

# Meridian Lakeview

Chapel Hill  
Town Council

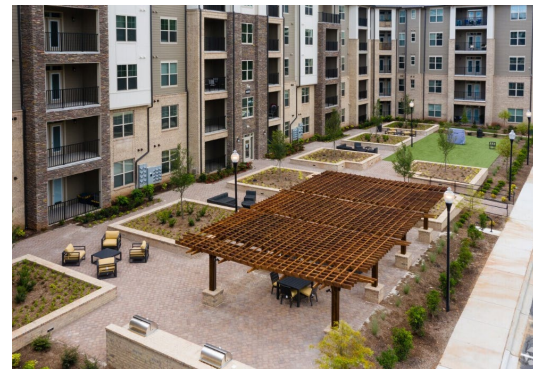
November 15<sup>th</sup>, 2023



# BRYAN PROPERTIES

# NorthView Partners

DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT



Meridian Lakeview



# Town Council Feedback from October 11<sup>th</sup>, 2023

## Council Feedback

### Affordable Housing

- Questions on LIHTC in Durham County and what happens if not awarded after 5 submissions

### Greenway Connectivity

- Council recommended adding a Pedestrian Path to Chapel Hill Crossing
- Connectivity between buildings

### Parking / Impervious Surface

- Concerns of too much parking and too much impervious surface

### Recreation

- Council recommended adding a Playground

## Responses

### Affordable Housing

- Scoring and Letter provided by experienced LIHTC Developer & Support from non-LIHTC Affordable Partners

### Greenway Connectivity

- Added a Pedestrian Path to Chapel Hill Crossing
- Sidewalk Details

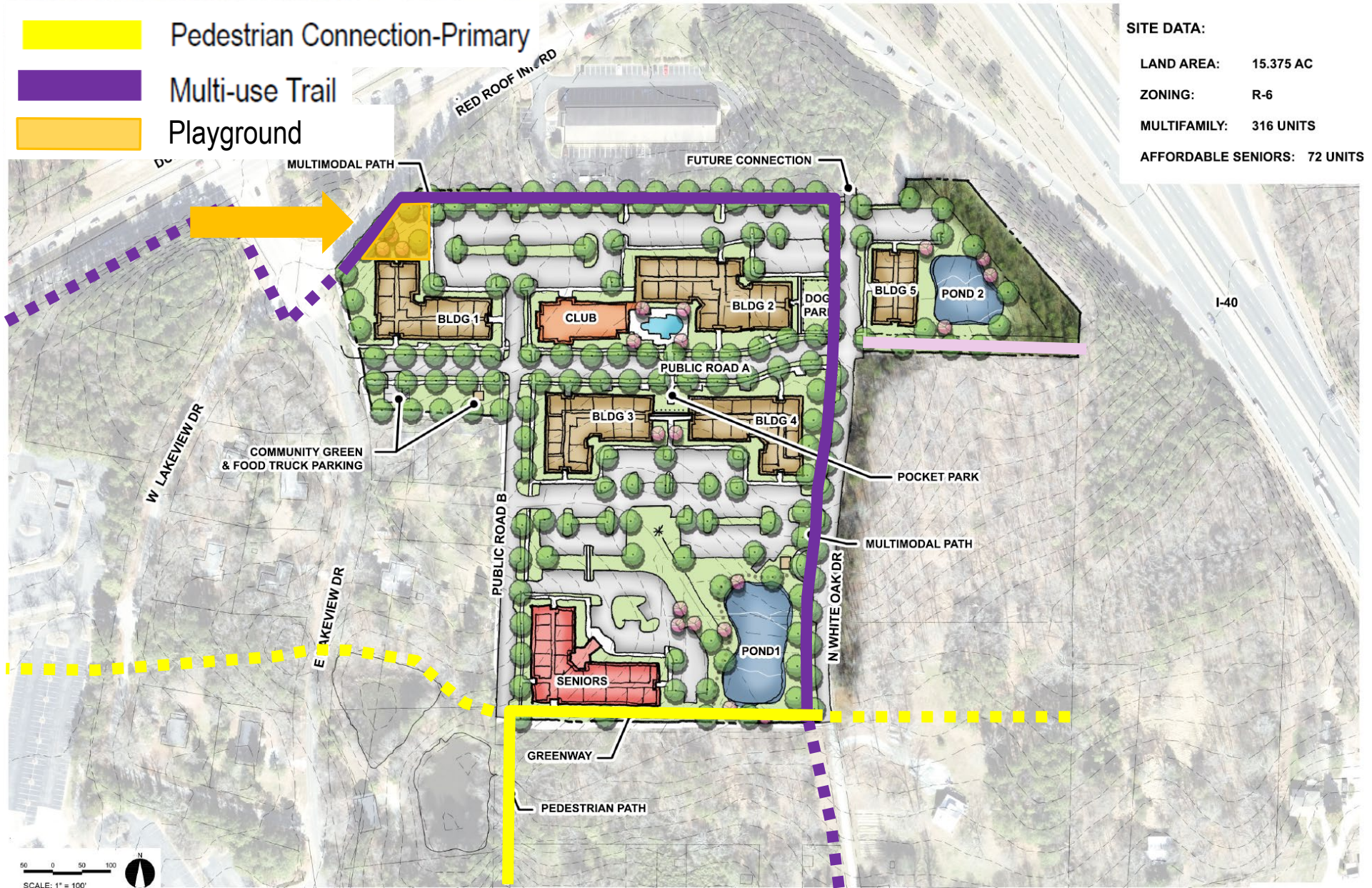
### Parking / Impervious Surface

- Onsite Parking is 1.07 spaces per unit (45 spaces below town minimum)
- Meridian Lakeview Impervious is 60%, Town standard is 70% (15 % below town standard)

### Recreation

- Playground added

# Town Council Feedback – Playground



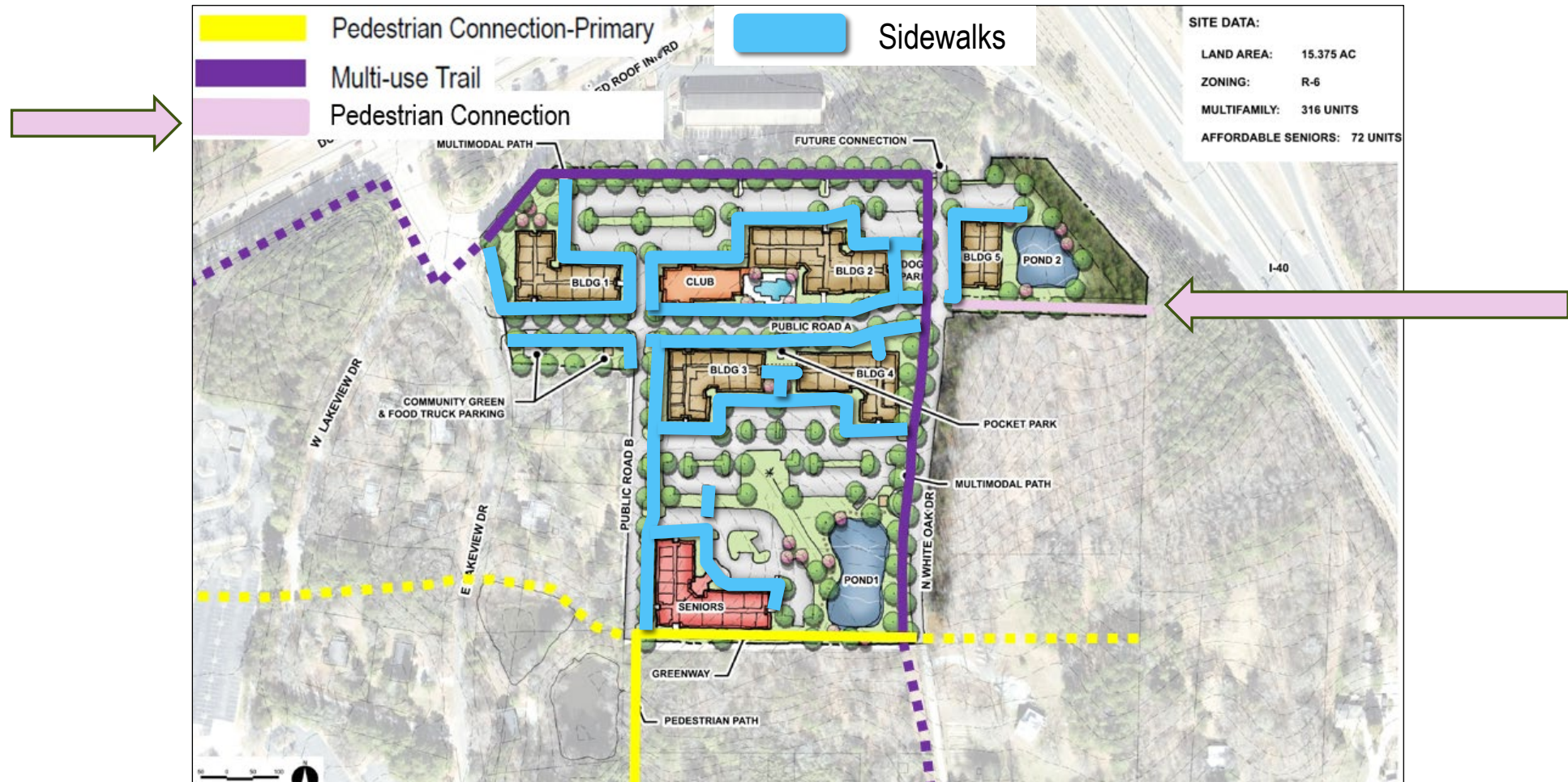
## Meridian Lakeview



# Town Council Feedback – Greenway Connectivity

## Response

- Greenway Connectivity
  - Pedestrian path to Chapel Hill Crossing added



Meridian Lakeview

## Town Council Feedback – Parking

	Meridian Lakeview
Units	388
<b>Town of Chapel Hill Minimum</b>	<b>461</b>
Onsite Surface Parking	416
<b>Parking Below Town Minimum</b>	<b>(45)</b>
On Street Parking*	99
Total Parking	515
Total Parking per Unit	<b>1.33</b>
Total Parking Per Bedroom	<b>0.90</b>

