

# Erwin Road

101 – 111 Erwin Road

Mixed Use – Village [Collector] Conditional Zoning Proposal

*Residence Inn Hotel Expansion*

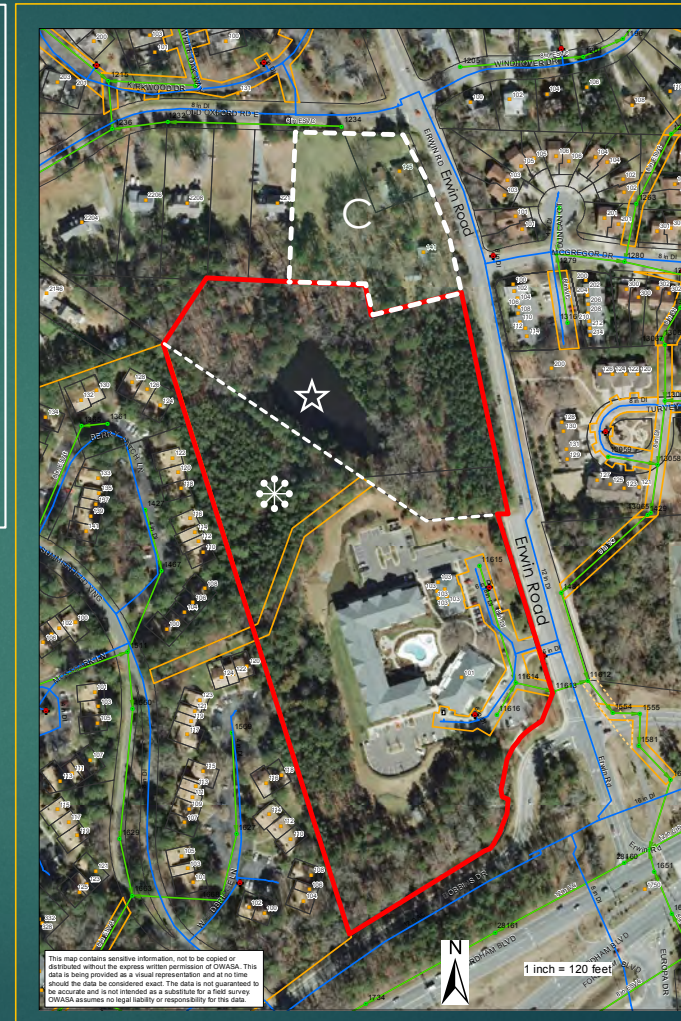
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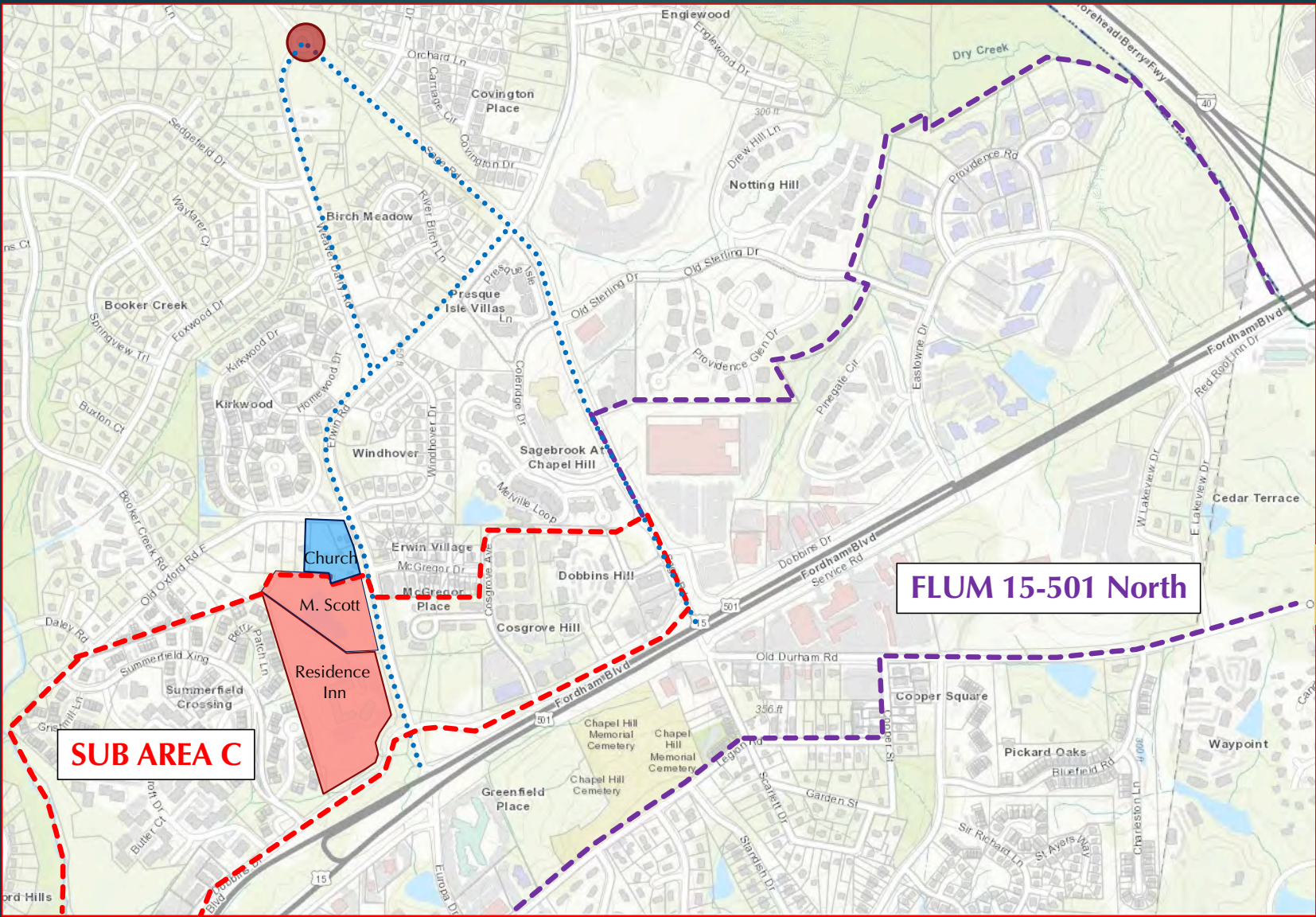
*Summit Place Townhomes*

