

Meridian Lakeview

Chapel Hill
Town Council

October 11th, 2023

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BRYAN PROPERTIES

NorthView Partners
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT

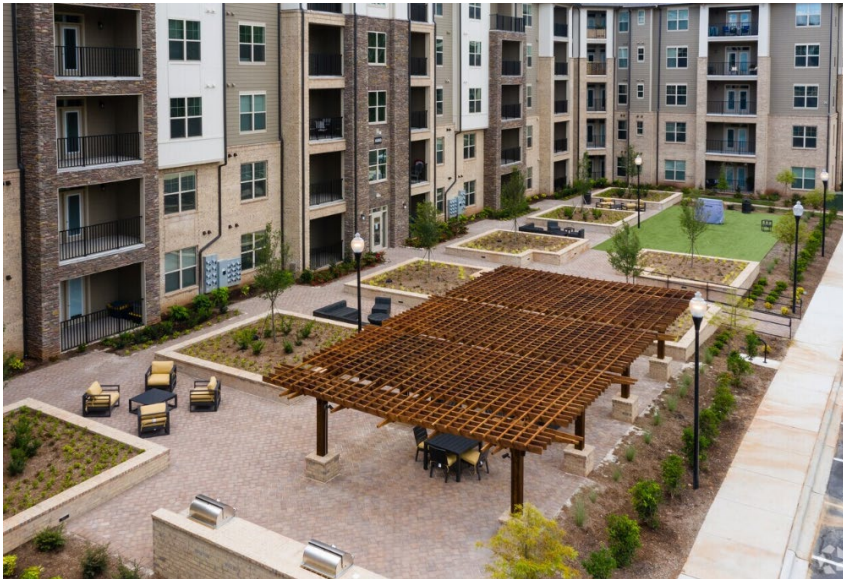
BRYAN PROPERTIES



Meridian Lakeview

NorthView Partners

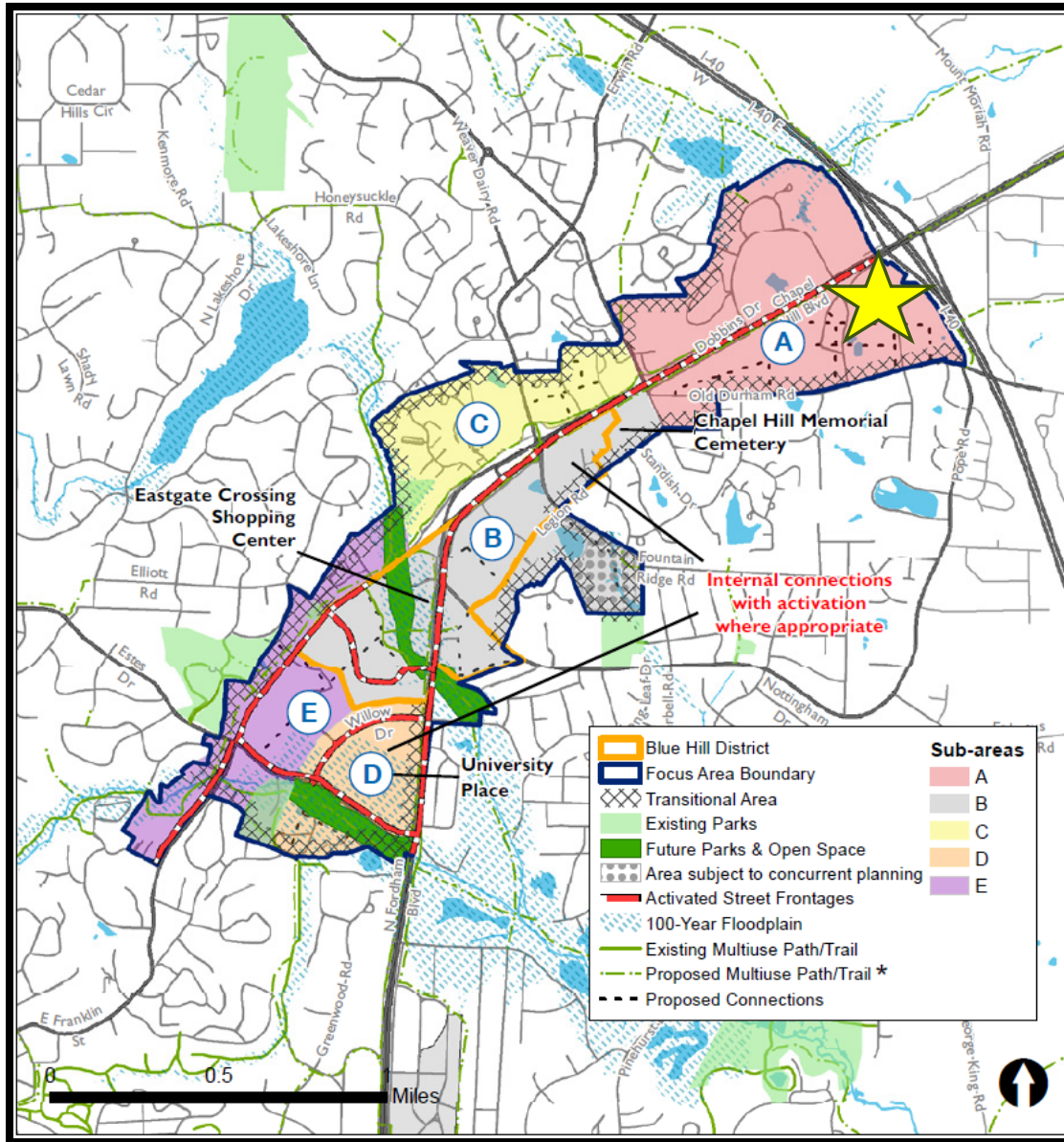
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Meridian Lakeview