\* Meridian Lakeview is requesting a modification to count On Street parking to address the parking shortfall



# Town Council Feedback – Affordable Housing

## Council Feedback

- Affordable Housing

Questions on LIHTC in Durham County and what happens if not awarded after 5 submissions

- Response

### **LIHTC**

- Provided Site Scoring and a Letter from an experienced LIHTC developer confirming the project has an excellent opportunity for funding

### **Durham LIHTC**

- 5 projects applied for LIHTC Funding in Durham County over the past three years and 3 were awarded (60%)
- Site competes in Durham County (more funding available in the Metro Pool)

### **Land Donation**

- Habitat for Humanity is interested in building 24 for-sale townhouses should the site not be awarded LIHTC Funding.

# Meridian Lakeview

## Appendix

**BRYAN PROPERTIES**

**NorthView Partners**  
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT

**Meridian Lakeview**



# BRYAN PROPERTIES

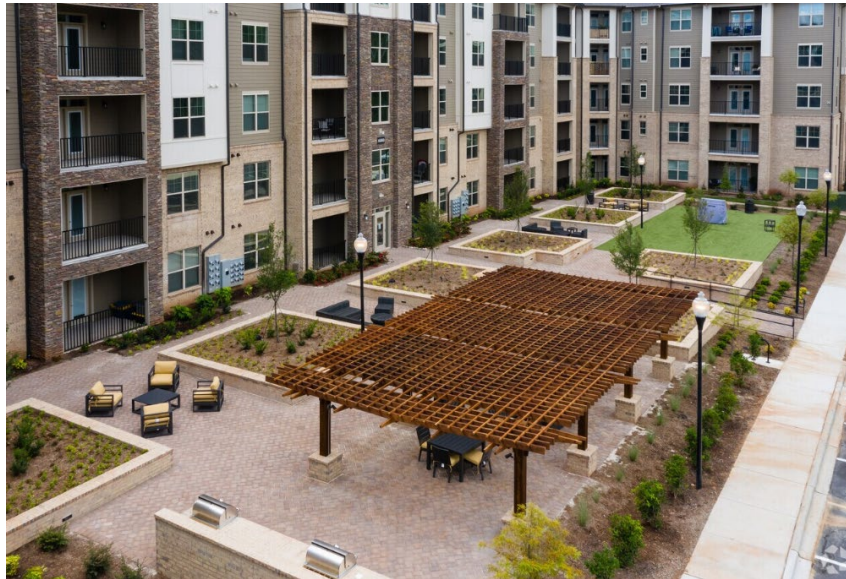


Meridian Lakeview



# NorthView Partners

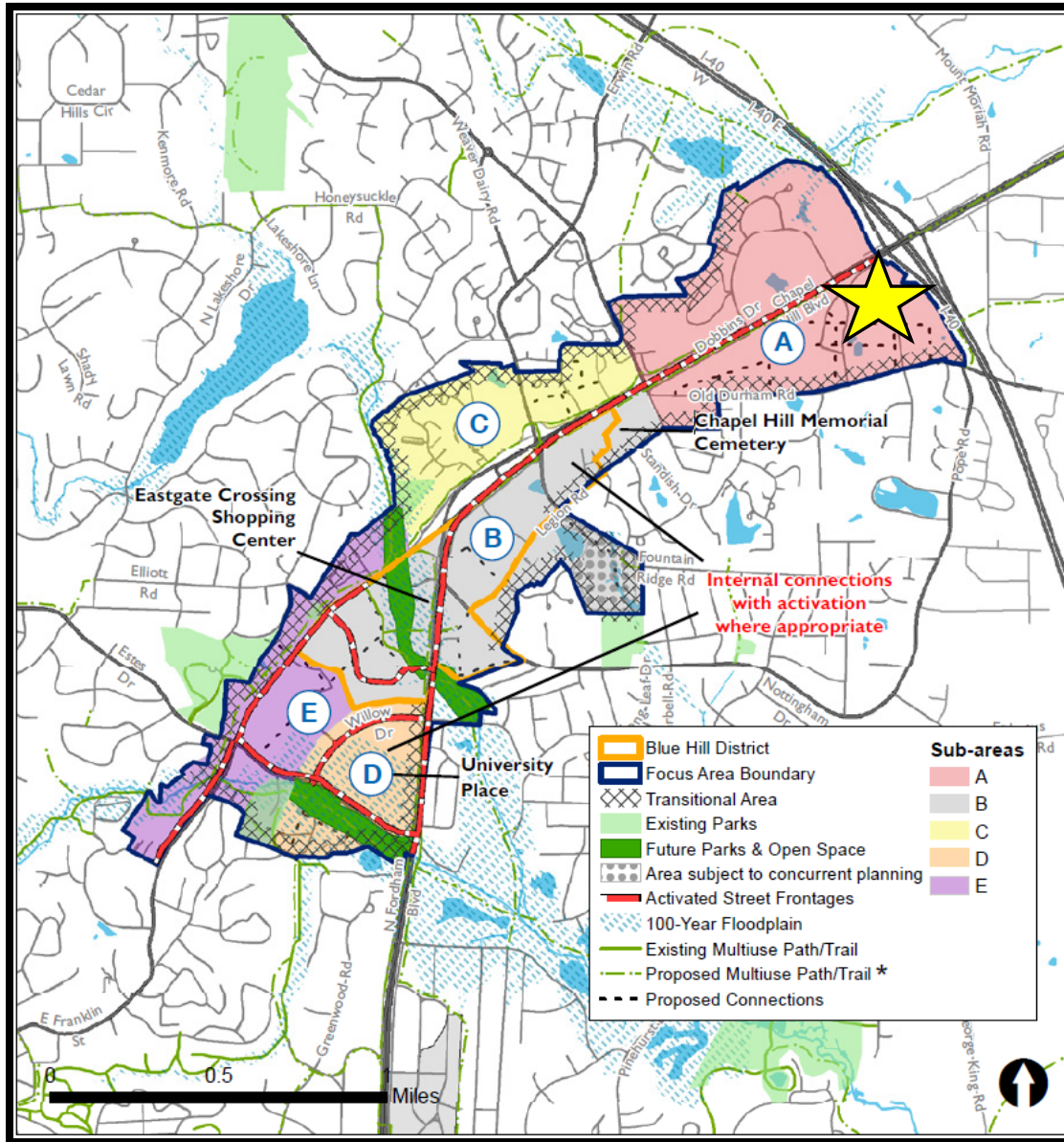
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT



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



# B Parkline East Village

## Potential Wider Development Framework Diagram

- ..... Area Extent of 4 Current Development Projects
- Yellow bar Pedestrian Connection-Primary
- Green dashed line Pedestrian Connection-Secondary
- Purple bar Multi-use Trail
- Green fill Courtyard, Park, Greenway, Gathering Spaces, Stormwater, RCD
- Red dashed box "The Hub" Main Community Gathering Space
- Brown line Build-to Edge
- Blue square Bus Stop-current

