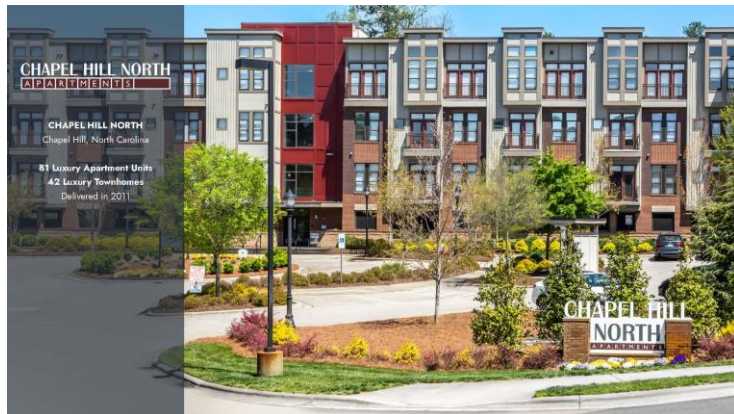
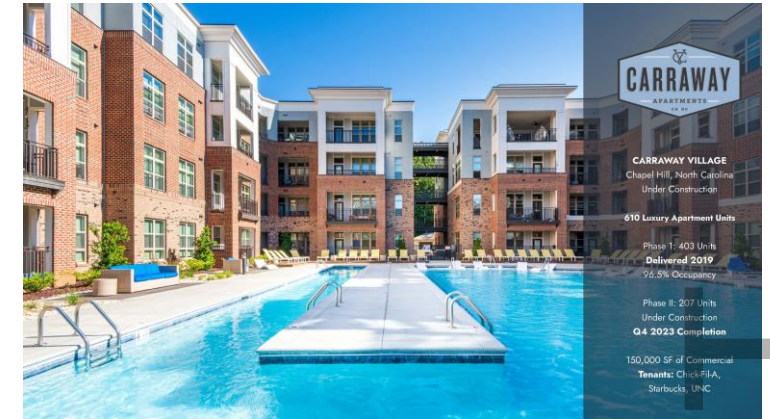
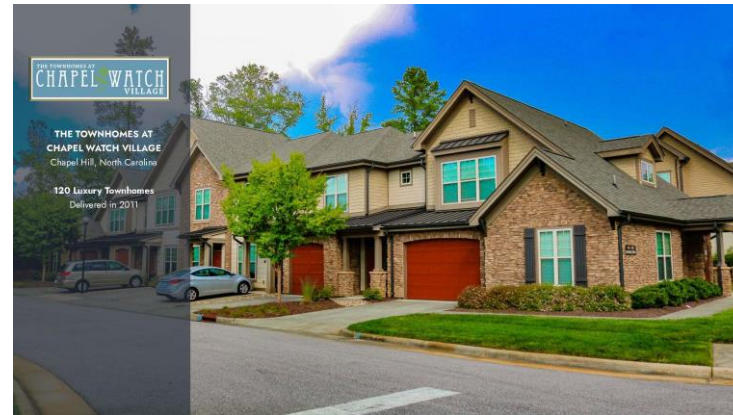
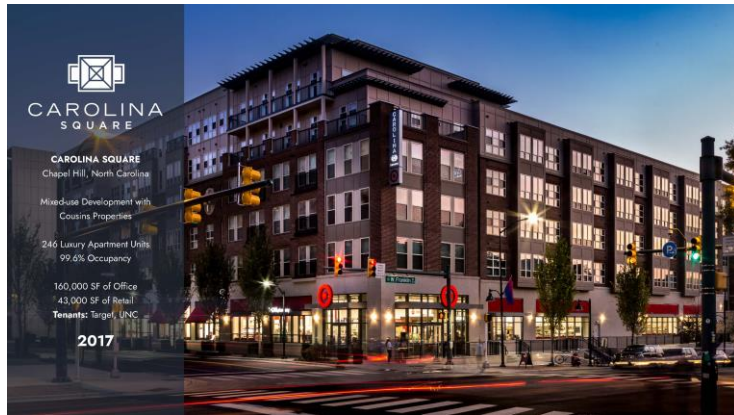


