

Chapel Hill Crossings

Conditional Zoning Application

Planning Commission
16 May 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

Project Development

December 2020
FLUM update adopted

North 15/501 is noted as a focus area for future development

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

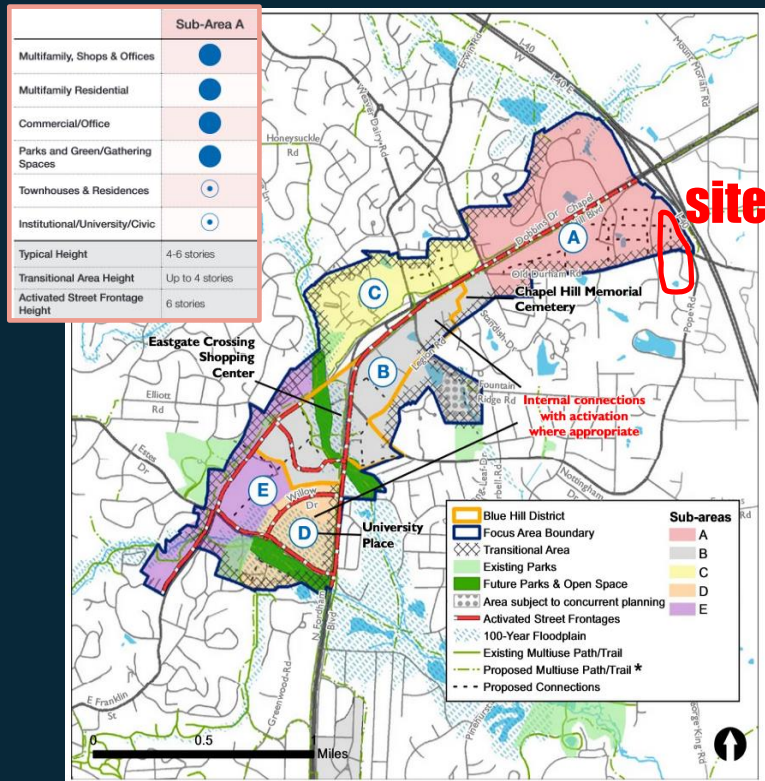
Chapel Hill Crossings Conditional Zoning
Spring 2023

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

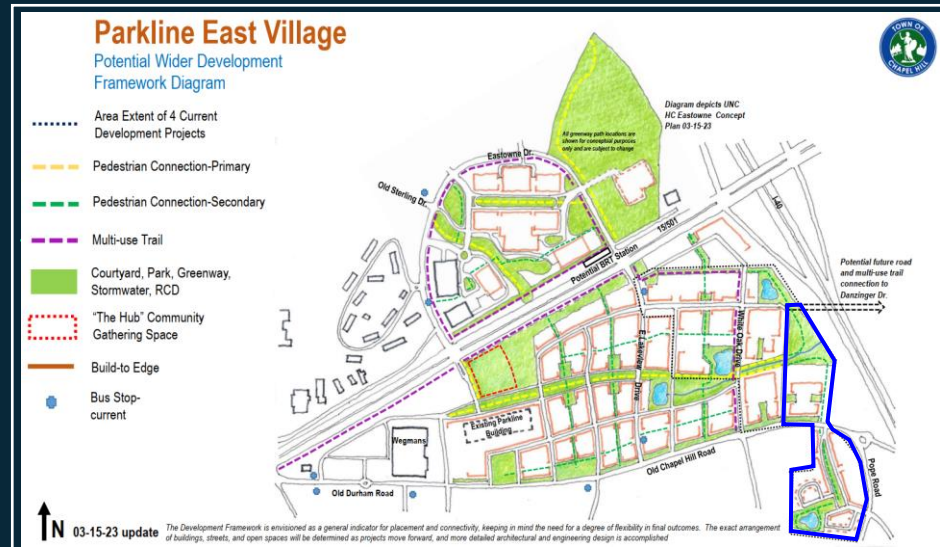
FLUM

- 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 2020 to expand the focus area to the south side of Old Chapel Hill Road



East Chapel Hill Development Framework

- 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



Town of Chapel Hill – Parkline East Framework Plan

Chapel Hill Crossings - Overall Site Plan

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)



Chapel Hill Crossings - Changes from Concept Plan to Conditional Zoning

Chapel Hill Crossings North

Prior Plans

Current Plans



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



Chapel Hill Crossings South

Prior Plans

Current Plans



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



Chapel Hill Crossings – Project Components

Chapel Hill Crossings North

Rezone from R-1 to R-6

136-160 Apartments -studio/1 bdrm / 2 bdrm avg size 738 sf

Approximately +/- 198 Parking Spaces (~30 under building)