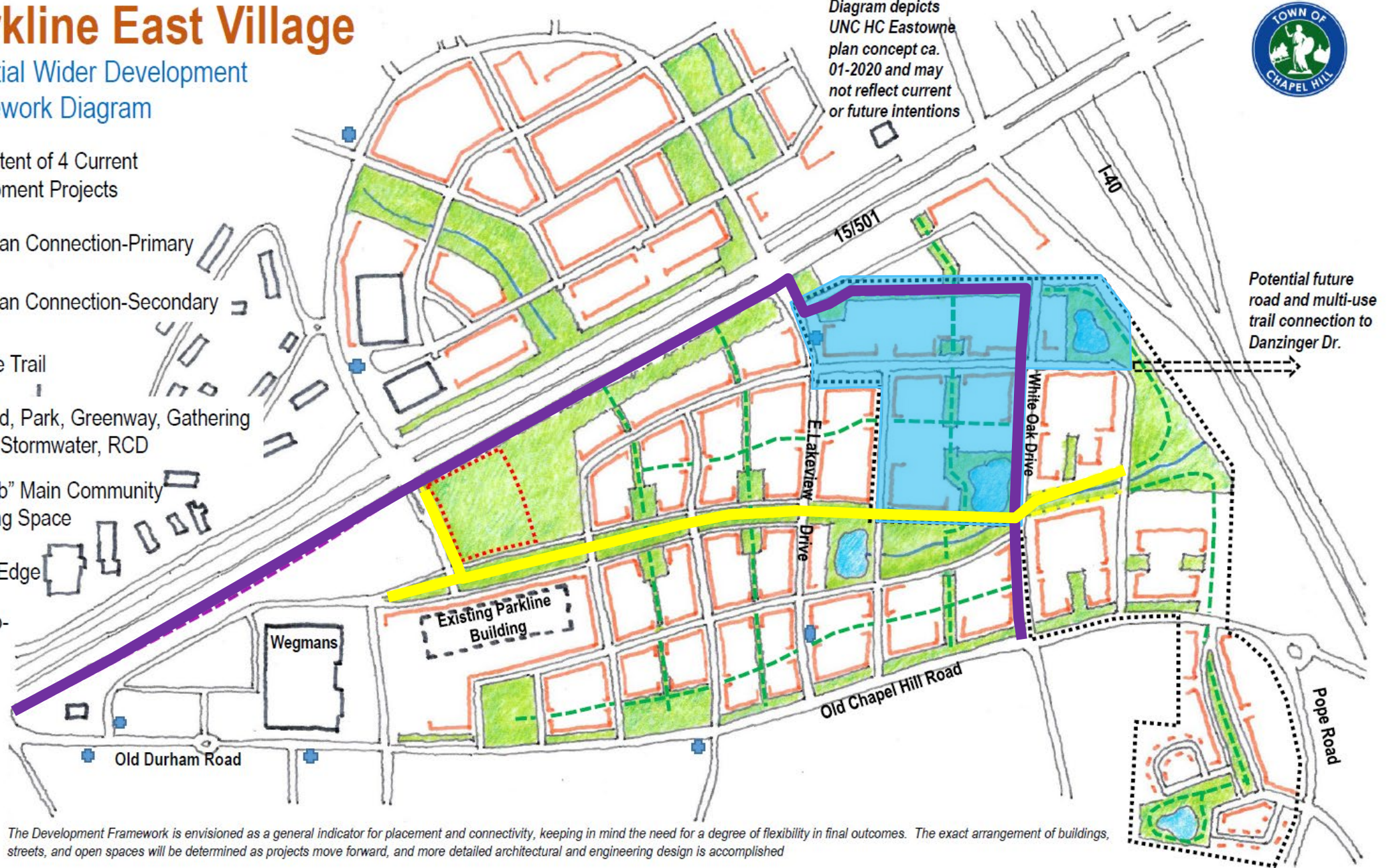


Diagram depicts  
UNC HC Eastowne  
plan concept ca.  
01-2020 and may  
not reflect current  
or future intentions



Potential future  
road and multi-use  
trail connection to  
Danzinger Dr.