*45 Market Rate & 7 Affordable Units*

## 101 – 111 Erwin Road – 17.8 Acres

- ☆ - 5.5 Acre Mildred Scott Property -
- \* - 12.3 Acre Existing Residence Inn Hotel
- C – Christ Community Church





# CHAPEL HILL

*Charting Our Future*

A Land Use Initiative

North 15-501 Corridor

**FLUM Area**

**Residence Inn**

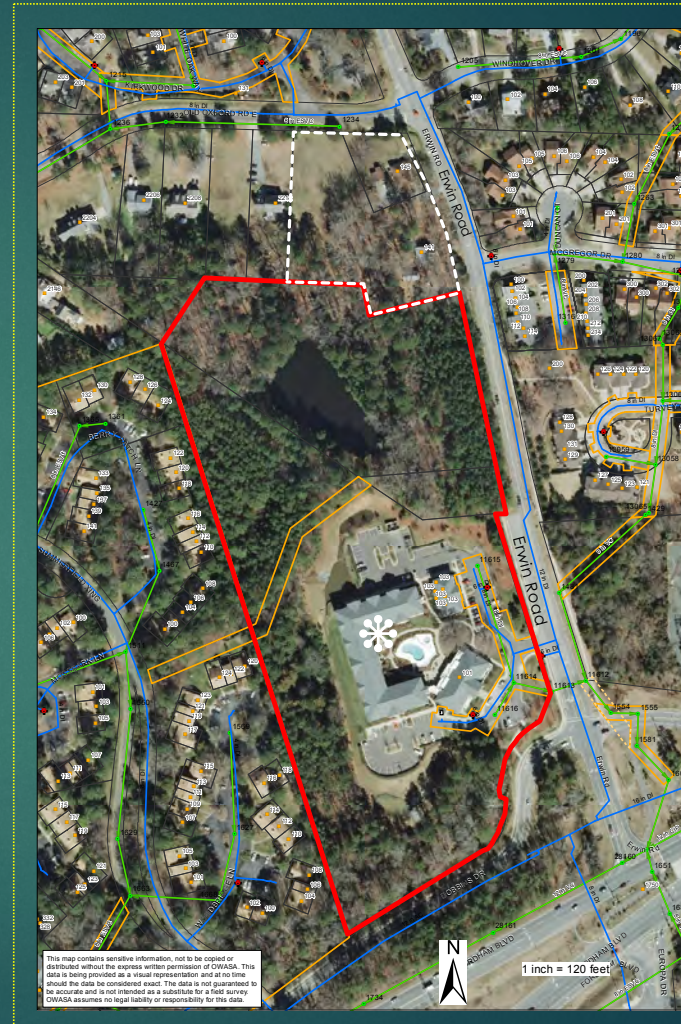
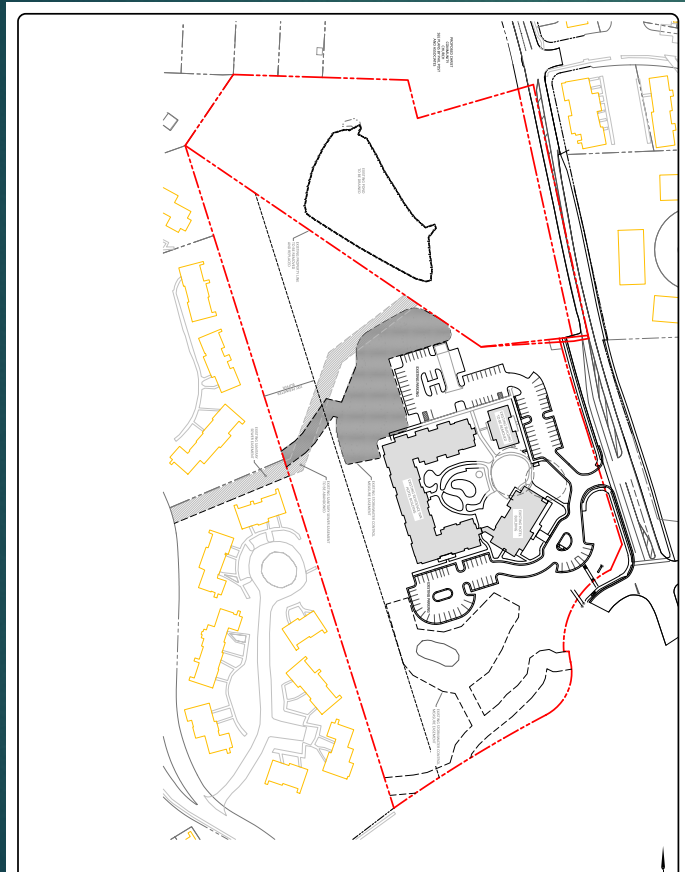
Approved 2003