HILLMONT

CHAPEL HILL, NORTH CAROLINA
COUNCIL HEARING
OCTOBER 11, 2023

CLARE

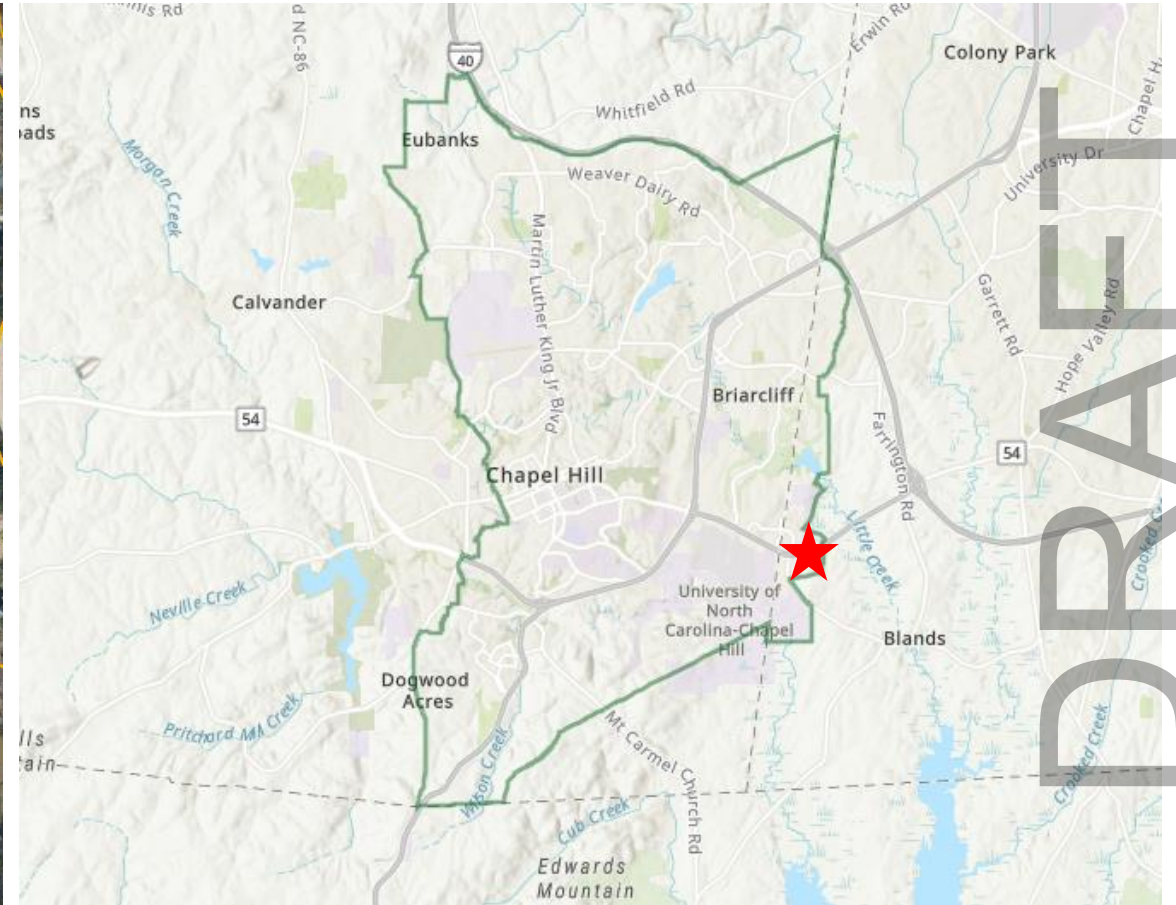




Northwood Ravin Chapel Hill Communities

EXISTING CONDITIONS

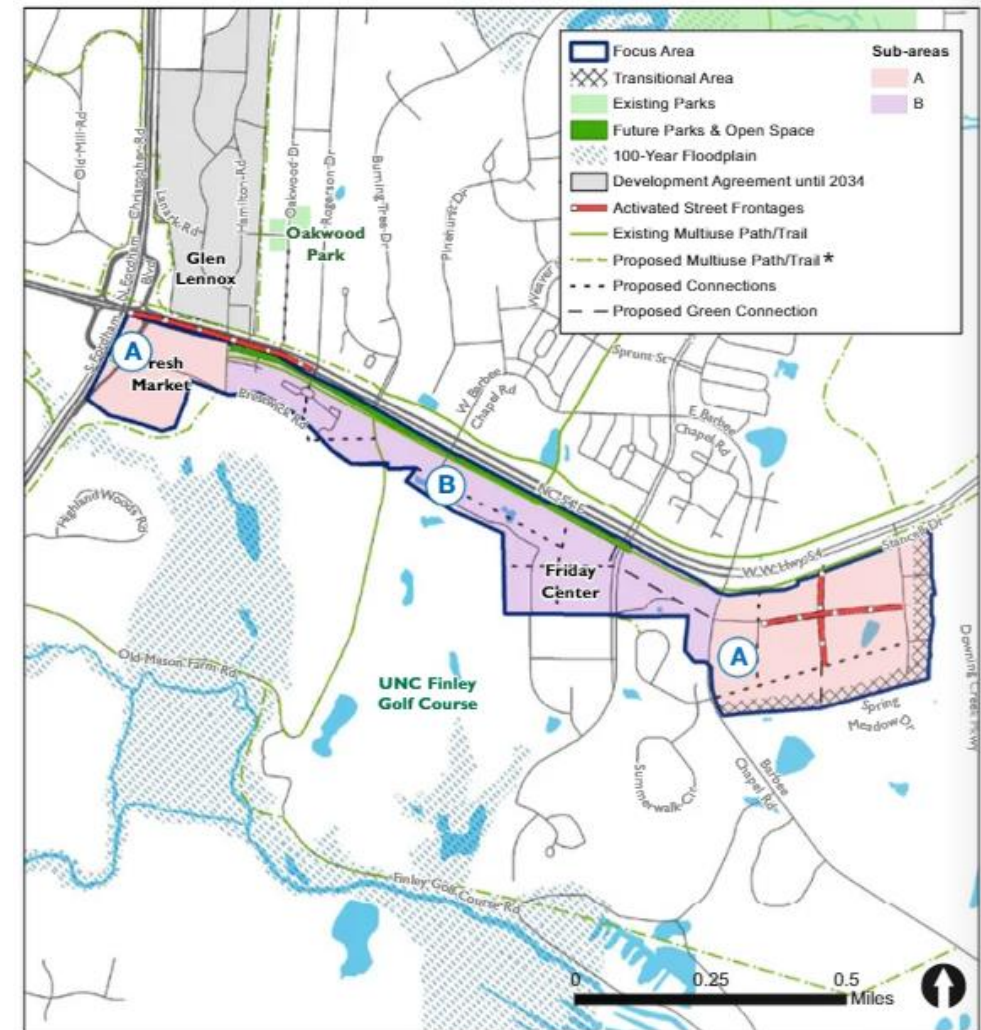
LOCATION



EXISTING CONDITIONS

FUTURE LAND USE + ZONING

- NC 54 Corridor (Sub-Area A)
- Primary Uses: **Multifamily Residential**, Shops, Offices, Commercial/Office
- Secondary Uses: **Parks and Green/Gathering Space, Townhouses & Residences**, Institutional/University/Civic
- Current Zoning: MU-V
- Proposed Zoning: R-6-CZD