FLUM

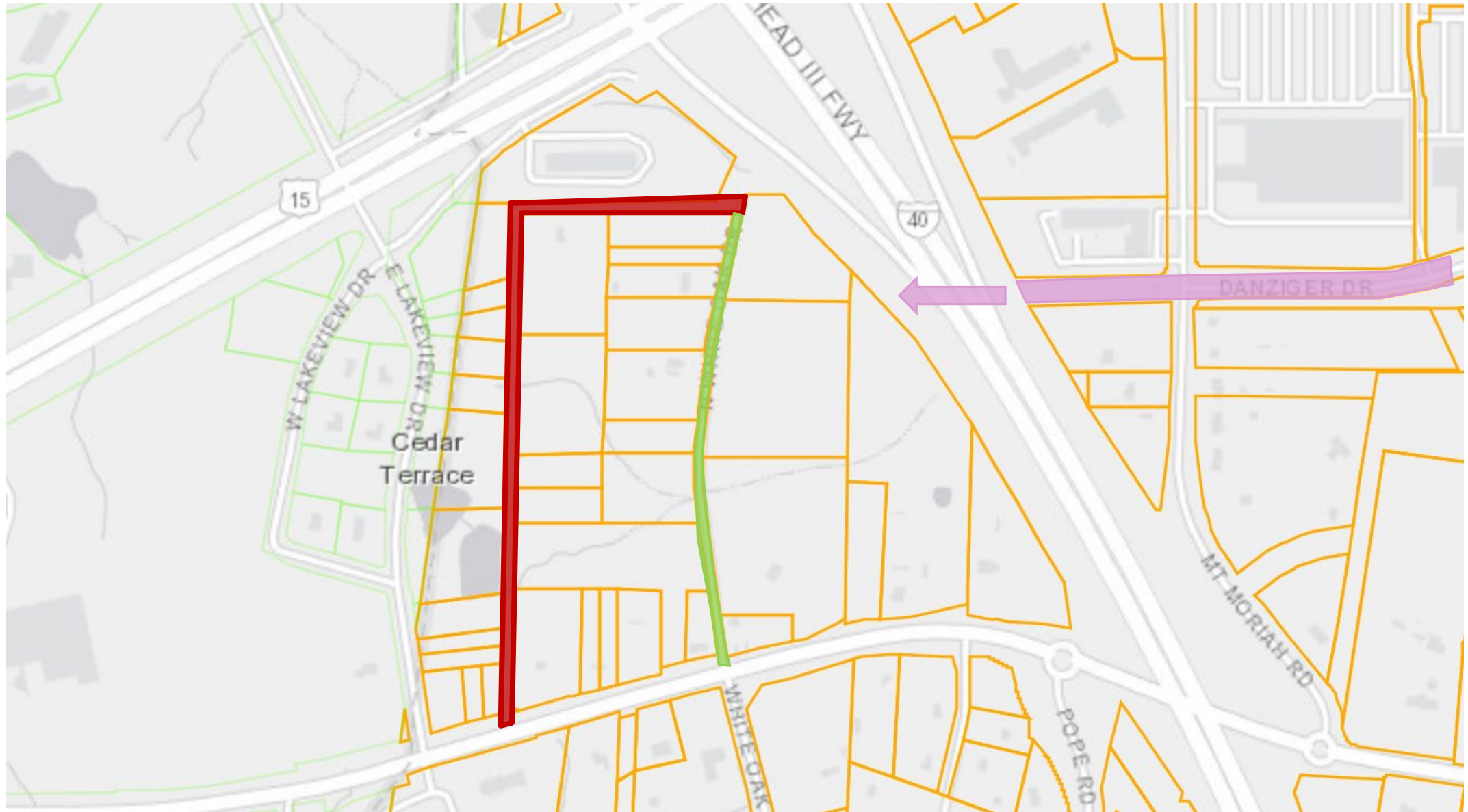


Character Types and Height in 2050: North 15-501 Corridor

● Primary (predominant land uses)
 ○ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	○	○	○	○
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/University/Civic	○	○	○	○	○
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

