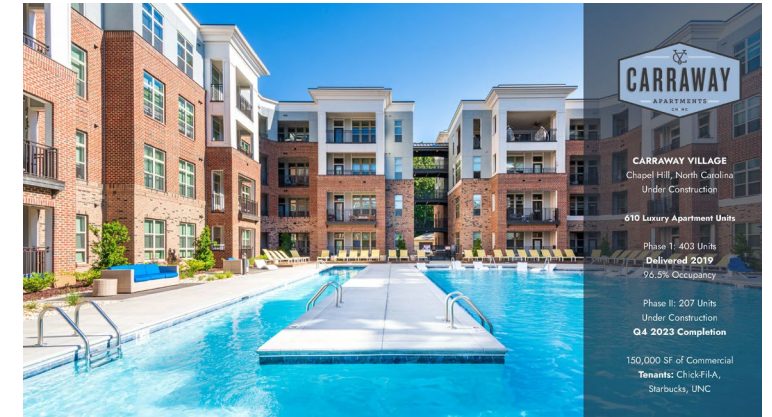
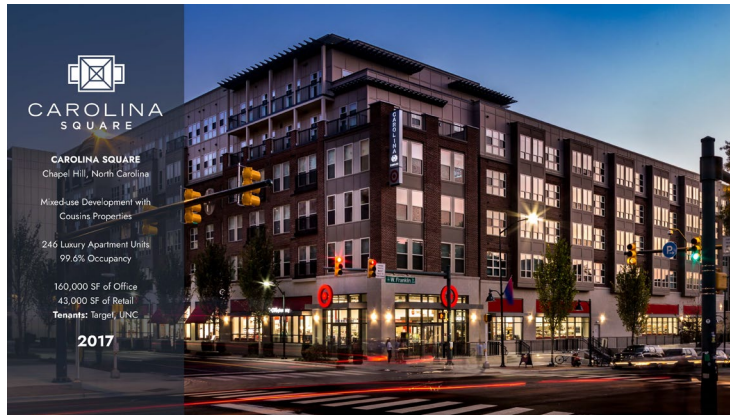




