

Carol Woods / Habitat Community Concept Plan



Susan Levy

Executive Director
Habitat for Humanity of Orange County

Speakers:

Habitat for Humanity of Orange County

- **Susan Levy** - Executive Director
- **Jennifer Player** - Associate Executive Director and future CEO

Carol Woods

- **Pat Sprigg** - President and CEO

Project team

- **Bruce Ballentine** - Founding Principal of Ballentine Associates & Project Manager
- **Scott Murray** - Founder and CEO, Scott Murray Land Planning

Jennifer Player

Associate Executive Director
Habitat for Humanity of Orange County



every one

In orange county deserves a
decent place to live.

Habitat By the Numbers:

1984

- Year Habitat affiliate was founded in Orange County

295

- # of homes built in Orange County

130

- # of repairs completed throughout the county

90%

- % of Habitat homeowners still living in their original home

\$378,557

- \$ of property taxes paid last fiscal year

\$687,083

- \$ of mortgages paid last fiscal year

653

- # of hours for homeowner training last fiscal year

1%

- # of foreclosures in history

Habitat Homeowner Selection

Live or work in
Orange County for
1 year

30-60% of Area
Median Income

Willingness to
partner

In depth
background
screening

Unsafe,
substandard,
overcrowded
conditions



Homeowner profile

Majority of our homeowners are employed by local government, UNC, UNC Health Care, daycare centers, retirement centers, restaurants, etc.



Pride of Ownership

Our Vision for this Community

Mixed Income

- Variety of income levels
- Diversity of age, background, life stage, race, etc.
- Not only a Habitat neighborhood

Design

- Aesthetically pleasing
- Integrated with other homes
- Energy efficient
- Sustainable over time

True Community

- Not just a collection of homes
- Walking paths
- Shared community space

Pat Sprigg

President and CEO,
Carol Woods

Carol Woods

Overall Mission

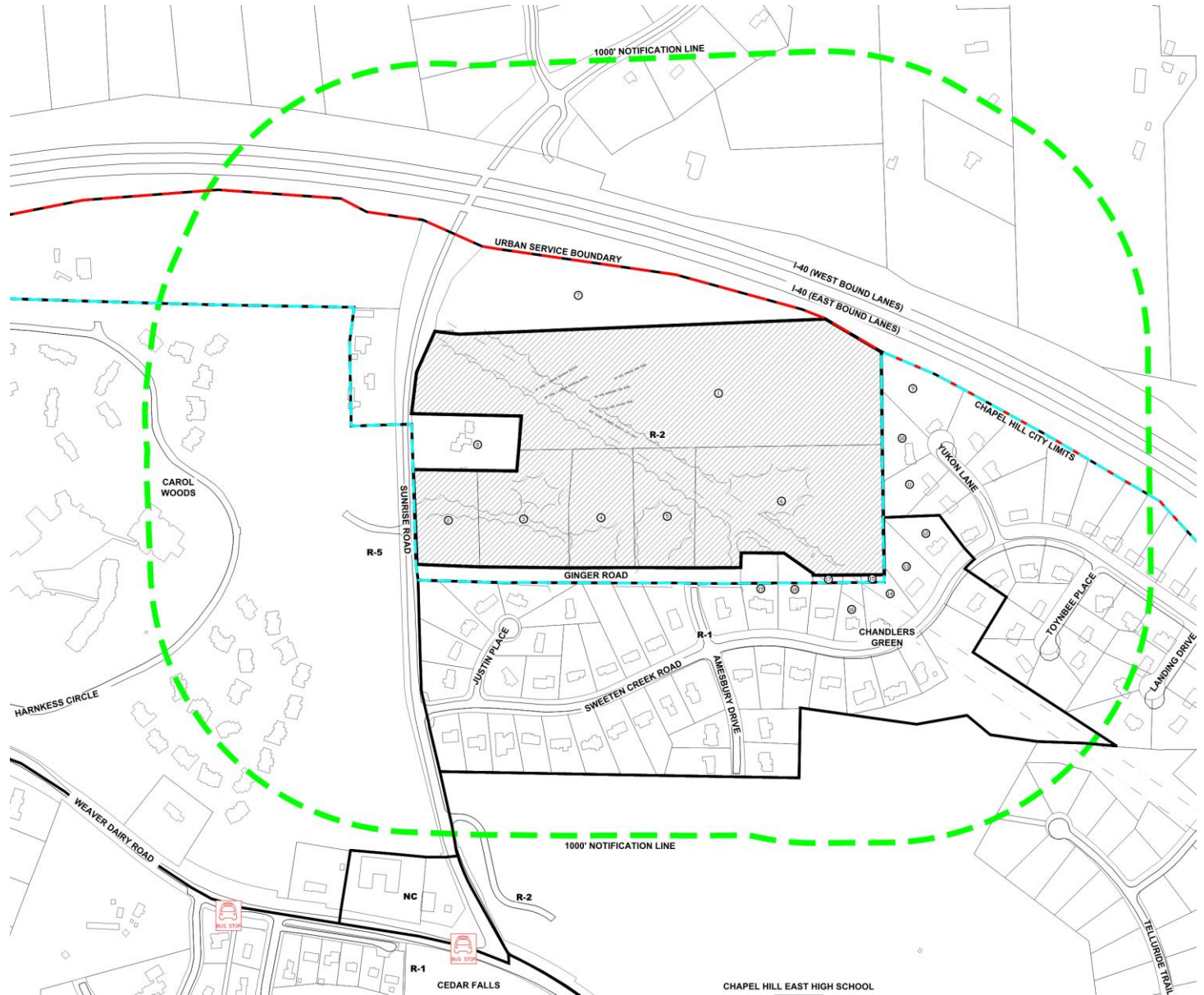
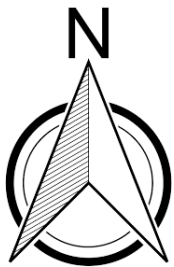
Leader in the Chapel Hill Community

