



The solution to
homelessness is **housing.**

www.casanc.org



Merritt Mill Apartments Special Use Permit

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the solution to homelessness is **housing**

Building
communities

Maintaining
properties

Supporting
tenants



CASA History and Capacity

- Local non-profit
- 26th year of operation
- Currently own and manage nearly 500 apartments in Wake, Durham, Orange
- Serve households in need
 - People with disabilities
 - Veterans
 - Seniors on fixed incomes
 - Households struggling with homelessness
 - Workers with modest incomes looking for reasonable rent





Denson Apartments for Veterans Phase I, Durham



Robertson Hill Apartments, Raleigh





Hull's Landing, Raleigh



Merritt Mill Apartments (Entire Site)

- Total units: 48
 - 24 1-bedroom, 1-bath
 - 24 2-bedroom, 2-bath
- 66 vehicular parking spaces
- 36 bike parking spaces
- Lot size: 3 acres (2 in Carrboro, 1 in Chapel Hill)
- Highlights of the development
 - Permanent affordability
 - Fantastic location
 - High-quality design
 - Low-maintenance materials and landscaping long-term
 - Hands-on property management

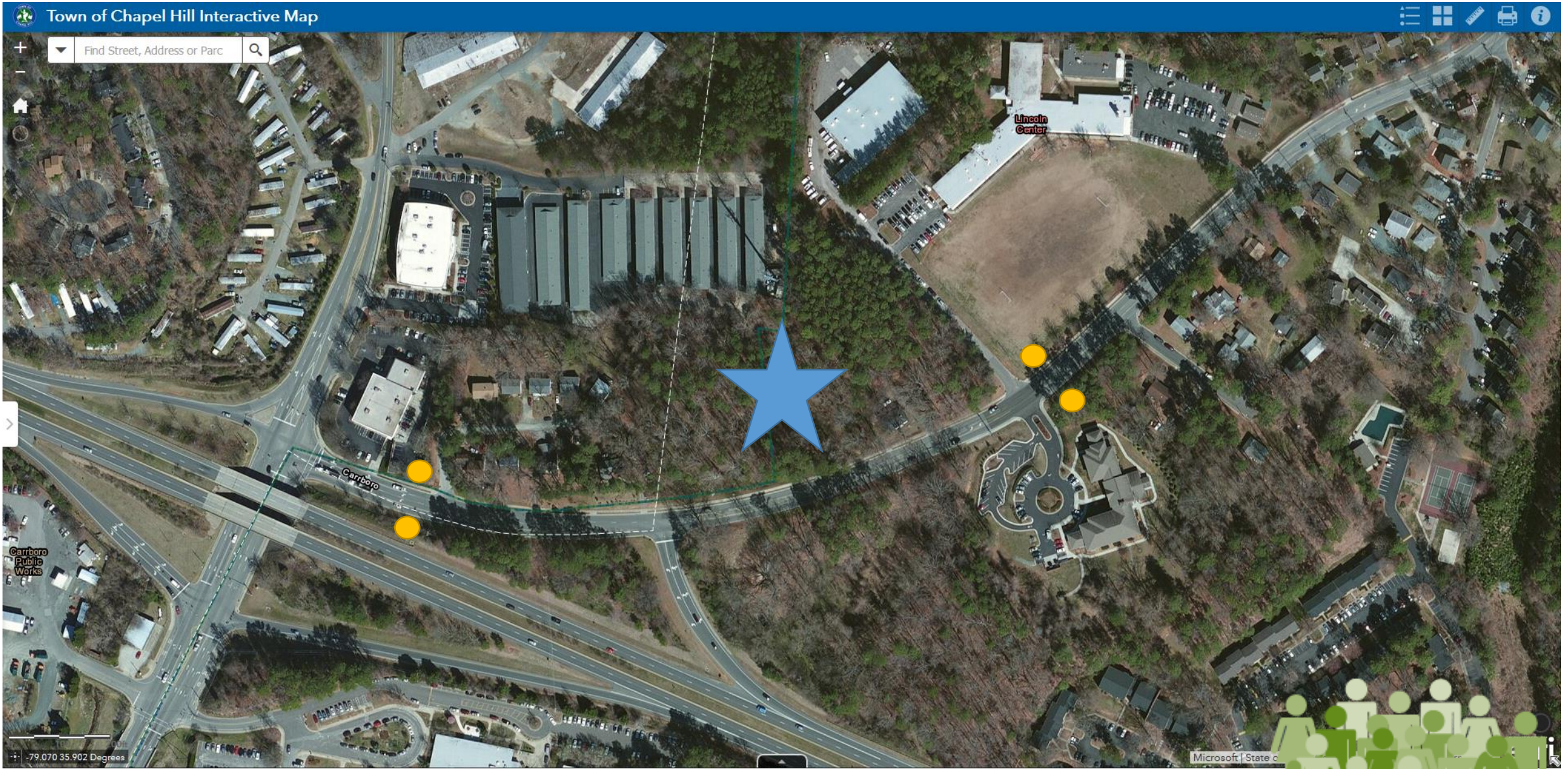


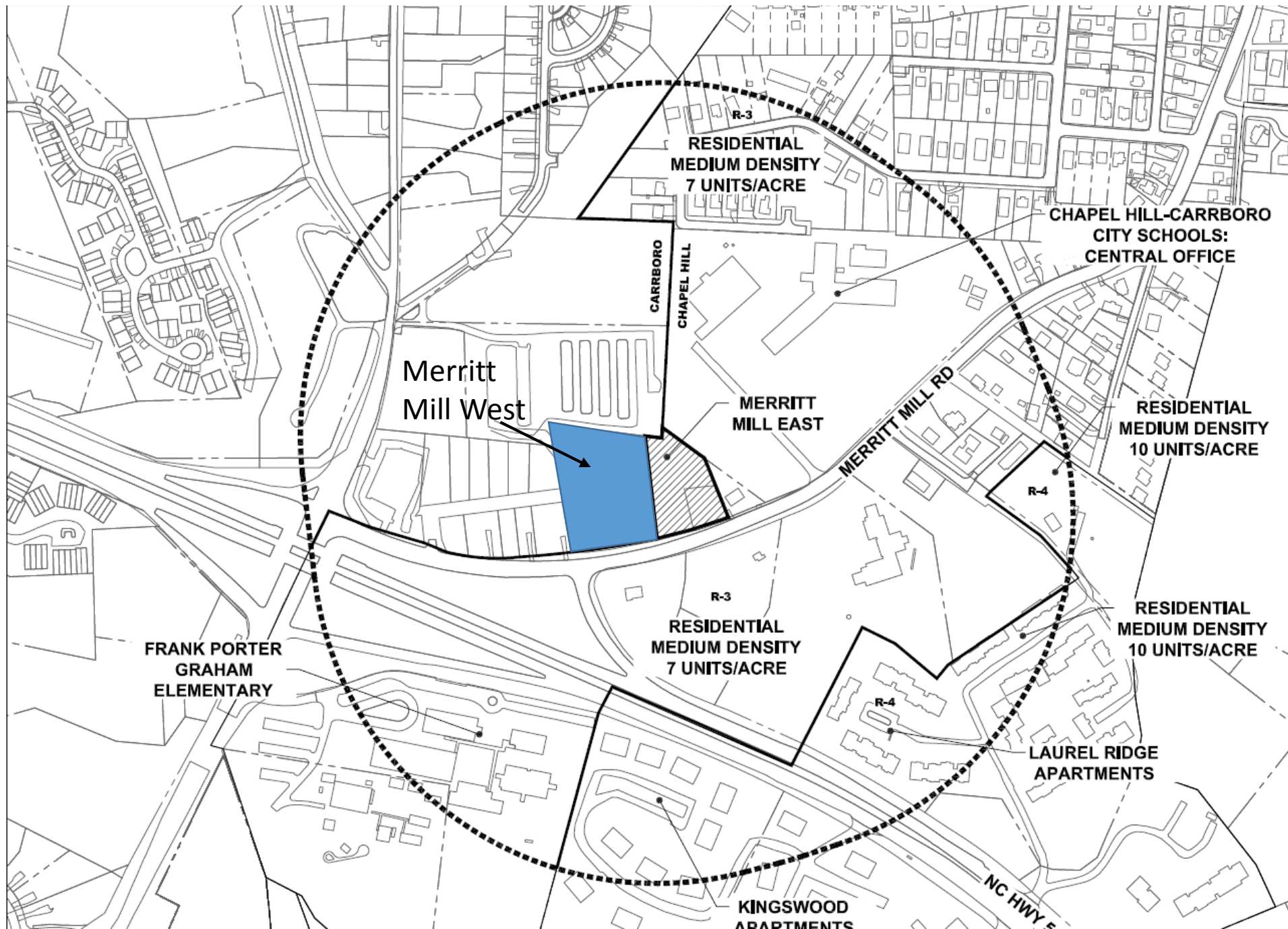
Affordability

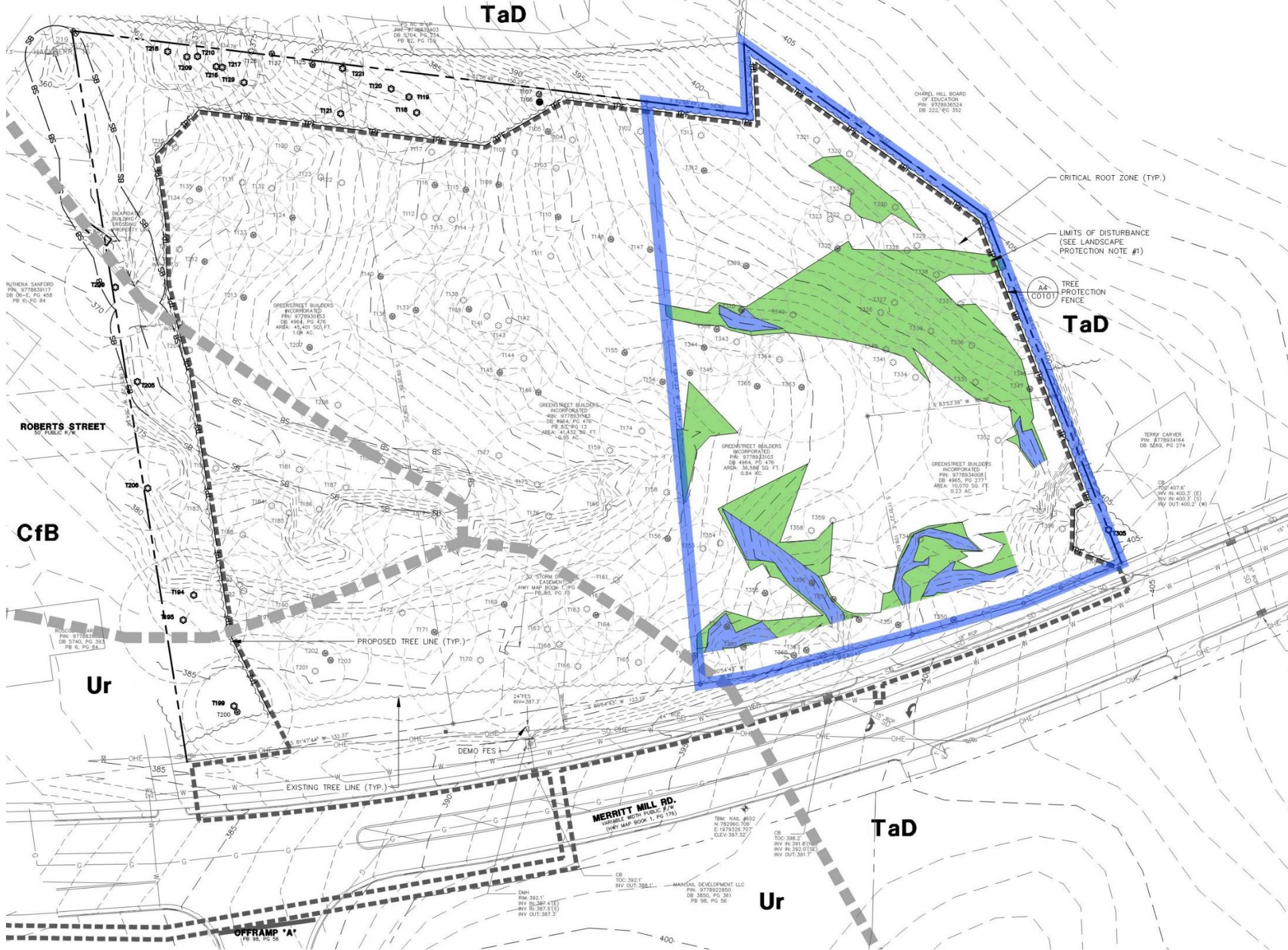
- All units affordable to households at or below 60% AMI
- Rental subsidies accepted

AMI	Income Range	Estimated Rent 1BR	Estimated Rent 2BR	Estimated Number of Units
30%	< \$15,400 (1 person) < \$22,000 (4 persons)	\$286	\$354	12
50%	< \$25,700 (1 person) < \$36,650 (4 persons)	\$562	\$684	8
60%	< \$30,840 (1 person) < \$43,980 (4 persons)	\$699	\$849	28