No intrusion into the stream buffer/RCD zones

Amenities: pool, fitness center, green courtyard, co-working space, community garden, 12' wide multi-modal trail through developed portion of site

Chapel Hill Crossings South

Rezone from R-1 to MU-V

240-325 studio/ 1 bdrm / 2 bdrm / 3 bdrm avg size 752 sf

18-32 For sale cottages Range 800 –1,400 SF

12-27 For sale rowhouses Range 1,200 – 1,600 SF

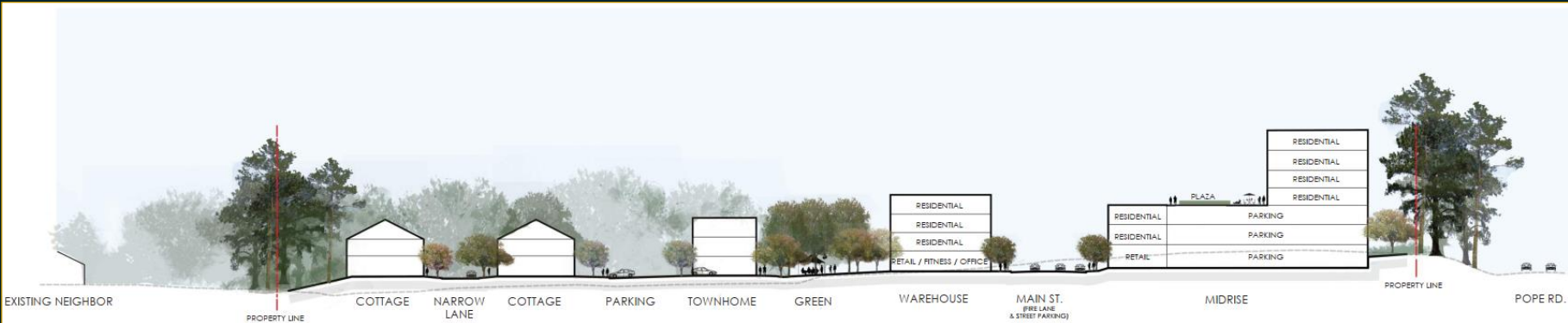
17-23 For sale townhomes Range 1,600 –2,800 SF with first floor flex space

+/- 623 Parking Spaces (approximately 500 in parking deck, 40-50 under townhomes)

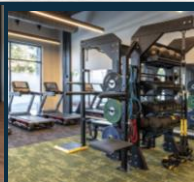
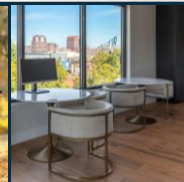
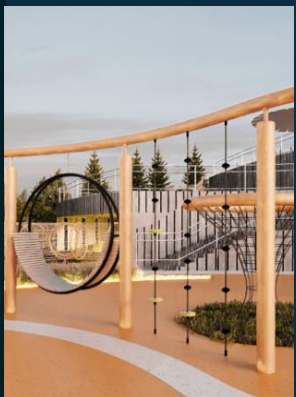
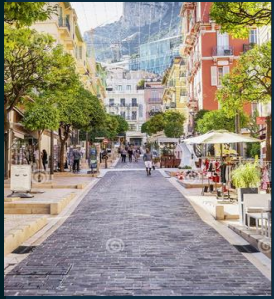
Community Amenities: fitness center, common greenspaces, co-working space, pedestrian walks



Chapel Hill Crossings - Project Section



Chapel Hill Crossings - Placemaking



Chapel Hill Crossings - Bird's Eye View



Chapel Hill Crossings - Modification Requests

Disturb all steep slopes on site.

Total steep slopes are 690 sf created to make a swale to carry stormwater. That flow will be piped.

Reduce parking lot dimensions to 18' long spaces w/ 24' wide aisles

Reduces overall impervious, slows traffic, aligns with dimensions used in many NC municipalities including Durham.

Reduce street landscape buffer planting to 60% of total.

Multiple utility easements

Increase density of residential units from 15 units/ac (R-6) to 25 units /ac

Conducive to public transit support and support of new commercial and retail uses

Chapel Hill Crossings North



Chapel Hill Crossings - Modification Requests

Reduce landscape buffer width in select locations.

Caused by irregular property lines. All plants will be installed. Intrusions are generally not parallel to property line, but small corner intrusions.

Intrude into building setback at northeast street corner and exceed height for 85 LF along Pope Road.

Irregular right of way creates a pinch point midway along the Pope façade. The taller portion of the tiered building faces I-40.

Reduce dimensions of surface parking lots to 18' long with a 22' aisle

Reduces overall impervious, slows traffic, aligns with dimensions used in many NC municipalities.