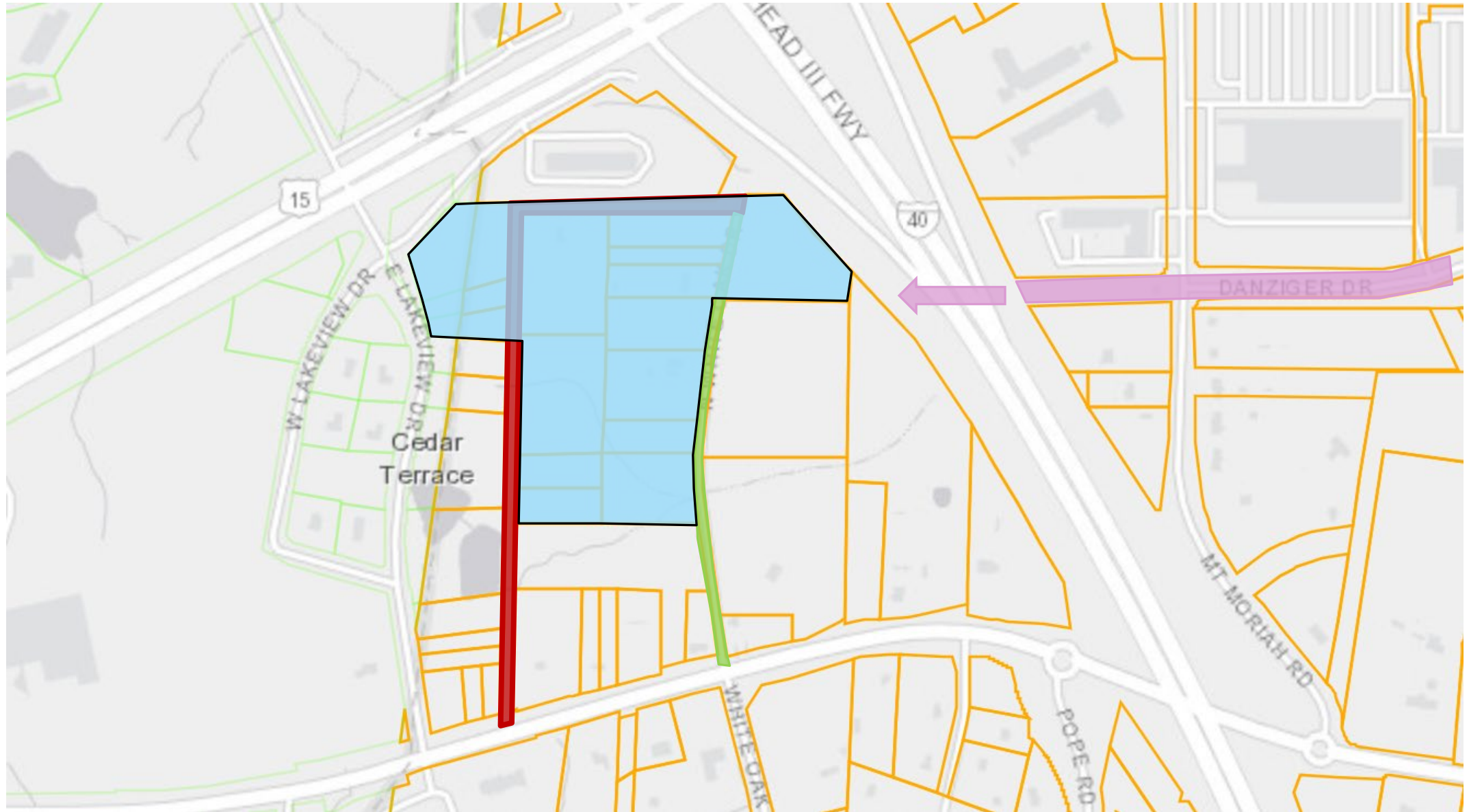
Pre-Established Road Network



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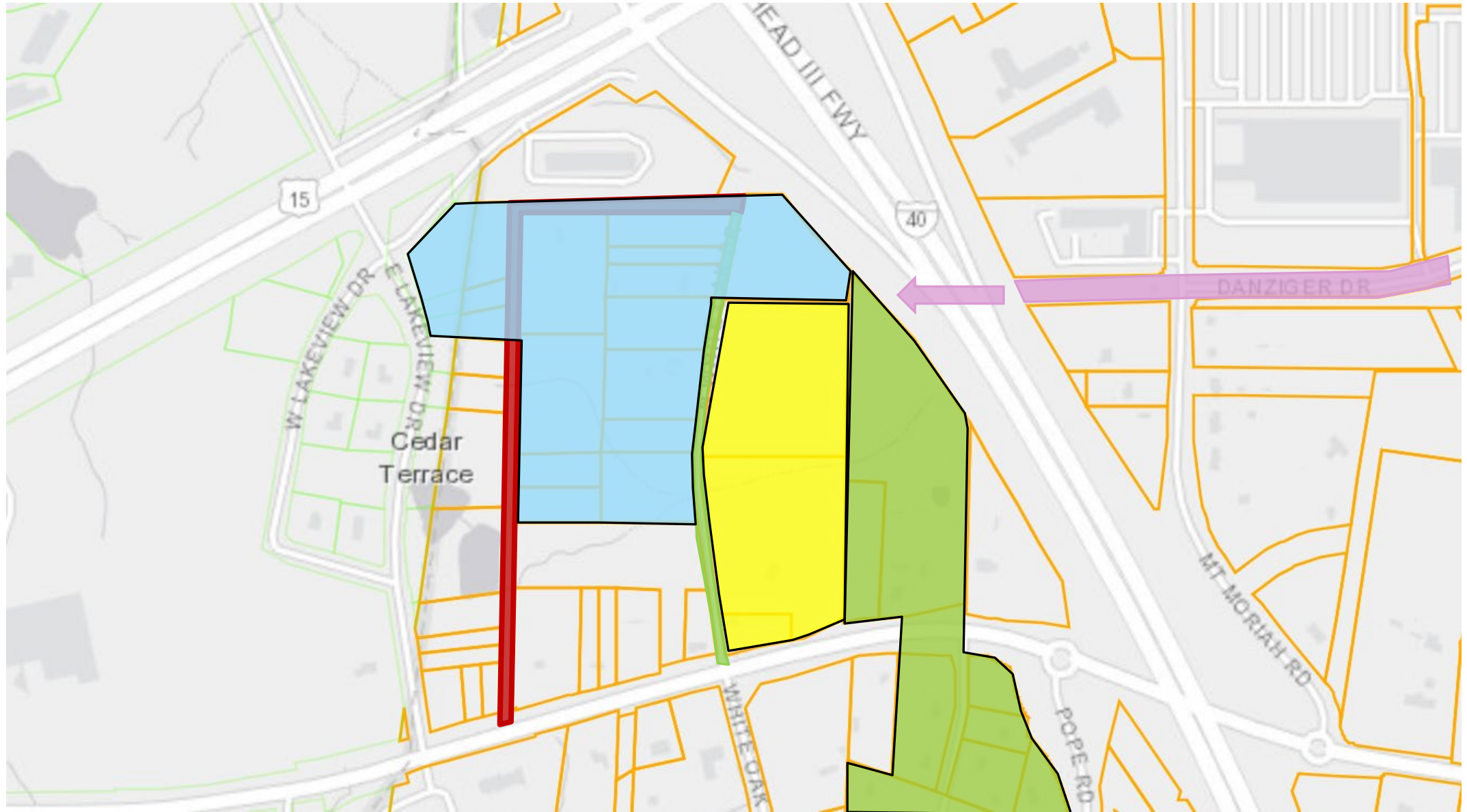
Site Boundary



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Development Activity



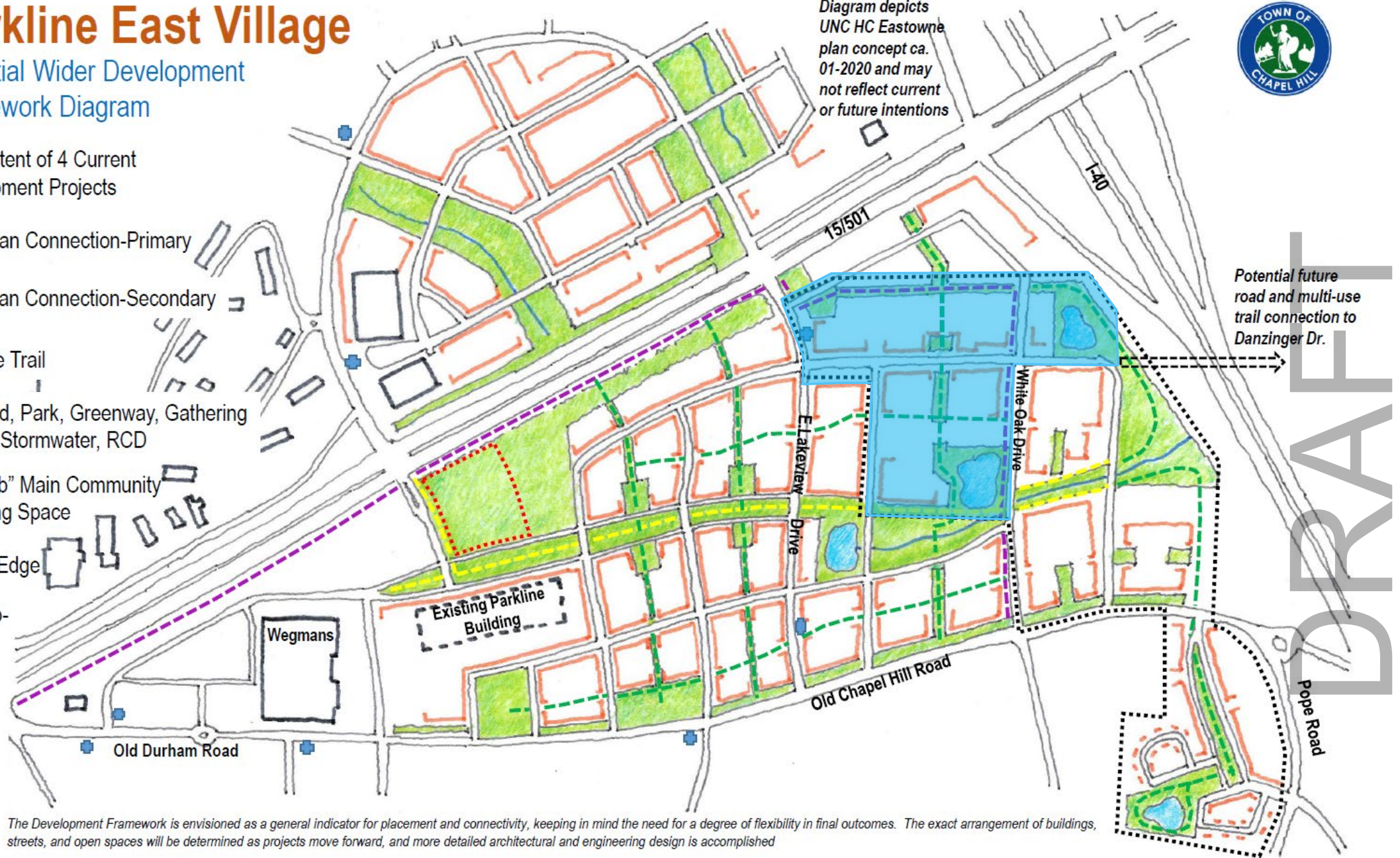
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B Parkline East Village

