

# Chapel Hill Crossings

Conditional Zoning Application

Town Council  
7 June 2023

*EB Capital Partners*

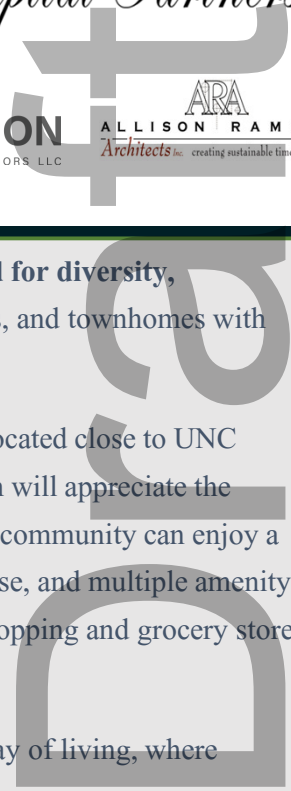
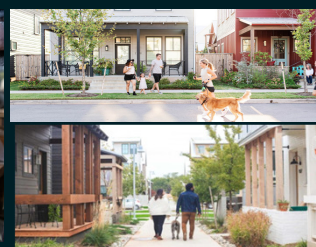


# Chapel Hill Crossings



CIVITECH

*EB Capital Partners*



Chapel Hill Crossings is not just another residential development, but rather a modern, vibrant mixed-use development richly designed for diversity, attainability, sustainability, and connection. This community features an array of housing options, including cottages, apartments, rowhouses, and townhomes with ADU options to enhance obtainability and opportunity for residents to live and work in one convenient location.

Ample green spaces, walking trails, and pedestrian and bike-friendly paths encourage outdoor activity and healthy living. The development is located close to UNC Medical Center, making it an ideal choice for medical professionals and others working in the healthcare industry. Families with young children will appreciate the playground and multiple recreation spaces, while fitness enthusiasts can take advantage of the on-site fitness centers. Residents and the broader community can enjoy a range of additional amenities within the development, such as a community garden, numerous workspaces and greenspaces, a stunning clubhouse, and multiple amenity decks. A cozy wine bar, a charming coffee shop, an inviting ice cream parlor, and other social gathering spots, together with convenient area shopping and grocery stores, give residents opportunities to gather and experience their community together.

As residents settle into their new homes, they feel a sense of pride and connection to their community. They know that they are part of a new way of living, where diversity, attainability, sustainability, and connection are integral parts of everyday life.



# Chapel Hill Crossings - Project History

## Town of Chapel Hill Initiatives and Project Development

2020

FLUM Adopted

2021

First Submittal  
to Town

2022

Second Submittal  
to Town

2023

Town Council

October 2021  
Housing Report delivered  
to Town

5500 Old Chapel Hill Road Concept  
Fall 2021

5500 Old Chapel Hill Rd is well received by  
Advisory Boards and Council

Fall 2021  
Town initiates Complete  
Communities Study

Huse Residential Concept  
June 2022

Huse Residential presented to provide a more  
complete community in conjunction with  
5500 Old Chapel Hill Road