DRAWING LEGEND

SYMBOL DESCRIPTION

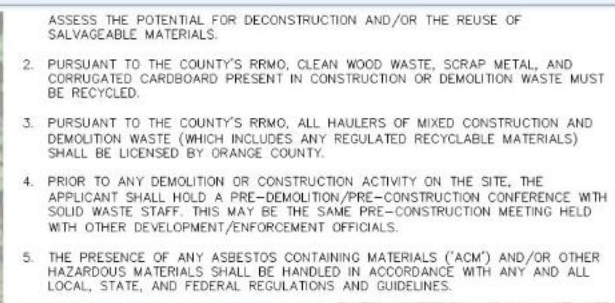
- 461 MINOR CONTOUR
- 460 MAJOR CONTOUR
- WV WATER VALVE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- UTILITY POLE
- WATER METER
- SIGN POST
- PARKING COUNT
- SITE LIGHTING POST
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- OHE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- G GAS LINE
- SD STORM DRAINAGE PIPE
- EXISTING TREE LINE
- SLOPES LESS THAN 15%
- SLOPES BETWEEN 15% AND 25%
- SLOPES GREATER THAN 25%
- TaD CFB SOIL TYPE DELINEATION (SEE SOIL TYPE LEGEND)
- SPECIMEN TREE SAVE
- RARE TREE SAVE
- R-SS-C REZONE AREA
- LIMITS OF DISTURBANCE

SOIL TYPE LEGEND

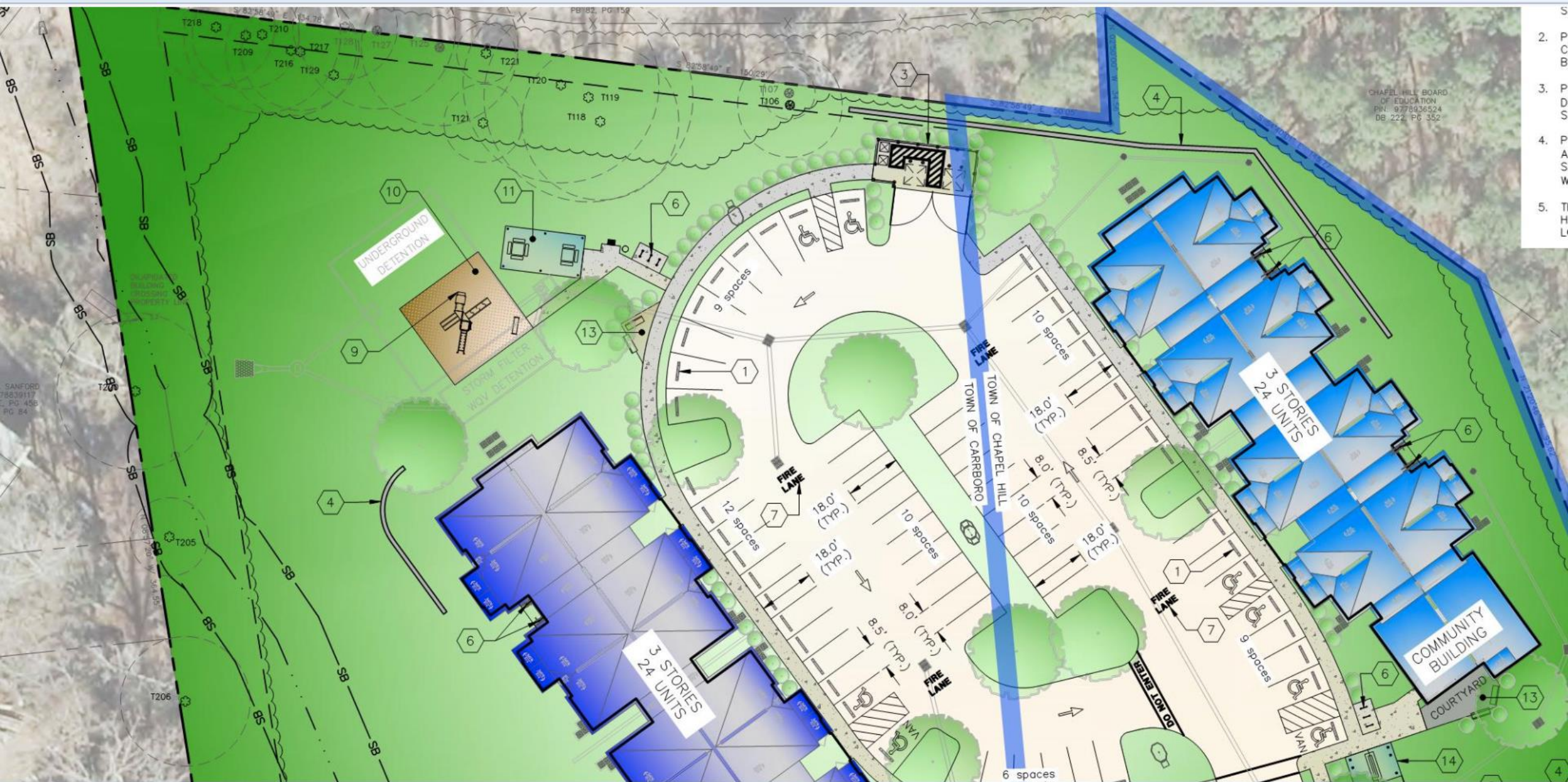
MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
TaD	TARRUS SILT LOAM (8% TO 15% SLOPES)	B
Ur	URBAN LAND COMPLEX	
CB	CECIL FINE SANDY LOAM (2% TO 6% SLOPES)	A