Potential Wider Development Framework Diagram

- Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Gathering Spaces, Stormwater, RCD
- "The Hub" Main Community Gathering Space
- Build-to Edge
- Bus Stop-current

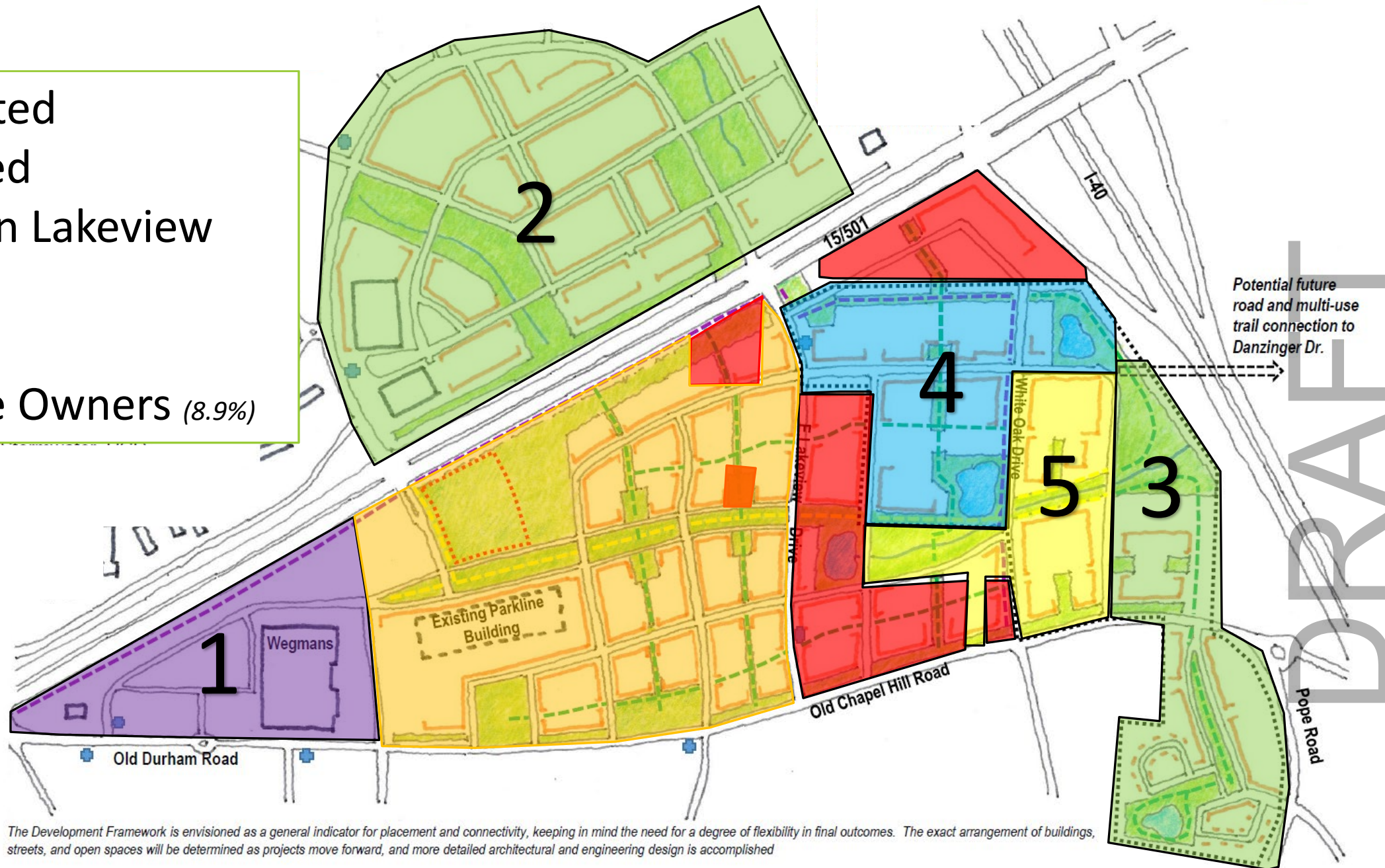


9-12-22

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

Meridian Lakeview

- Completed
- Approved
- Meridian Lakeview
- For-Sale
- SECU
- Multiple Owners (8.9%)