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

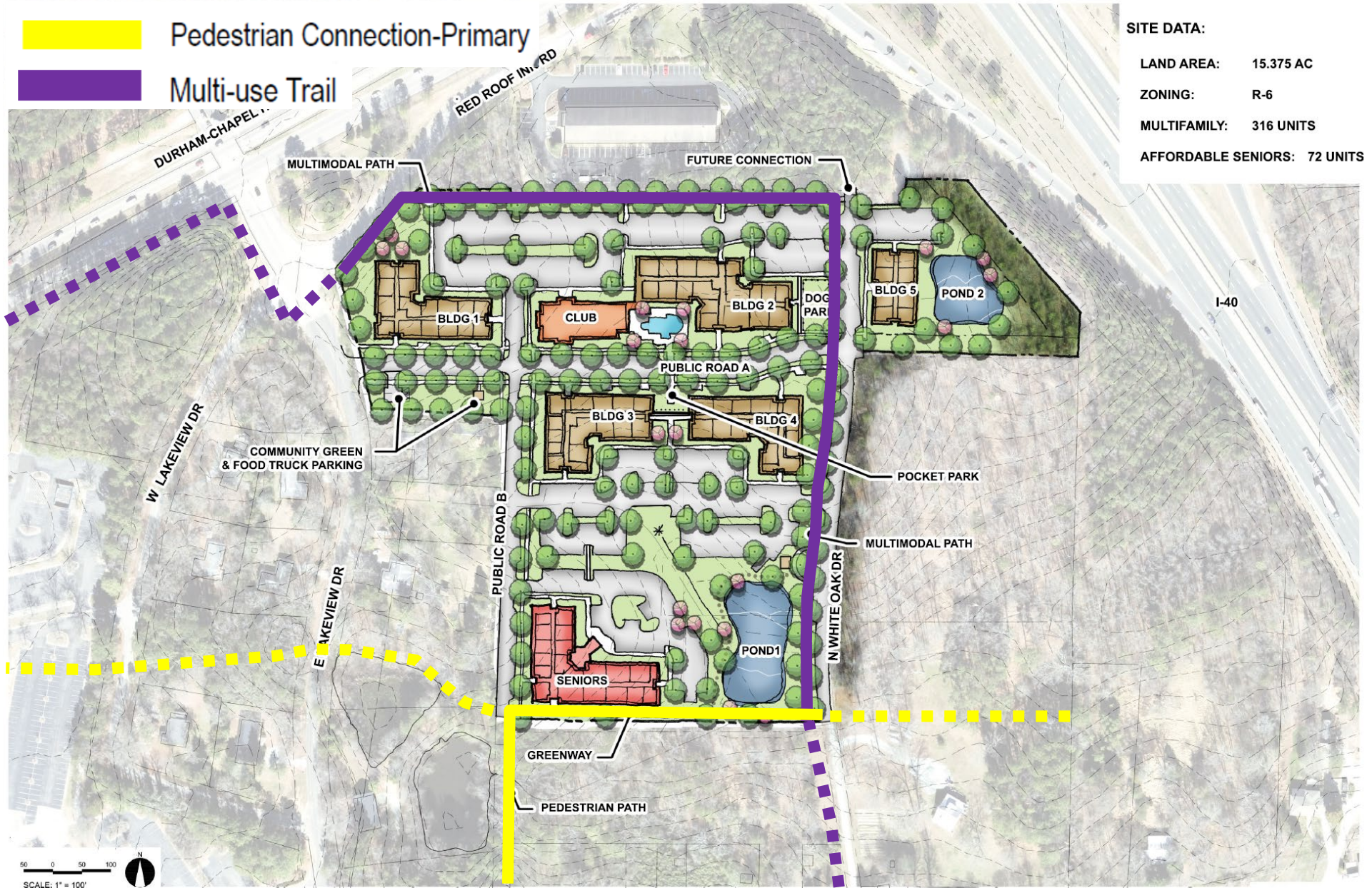
# Meridian Lakeview



# Planning Commission Concerns

1. Connections
2. Surface Parking – too much?
3. Amenities – need more
4. Trees – keep more
5. Bland, not beautiful

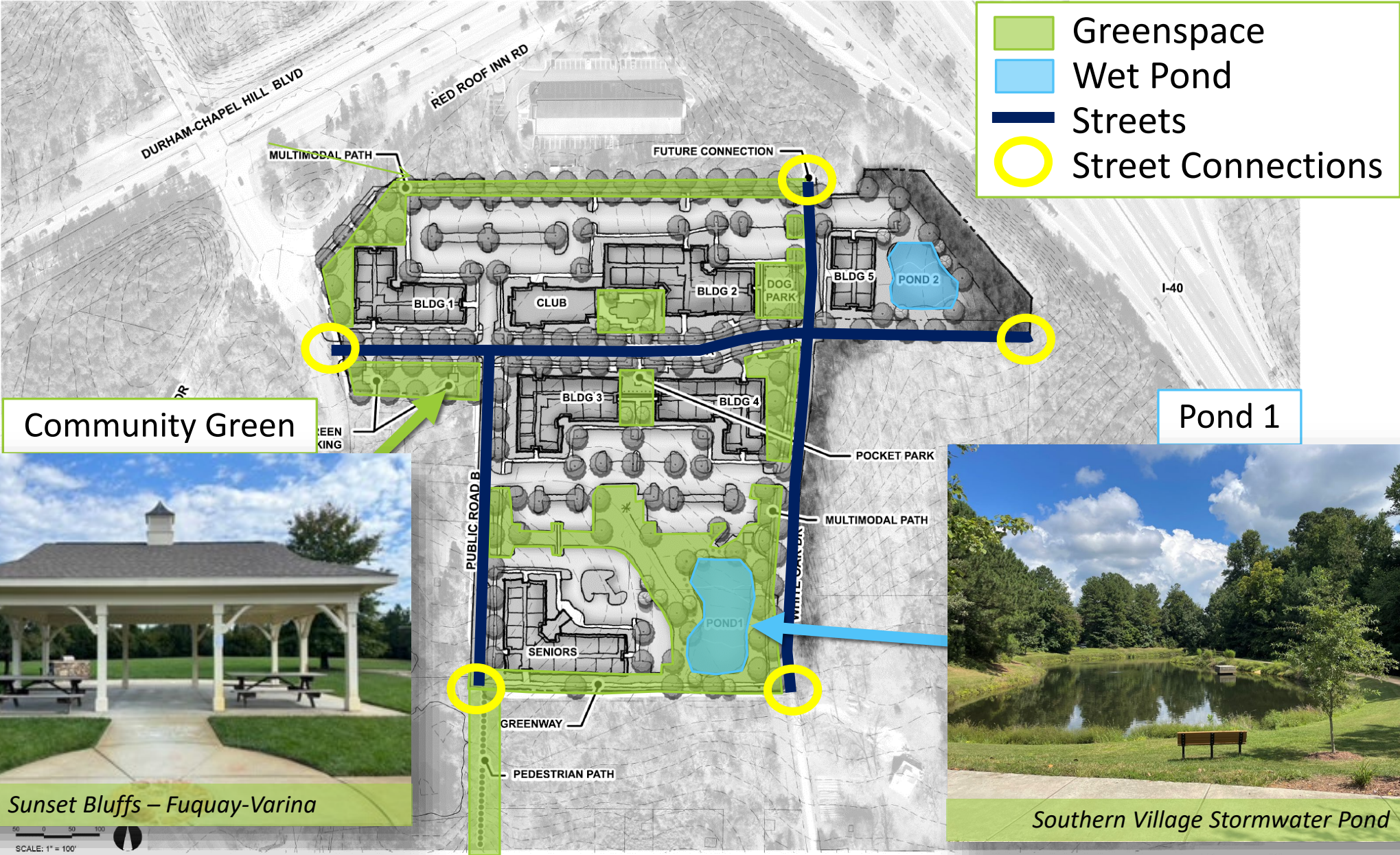
# Site Plan



## Meridian Lakeview



# Green Space and Street Network



## Meridian Lakeview



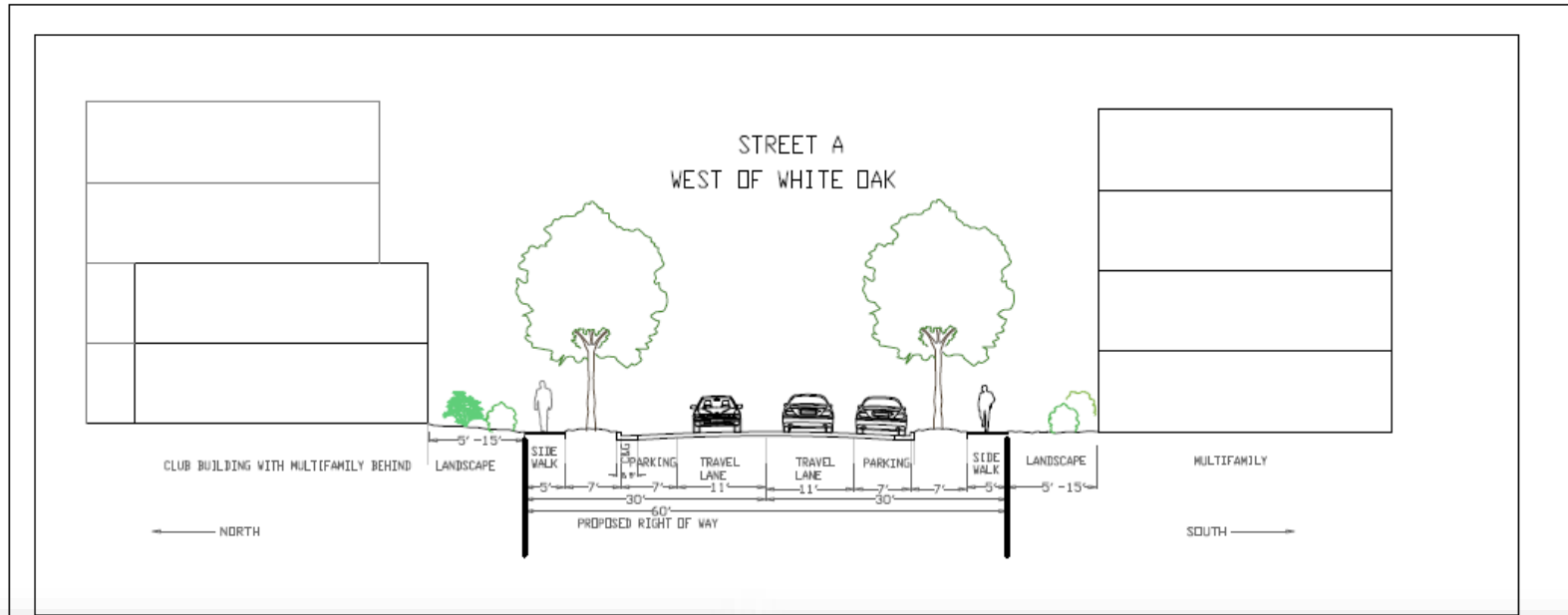
# Streetscape Rendering



**Meridian Lakeview**



# Street Profile - Danziger Dr



Meridian Lakeview



# Community Green



# Meridian Lakeview



# Affordable Housing Options

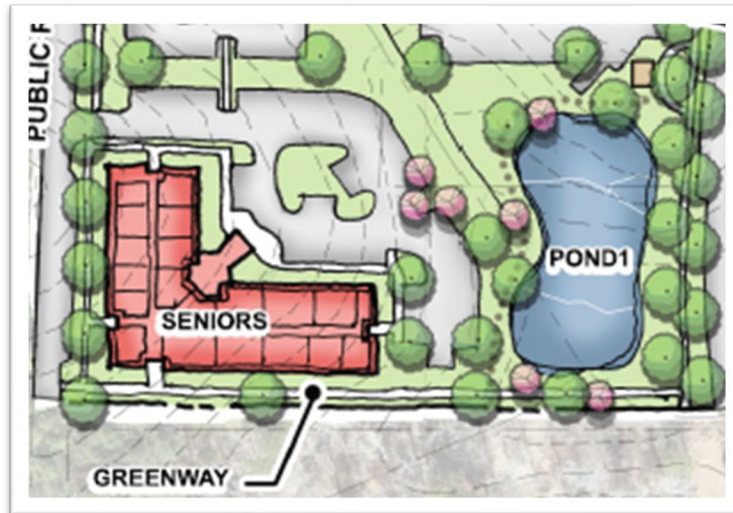
## **72 Affordable Senior Units via LIHTC (Low Income Housing Tax Credits)**

- 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



**Meridian Lakeview**



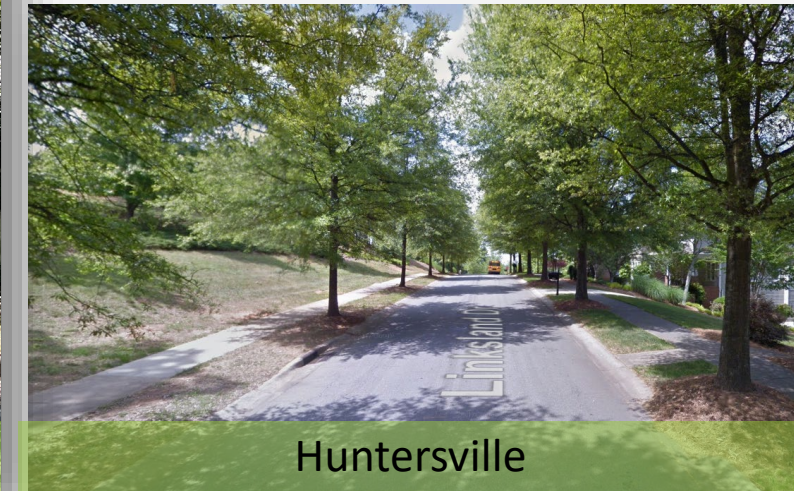
# 11,000 Street Trees and Counting



Southern Village



Holly Springs



Huntersville

Meridian Lakeview



# Meridian Lakeview

## Appendix

**BRYAN PROPERTIES**

**NorthView Partners**  
DEVELOPMENT • CONSTRUCTION • INVESTMENT MANAGEMENT

**Meridian Lakeview**

	Parking Spaces
<b>Town of Chapel Hill Minimum</b>	<b>461</b>
Onsite Parking	416
<b>Onsite Parking Shortfall</b>	<b>(45)</b>
*On Street Parking	99
<b>Total Onsite and On Street Parking</b>	<b>515</b>
<b>Town of Chapel Hill Maximum</b>	<b>577</b>
<b>Town of Chapel Hill Minimum</b>	<b>461</b>
<b>**Parking Per Unit</b>	<b>1.33</b>
<b>Parking Per Bedroom</b>	<b>0.90</b>

**\* The development is requesting a modification to count On Street parking to address the parking shortfall**

**\*\* Southern Village is currently parked at 2.13 per unit  
2.13 space per unit \* 388 Units = 826 Parking Spaces**





# Meridian Trees



# Meridian Lakeview



## Streetscape Rendering



**Meridian Lakeview**



# Southern Village Stormwater Pond



## Meridian Lakeview



# Community Green



# Meridian Lakeview



	Parking Spaces
<b>Town of Chapel Hill Minimum</b>	<b>461</b>
Onsite Parking	416
<b>Onsite Parking Shortfall</b>	<b>(45)</b>
*On Street Parking	99
<b>Total Onsite and On Street Parking</b>	<b>515</b>
<b>Town of Chapel Hill Maximum</b>	<b>577</b>
<b>Town of Chapel Hill Minimum</b>	<b>461</b>
<b>**Parking Per Unit</b>	<b>1.33</b>
<b>Parking Per Bedroom</b>	<b>0.90</b>