Opened 2007

**Scott Property**

**Christ**

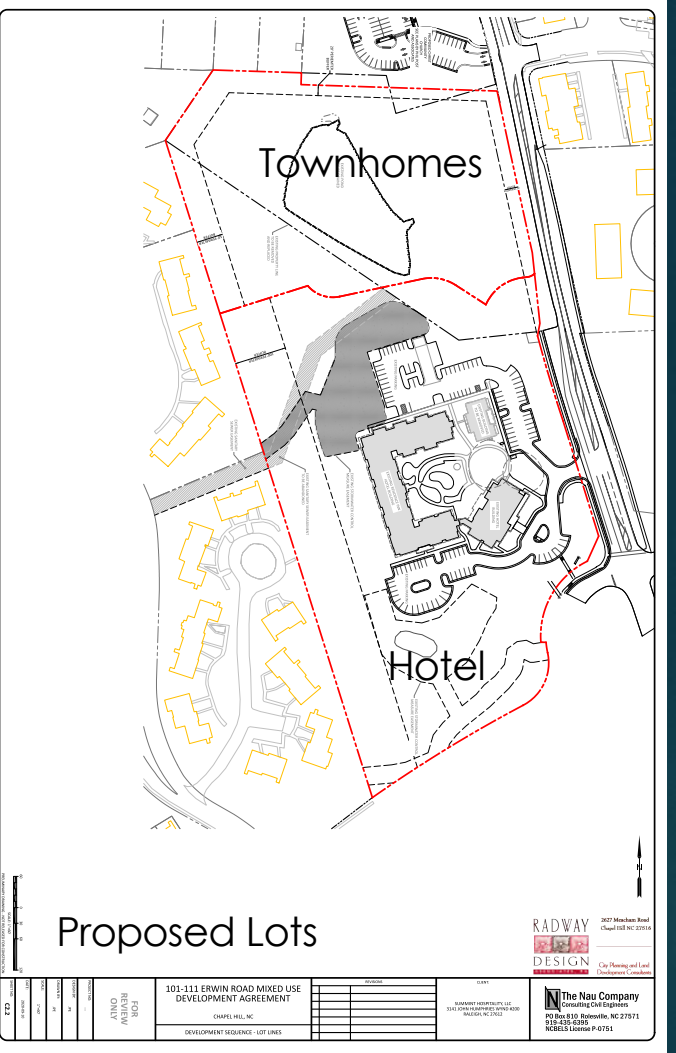
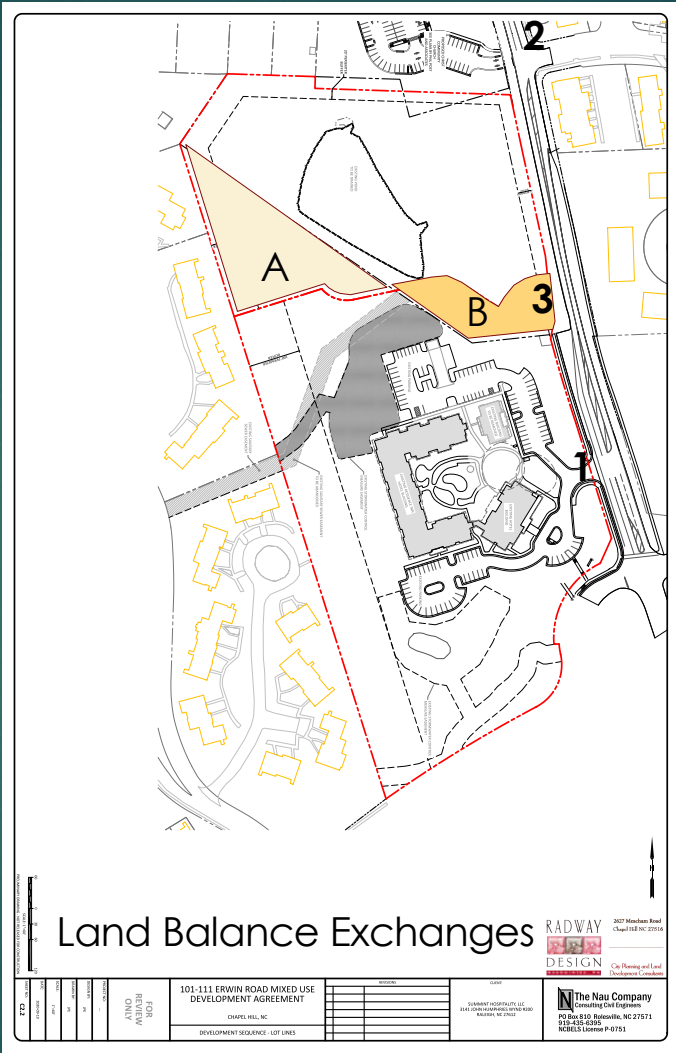
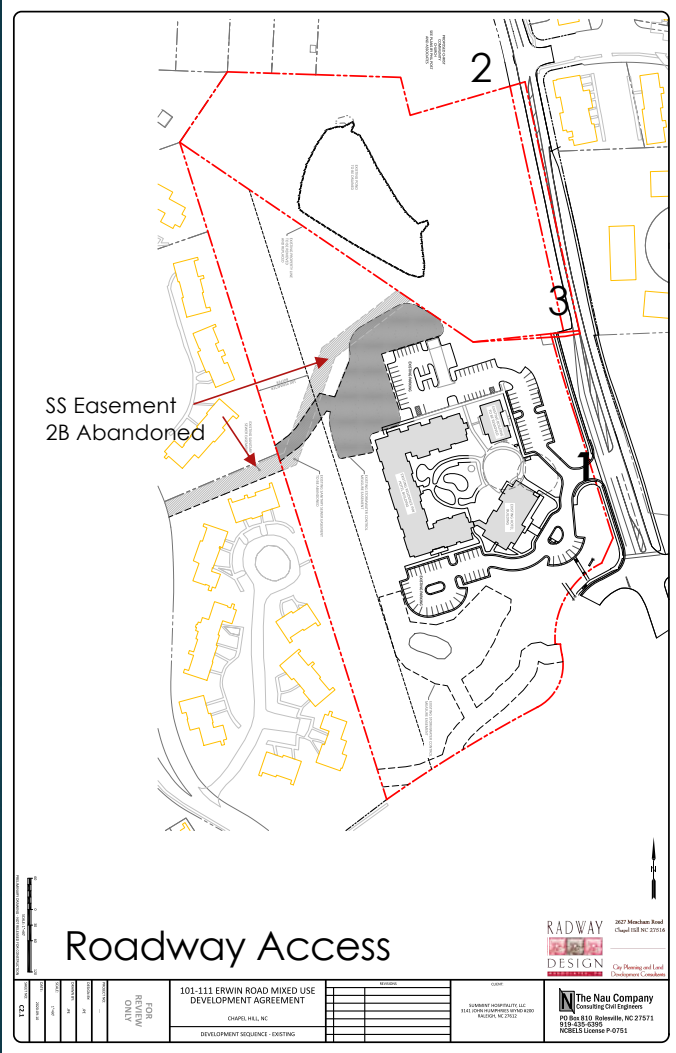
**Community Church**