Why Carol Woods and Habitat

The Dream

Bruce Ballentine & Scott Murray

Project Plan / Site Plan / Architectural Inspiration
& Community Design







LAND USE KEY

	Carol Woods Residences (approx. 125 du/51%)
	HHOC Residences (approx. 95 du/43%)
	Community Facilities



Concept Plan

■ HABITAT / CAROL WOODS COMMUNITY ■



CAROLWOODS



BALLENTINE ASSOCIATES, P.A.

OCTOBER 8, 2018

SCOTT MURRAY LAND PLANNING, INC.
Landscape Architecture | Technical Design | Project Management

C1001

ID	# Units	Description	Unit Type	Envelope	Gross Envelope Area	Target Unit Size (SF)	# Floors	Carrol Woods	Habitat	Notes
A1/A2	24 DU's	Assisted Living	Congregate	20000 SF	20,000 SF	400	1 LVL	24 DU's		
D1	8 DU's	Duplex - Large		32' x 36'	1000 SF	950	1 LVL	8 DU's		2nd Floor Optional
D2	42 DU's	Duplex- Moderate		22' x 40'	800 SF	750-800	1 LVL	42 DU's		2nd Floor Optional
D3	44 DU's	Duplex- Moderate		22' x 36'	800 SF	1,200-1,500	1.5-2 LVL		44 DU's	
C1	54 DU's	Condos - 1 & 2 BR Elev. Lobby		20'-29' x 35'	890 SF	600-900	3 LVL	54 DU's		
T2	51 DU's	Townhomes - Moderate		19'-22' x 43'	800-950 SF	1,200-1,500	1.5-2 LVL		51 DU's	
Total Units	223 DU's							128	95	
P1		Cafe	Office Above	60' x 60'	3600 SF	3600-4200	2 LVL			2nd Floor Optional
P2		Community Center	Office Above	60' x 50'	3000 SF	3600-4200	2 LVL			2nd Floor Optional
P3		Pavilion	Open	30' x 50'	1500 SF	1500	1 LVL			2nd Floor Optional
G		Garage	Service Bays	36'x 45'	1620 SF	1620	1 LVL			



COMMUNITY LAWN



SPLASH PLAY



COMMUNITY CENTER - TOT LOT



NEIGHBORHOOD PAVILION



LAND USE KEY	
Carol Woods Residences (approx. 125 du/5.1%)	
HHOC Residences (approx. 45 du/4.3%)	
Community Facilities	



LAWN GAMES



CAFE / COFFEE



NEIGHBORHOOD EXCHANGE



CAROL WOODS

Community Center Concept

■ HABITAT / CAROL WOODS COMMUNITY ■

BALLENTINE
ASSOCIATES, P.A.

