



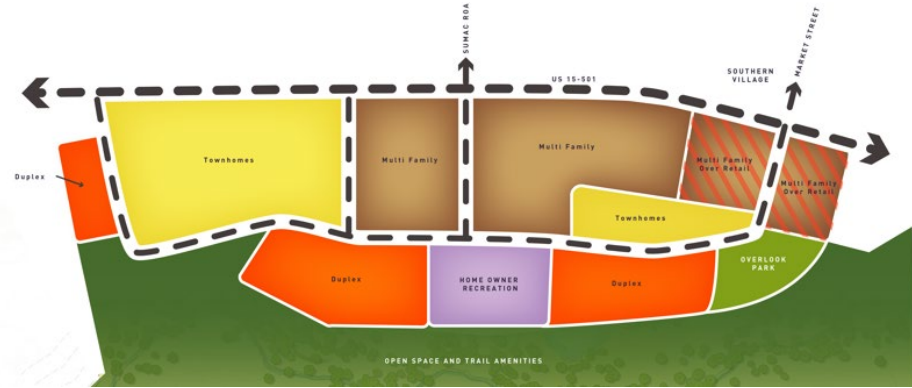
**Town Council  
Hearing  
April 19, 2023**

Draft

# Project Process / Evolution

- Initially proposed as an age-restricted senior living development (May 2021)
- Feedback from Town Housing Studies / Ordinance Updates (Ongoing)
- Shift to Market Rate, For-Sale Condo and Townhouse Units (Concept Plan – early 2022 review)

## CCES - May 2021



Concept Plan

## Advisory Board CZP Feedback



Sustainable Design Features

*Will be incorporated*



More dense plantings for narrower landscape buffer

*Agreed*



Work with CDC on planting and hardscaping plans

*Agreed*



Provide additional covered bike parking spaces

*Confirmed*



Minimum of 25% of parking be EV ready and  
5% of parking be EV charging stations

*Confirmed*



15% of Townhomes and 15% of Condos be  
Affordable (90 total units)

*Unit mix can be adjusted based on needs*

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## Advisory Board CZP Feedback



Design for all-electric and solar-ready buildings;  
EV-ready garages for Townhomes

*Commitment to all-electric apartments and AHUs;  
all-electric design to be considered for remaining  
buildings*