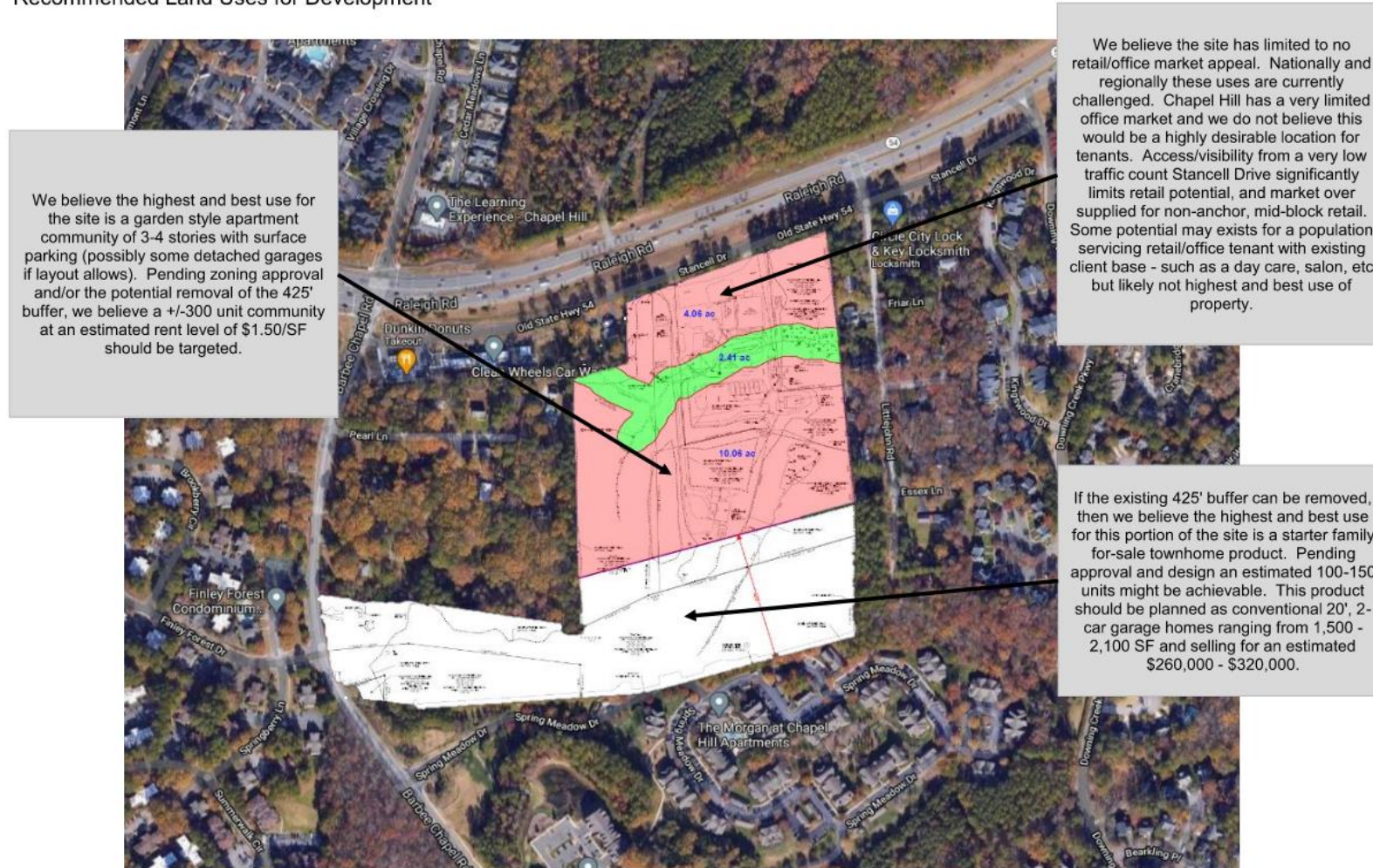
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SITE HISTORY

HIGHEST AND BEST USE

Woodmont Highest and Best Use Study completed by Noell Consulting Group
Presented to Town of Chapel Hill Council Committee on Economic Sustainability February 12, 2021

Exhibit 26
Recommended Land Uses for Development



SOURCE: Noell Consulting Group

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PROPOSED PLAN
PLAN RENDERING