9-12-22

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Site Plan



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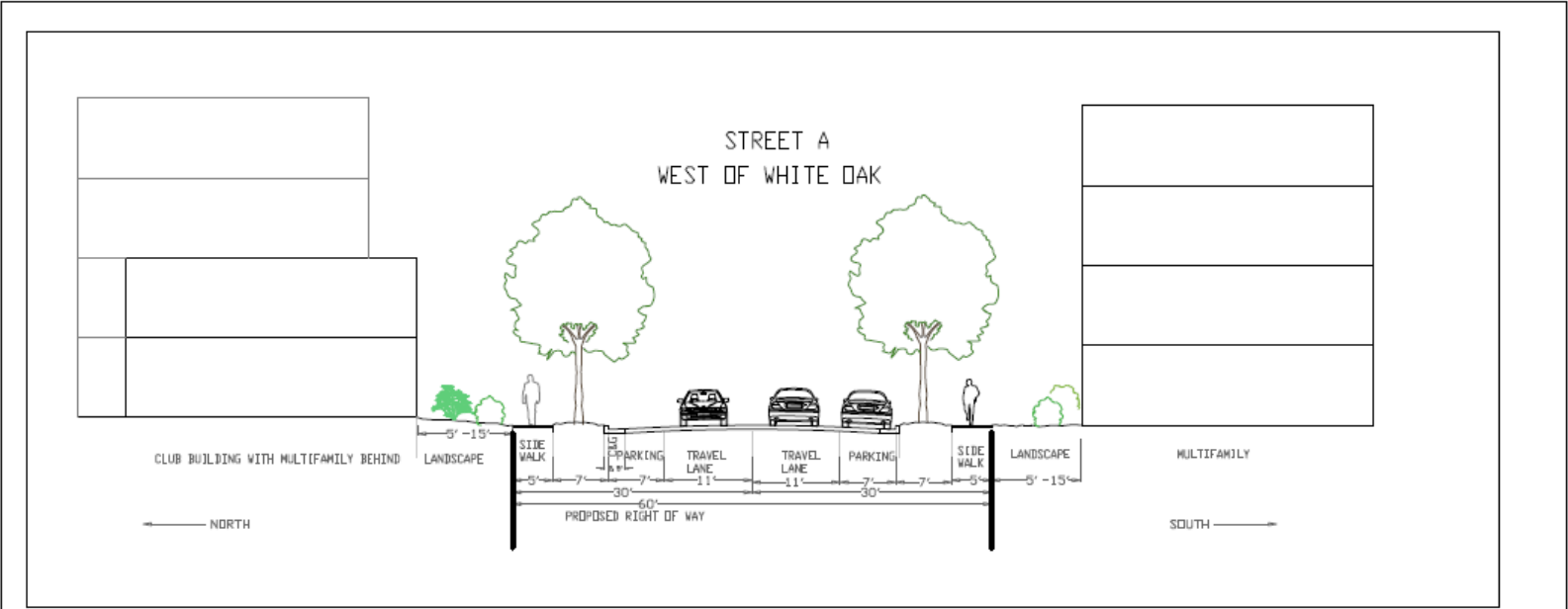
Streetscape Rendering



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Cross Sections – Street “A”



Community Green



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Affordable Housing Options

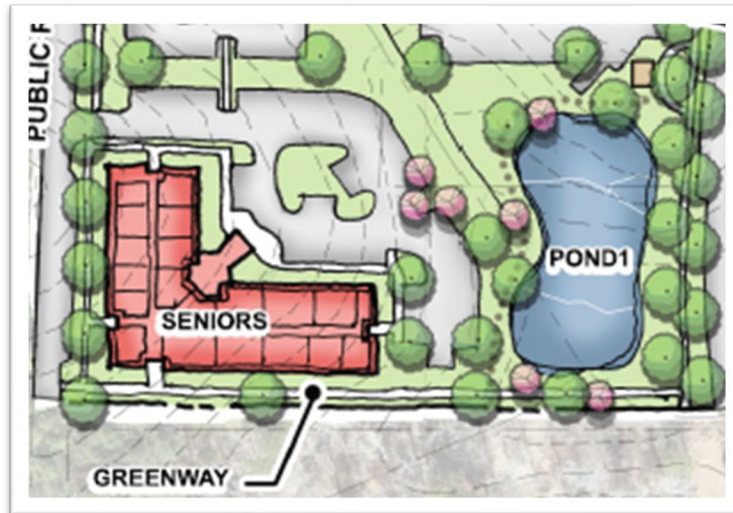
72 Affordable Senior Units via LIHTC (Low Income Housing Tax Credits)

- Partner with a Local LIHTC Developer
- Units restricted to Seniors (over 55 years of age)
- Leased to households with an average income of 60% AMI ranging between 20% - 80% AMI
- 316 Market Rate Units *15% = 48 Recommended Affordable Units
(24 Affordable Units applied to future neighborhood)

Or

24 For-Sale Townhomes

- 8 Townhomes sold to Households with income not exceeding 65% AMI
- 8 Townhomes sold to Households with income not exceeding 80% AMI
- 8 Townhomes sold to Households with income not exceeding 100% AMI



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Trees and Thank You



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Appendix

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Streetscape Rendering



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Southern Village Stormwater Pond



Meridian Lakeview

Southern Village 312 Acres

Parkline East 182 Acres

Meridian Lakeview 15 Acres

*Meridian Lakeview is ~8.3% of
Parkline East Village*



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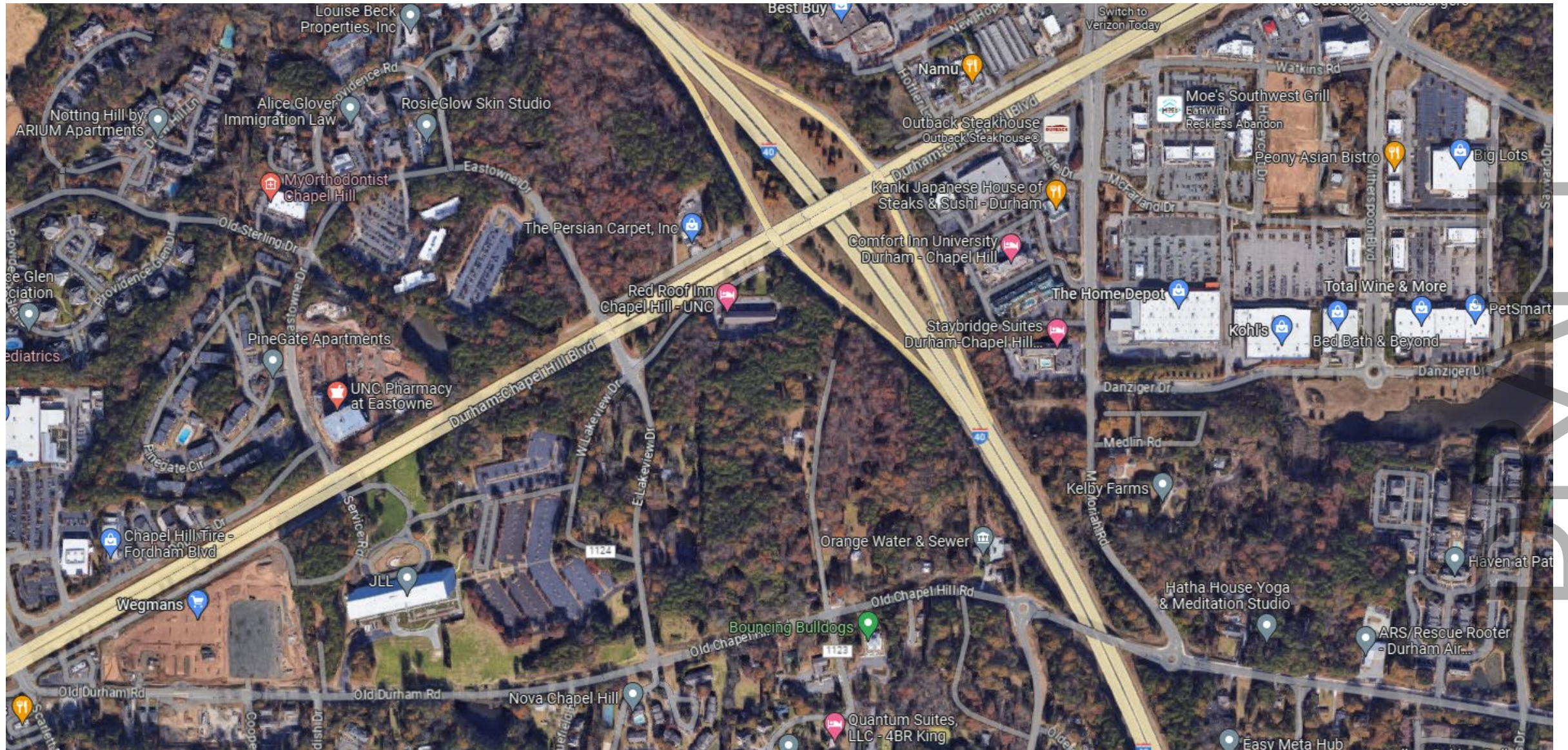
Southern Village Fire Hydrant Access