HILLMONT

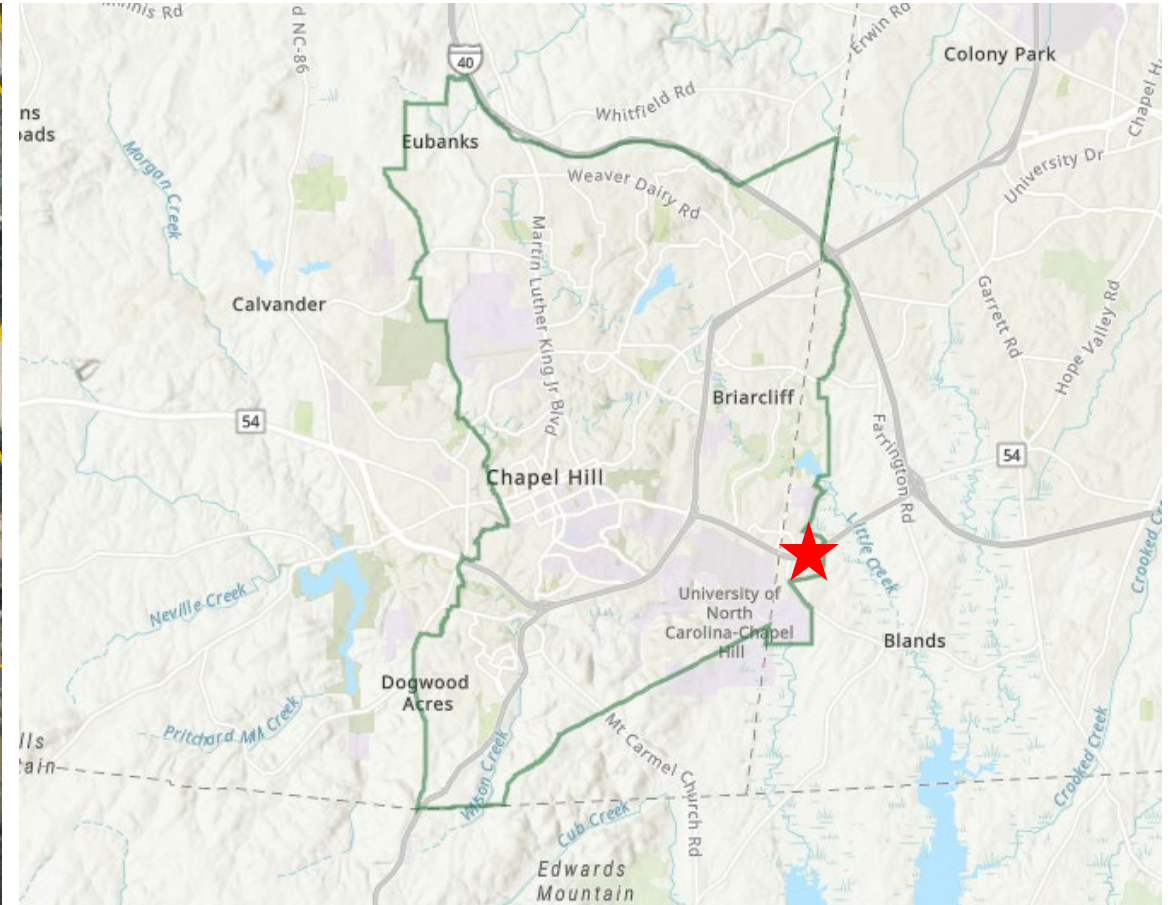
CHAPEL HILL, NORTH CAROLINA
COUNCIL HEARING
OCTOBER 11, 2023



