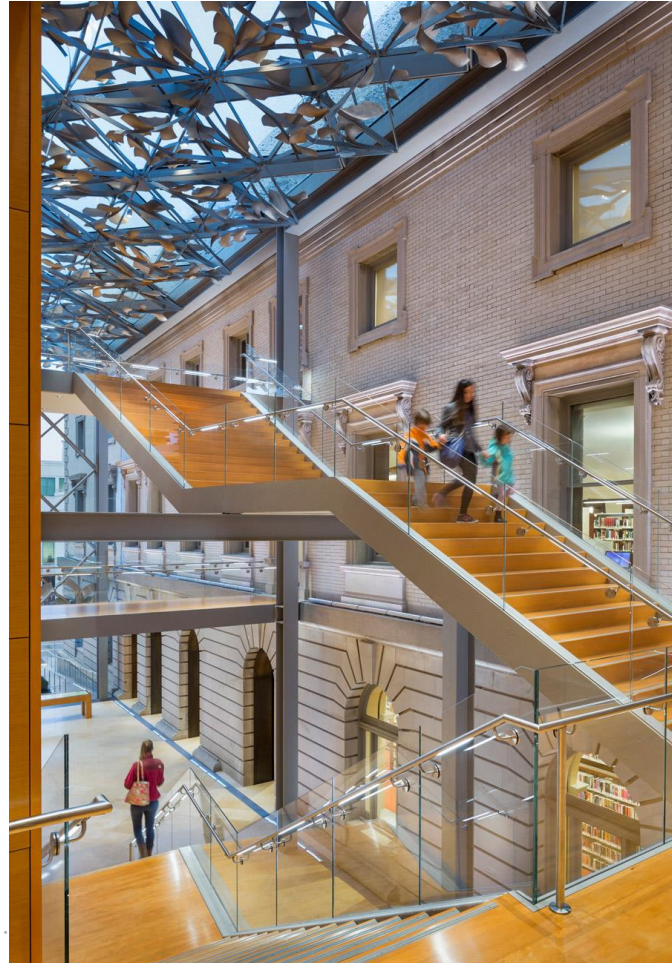
# STREET LEVEL VIEW

FROM NC-54 AND THE MEADOW



# LEED STRATEGIES

- Green Roofs and Native Landscaping
- Energy Efficient Building Envelope
- Daylighting
- Water Conservation
- Solar Photovoltaic Panels





# QUESTIONS

HH Architecture

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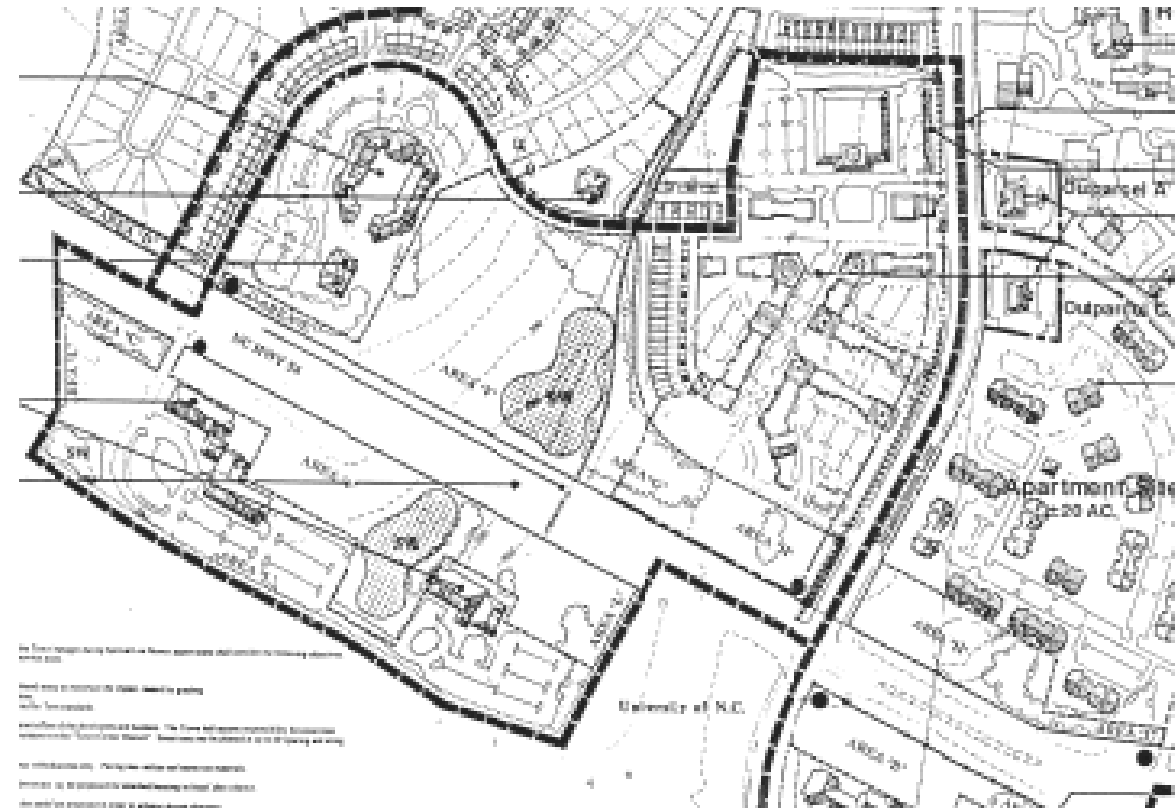