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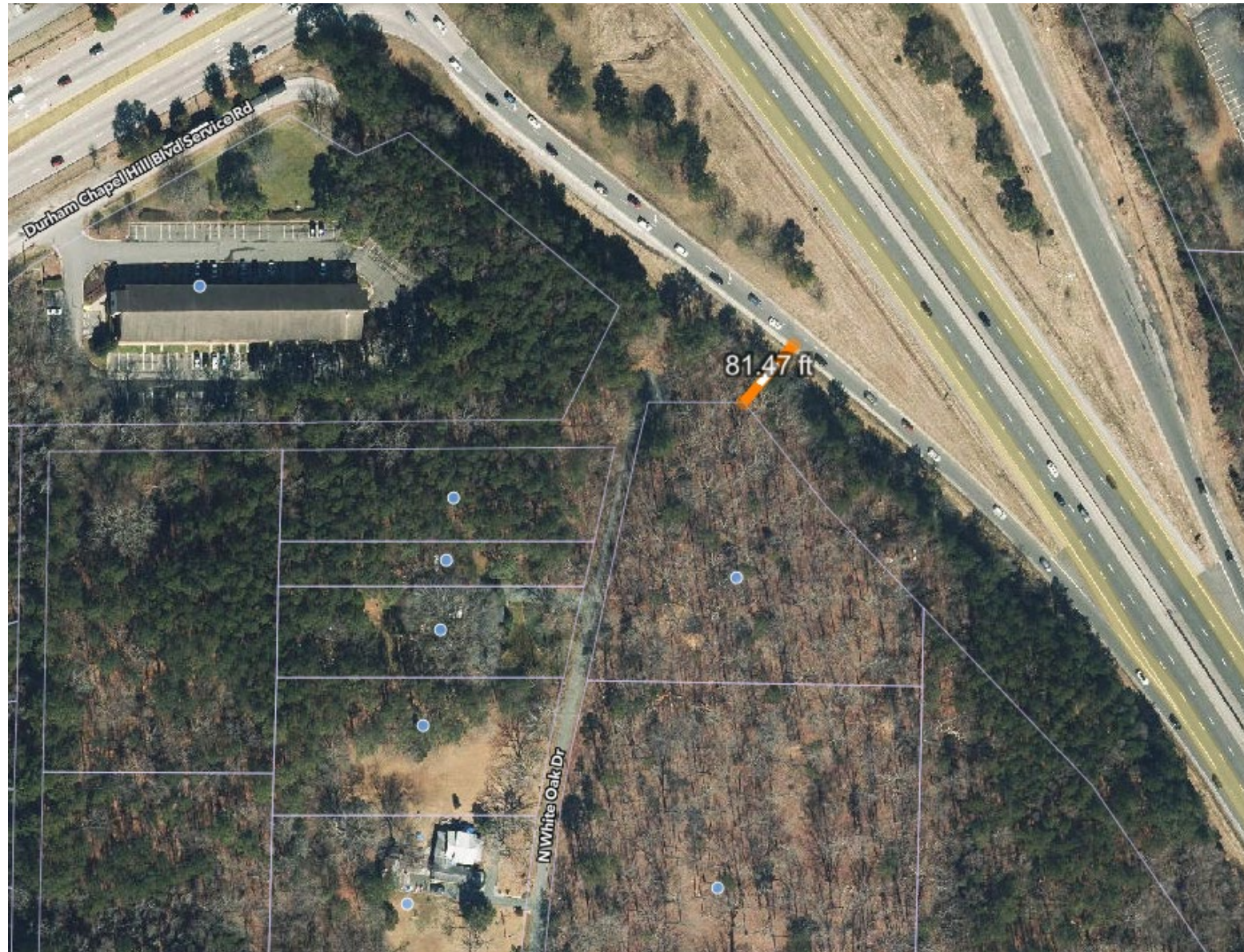
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Area Map