Reduce RCD encroachment

*Construction drawing phase to minimize  
encroachment and enhance RCD*



Consider adding more density

*Concur; evaluating options*



Pedestrian Connectivity Across S. Columbia Street

*Continued collaboration with NC DOT and Town staff*



Consider TOD principles, encourage bike and  
pedestrian activity

*Confirmed*

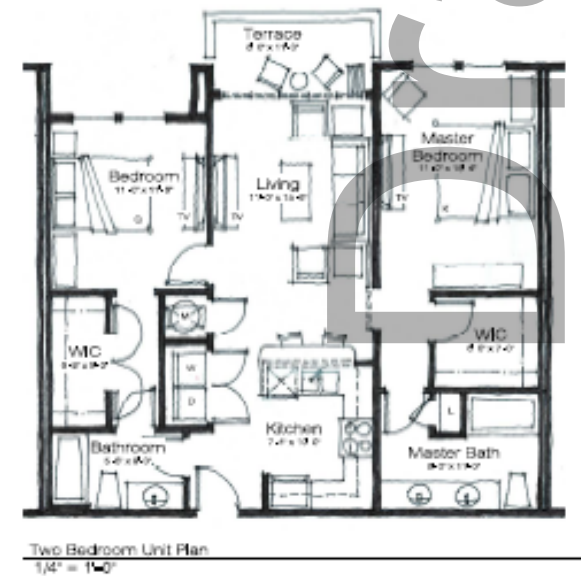
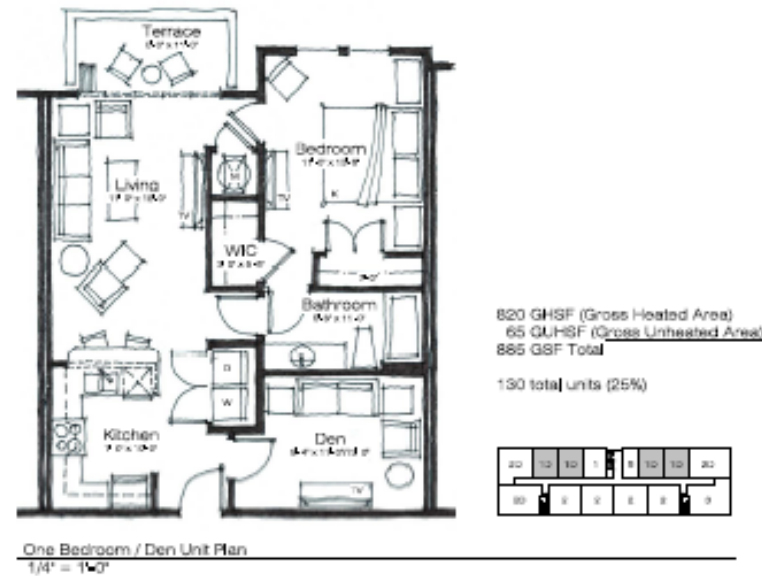
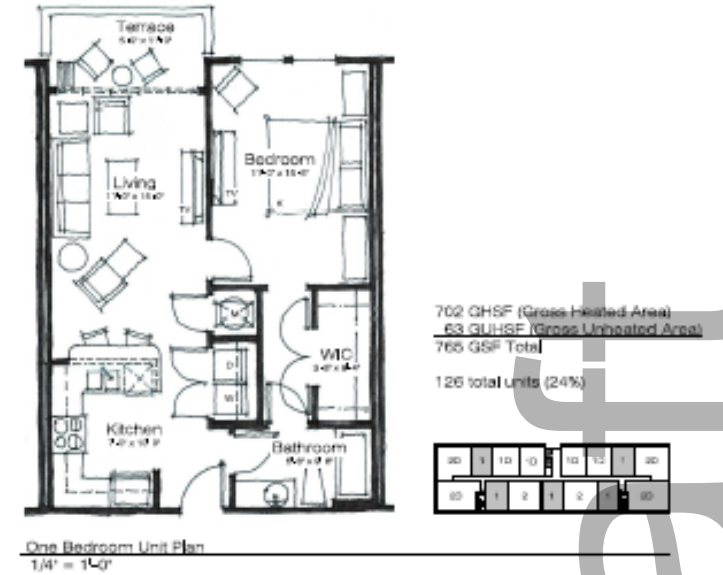
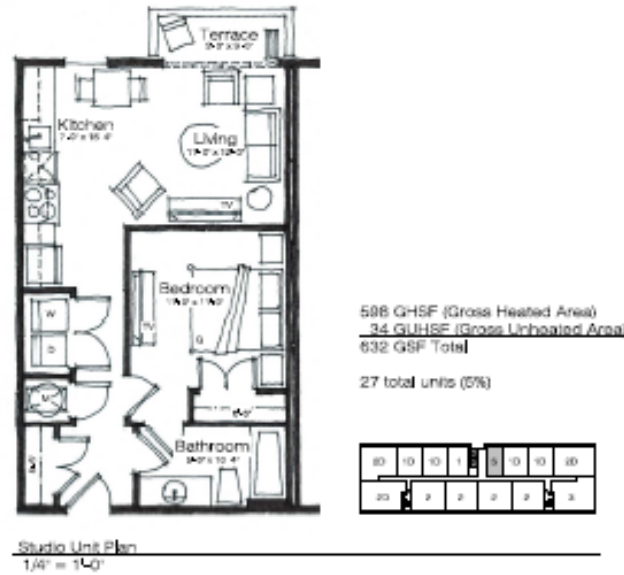
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# Project Highlights

