

Concept Plan Presentation Chapel Hill Town Council

1/24/18

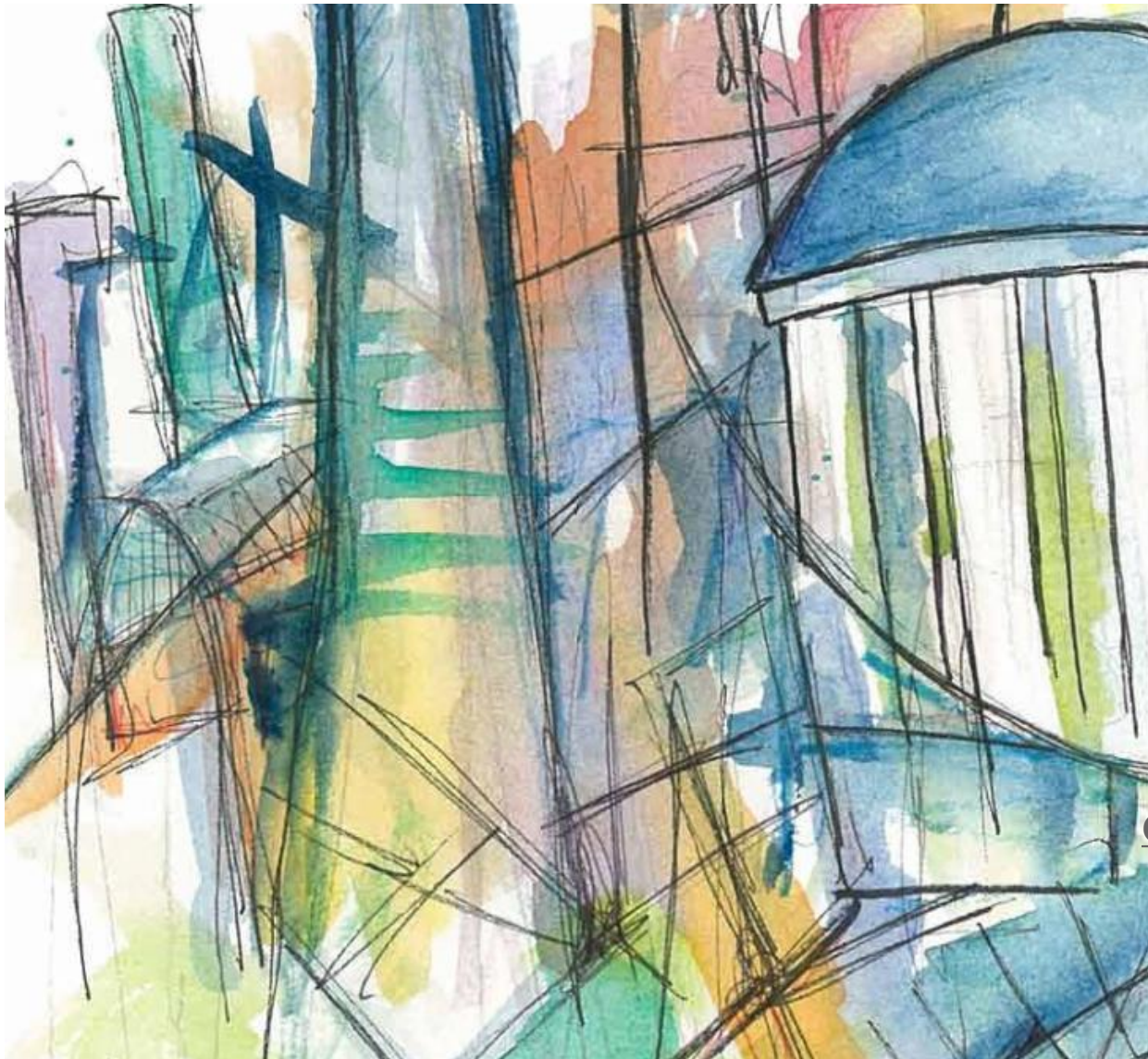


1010 Weaver Dairy Road



Vicinity Map





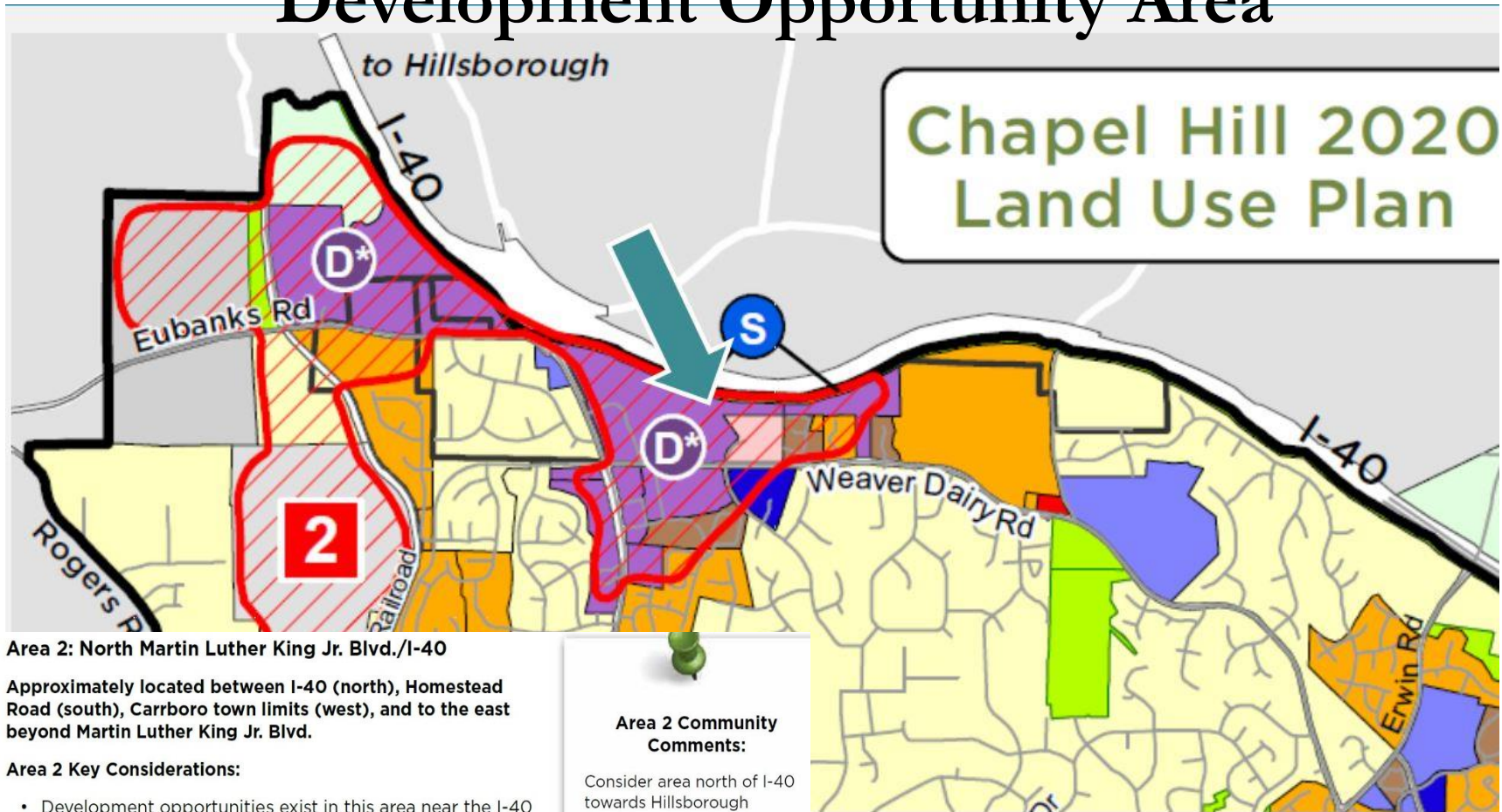
2020

CHAPEL HILL
OUR TOWN. OUR VISION.



Chapel Hill Northern Area Plan
Adopted by Town Council
1/14/2008

Development Opportunity Area



Area 2: North Martin Luther King Jr. Blvd./I-40

Approximately located between I-40 (north), Homestead Road (south), Carrboro town limits (west), and to the east beyond Martin Luther King Jr. Blvd.

Area 2 Key Considerations:

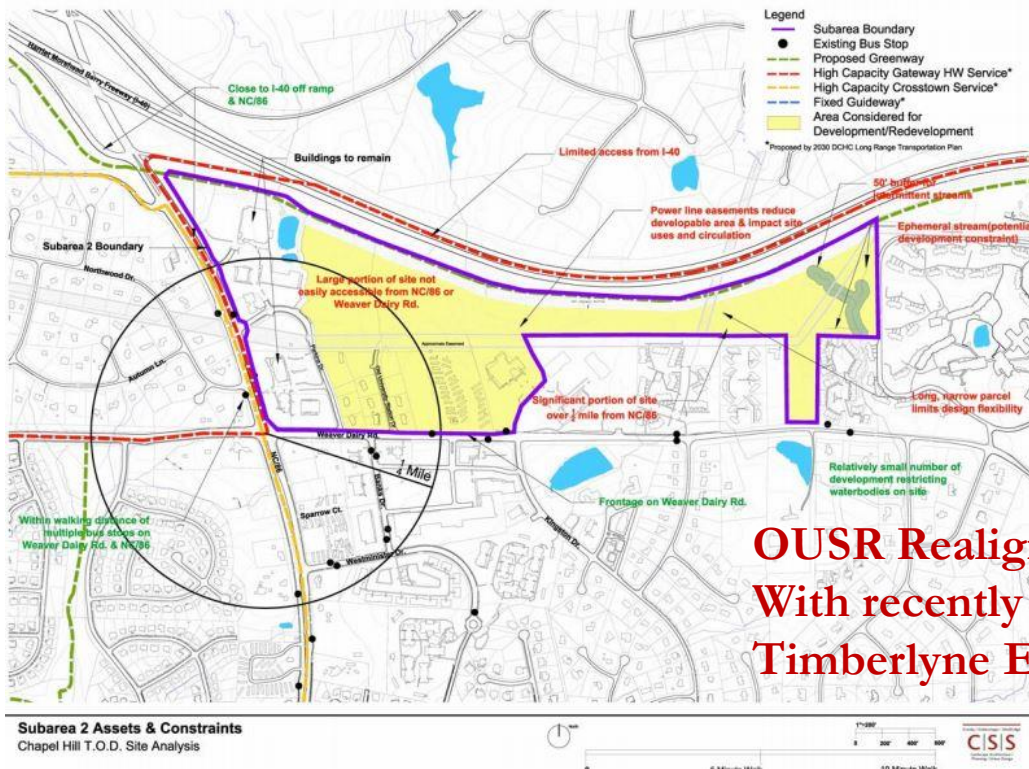
- Development opportunities exist in this area near the I-40 interchange.
- Development opportunities in this area currently are constrained by circulation and access limitations.
- Existing transit service along Martin Luther King Jr. Blvd. and anticipated development of higher capacity bus service could support new development opportunities.

Area 2 Community Comments:

- Consider area north of I-40 towards Hillsborough
- I-40 exit critical to the development potential
- Area west of railroad and south of landfill - Light Industrial/Research Park
- Mixed use in area of Lakeview Mobile Home Park

Northern Area Plan Key Recommendations

- Establish Minimum Densities in order to ensure transit-supportive development – Transit Oriented Development requires higher density residential to support transit. 8 to 15 DU/acre is minimum needed
- Weaver Dairy Road will be a Transit Corridor, MLK, Jr. Blvd a high capacity transit corridor
- Realign Old University Station Road