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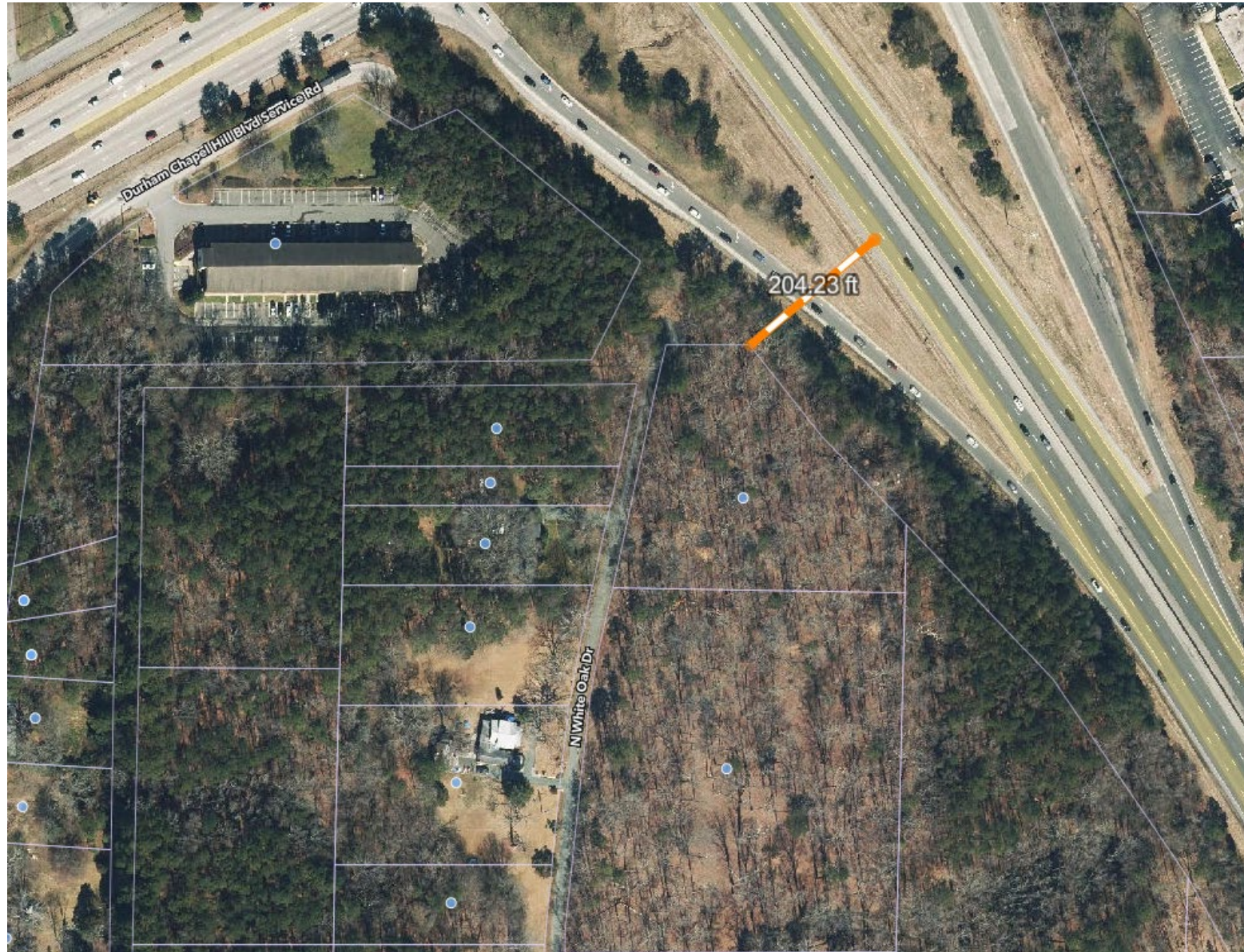
Interstate 40 Buffer



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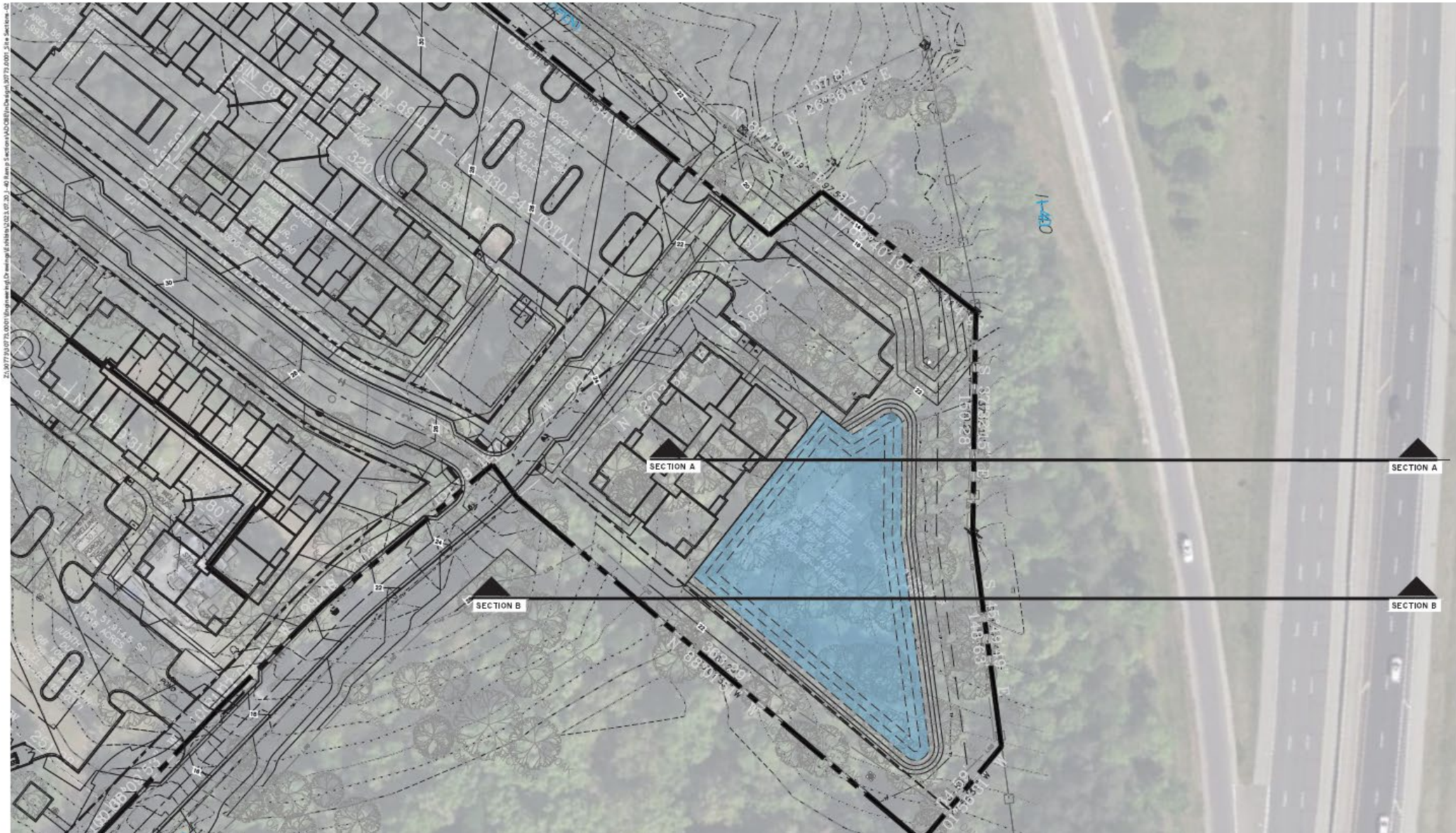
Interstate 40 Buffer