Northwood Ravin Chapel Hill Communities

EXISTING CONDITIONS

LOCATION



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

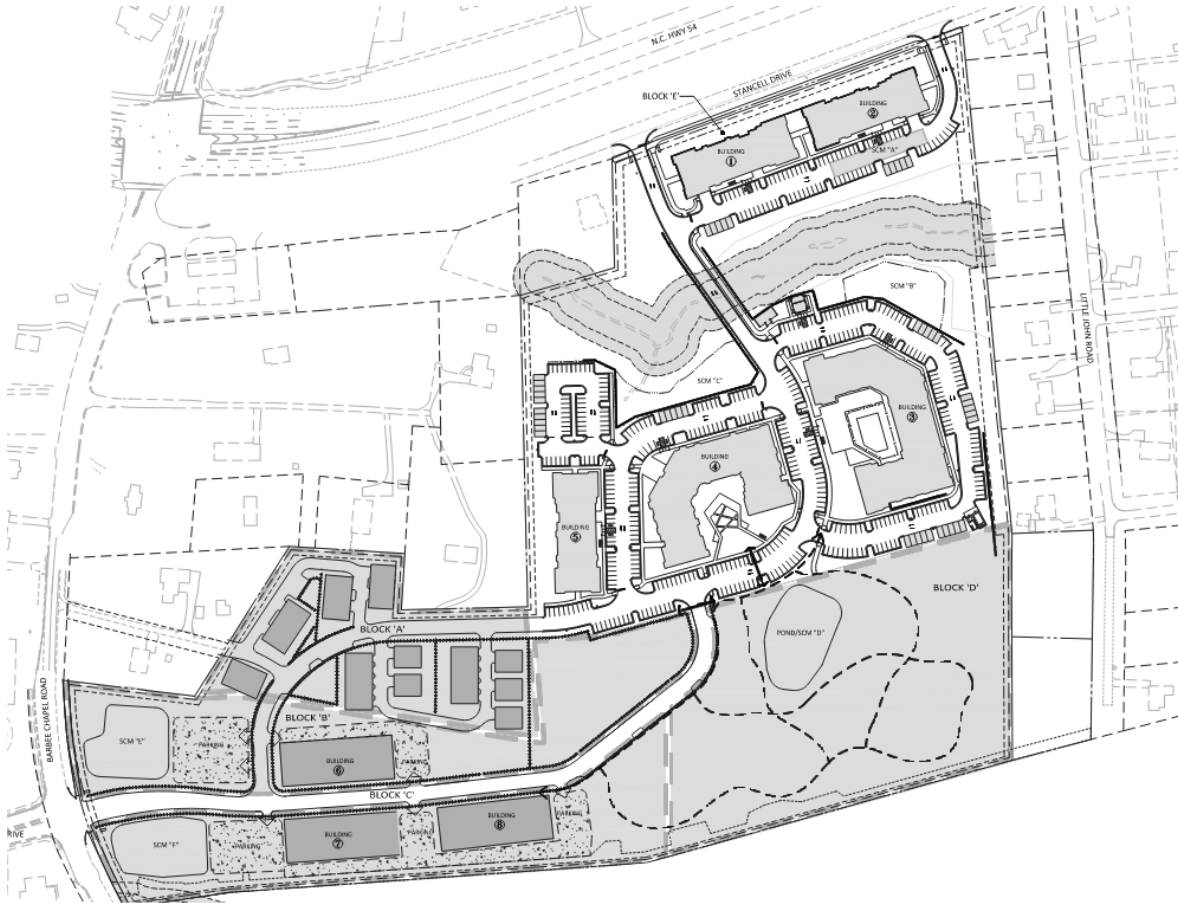
PROPOSED PLAN PLAN RENDERING



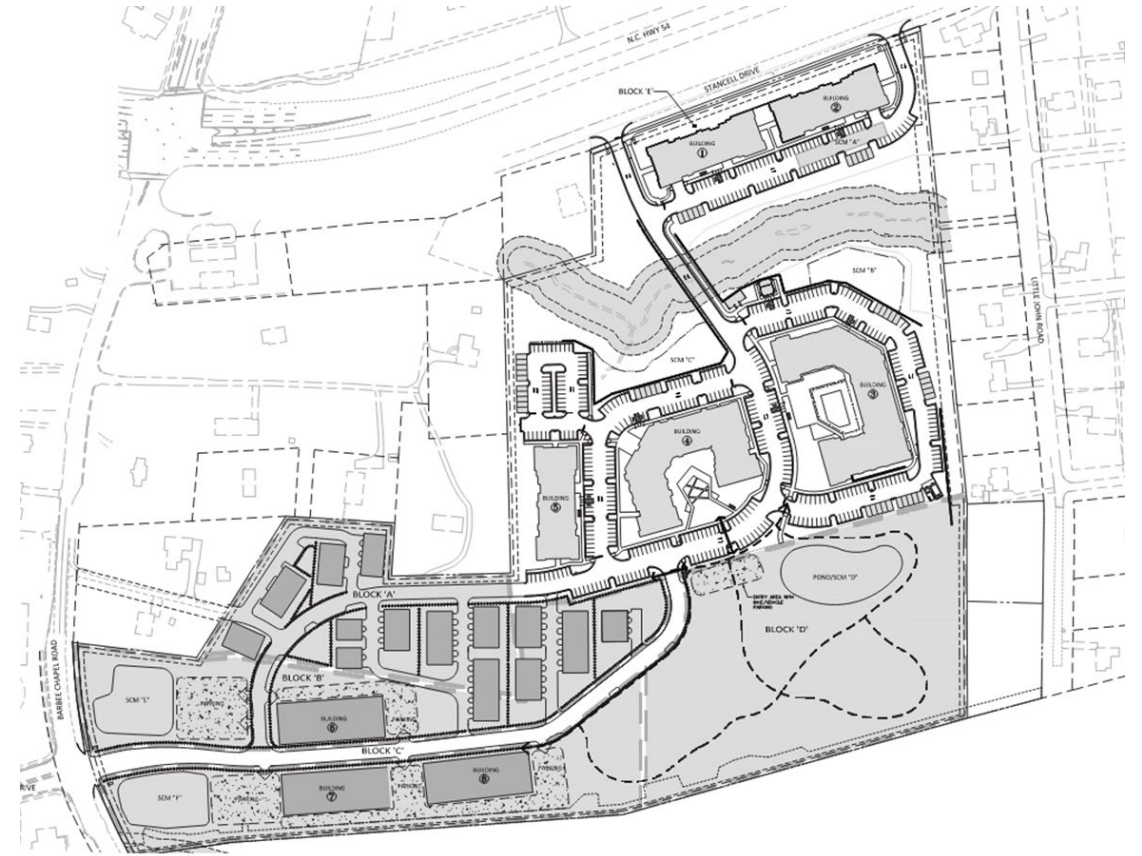
PROPOSED PLAN

BLOCK CONCEPTS

EXAMPLE 1



EXAMPLE 2



PROPOSED PLAN
BLOCK CONCEPTS

EXAMPLE 1



PROPOSED PLAN
AERIAL RENDERING



PROPOSED PLAN

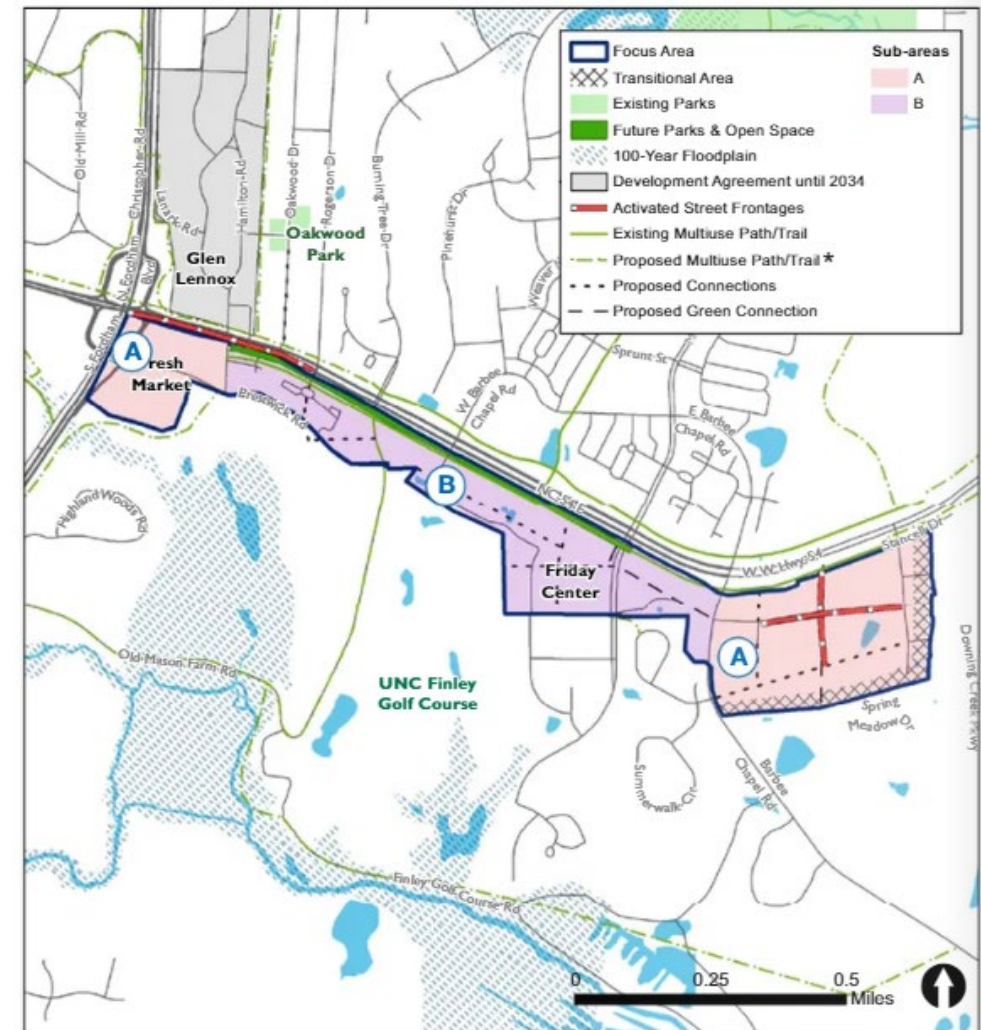
BLOCK D CONCEPTS