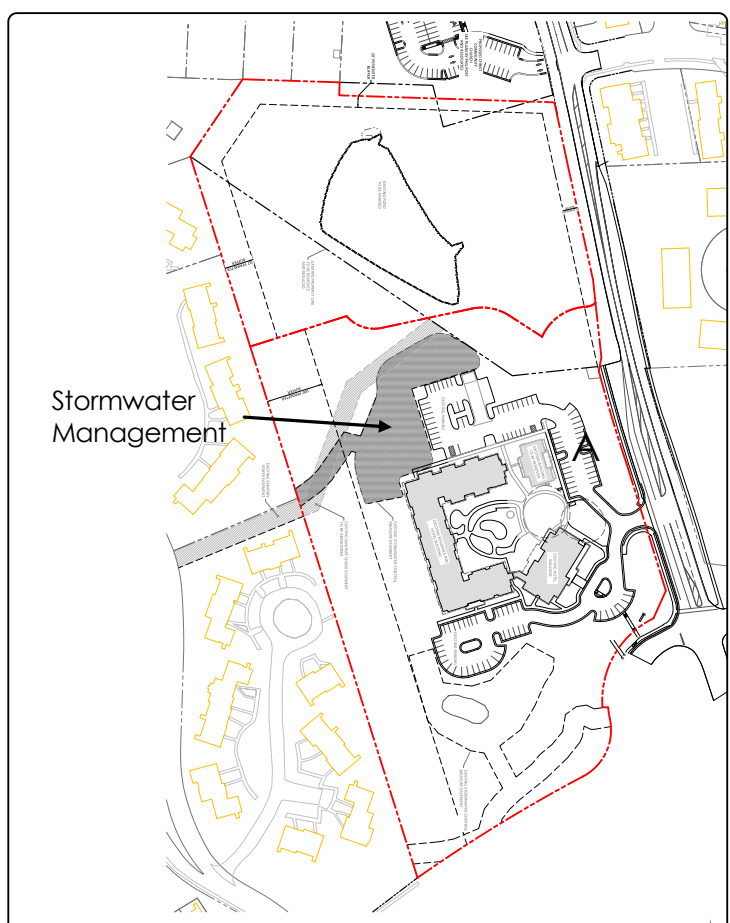


# Summit Place - Residence Inn

## Development Goals

- *Develop the 17.8 Acre Site with uses as adopted by the FLUM*
- *Develop a Townhome Neighborhood to Serve Middle Income Families*
- *Create Affordable Housing Ownership Opportunities*
- *Expand Successful Existing Residence Inn Hotel*
- *Solve Drainage & Flooding Problems for Summerfield Crossing Neighbors*
- *Coordinate Internal Movement – Hotel <> Townhomes <> Church*