Provide 100% recreation space on site and not make a payment in lieu for 25% of the rec space requirement.

Developer is providing public civic & recreational spaces throughout the community. Due to the abundance of these public spaces the payment in lieu is ask to be removed.

Increase density of residential units from 20 units/ac (MU-V) to 40 units /ac

Conducive to public transit support and support of new commercial and retail uses. Supports construction of smaller more affordable housing units.

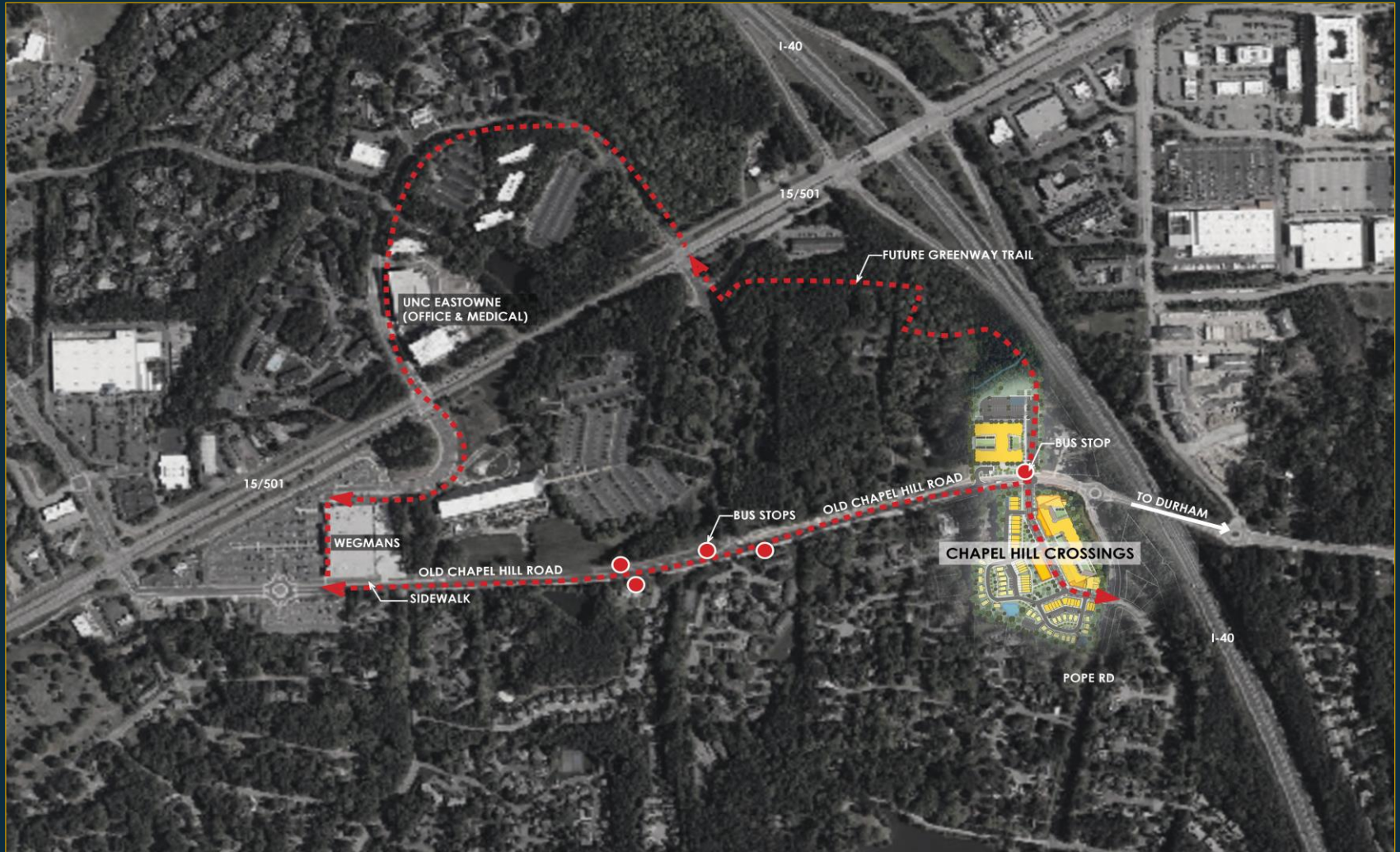
Chapel Hill Crossings South



Disturb all steep slopes on site.

Total steep slopes are 1,514 sf created to dam up the farm pond.

Chapel Hill Crossings – Connectivity



Pedestrian Accessibility Map per Town proposed framework

Chapel Hill Crossings – 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

Anatomy of a Complete Community