## Diverse Mix of For-Sale Housing

### Condominiums

- Studios (27)
- 1-Bedroom units (256)
- 2-Bedroom units (204)
- 3-Bedroom units (39)



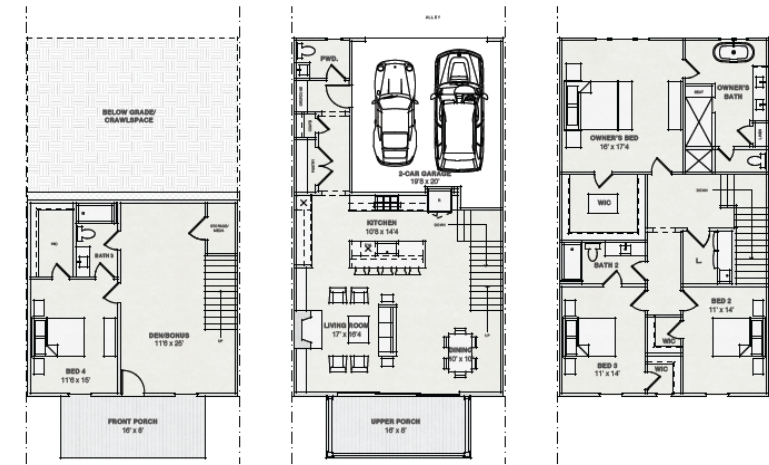
# Project Highlights

Diverse Mix of For-Sale Housing

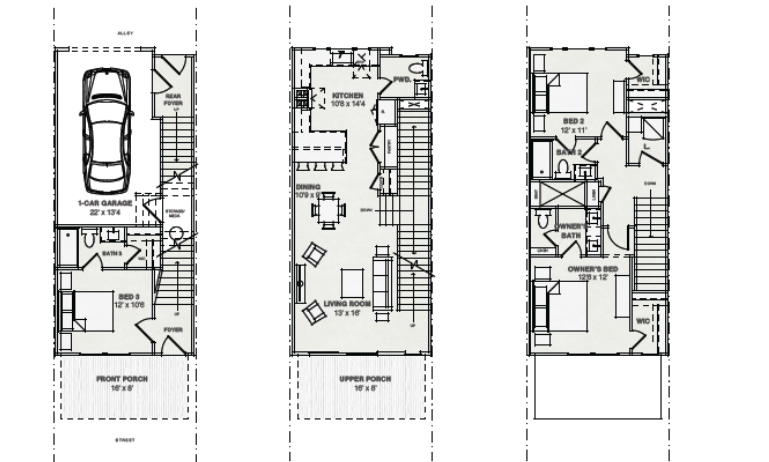


# Townhouses

- (45) 2-Bedroom units
- (30) 3-Bedroom units
- (27) 4-Bedroom units



28'x47'  
2,895 sf

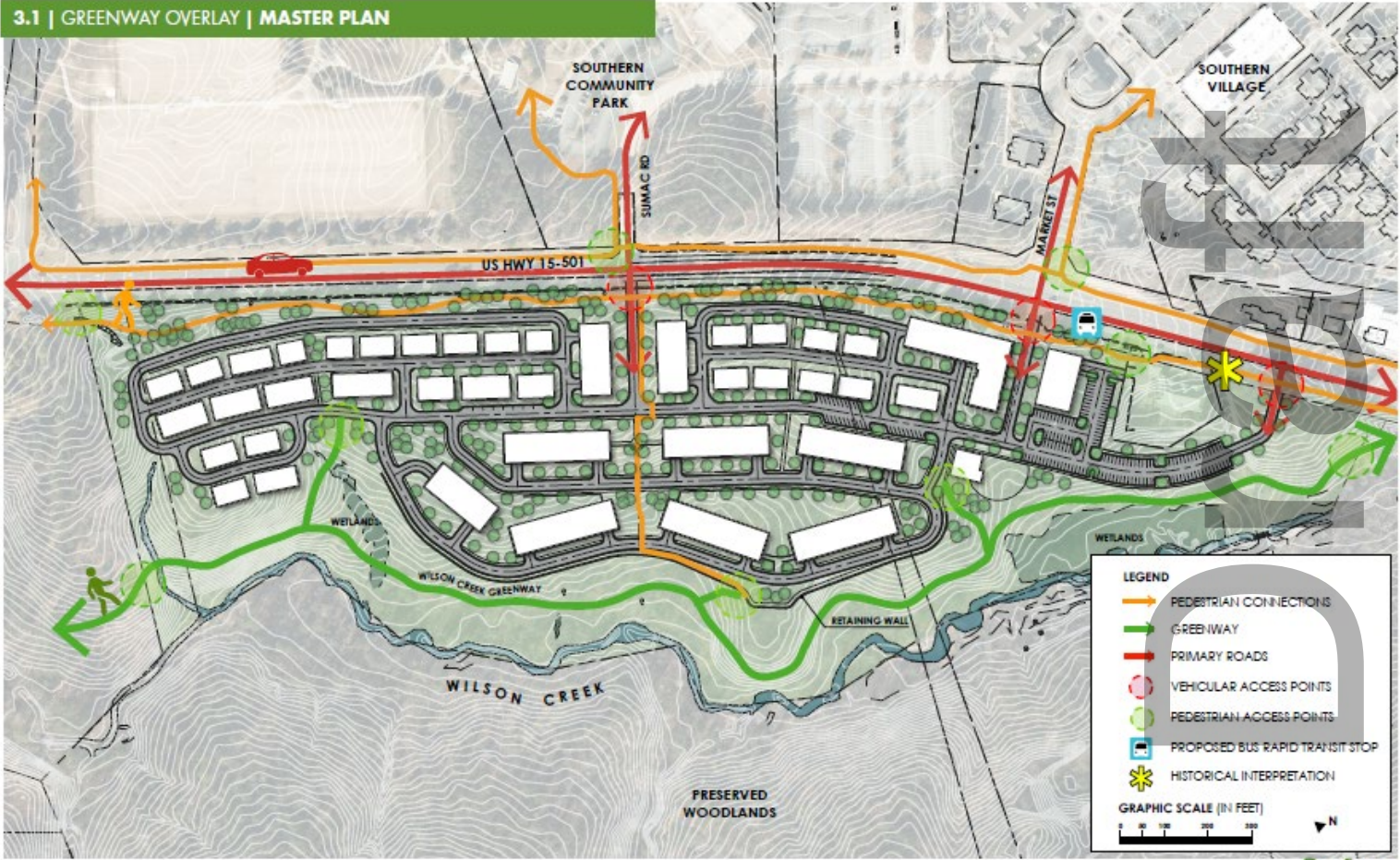


18'x40'  
1,752 sf

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# Project Highlights

- BRT integration into Site
- Greenway Opportunities and Connections



# Project Highlights

- Public Realm / Open Spaces for All





# Project Highlights

Potential to Collaborate on Ways to Commemorate

Site of numerous civil rights protests in the early 1960s



Last segregated business in Chapel Hill



## Watt's Motor Court And Restaurant



Artwork and interpretive panel design  
Art + History



A Resurrection in Four Stanzas

by April Banks



Public Art honoring racial equality  
Sculptural walls  
Historical Photos



# Project Highlights

## Significant Affordable Housing Opportunity

	Apartment (Rental)	Condos	Townhomes
65% AMI or less	15	30	
80% AMI or less		30	13
<b>Totals</b>	<b>15</b>	<b>60</b>	<b>13</b>

**88 Total Units**

**1000 SF of Office Space Deeded to Affordable Housing Management Organization**