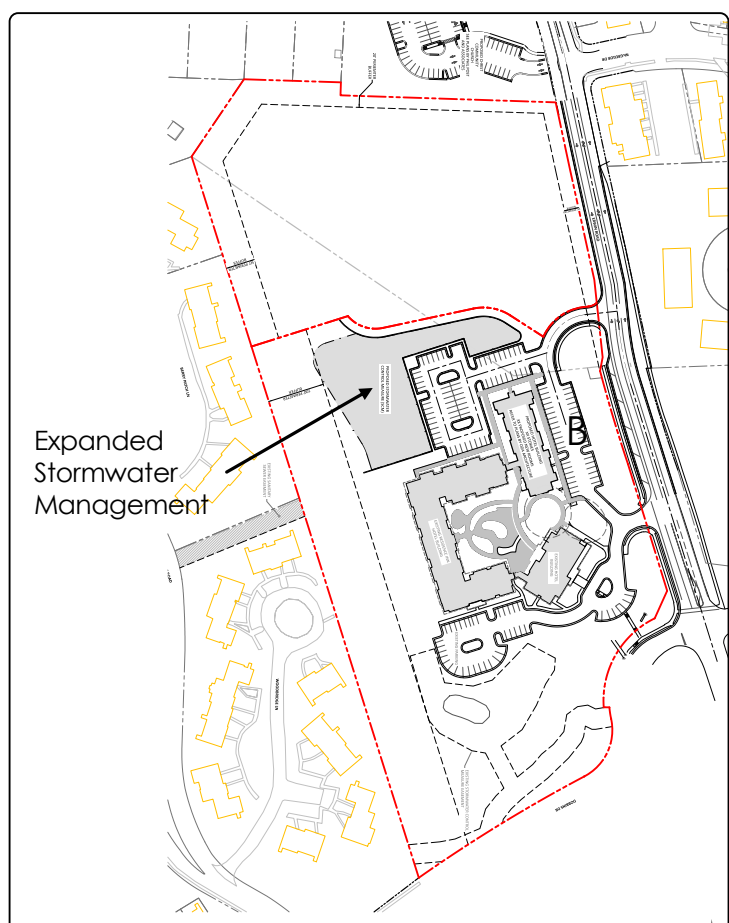


Existing Hotel – Proposed Lots

**RADWAY** 3027 Merchant Road  
 CHARLOTTE, NC 27216  
**DESIGN** City Planning and Land  
 Development Consultants

DATE	02/23/2016
SCALE	AS SHOWN
PROJECT	101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT
SHEET	022

<b>FOR REVIEW ONLY</b> 101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT CHARLE HILL, NC DEVELOPMENT SEQUENCE - LOT LINES	SHEET NO. 022	CLIENT SUMMIT HOSPITALITY, LLC 1310 SPAN HOLLOWAY DRIVE, SUITE 200 WAKEFORD, NC 27587	DESIGNER <b>The Nau Company</b> Consulting Civil Engineers PO Box 810, Raleigh, NC 27671 919-875-6399 NCBELS License P-0751
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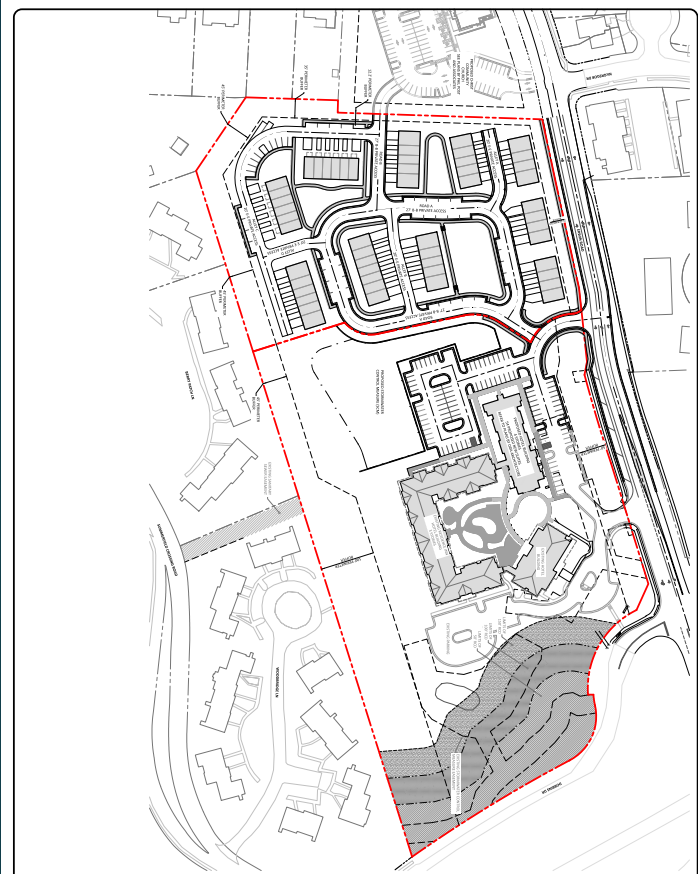


Proposed New Hotel Building

**RADWAY** 3027 Merchant Road  
 CHARLOTTE, NC 27216  
**DESIGN** City Planning and Land  
 Development Consultants

DATE	02/23/2016
SCALE	AS SHOWN
PROJECT	101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT
SHEET	023