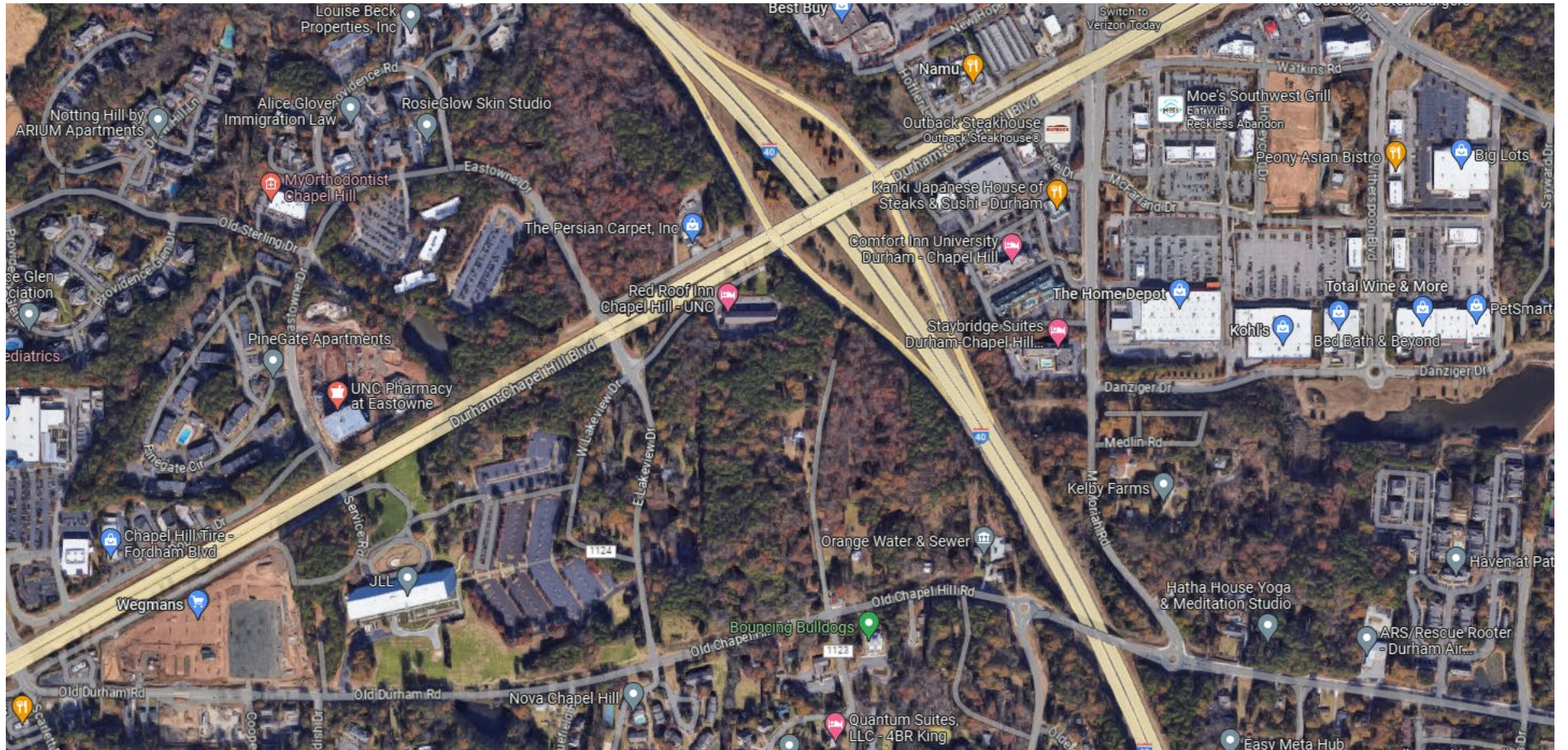
**\* The development is requesting a modification to count On Street parking to address the parking shortfall**

**\*\* Southern Village is currently parked at 2.13 per unit  
2.13 space per unit \* 388 Units = 826 Parking Spaces**





# Area Map

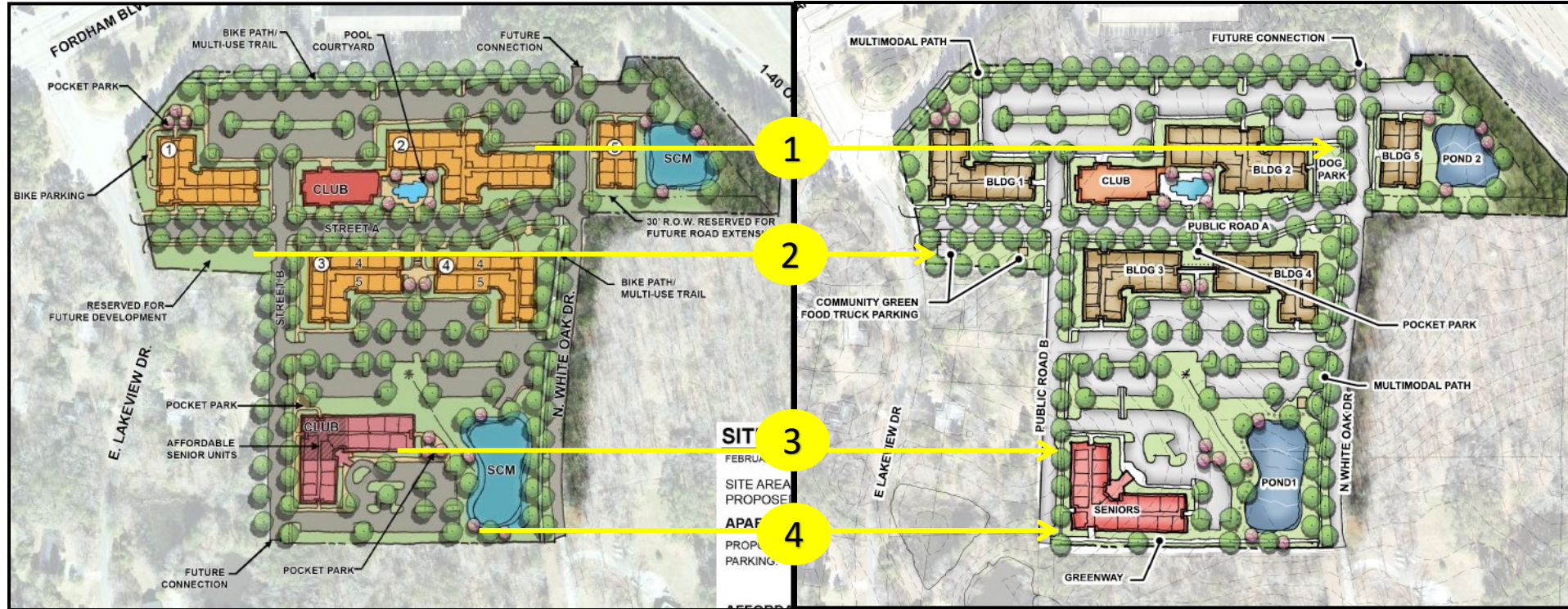


Meridian Lakeview



## 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

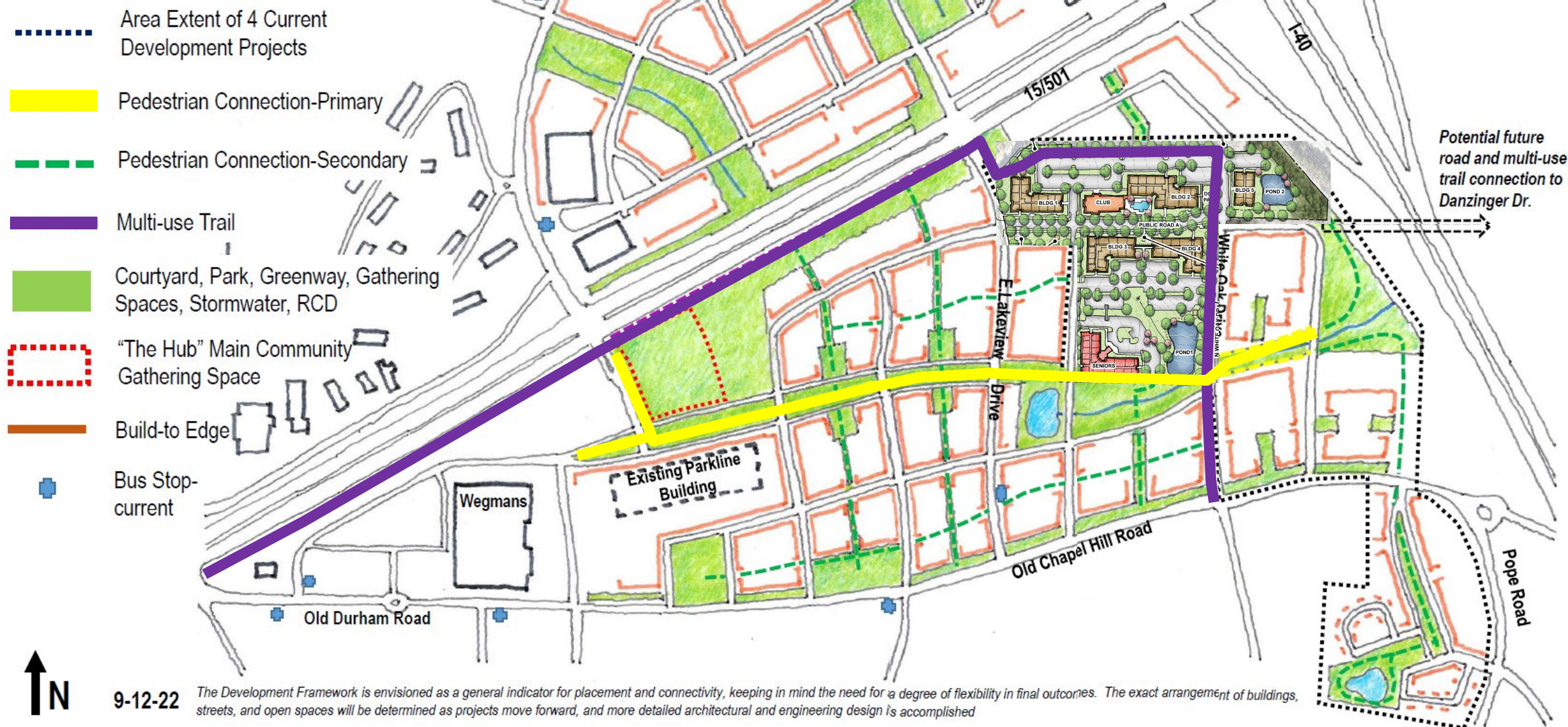
# Meridian Lakeview



# B

## Potential Wider Development Framework Diagram

Diagram depicts  
UNC HC Eastowne  
plan concept ca.  
01-2020 and may  
not reflect current  
or future intentions