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



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

- > Mix of rental housing types – apartments, townhomes, cottages
- > Affordable Housing
 - Option 1: 36 units* (10% of the market rate units) will be rented at affordable rates based on 60% AMI (18 units) and 80% AMI (18 units)
 - Option 2: 26 units* (7% of the market rate units) will be rented at 60% AMI

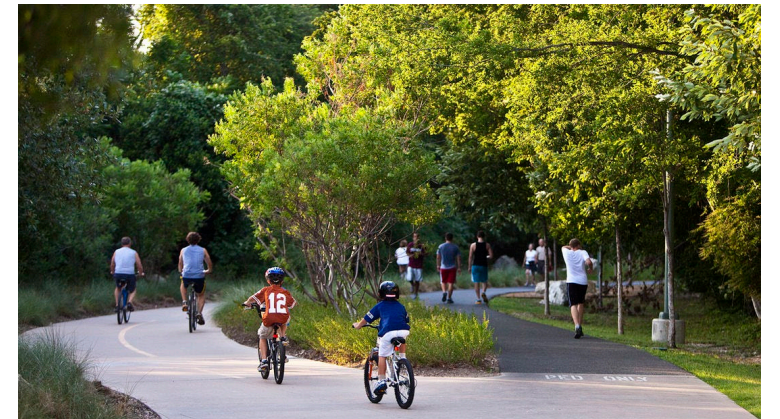
*Number of units above based on 390 units, if more units are constructed the number of affordable units increases respectively.

Parking

- > Tuck under garage to reduce impervious
- > Parking within LUMO minimum and maximum

Walkable and Bikeable

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



PROPOSED PLAN

COMPLETE COMMUNITIES

Bus lines

- > Nearby transit across Barbee Chapel Rd

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 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