<b>FOR REVIEW ONLY</b> 101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT CHARLE HILL, NC DEVELOPMENT SEQUENCE - HOTEL	SHEET NO. 023	CLIENT SUMMIT HOSPITALITY, LLC 1310 SPAN HOLLOWAY DRIVE, SUITE 200 WAKEFORD, NC 27587	DESIGNER <b>The Nau Company</b> Consulting Civil Engineers PO Box 810, Raleigh, NC 27671 919-875-6399 NCBELS License P-0751
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# Townhome & Hotel Site Plan

RADWAY DESIGN  
 2027 Macken Road  
 Chapel Hill NC 27516  
 City Planning and Land Development Consultants

	<b>The Nau Company</b> Consulting Civil Engineers PO Box 810, Raleigh, NC 27671 919-235-0285 NC REG. License # 0751															
RESIDENCE INN HOTEL - SUMMIT PLACE TOWNHOMES ZONING PLANS CHARLOTTE, NC OVERALL LAYOUT PLAN	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														



0 20 40 80 FT





① SUMMIT PLACE  
52 TOWNHOUSES





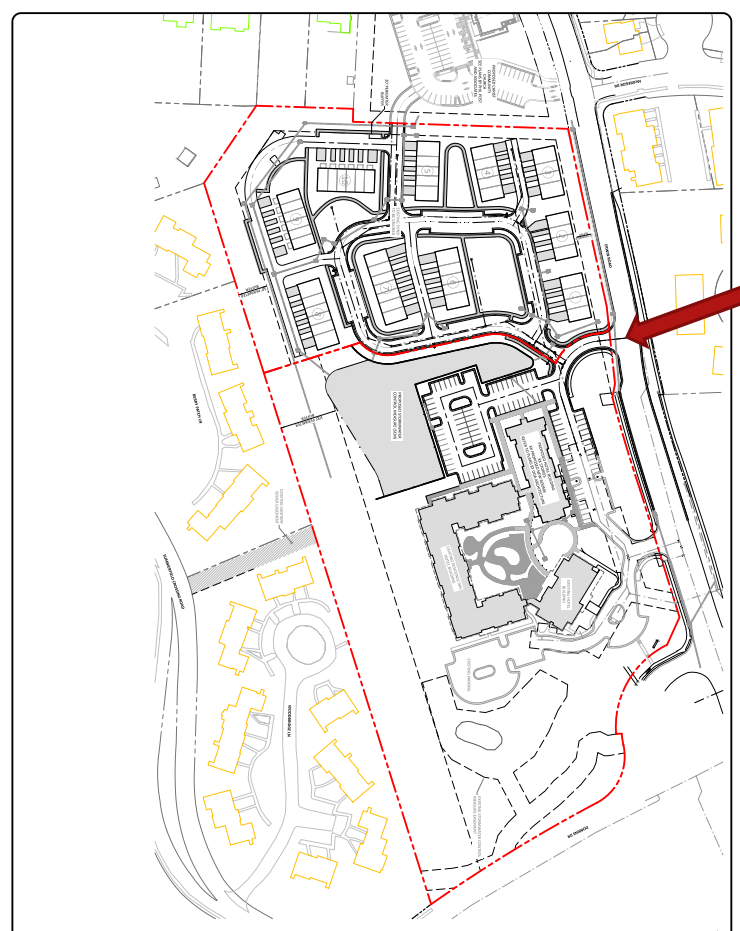


- ① SUMMIT PLACE  
52 TOWNHOUSES
- ② ERWIN VILLAGE  
32 ATTACHED SINGLE FAMILY
- ③ MCGREGOR PLACE  
16 TOWNHOUSES

0 10 20 30 40 FT







Shared Primary Entrance

- Internal Roadway & Alleys for Townhomes
- All Townhomes with Rear Drive & Parking Access
- Guest “Street” Parking
- Sidewalks – Erwin Road & Connection to Hotel Internal

<p>101-111 ERWIN ROAD MIXED USE DEVELOPMENT AGREEMENT</p> <p>CHAPEL HILL, NC</p> <p>OVERALL UTILITY PLAN</p>		<p><b>RADWAY DESIGN</b></p> <p>3027 Meadow Road Chapel Hill, NC 27514</p> <p>On Planning and Land Development Consulting</p>	<p><b>The Nau Company</b></p> <p>Consulting Civil Engineers</p> <p>PO Box 810 Raleigh, NC 27611</p> <p>919-825-6299</p> <p>NCBEELS License P-0751</p>
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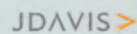
JDAVIS & ASSOCIATES

REDAVILL DESIGN LLC  
2007 Parkwood Plaza  
Chapel Hill, NC 27514  
919-960-0570

**The Nau Company**  
Consulting Civil Engineers



PROPOSED TOWNHOUSE COMMUNITY  
CHAPEL HILL, NORTH CAROLINA



## 52 Ownership Townhomes

- 45 Market Rate TH
- 7 Affordable TH
- Garage Under & Surface Parking
- Commons Courtyard Open Space
- Connection to Church
- 45 Ft. Buffer to Summerfield Crossing
- 35 Ft. Buffer 1F lots to north
- Bldgs 1-8 \*\*\* 3 Story TH
- Bldgs 9-10 \*\* 2 Story TH