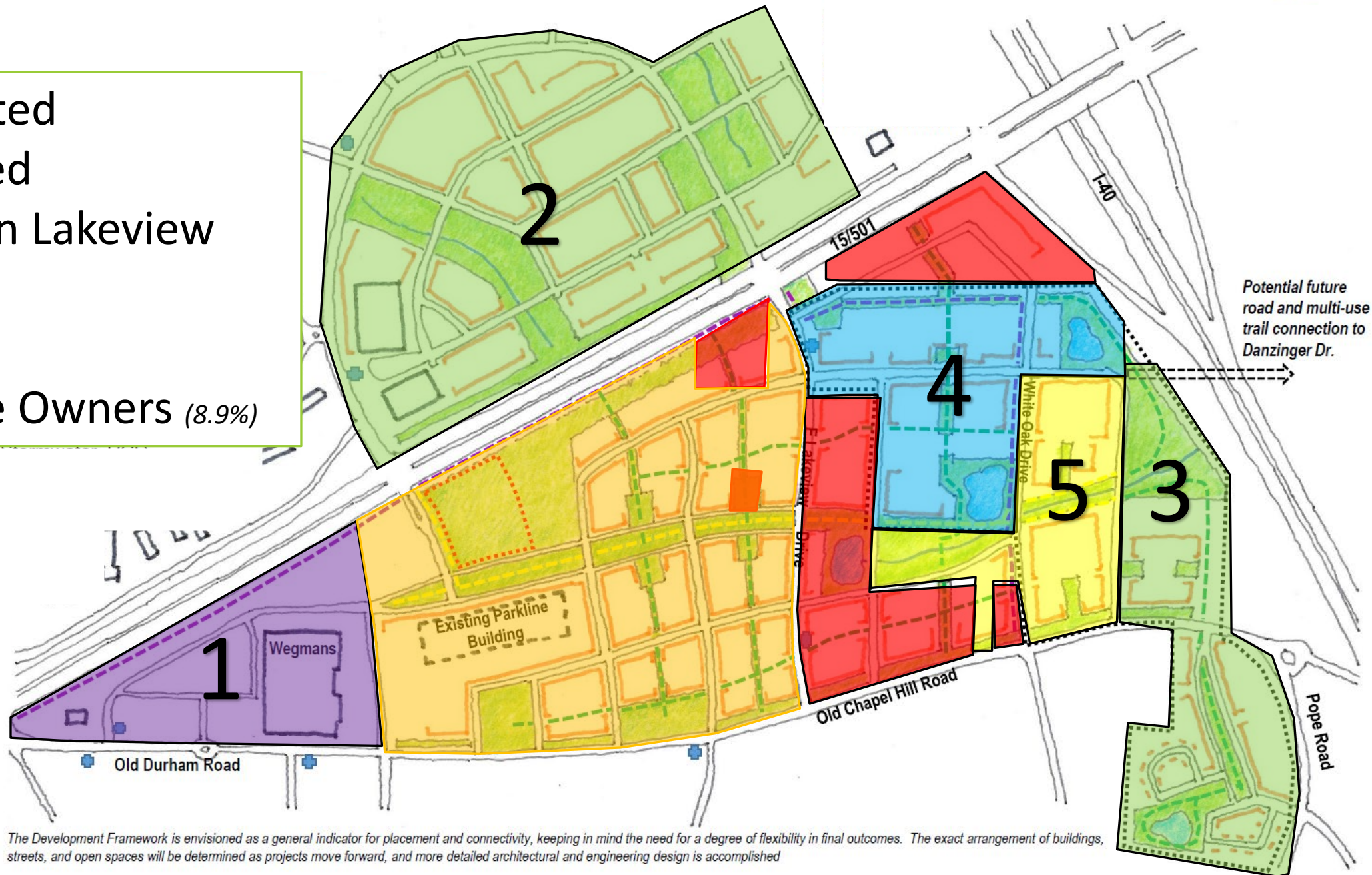
9-12-22

*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

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



# Southern Village Fire Hydrant Access



Meridian Lakeview



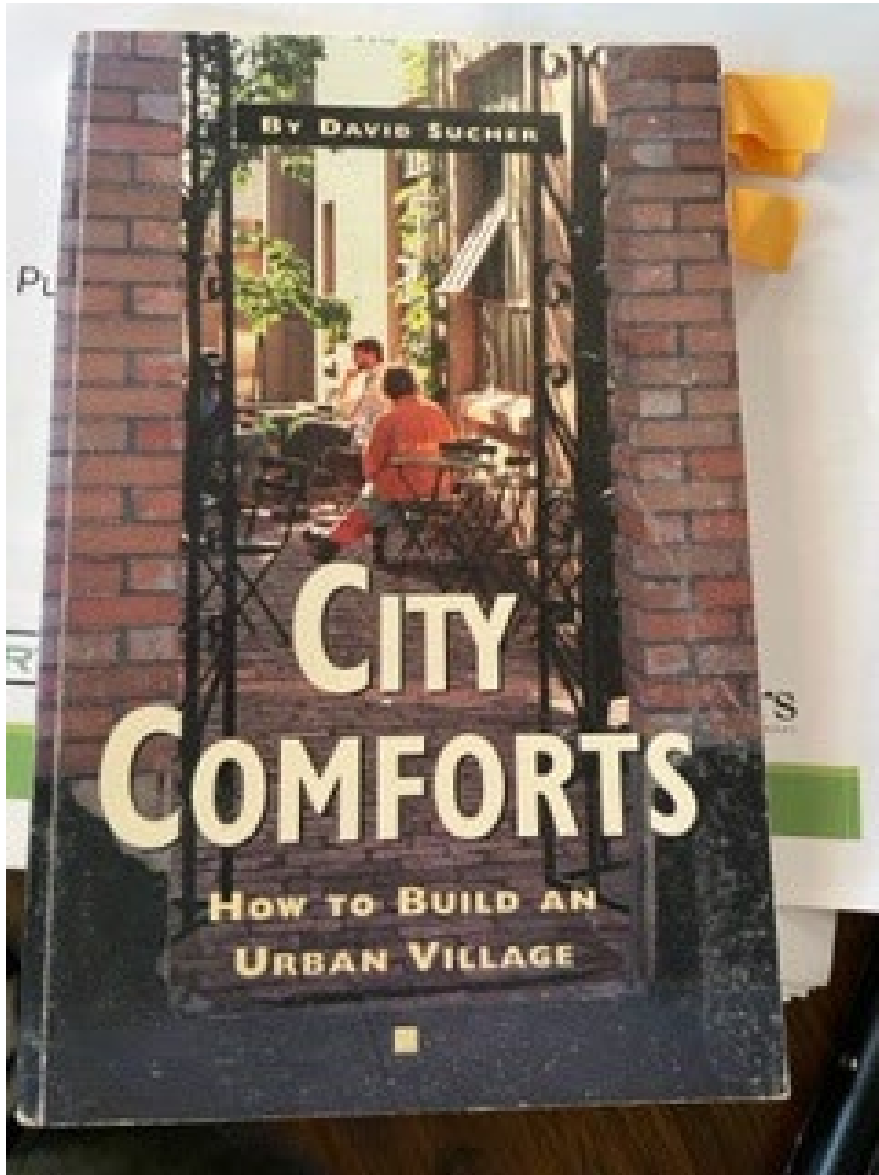
# Parkline East & Southern Village

	Parkline East*	Southern Village
Acreage	183 Acres 27 Open Space	312 Acres 98 Open Space
Employment	<b>156 Net Acres</b> 7,000 Employees <i>UNC, Wegmans, SECU Building</i>	<b>214 Net Acres</b> 1,000 Employees <i>Village Center Shop and Office</i>
Retail	100,000 SF	45,000 SF
Office	1,900,000 SF	90,000 SF
Residential Units	2500 – 5500	1,200
Hotel	Red Roof Inn	Hyatt Place
Schools	None	Yes
Church	None	Yes
Town Park	TBD	Yes 80 Acres

\* Estimates based off Parkline East Village Development Framework



# City Comforts



## Three Critical Patterns

1. Build to the Sidewalk
2. Make the Street front permeable
3. Put the parking behind or under or above, or to the side of the building