June through August 2022  
Town / Developer Design  
Coordination Workshops

Town/Developer Design Coordination  
Summer 2022

Result is a general plan guideline including the  
Huse Residential site

December 2022  
Council adopts  
Complete Communities  
Framework

Chapel Hill Crossings Conditional Zoning  
Spring 2023

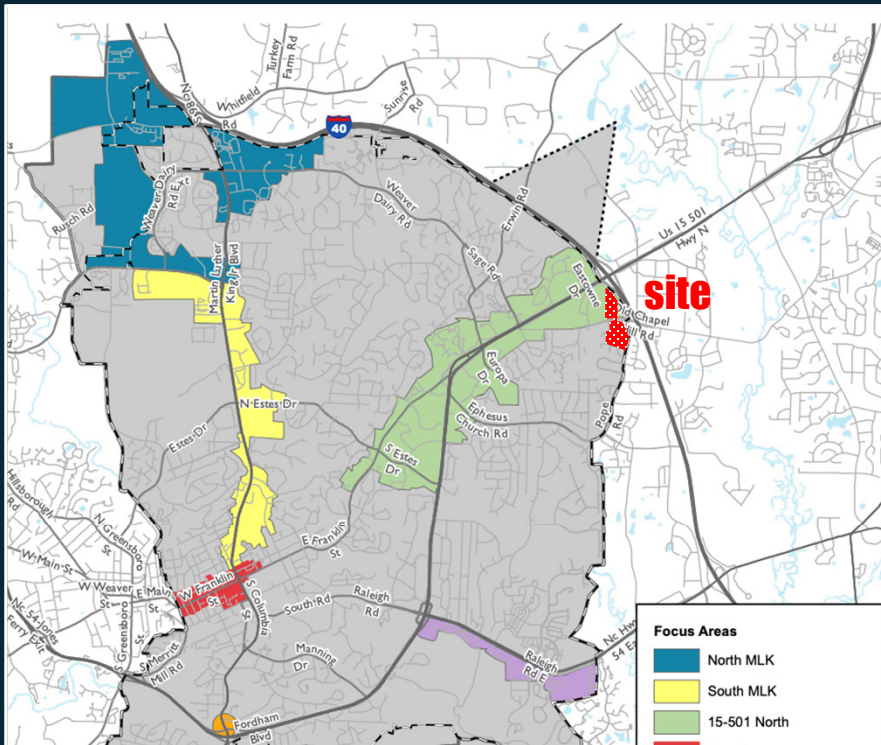
At the request of the Town, the two projects are  
proposed as one development with coordinated  
greenways, pedestrian circulation, and open space

# Chapel Hill Crossings- Project Alignment with Town Goals – FLUM & Parkline East Village Framework

## FLUM

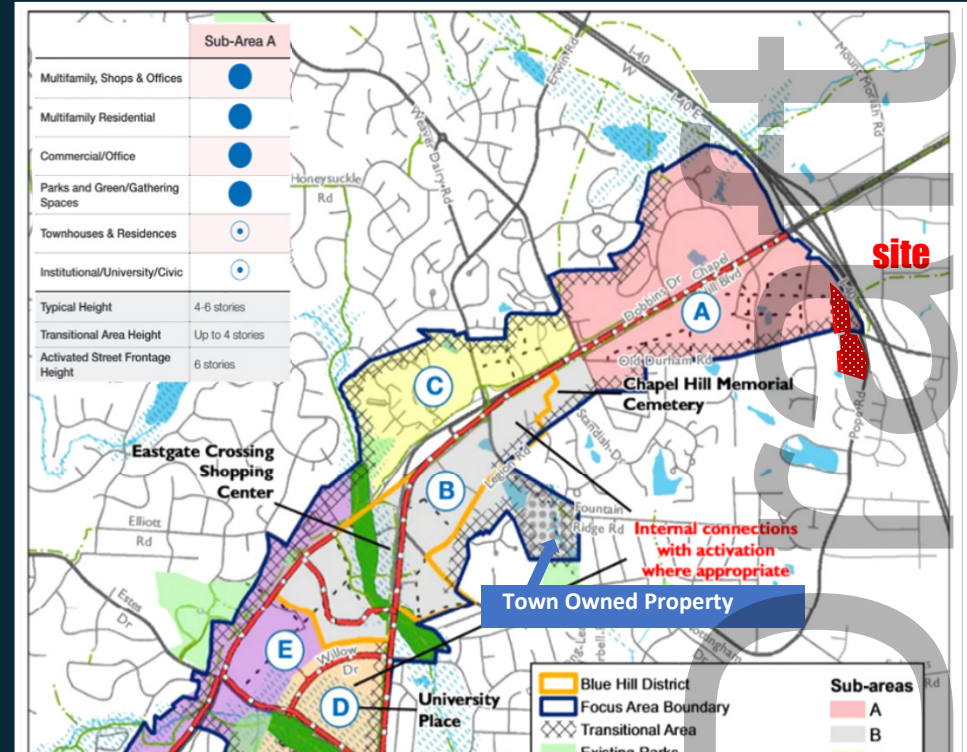
This property is in the North 15-501 Corridor Focus Area promoting mixed uses, taller buildings, higher density, more interconnectivity especially for pedestrians

FLUM amendment requested in accordance with Chapel Hill *Charting Our Future 2020*



### Future Land Use Map Interpretation

The Future Land Use Map, including both the town-wide map and the individual maps for each Focus Area, the Land Use Categories, and the Character Types were developed to provide guidance for specific areas throughout the Town. Special care was taken to ensure that the FLUM is generally accurate in interpreting the vision for the Town. However, the Future Land Use Map is not intended to provide site level guidance with precision. For sites located on the boundaries between Land Use Categories on the Future Land Use Map (2050) or Sub-Areas on the Focus Area Maps, the mapped edges are not intended to be interpreted as a rigid boundary but should be interpreted in light of Chapel Hill 2020, Town policies relevant to the site, and the particular site circumstances. *Source: Chapel Hill Charting Our Future 2020*