SCOTT MURRAY
LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

OCTOBER 8, 2018

C1002



Architectural Inspiration

■ HABITAT / CAROL WOODS COMMUNITY ■



OCTOBER 8, 2018

C1003

Jennifer Player

Community Process

Communication with neighbors

February 2018

- First meeting with Chandler's Green HOA Board to communicate vision from Habitat Board & Staff conclave



June 2018

- Second meeting with Chandler's Green HOA Board to communicate Carol Woods partnership



August 2018

- Survey conducted in collaboration with Chandler's Green HOA Board



January 2019

- Working with wmHarper to launch a website for ongoing communications



November 2018

- In communications with sub-committee of the HOA Board who is collecting additional questions from the neighborhood



October 2018

- Open meeting held at Carol Woods
- Distributed document with frequently asked questions and concept plan

Q & A

Contact Info:

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Pat Sprigg:

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Bruce Ballentine:

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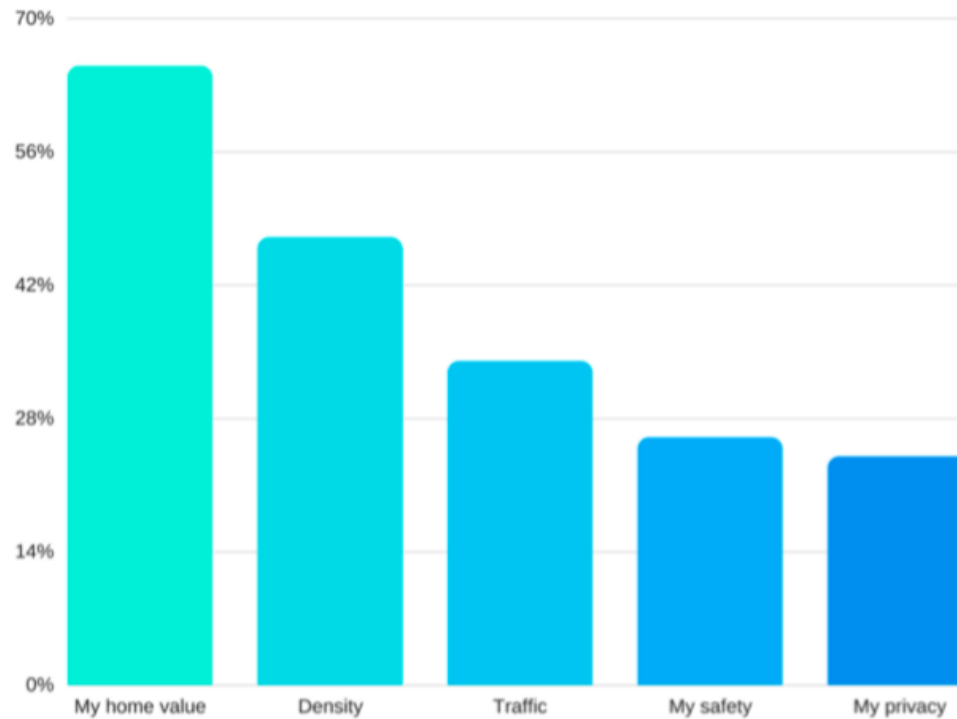
Chandler's Green Survey Findings