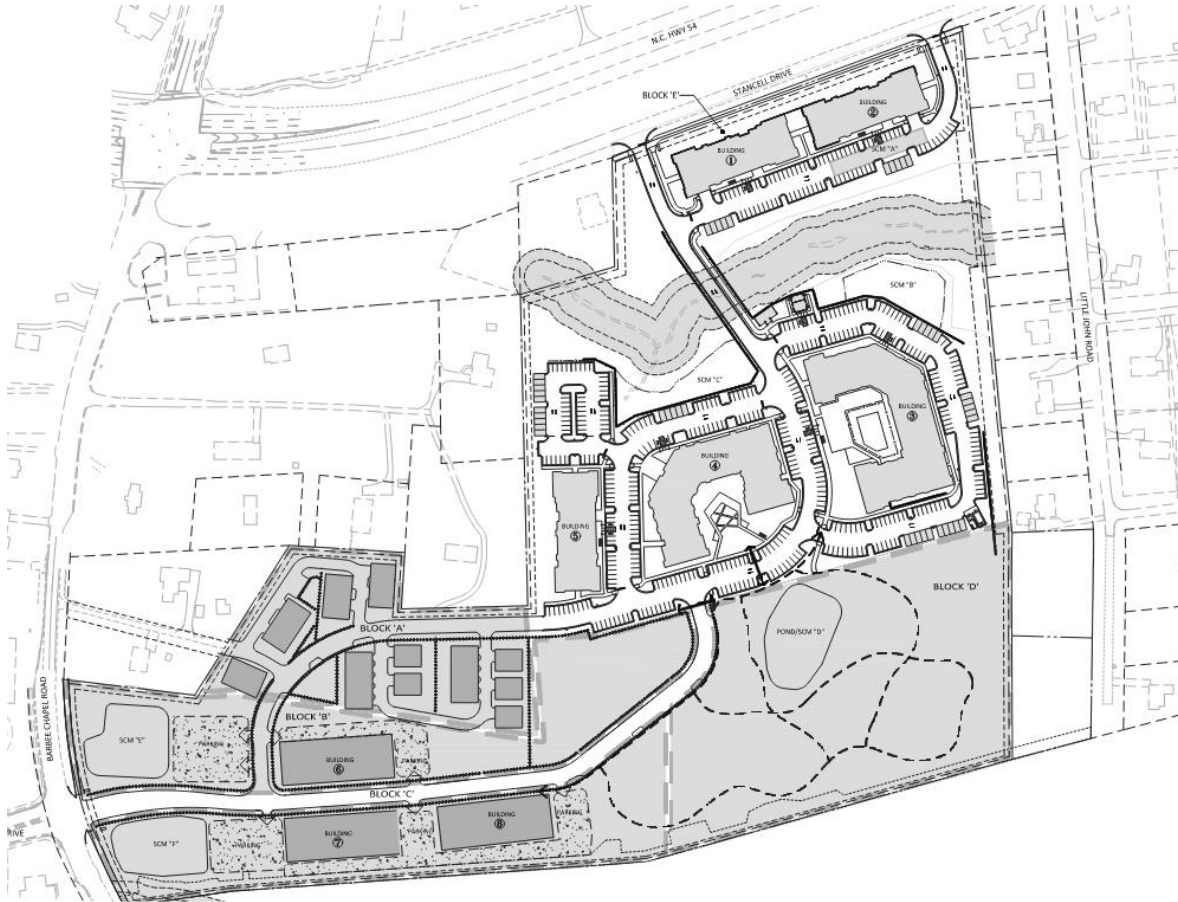


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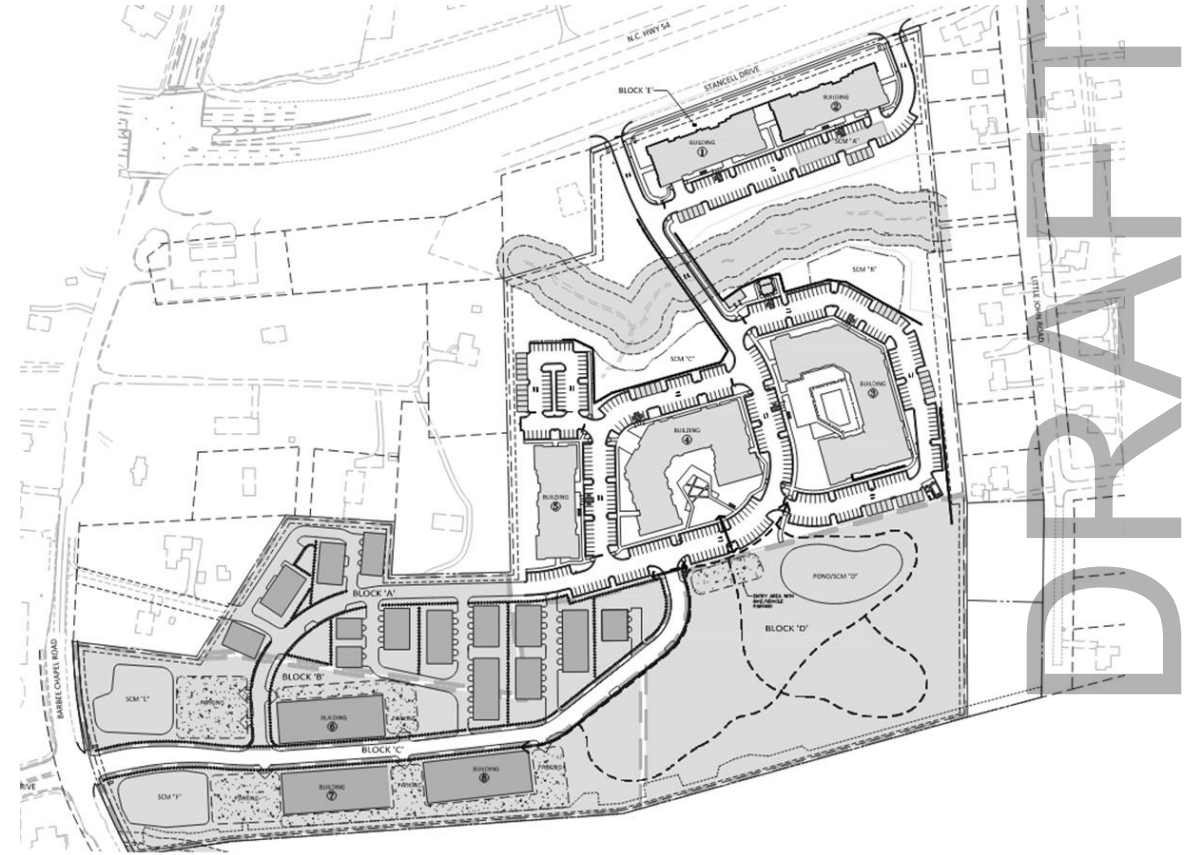
PROPOSED PLAN

BLOCK CONCEPTS

EXAMPLE 1



EXAMPLE 2



PROPOSED PLAN
BLOCK CONCEPTS

EXAMPLE 1



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PROPOSED PLAN

BLOCK D CONCEPTS



PROPOSED PLAN

COMPLETE COMMUNITIES

Land Use and Housing

- > Meets FLUM goals for multifamily residential
- > 390-500 units / 11-15 dwelling units per acre

Mix of Housing and Affordability

- > Affordable Housing
 - Option 1: 36 units (10% of the market rate units) will be rented at affordable rates based on 60% AMI (16 units) and 80% AMI (16 units)
 - Option 2: 26 units (7% of the market rate units) will be rented at 60% AMI
- > Mix of housing types – Apartments and townhome-style multifamily

Walkable and Bikeable

- > Multi-use paths along Stancell Dr and Barbee Chapel Rd
- > Network of trails through open space
- > Two connections to Barbee Chapel Apartments
- > Connectivity to Stancell Dr and Barbee Chapel Rd

Bus lines

- > Nearby transit across Barbee Chapel Rd
- > Coordination with Finley Forest



PROPOSED PLAN

COMPLETE COMMUNITIES

Parking

- > Tuck under garage parking where possible with topography to reduce impervious
- > Parking will fall within LUMO minimum and maximum

Quality Design and Placemaking

- > Over 5.8 acres of contiguous land preserved for open space, recreation, and tree preservation (Block D)
- > Amenity courtyards
- > Continuous main street from Barbee Chapel Apartments through Hillmont

Respectful of Surrounding Neighborhoods

- > Coordination with adjacent Barbee Chapel Apartments
- > Increased buffer adjacent to majority of Little John Road single family homes

Respect for Natural Landscapes

- > Stream restoration
- > Block D open space

Energy Management

- > 3% of parking is EV and 20% is EV ready
- > Green Globe certification, all electric residential units, LED lighting, programmable thermostats



QUESTIONS



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