**EXISTING CONDITIONS,
DEMOLITION &
LANDSCAPE PROTECTION PLAN**







CHAPEL HILL BOARD
OF EDUCATION
PIN: 9778936524
DB: 222, PG: 352

1. P
2. P
3. P
4. P
5. T

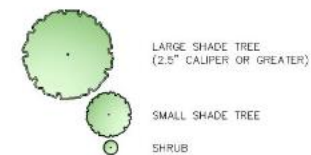


AFTER ONE YEAR.

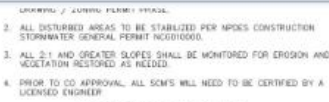
8. SPREAD AT LEAST THREE INCHES OF MULCH OVER THE ENTIRE EXCAVATION IN ORDER TO RETAIN MOISTURE AND KEEP DOWN WEEDS. AN ADDITIONAL THREE-INCH SAUCER OF MULCH SHOULD BE PROVIDED TO FORM A BASIN AROUND THE TRUNK OF THE TREE.
9. THE LOWER TRUNK OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHOULD REMAIN ON THE TREE FOR ONE YEAR.

CANOPY REQUIREMENTS

























PROJECT SITE AREA	46,656 SF
DEDUCTIONS:	
STORMWATER & UTILITY EASEMENTS	9,070 SF
PLAYGROUND	-930 SF
TOTAL AREA SUBJECT TO CANOPY REQUIREMENTS	36,656 SF
REQUIRED CANOPY (30%)	10,997 SF
CANOPY TO REMAIN	3,122 SF
REPLACEMENT CANOPY REQUIRED	7,875 SF
REPLACEMENT CANOPY TREES REQUIRED (EACH PROVIDES 500 SF OF CREDIT)	16 TREES
PROPOSED REPLACEMENT CANOPY TREES	14 TREES (7,000 SF)
PROPOSED CANOPY (INCL. EX. TO REMAIN)	10,122 SF (28%)

PLANTING LEGEND**PLANTING NOTES:**

1. THIS LANDSCAPE PLAN SHALL BE CONSIDERED PRELIMINARY. A FINAL LANDSCAPE PLAN INDICATING PLANT SPECIES, SIZE, QUANTITIES & SPACING SHALL BE SUBMITTED WITH FINAL/ZCP PLANS.
2. ALL LANDSCAPING SHALL BE PER THE TOWN OF CHAPEL HILL DESIGN MANUAL.



SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	

		CATCH BASIN / CURB INLET
		DROP INLET
		STORM DRAINAGE MANHOLE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND ELECTRIC LINE
		STORM DRAINAGE LINE
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		SPOT ELEVATION AT CURB
		BRICK APRON
		FLARED END SECTION

DETAIL
REFERENCE

-    HCDOT CATCH BASIN (TYP.)