## Urban Village

“A Phrase of Contradiction”

### Urban

Large  
Hustle-Bustle  
Lonely  
Hostile  
Strangers  
Possibilities  
Complex  
Large  
Growth

### Village

Small  
Tranquility  
Together  
Friendly  
Kindred  
Limits  
Simple  
Small  
Stasis



# Southern Village & Meridian Lakeview Apartment

## Identical

- Street Width
- Street Trees between curb & sidewalk
- Sidewalk Width
- Building Setbacks
- On Street Parking
- Hidden Parking

## Similar

- Part of a Greater Vision  
*Approximately 10%*
- Pool, Clubhouse, Outdoor Gathering Places
- Dog Park
- Proximity to Transit

## Different

- Topography – less than 5% vs 15%
- 4 Story with elevators vs 2-3 Story
- Fewer Buildings
- Density

## Not as Good

- Civic Infrastructure  
*Elementary School*  
*Church*  
*Community Park*
- Connectivity to Chatham County

## Better

- Less Parking Spaces
- Offices for people who work from home
- Bicycle Accommodations
- Electric Car Charging
- Community Green for Everyone
- Affordable Housing
- Connectivity to Durham, RDU, RTP

## Unknown

- Proximity to Retail



# Traffic Speed and Pedestrians

## Impact Speed and a Pedestrian's Risk of Severe Injury or Death

**Table 3.** Impact speed at which estimated average risk for struck pedestrian reaches 10%, 25%, 50%, 75%, and 90%, main results vs. sensitivity analyses. Risks are adjusted for pedestrian age, height, weight, body mass index, and type of striking vehicle, and standardized to the distribution of pedestrian age and type of striking vehicle for pedestrians struck in the United States in years 2007–2009.

		Risk of severe injury (%)					Risk of death (%)				
		10	25	50	75	90	10	25	50	75	90
		Impact speed (mph)									
	Main results	16	23	31	39	46	23	32	42	50	58
Sensitivity analyses											
	Unweighted data	13	21	29	37	44	19	29	39	48	56
	Complete cases only <sup>a</sup>	17	25	33	40	47	24	33	41	48	54
	Impact speed from crash reconstruction only <sup>b</sup>	16	23	31	38	45	23	32	41	49	56
	Impact speed accurate to within 5 mph only <sup>c</sup>	16	23	30	37	44	24	32	40	48	55
	Weights adjusted for under-reporting <sup>d</sup>	17	25	33	40	47	26	34	43	51	58

a. Estimated from logistic regression model fitted to complete cases only (N=315).

b. Impact speed estimates not derived from crash reconstruction (e.g., based on police, driver, or witness estimates; n=26) were treated as missing values and were imputed.

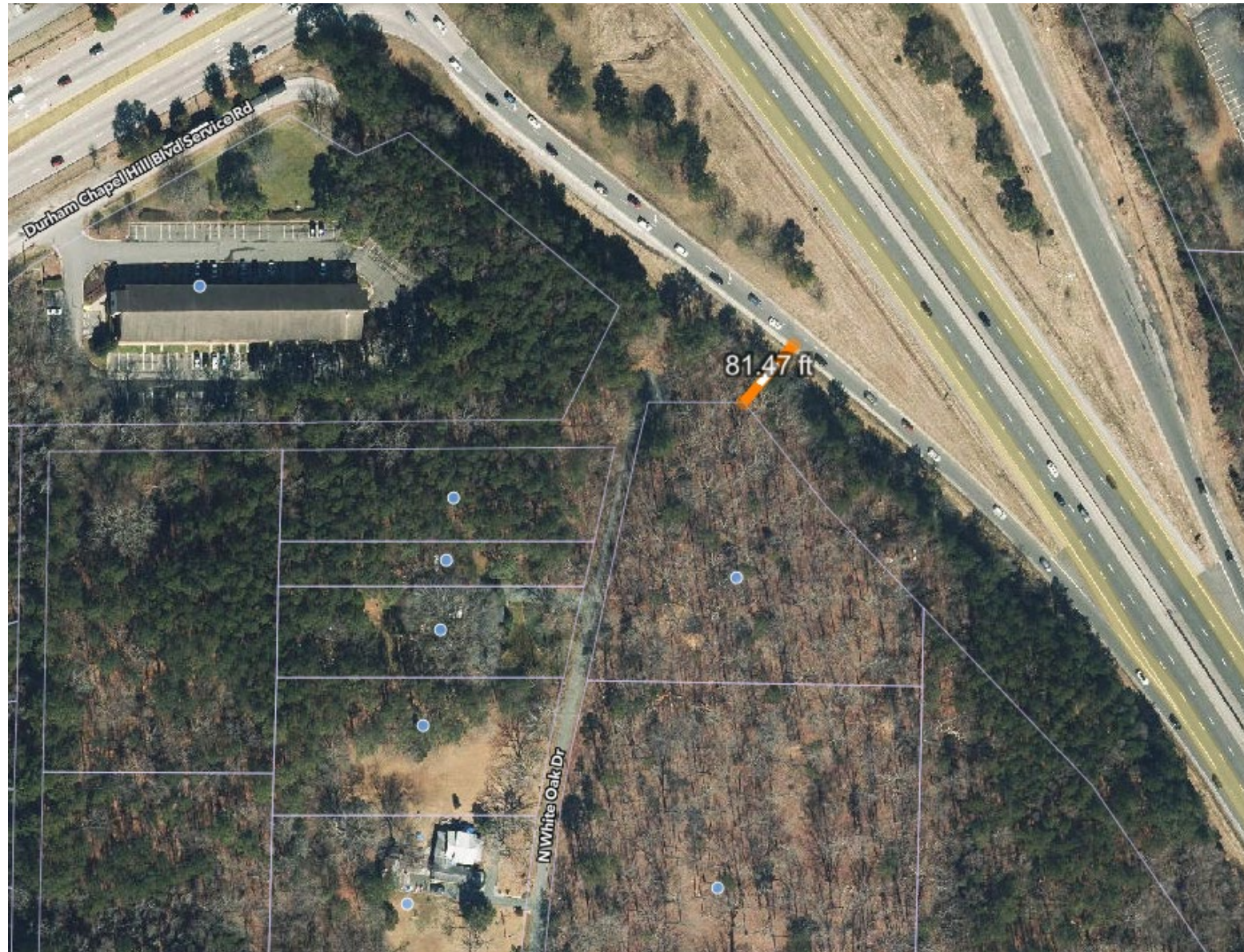
c. Impact speed estimates not derived from crash reconstruction (n=26) and speeds derived from reconstruction with error range greater than 5 mph (n=11) were treated as missing values and were imputed.

