

Wood Townhomes

Developer's Program

Goals and Objectives:

The program for the project is to develop housing consistent with the nearby Vineyard Square townhouse community and is consistent with the 2020 Comprehensive Plan. Our objective is to provide continuity in density and housing type between the existing community and this nearby parcel.

Site Constraints

The geometry of the site is rectangular and bounded on the North face by Homestead Rd, on the East & South faces by the Carolina North Forest and on the West by a new retirement community currently under construction. The site slopes gently from the center of the property outward with its crown located in the Southeast quadrant of the property.

Following both the geometry of the site and the topography, the townhomes are laid out following the northeast and northwest facing boundaries and the resulting roads. The main road connects to the adjacent, previously stubbed out road of the bordering Western property.

Marketing Objective

The primary marketing objective is to provide attractive townhomes in the Chapel Hill area that are at a price point that is consistent with market absorption. Understanding that market, and providing well designed and functional homes that satisfy the needs of the segment indicated by our market analysis insures that we are firstly meeting a real community need, and secondly that our project will be successful.

Impact

The project is creating one-hundred and two townhomes in the Homestead Road and Weaver Dairy Extension neighborhoods. We believe that the existing infrastructure is adequate to accommodate these homes, and has been previously planned for such. The property is designated as medium density residential (4-8 units/acre) on the Chapel Hill 2020 Comprehensive plan (page 62), and this development is at the mid-range of that plan.

Transportation - The site is bounded by two existing roads – Homestead Rd and a yet to be named road of the adjacent community, providing dual access.

Recreation – The existing Homestead Park just across Homestead road is both a tremendous amenity for the inhabitants, as well as a walkable destination from the project minimizing vehicular impact on the park facility.

Utilities – Sanitary sewer and water through OWASA are immediately available to the site. These facilities as well as Duke Power, AT&T Fiber, and Time Warner Cable are sized such that this project creates minimal impact and no upsizing of facilities is anticipated to accommodate this project.