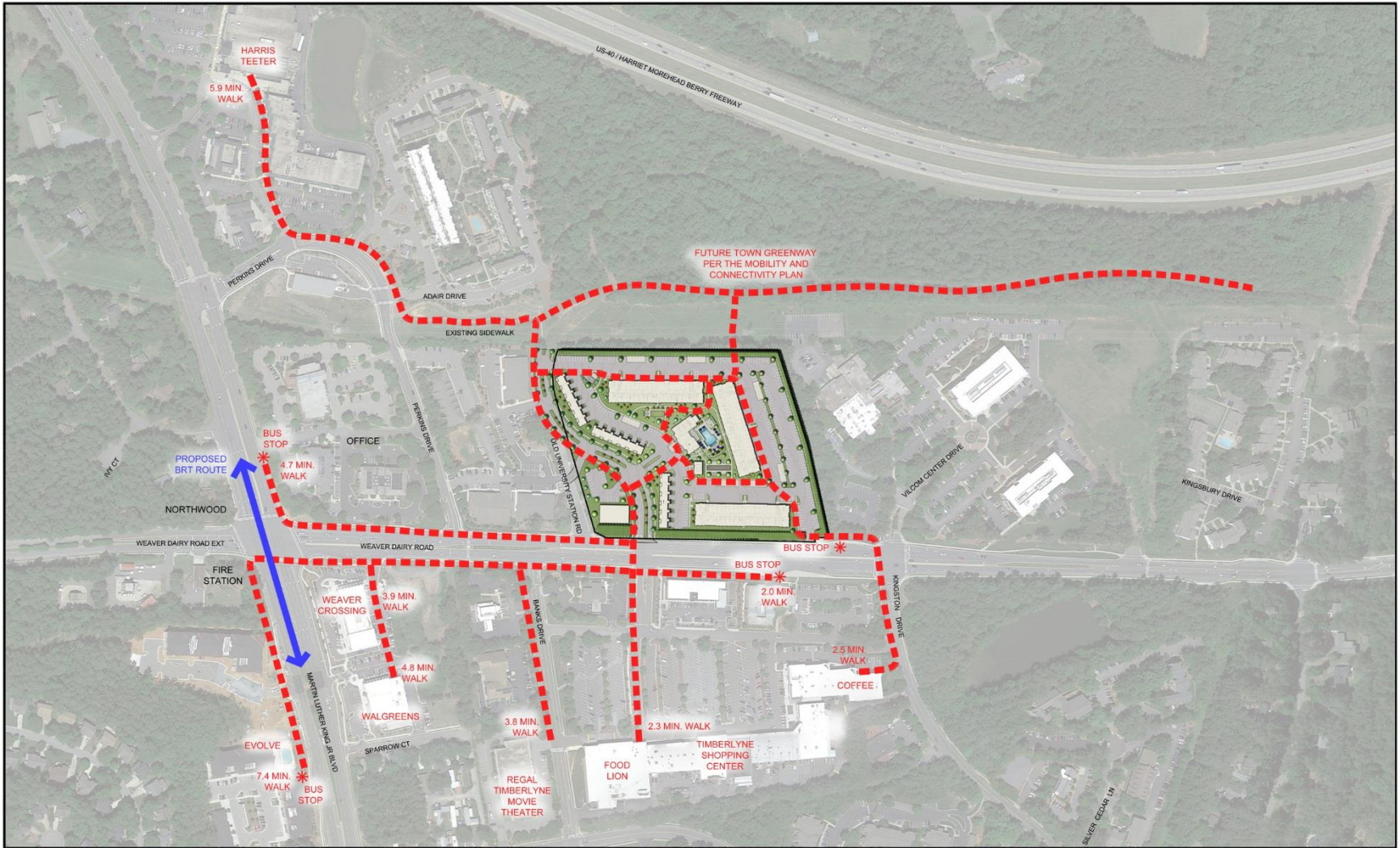


**OUSR Realignment
With recently shifted
Timberlyne Entrance**

The blue line represents the recommended realignment of the Old University Station Rd.



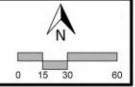
Context Map: 1010 Weaver Dairy Rd.



Rendered Site Plan



Development Summary	
Overall Site Area	12.8 Acres
Apartments	289 Homes
Townhomes	18 Homes
Retail Office	5,000 Square Feet
Floor Area Ratio	
OSR 2 Zoning (Proposed)	0.566
251,343 FAR	
Affordable Inclusionary Bonus	4,400
207,620 15% affordable	
Total Floor Area Allowed	468,963
Apartment Floor Area	320,000
Fourhome Floor Area	60,000
Club Floor Area	100,000
Mail Floor Area	3,000
Office / Retail Floor Area	7,000
Total Floor Area Proposed	400,000
Automobile Parking	
Apartments (No Minimum; 412 Maximum)	
Surface Spaces	300
Covered Spaces	42
Attached Garages	45
Total Spaces Provided	387
Townhomes (No Minimum; 412 Maximum)	
Garages Provided	36
Retail	
Surface Spaces	22
Bicycle Parking	
Apartments (Requirement: 65 Long term spaces & 7 short term spaces)	
Long term	289 Apartments
Short term	45 Garages
7	Near building entrances
Townhomes (Requirement: 4 Long term spaces & 1 short term spaces)	
Long term	18 Townhomes
Short term	36 Garages
1	Near building entrance
Retail (Requirement: 2 Long term spaces & 5 short term spaces)	
Long term	2 provided by tenant
Short Term	5 Near building entrance



Key Comments:

- Think about Connectivity for new residents
- Mixed Use
- More Green space
- Can we break up the scale of the buildings and parking lot?
- “Urbanize” the OUSR corridor more than shown
- The median in OUSR seems out of place – narrow the streets and create a better perimeter
- Ground floor retail?
- Can the Townhomes be located/designed to not turn their backs on the community?
- More Open Space
- More Under-Building parking?
- Respond to the Chapel Hill Vernacular
- Affordable Housing
- Displacement of Current Residents

We have heard these comments and will work to address prior to our CZ Application

Bo Buchanan – Hanover

Key Comments:

- Affordable Housing Goal
- 15% Affordable Housing
- Concern for Existing Residents
- Work with Town Staff to provide Relocation Assistance

We have heard these comments and will work to address prior to our CZ Application

- **Approximately \$550,000 in projected additional property tax revenue annually**
- **\$75,000 for Lakeview residents relocations (can be used to establish/leverage public-private partnership)**
- **Realignment of Old University Station Road with Timberlyne Entrance (public safety)**
- **Support Transit and Bus Rapid Transit with high quality, higher density residential within this emerging mixed use area.**

We would request to utilize the Conditional Zoning Review Process

Thank You and we
welcome your input