 			
BALI ASSOCIATION 227 PROVENANCE AVE. SUITE 100 FARMINGTON, CT 06030-3000 (860) 646-1000		NOT FOR CONSTRUCTION 022912	
DATE		REVISIONS	
NUM		OWNER INFORMATION SPENSTREY BUILDERS, INC. 100 Oak Park Drive Cornwell Hill, NC 27517	
DATE		AMENDS IDENTIFICATION JESS BRIDGES, CAGA NC #1 (919) 307-5429 FAX	
ISSUED		EMAIL spenstrey@spenstrey.com	
SUP SUBMITTAL #1 SUP SUBMITTAL #2 SUP SUBMITTAL #3 SUP SUBMITTAL #4 SUP SUBMITTAL #5	27 DEC 11 27 DEC 11 27 DEC 11 27 JAN 12 25 MAR 12	DATE	
MERRITT MILL APARTMENTS AFFORDABLE HOUSING CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA SPECIAL USE PERMIT DRAWINGS			
JOB NUMBER: 116531-02 DATE: 18 AUG 2017 SCALE: AS NOTED DRAWN BY: ZMC / ZMS			

**MERRITT MILL APARTMENTS
AFFORDABLE HOUSING**

SPECIAL USE PERMIT DRAWINGS

JOB NUMBER: 116031 02
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB



1

West Elevation

Scale: 1/8" = 1'-0"

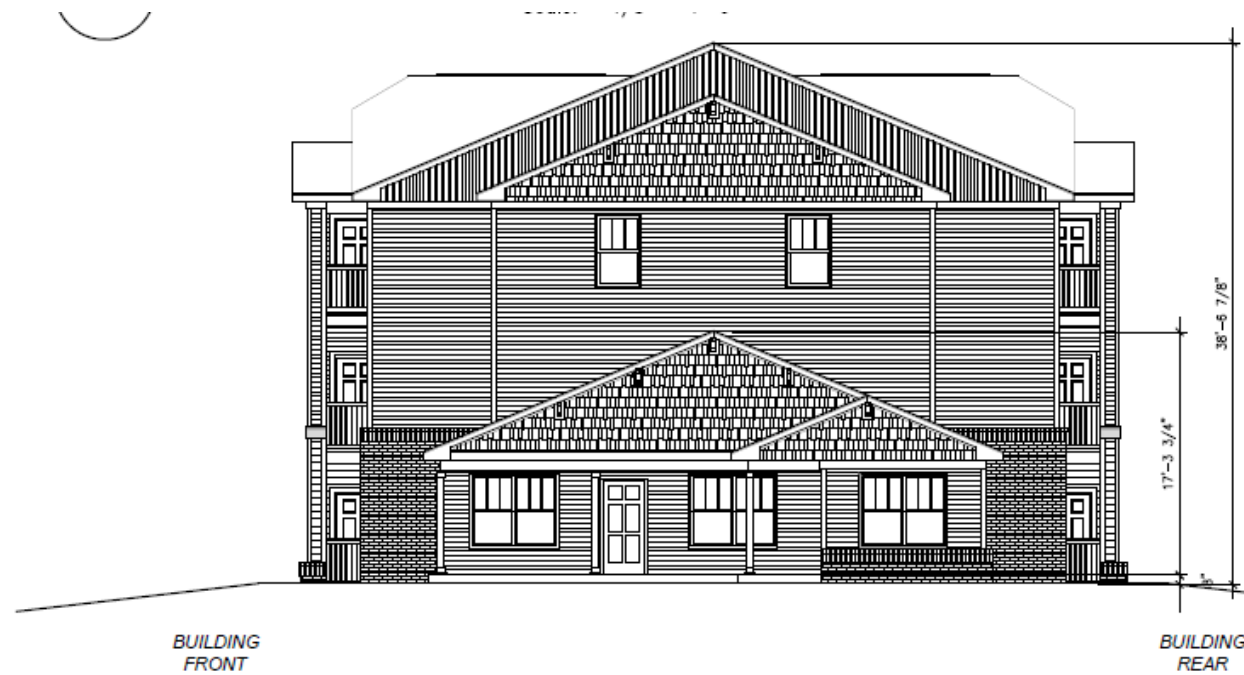




3

North Elevation

Scale: $1/8'' = 1'-0''$



4

South Elevation

Scale: $1/8'' = 1'-0''$

Environmental Stewardship

- Affordability and sprawl
- Density increased to 16 units/acre
- Urban infill – connectivity, transit ridership
- ASHRAE standards exceeded by 20%
- Public health and affordable housing
 - Stress
 - School access
 - Home environments and health
 - Walkability
- Low-maintenance landscaping and native trees