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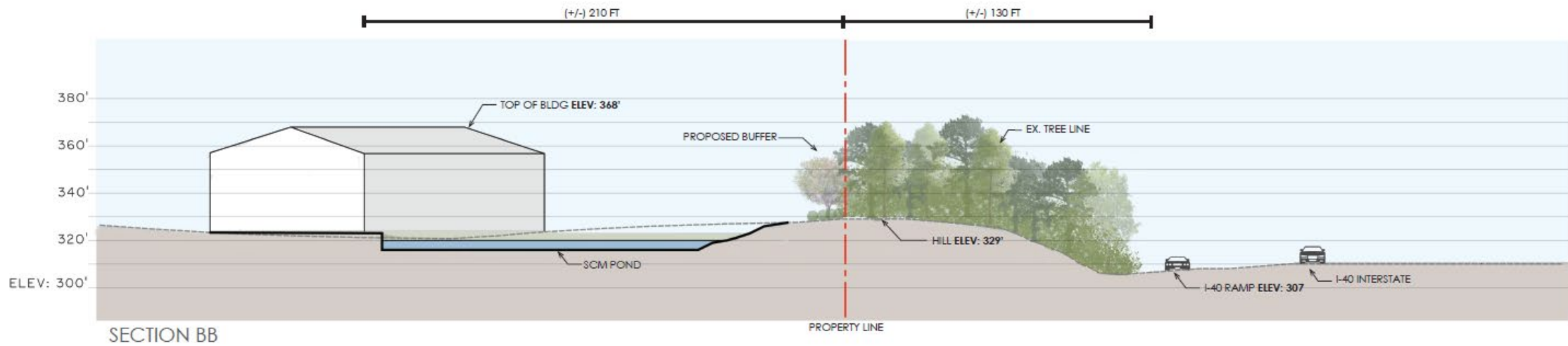
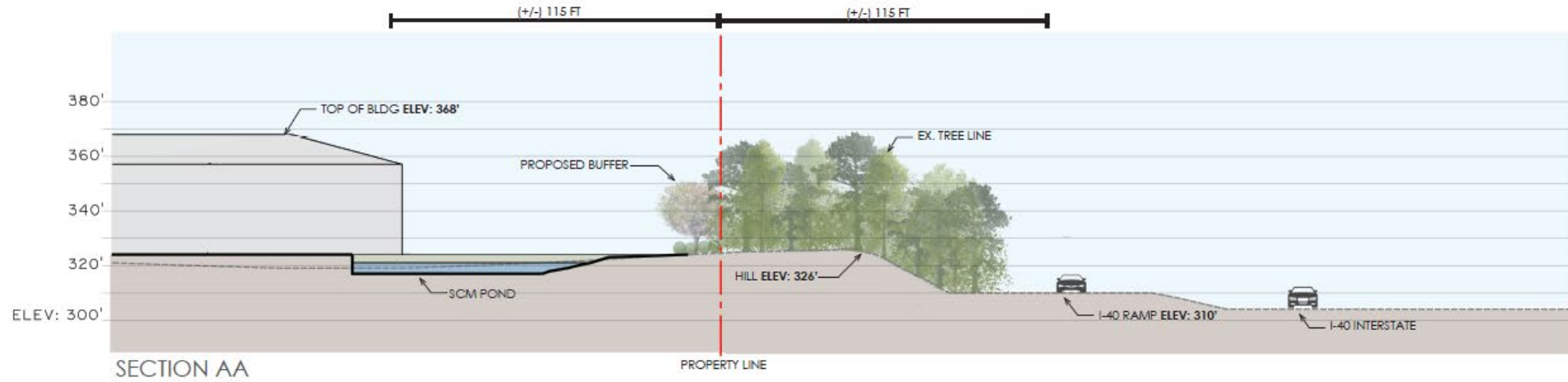
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Interstate 40 Buffer

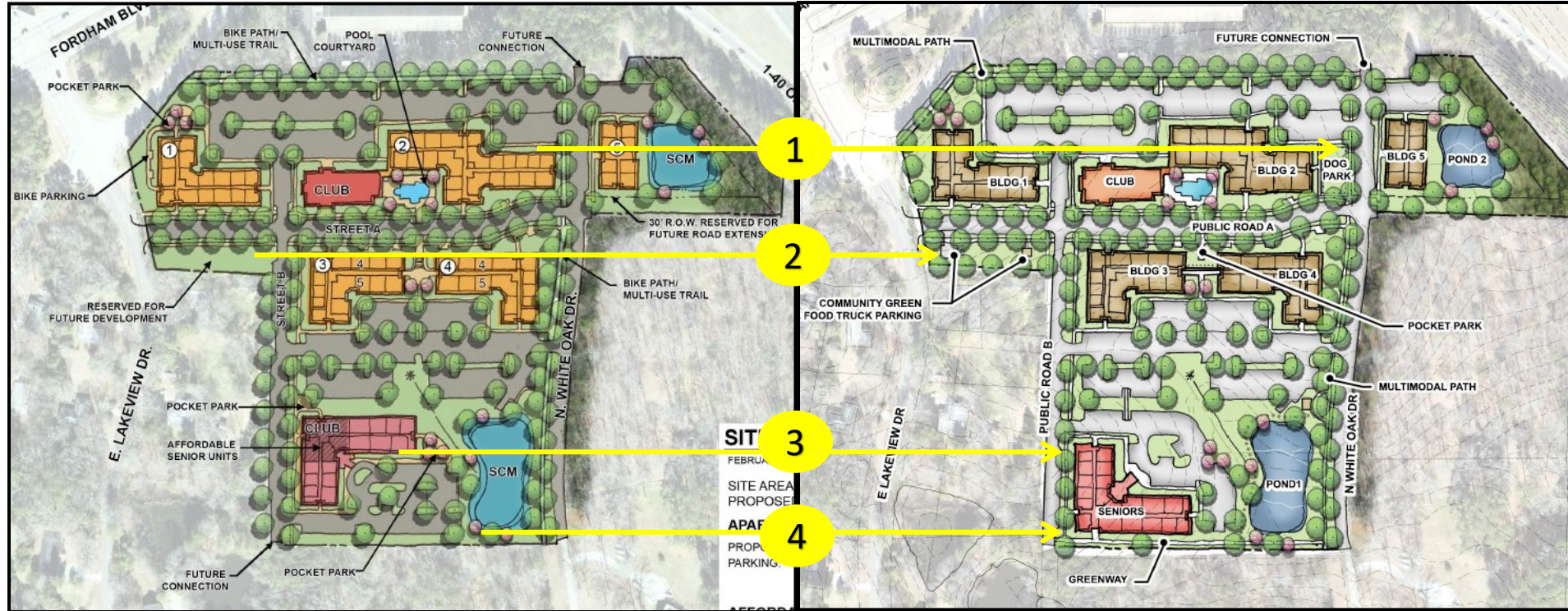


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Concept Plan – 02/22/22

Current Plan – 09/20/23



Building 2



Dog Park with Covered Seating and Trees

Reserved for Future Development



Community Green with Food Truck Parking

Senior Housing Facing Parking



Rotated to "Front on Greenway"

Greenspace



Linear Greenway Park – Increasing pedestrian connectivity Within Parkline East

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Property Assemblage



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