North Chapel Hill Master Plan
Draft 04-29-20
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North Chapel Hill – Regional Context
North Chapel Hill – Neighborhood Context

Project Site: Approximately 55 Acres

Chapel Hill North
Carol Woods
Kensington Trace
Coventry
Timberlyne
Office
Office
Proposed Neighborhood Greenway

Future Land Use Map: Proposed Focus Area Map, North Chapel Hill
High Point 561'

High Point 584'

Existing wetland/marsh

Existing wetland/marsh

Stream buffer

10’ grade change contours

North Chapel Hill – Landform and Drainage/Environmental Features
North Chapel Hill – Street & Block Plan Concept

Block 1- approx. 2 Acres, Retail/Office
Block 2-approx. 3.2 Acres, Multi-family Residential, limited Retail
Block 3-approx. 2.5 Acres, Multi-family Residential, limited Retail
Block 4-approx. 5 Acres, Hotel, Multi-family Residential (Townhouse)
Block 5A,5B,5C-approx. 2 Acres, Multi-family Residential (Townhouse)
Block 6-approx. 7.8 Acres, Multi-family Residential (Townhouse)
Block 7-approx. 6 Acres, Multi-family Residential
Block 8-approx. 2.2 Acres, Multi-family Residential (Townhouse)

Approximate total site area = 55 Acres
Approximate total developable area = 30.7 Acres
R.O.W Cross Section: Street 1A
R.O.W Cross Section: Street 2
R.O.W Cross Section: Street 3,4,5
Design Objective: Preserve/integrate existing environmental features (wetlands, stream buffers)
Design Objective: Create multiple street connections to adjoining streets and neighborhoods
Design Objective: Provide a connected street network to integrate neighborhoods and offer access choices
Design Objective: Provide a connected network of public places and open spaces

- Town Green
- Town Square
- Greenway
- Stream Corridor Park
Design Objective: Utilize powerline easements when possible for greenway, trails or parking
Design Objective: Relocate existing OWASA gravity sewer within street R.O.W.
Potential Development Example
Potential Development Program - per Noell Consulting Group
North Chapel Hill Market Overview, Feb. 7th, 2020

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes/Condominiums*</td>
<td>220 Units</td>
</tr>
<tr>
<td>Class A Rental Apartments</td>
<td>400 Units</td>
</tr>
<tr>
<td>Retail</td>
<td>20,000 S.F.</td>
</tr>
<tr>
<td>Office</td>
<td>60,000 S.F.</td>
</tr>
<tr>
<td>Lodging/Hotel</td>
<td>150 Rooms</td>
</tr>
</tbody>
</table>

*"Missing Middle" product, could be “stacked townhouses”

Potential Development Example: Program
**Bld. RO1: Retail/Office**
- 4 Story, 80,000 S.F
- Ground Floor: 20,000 S.F. Retail
- 2,3,4th Floors: 60,000 S.F. Office
- Parking required: 237

**Bld. MF2: Multi-Family Residential Apartments**
- 4 Story, 60’ building width
- 50 units (studio,1BR/2BR)
- Parking required: 56
- Some ground floor retail desirable along Town Square frontage

**Bld. MF3: Multi Family Residential**
- 4 Story, 60’ building width
- 50 units (studio,1BR,2BR)
- Parking required: 56

**Hotel**
- 150 rooms
- 4 story, 62,500 G.S.F estimate
- 60’ building width
- 417 G.S.F per room estimate
- Parking required: 135

**Townhouses (200 total across site)**
- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22’X40’ footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit

**Potential Development Example: Building Data and Assumptions**
Townhouses (200 total across site)
- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22’X40’ footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit

"Auto court" rear loaded garages

"Garden court" shared green with front door access

Parallel street parking (visitors)

Preserve existing trees were possible in “garden courts”

Potential Development Example: Building Data and Assumptions
Townhouses (200 total across site)
- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22’X40’ footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit
- Potential affordable housing

Potential Development Example: Building Data and Assumptions

Bld. MF4&5: Multi-Family Residential Apartments
- 4 Story, 60’ building width
- 100 units (studio,1BR,2BR)
- Parking required: 112

Bld. MF6&7: Multi-Family Residential Apartments
- 4 Story, 60’ building width
- 100 units (studio,1BR,2BR)
- Parking required: 112

Bld. MF8: Multi-Family Residential Apartments
- 4 Story, 60’ building width
- 50 units (studio,1BR,2BR)
- Parking required: 56

Townhouses (200 total across site)
- 3 story w/rear accessed 2 car garage
- Alternative: stacked townhouse
- 22’X40’ footprint
- Garage level ½ below grade
- Assume 2100 s.f each unit
- Potential affordable housing
Potential Development Example: Town Square Detail
Potential Development Example: Town Green Detail