

Project Narrative

CASA is developing 800 S Merritt Mill Road into an affordable multi-family development of 48 apartments. The existing site includes 1.18 acres in Chapel Hill and 2.04 acres in Carrboro. The development will consist of 2 buildings, each containing 24 units. On the Chapel Hill parcel, the site will include 1 of the buildings of approximately 25,000 square feet, and consisting of 24 one-bedroom units and an attached club house, laundry and management office.

The site will also include a playground, gazebo, and picnic area as well as indoor amenities in the club house including a community room and screened porch. Vehicular access is provided to the entire site through one driveway accessed off of Merritt Mill Road. 62 vehicular parking spaces and 24 Class II bicycle parking spaces will be provided. Class I bicycle parking will be available in a lockable closet on the porch of each unit. The site is less than 1,000 feet from a Chapel Hill Transit stop (CM Route). Pedestrian access within the site and connecting from the site to Merritt Mill Road will be constructed and maintained.

To meet Town stormwater requirements, stormwater control measures will be constructed on the Carrboro parcel. A dumpster enclosure meeting Town standards for trash and recycling will be located at the rear of the parking area.

Public sewer extension, of approximately 670 linear feet, will be installed along Merritt Mill Road to accommodate the site.

All 48 units will be permanently affordable to households under 60% of Area Median Income. Deed restrictions will be recorded ensuring affordability for 99 years.