PROPOSED PLAN

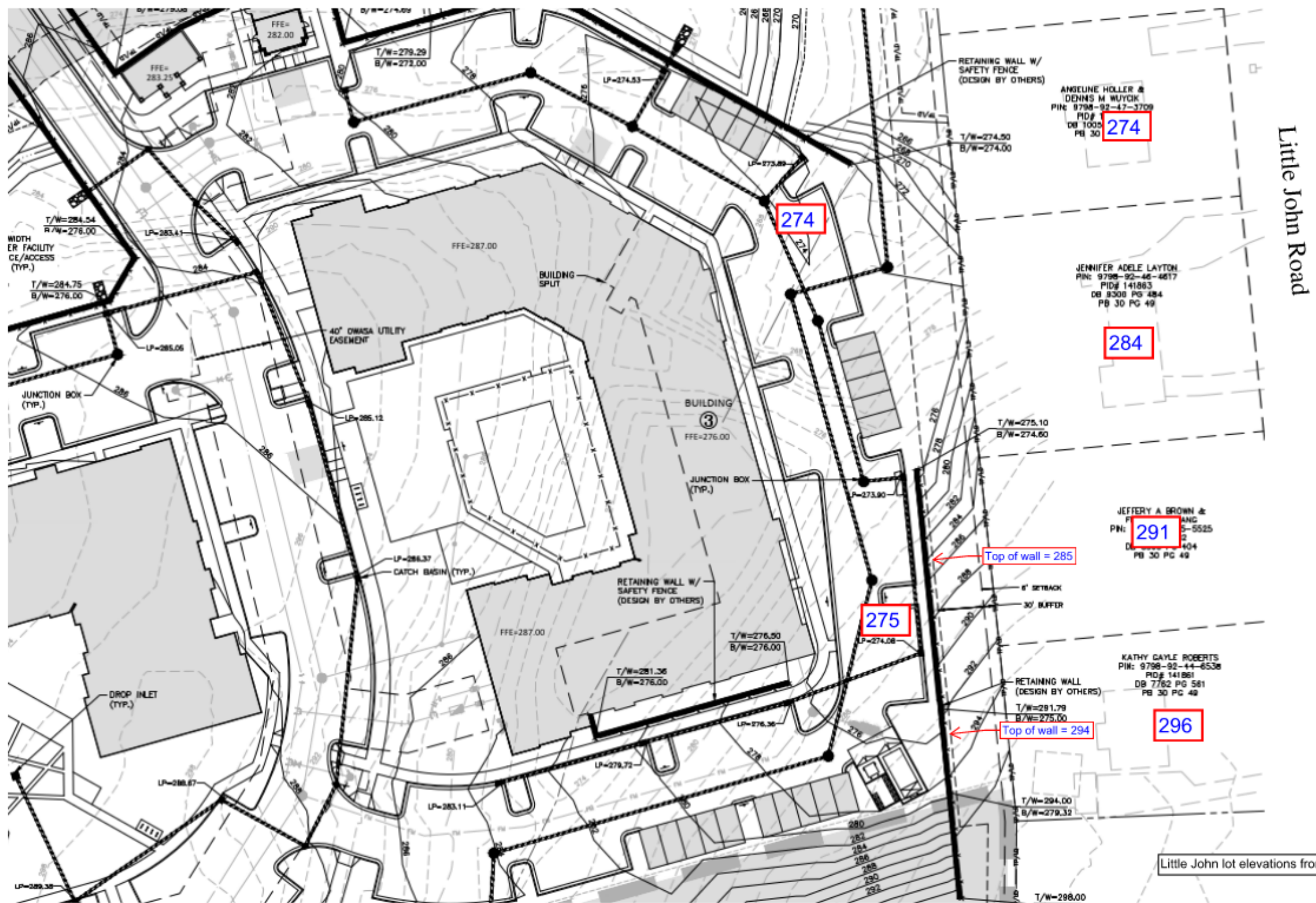
TRANSPORTATION IMPROVEMENTS



- Construct a 75' northbound right-turn lane

- Extend westbound left-turn lane on NC 54 to provide 250' of storage
- Restripe Little John Road between NC 54 and Stancell Drive to provide separate left and right-turn lanes

- Restripe Eastbound approach to provide separate left and right-turn lanes extending to Springberry Lane
- Construct a 100' southbound left-turn lane on Barbee Chapel Road
- Construct a 100' northbound left-turn lane on Barbee Chapel Road



Little John Road

ANGELO HOLLER &
DENNIS M WUYCK
PIN: 9798-92-47-3709
PID# 141863
DB 8300 PG 484
PB 30 PG 49
274

JENNIFER ADELE LAYTON
PIN: 9798-92-46-4617
PID# 141863
DB 8300 PG 484
PB 30 PG 49
284

JEFFERY A BROWN &
ANG
S-5525
DB 7762 PG 581
PB 30 PG 49
291

KATHY GAYLE ROBERTS
PIN: 9798-92-44-6538
PID# 141861
DB 7762 PG 581
PB 30 PG 49
296

Top of wall = 285

Top of wall = 294

Little John lot elevations from Durham GIS