Habitat for Humanity of Orange County NC
9.21.18

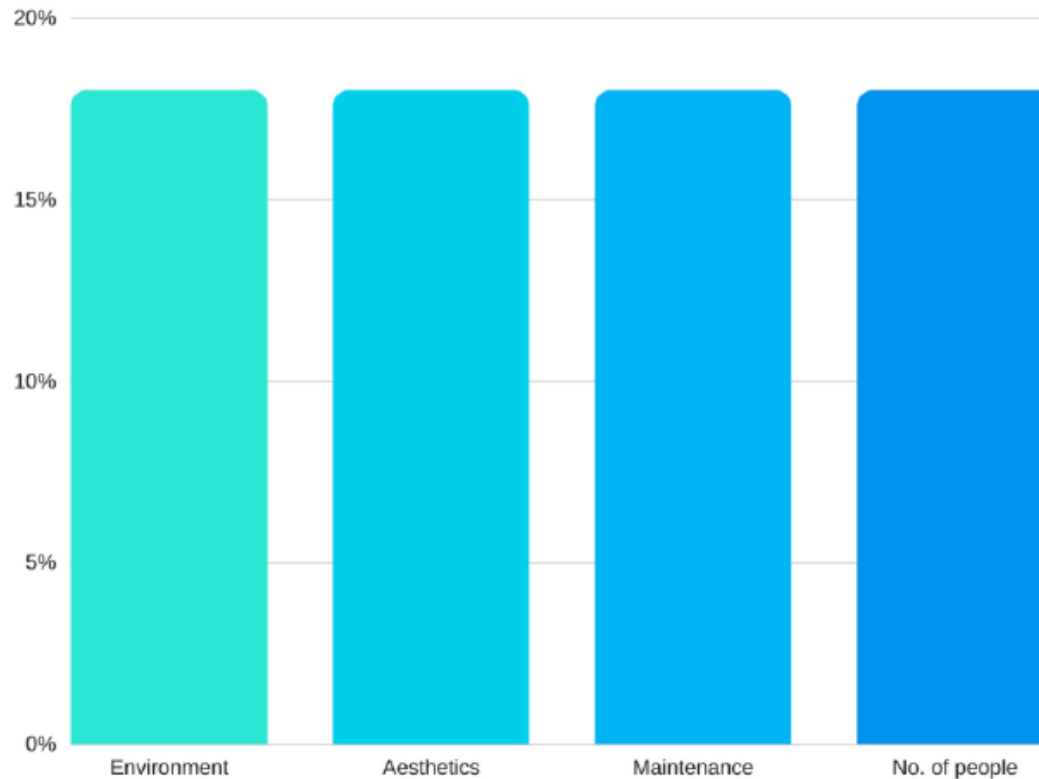
78
completed surveys

Top 3 concerns about this project (Part 1)



NOTE: This question was “aided” meaning that respondents were provided options to choose from.

Top 3 concerns about this project (Part 2)



NOTE: This question was “aided” meaning that respondents were provided options to choose from.

Benefits of the Project.

NONE 38%

AFFORDABLE HOUSING 28%

DON'T KNOW 22%

DIVERSITY 3%

OTHER 9%

Suggestions to make this a positive addition to the community.

- FIND A NEW LOCATION 21%
- SUNRISE ROAD ACCESS ONLY 12% Do not connect the neighborhoods.
- SUNRISE ROAD SIDEWALKS 12% To alleviate foot traffic through Chandler's Green to the High School.
- ON-GOING HABITAT INVOLVEMENT 9% Ensure the new community stays maintained. Ensure financial stability. Set aside money in escrow for legal proceedings and to prevent drug houses. Screen applicants for no criminal records.
- CREATE A BUFFER 9% So community isn't visible from Chandler's Green. So abutting homes don't lose their privacy or wooded feel.
- GOOD DESIGN 9% Create a design that is in harmony with surrounding neighborhoods. Don't detract from our rural feel.

Traffic & Pedestrian Safety:

- **Construction traffic**
 - Construction entrance will not go through Chandler's Green
- **Pedestrian safety**
 - Will include sidewalks in front of property that connect to sidewalks from Chandler's Green
 - Are not advocating for connectivity to Amesbury
- **Traffic impact**
 - Have already engaged a Traffic Impact Analysis study to be conducted
 - Carol Woods seniors will likely only have one car, do not drive as much as typical families, do not drive at peak times
 - Majority of Habitat homeowners work for UNC and UNC Health Care and most likely will utilize public transportation

Environmental Impact:

- **Increased noise from I-40**
 - Like similar communities, only the area where homes will be built are to be cleared
 - Once completed, the homes and remaining trees should offer similar noise protection
- **Impact to the wetland area(s)**
 - The stream that runs though the NW corner of the property is classified as a perennial stream and has a 150' buffer from each stream bank
 - The stream in the SE corner of the property is classified as an intermittent stream and has a 50' buffer from each stream bank
 - The proposed development includes creation of a natural walking trail – removing only small brush, no trees
- **Potential water contamination**
 - Project is required to conform to the same rules as Chandler's Green; which have only gotten more stringent with respect to storm water management
- **Sewer easement**
 - Habitat will follow all guidelines re: a sanitary sewer extension to the property

Property Maintenance:

- **Who maintains the property after completion?**
 - Habitat doesn't just develop communities, they are invested in them and stay involved
 - All Habitat homeowners currently receive HOA training and a 1-year home visit re: maintenance of their property
 - Carol Woods has a strong reputation in the community for the beauty and upkeep of their property
 - There will be a joint HOA between Carol Woods & Habitat that will be responsible for landscaping, exterior maintenance, and all community buildings