12 Townhomes Fronting on Erwin Road



ELEVATION AT ERWIN ROAD  
SUMMIT PLACE TOWNHOMES  
SCALE: 1/4" = 1'-0"

Christ Community Church

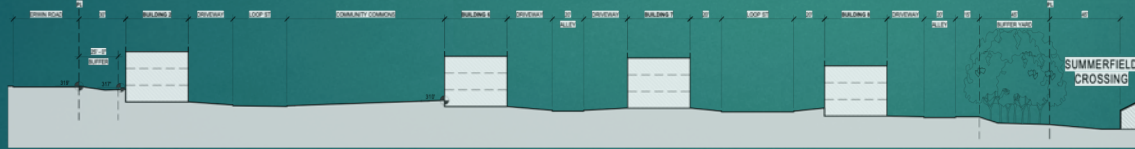
12 Townhomes Fronting on Erwin Road



NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES  
SCALE: 1/4" = 1'-0"

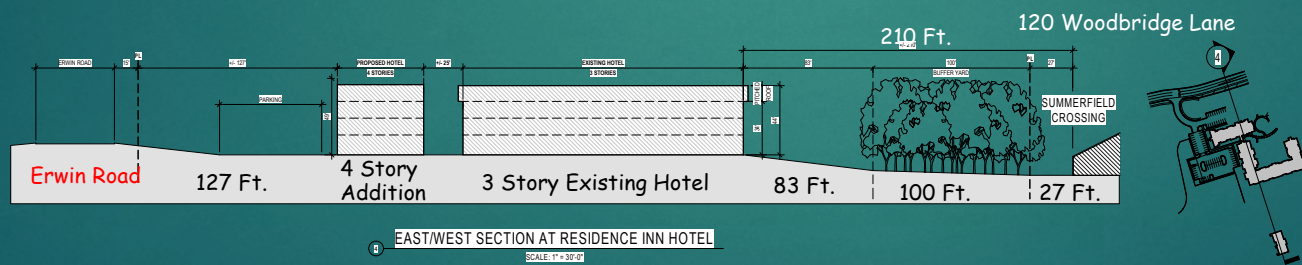
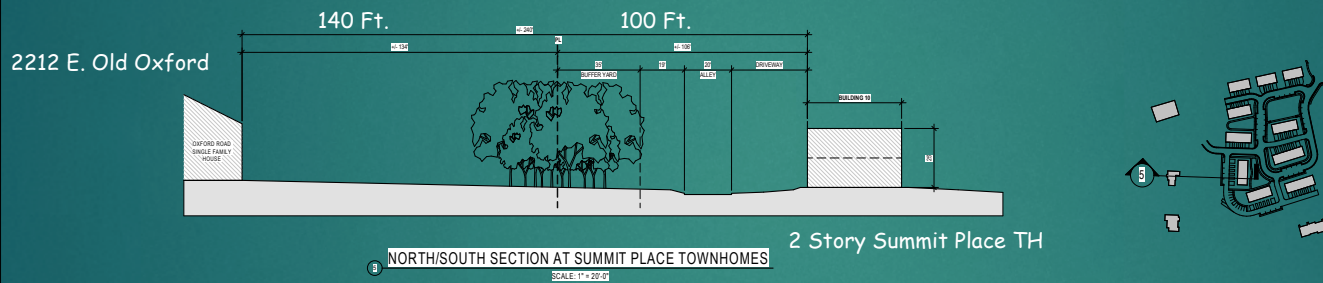
Erwin Road

122 Berry Patch Ln



EAST/WEST SECTION AT SUMMIT PLACE TOWNHOMES  
SCALE: 1/4" = 1'-0"