AAA Foundation for Traffic Safety – September 2011

Meridian Lakeview



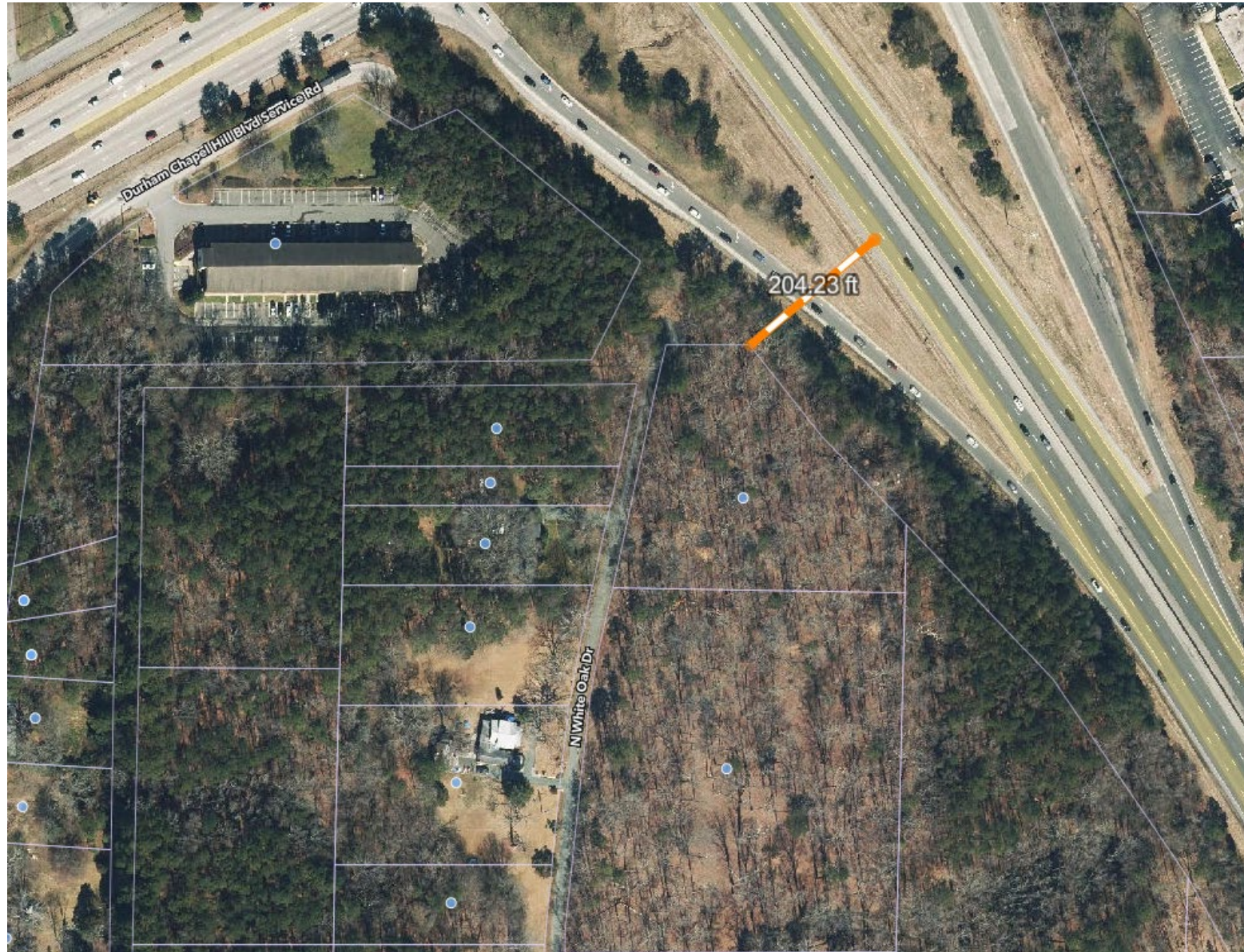
## Interstate 40 Buffer



Meridian Lakeview



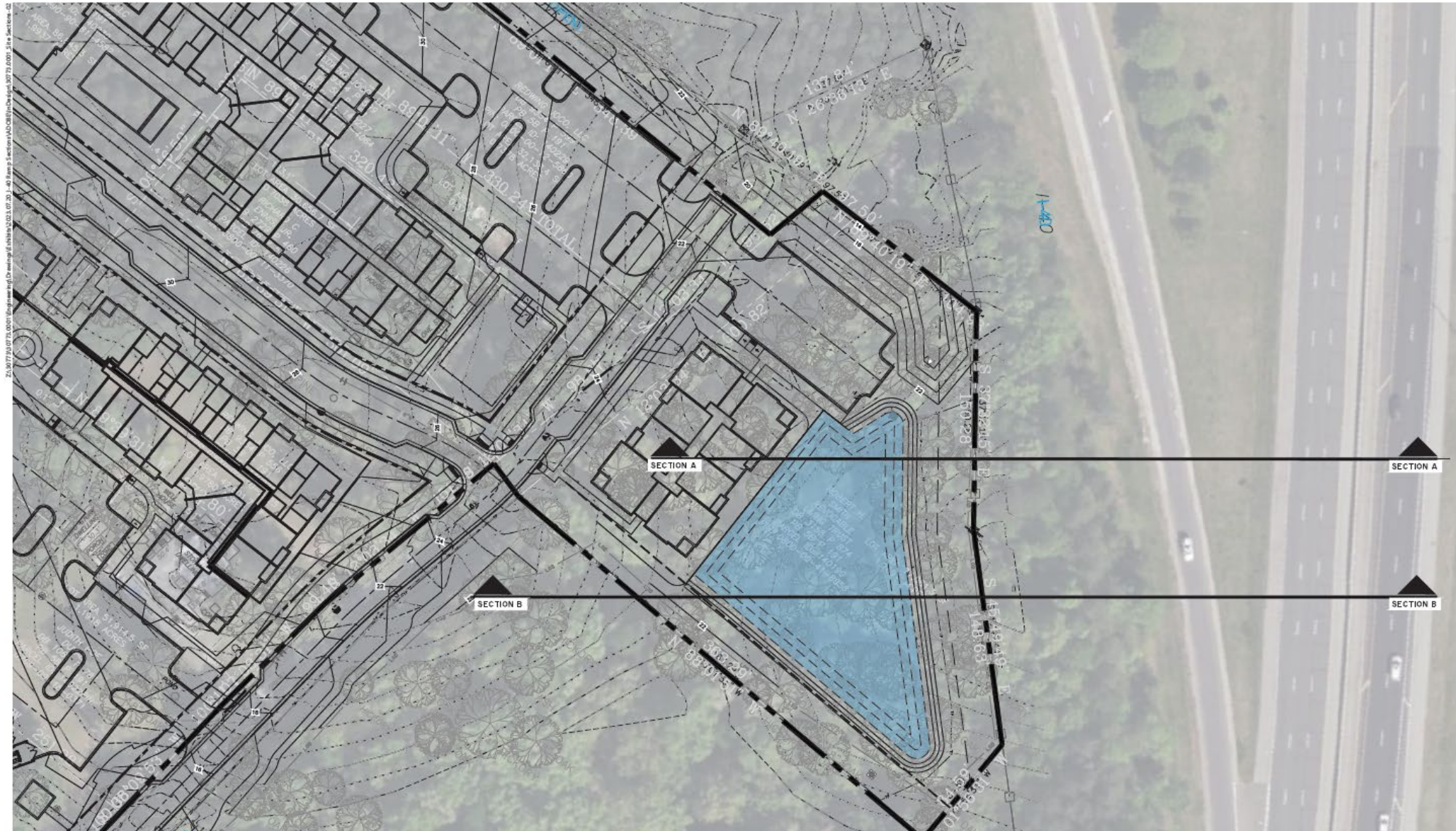
## Interstate 40 Buffer



**Meridian Lakeview**

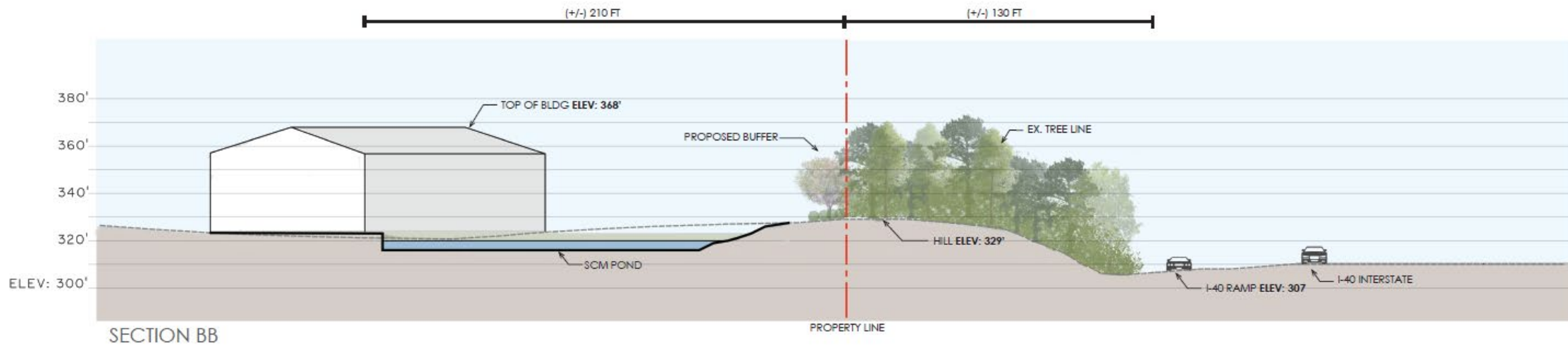
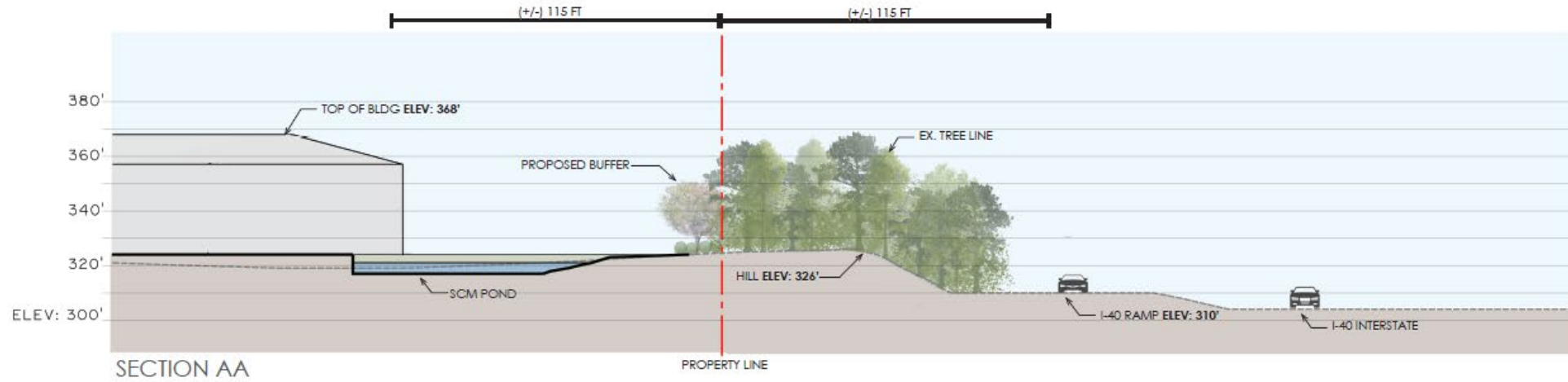


# Meridian Lakeview





# Interstate 40 Buffer



Meridian Lakeview



# Southern Village Plan

Multifamily “in red”  
removed from plan  
due objections from  
Dogwood Acres and  
Smith Level Road  
Residents



## Meridian Lakeview



# NCDOT



Figure 3-3

2050 Build

SHEET 3 OF 8

Meridian Lakeview