### Map Amendments

The Future Land Use Map was constructed to provide flexibility and to reduce the need for FLUM amendments. However, there may be instances in the future that will require amendments to the FLUM. Such FLUM amendments should take place only in situations when the proposed amendment is:

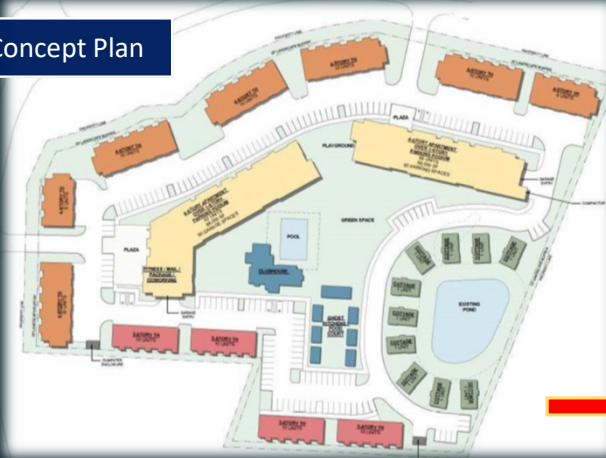
1. Consistent with the goals and policies in the Chapel Hill 2020 comprehensive plan; and,
2. Addressing significantly changed circumstances since the Future Land Use Map-Update to Chapel Hill 2020 was adopted and/or amended.

*Source: Chapel Hill Charting Our Future 2020*

# Chapel Hill Crossings - Project Alignment with Town Goals

**SOUTH** Concept Plan

**NORTH** Concept Plan



Diverse offering of attainable for-sale housing  
Offering public and civic spaces to better integrate the greater community and build neighborhood fabric through community activities, playground, and outdoor activity spaces for healthy living.

Expand pedestrian connectivity and designed for pedestrian experience

Urban design to place properly scaled structures in appropriate areas of the project. Concentration of higher density adjacent to major streets and single-family housing adjacent to existing single-family neighborhoods

More detailed stormwater mitigation plan

Design and project scope in line with Town's desired

Complete Communities development strategy



Reduce parking in front of the building and bring the building closer to the street

Accommodate some of the parking underground

Improved pedestrian connectivity

Incorporated Town's comments and design guidelines

Bring larger buildings to street edges

Create a series of connected green community spaces and pedestrian circulation

Accommodate a grid of smaller streets

Protect stream corridors

**LEGEND**

- A 4 STORY APARTMENT with Underground Parking
- B 5-7 STORIED APARTMENTS over 3 Story Parking Deck
- C 4 STORY APARTMENT with Home Office/Fitness Center
- D 4 STORY TOWNHOME (for sale units with flex space)
- E 3 STORY TOWNHOME (for sale units)
- F 2 STORY SINGLE FAMILY HOME (for sale)
- G COMMUNITY GREENSPACE (Pop-up Retail/Dining)