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INFORMATION THAT FOLLOWS IS INCLUDED AS  
SUPPORTING DOCUMENTATION IN  
ANTICIPATION OF QUESTIONS

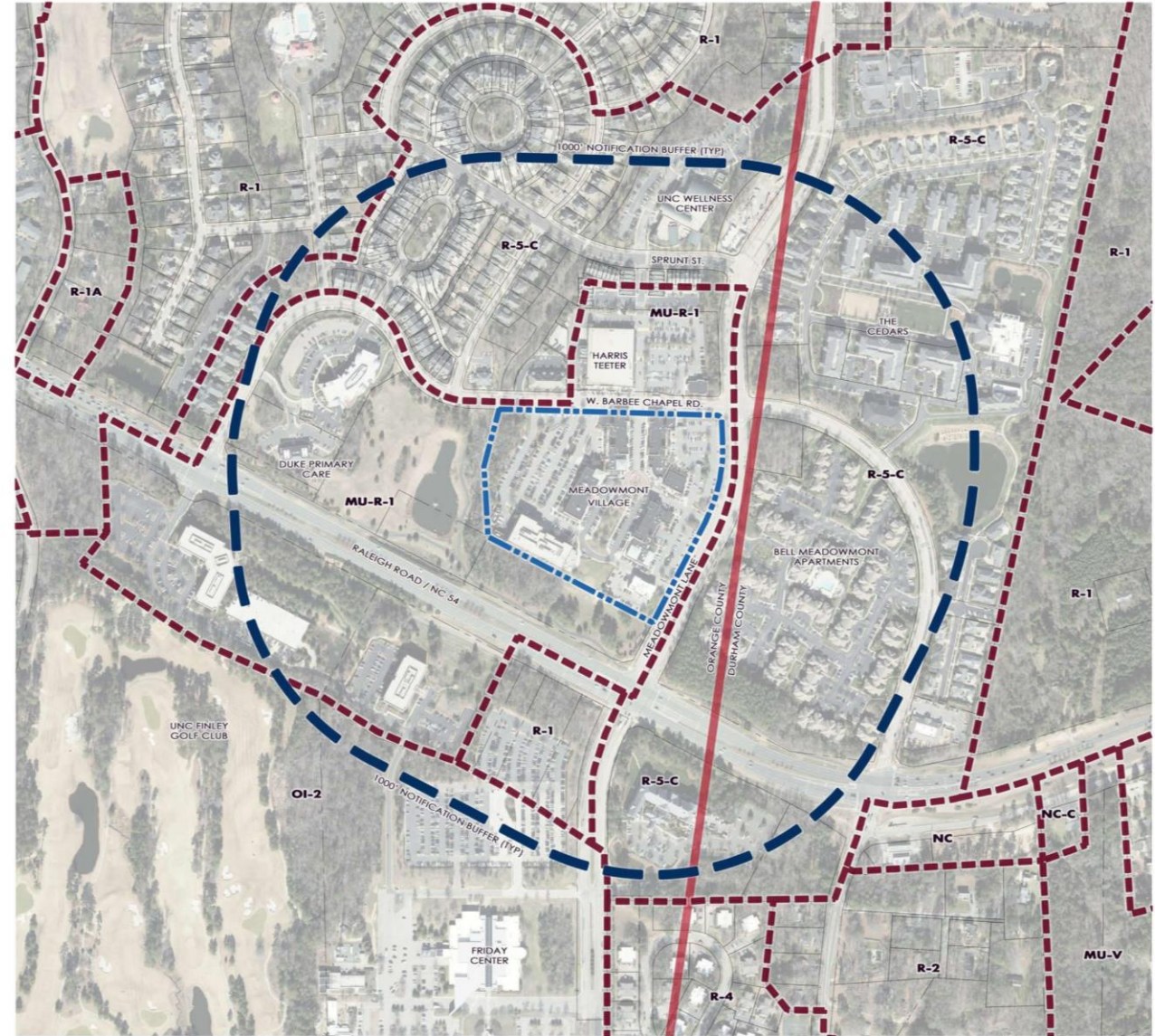
# HISTORY

- Village Center area of Master Plan shows development on this site
- Other undeveloped properties
- Opportunities for growth



# PROJECT LOCATION

- Meadowmont Village Center
- Frontage along W. Barbee Chapel Road
- Site is currently a surface parking lot
- Adjacent to Greenway Condominiums and ARC of Chapel Hill Apartments
- Strong pedestrian connection into the heart of the Village Center



# AFFORDABLE HOUSING PLAN CONSIDERATIONS

- +/- 25 residential condominium units
  - 15% = 3.75 units
- Housing Plan Options:
  - On-site
  - Land dedication
  - Dedication of existing units at an alternative location
  - Off-site construction
  - Payment-in-lieu of housing