# PHASE 1 - CONSTRUCTION

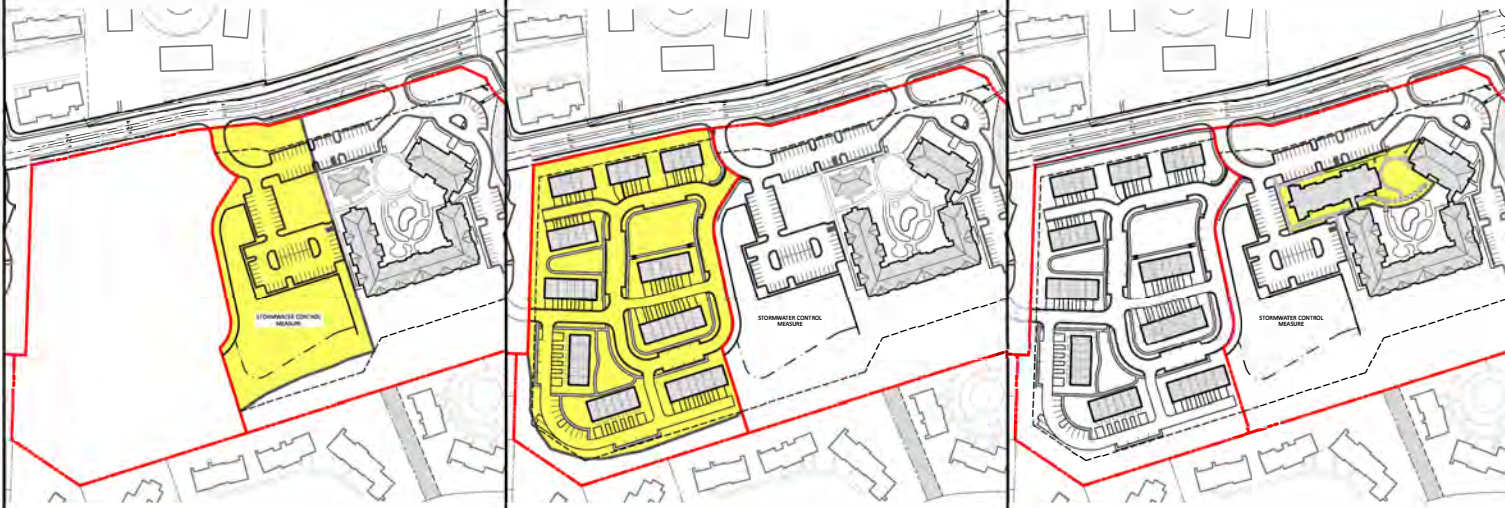
SPRING 2022 - FALL 2022

# PHASE 2 - CONSTRUCTION

FALL 2022 - FALL 2023

# PHASE 3 - CONSTRUCTION

FALL 2023 - FALL 2024



### CONSTRUCTION SEQUENCE STAGE 1

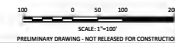
- ELEMENTS OF STAGE 1 CONSTRUCTION
1. BUILD NEW ENTRANCE TO ERWIN ROAD
  2. BUILD NEW STORMWATER CONTROL MEASURE AND USE AS A TEMPORARY SEDIMENT AND EROSION CONTROL DEVICE
  3. BUILD PARKING FOR HOTEL ADJACENT TO NEW STORMWATER CONTROL MEASURE AND ALONG NEW ENTRANCE TO ERWIN ROAD
  4. BEGIN ERWIN ROAD WIDENING

### CONSTRUCTION SEQUENCE STAGE 2

- ELEMENTS OF STAGE 2 CONSTRUCTION
1. CONNECT RESIDENTIAL STREET TO ERWIN ROAD ENTRANCE
  2. BUILD INFRASTRUCTURE FOR TOWNHOME DEVELOPMENT
  3. CONTINUE TO USE PROPOSED STORMWATER CONTROL MEASURE AS A SEDIMENT AND EROSION CONTROL DEVICE
  4. COMPLETE ERWIN ROAD WIDENING AND LANE REALIGNMENT

### CONSTRUCTION SEQUENCE STAGE 3

- ELEMENTS OF STAGE 3 CONSTRUCTION
1. REMOVE EXISTING 2 STORY RESIDENTIAL/OFFICE BUILDING
  2. CONSTRUCT NEW HOTEL WING AND COVERED CONNECTION TO HOTEL OFFICE AND GUEST ENTRANCE BUILDING
  3. CONVERT SCM FACILITY FROM USE AS A TEMPORARY SEDIMENT AND EROSION CONTROL MEASURE TO THE FINAL STORMWATER CONTROL MEASURE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2027 Meridian Road  
Chapel Hill, NC 27514

**RADWAY DESIGN**  
Civil Planning and Land Development Consultants

**The Nau Company**  
Consulting Civil Engineers  
919-435-1000  
Chapel Hill, NC 27514  
NCEBELS License P-0751

CLIENT: SUMMITT HOUSING GROUP, LLC  
314 JOHN HARRIS AVENUE #200  
RALEIGH, NC 27611

PROJECT NO.: \_\_\_\_\_

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=100'

DATE: 2020-10-29

SHEET NO.: **C7.1**

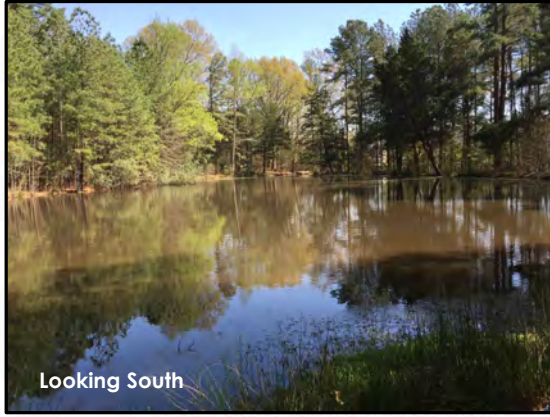
PROJECT: RESIDENCE INN HOTEL - SUMMITT PLACE TOWNHOMES ZONING PLANS  
CHAPEL HILL, NC  
DEVELOPMENT - SEQUENCE



## DISCUSSION – QUESTIONS – ANSWERS



Looking North



Looking South



**The Nau Company**  
 1000 S. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 Phone: 954.575.1111  
 Fax: 954.575.1112  
 Website: www.thenau.com

**DAVID W. HARRIS, P.E.**  
 License No. 10001  
 State of North Carolina

NO.	DATE	DESCRIPTION

**OXFORD RESERVE  
 SPECIAL USE PERMIT**  
 CHAPEL HILL, NORTH CAROLINA  
 EXISTING CONDITIONS PLAN

PROJECT NO.: 10001  
 DESIGNER: JCH  
 DRAWN BY: JCH  
 SCALE: 1"=100'  
 DATE: 08/20/10  
 SHEET NO.: CL.2