**NORTH** Present Plan

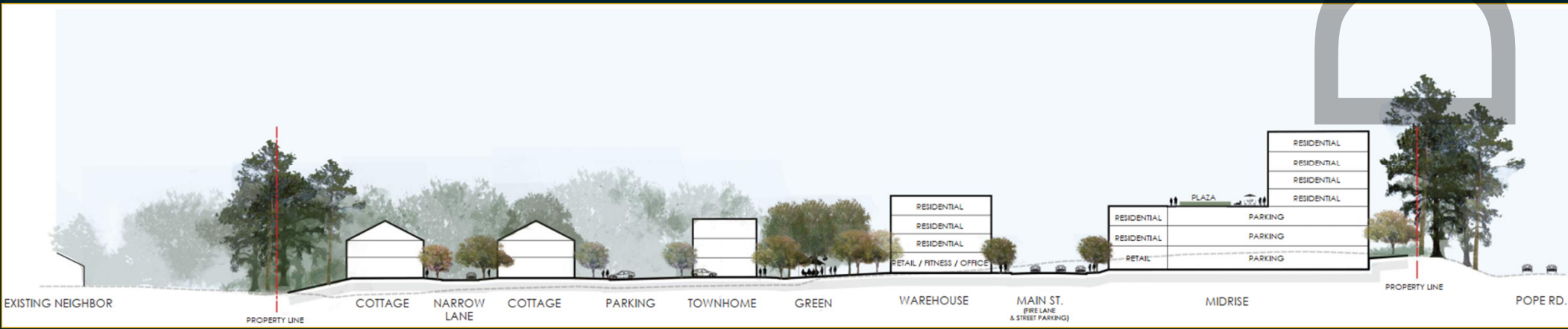
**SOUTH** Present Plan



# Chapel Hill Crossings - Project Section



Draft



# Chapel Hill Crossings - Placemaking

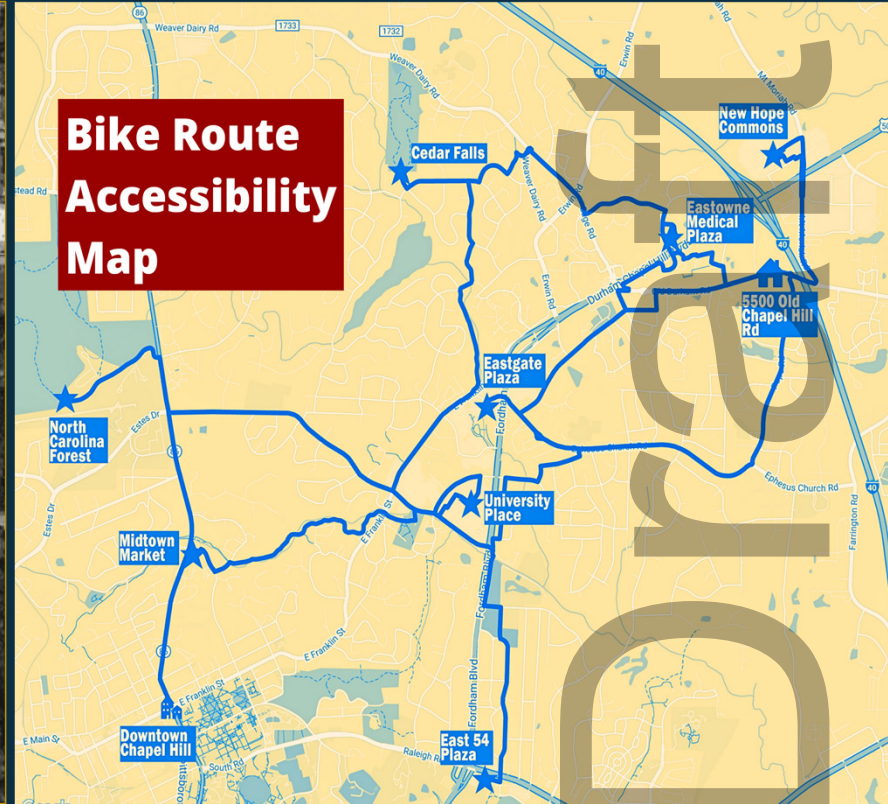


# Chapel Hill Crossings - Bird's Eye View





# Chapel Hill Crossings – Connectivity



Pedestrian Accessibility Map per Town proposed framework

# Chapel Hill Crossings – Broad For Sale Housing Mix



This community features an array of housing options, including cottages, apartments, rowhouses, and townhomes with ADU options to enhance obtainability and opportunity for residents to live and work in one convenient location.

25-32 For Sale Cottages: range 800 –1,400 SF

12-36 For Sale Rowhouses: range 1,200 – 1,600 SF

17-23 For Sale Townhomes: range 1,600 –2,800 SF with first floor flex space

Community Amenities: fitness center, common greenspaces, co-working space, pedestrian walks



# Chapel Hill Crossings – Complete Community Elements

Complete Community Elements	Chapel Hill Crossings	
Wide variety of housing	✓	Studio to 3-bedroom, rental and sale, units with rentable ADUs
Walkable community	✓	Multiple pedestrian paths, limited vehicular crossings. Most cars will enter structured parking near the community entries to reduce car traffic within the project.
Transit	✓	Transit stops are located on Old Chapel Hill Road. Development will make a payment to Chapel Hill Transit for improvements.
Mixed Use including retail space	✓	Mixed use including retail space – small retail spaces are provided, and civic green space is appropriate for pop-up retail programming
Employment	✓	Nearby office, medical, and retail employment opportunities.
Civic space	✓	Coworking space, indoor and outdoor gathering spaces
Green space	✓	Central green space, community garden, playground





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