



Longleaf Trace – Project Narrative

Introduction

The proposed Longleaf Trace development is located along and to the South and East of Legion Road. It is East of Rams Plaza, across from Novus Lane, and directly adjacent to a Town of Chapel Hill-owned parcel.

The development is proposing to supply much-needed affordable housing in an opportunity rich area of town, helping promote equitable development, economic opportunity, promoting mobility and connectivity, and providing healthy, safe, high quality affordable housing. The development proposal includes up to 60 units of affordable age-restricted rental housing apartments, with 48 units currently anticipated to be developed. As proposed, the community will include a mix of 1, and 2-bedroom units. The development will also include an integrated community clubhouse that will house a community room, kitchenette, fitness room, reading areas, and a computer center. All the proposed units are expected to be affordable to households at or below 60% of Orange County's Area Median Income ("AMI").

The proposed development represents a partnership between Taft Mills Group (TMG) and local nonprofit Community Home Trust (CHT), whose primary business models involve developing, owning, and managing affordable housing. TMG and CHT were selected as the Town's development partners for the Tanyard Branch Trace (Jay Street) affordable housing project and their successful partnership led to that project being awarded Low-Income Housing Tax Credits by the North Carolina Housing Finance Agency in 2023.

Site Description

The proposed site consists of approximately 3.24 acres. The site is mostly wooded, with two existing single-family home structures located at the front of the site. Due to the limited size of the site, the project is proposing a single point of ingress/egress to Legion Road.



The development site's surrounding land area is mixed-use consisting primarily of low-medium density residential and commercial uses. The proposed use is consistent with the scale and use of surrounding properties.

The site slopes from Legion Road at approximately 5% and the southern boundary at approximately 12% to a stream located in the rear third of the site that bisects the property. The project does not propose to disturb any of the stream area and will adhere to all required state and local buffer/set-back requirements.

Site Access, Circulation, and Pedestrian Connectivity

The development will seek to provide ingress/egress from Legion Road. Site access is directly available to Legion Rd and has the potential to align with intersecting Novus Lane to the north. The proposed community is expected to generate traffic counts within an average consistent with that of other adjacent uses. Onsite surface parking will be provided for the apartments and a community building. A turnaround area will be provided at the southern end of the developed area and will meet all necessary Town requirements.

The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. There are several other transit stops within .25 miles of the site. The development's future residents will support and benefit from the usage and relative proximity of the existing public transit.

The community, as described in the submitted **Statement of Consistency with the Comprehensive Plan** document, is consistent with the Town's desired development type for this area and will achieve Town goals through the creation of high-quality, sustainable affordable housing.

Building Layout

The proposed residential structure is situated on the site to meet all municipal buffer and setback requirements. The site is designed with an over 200ft wooded buffer between the construction area of the development and the neighboring single-family homes to the rear of the site. The parking is also designed to be adjacent to the neighboring property at Turnberry lane and is planned to include a fence and natural buffer area to provide a transition between the duplexes on that site and the proposed building area. The architectural elements will meet the LUMO requirements.





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Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application's responsiveness to the [Complete Community Strategy](#) and other components of the Town's [Comprehensive Plan](#). **Please complete fields in the worksheet where feasible**, or reference any attached narratives. Bullets and list formatting is sufficient. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

Project & Site Information	Project Name	Longleaf Trace	Date	01/08/2024
	Future Land Use Map (FLUM) Focus Area	North 15-501 Corridor	FLUM Sub-Area	B

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to complete]
0.A Greenways	The project emphasizes interconnectivity within the site and with surrounding parcels through a sidewalk at the front of the site, paved paths within the site and trails connecting to the Town-owned site and future park.	
0.B Transit Corridors	The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. The project's future residents will support the usage of existing public transit.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	The site is located in the 15-501 Focus Area of the Town's "Shaping Our Future: A Transit and Land Use Initiative" document. The project meets the desired goals of infill development in an area with high quality public transit service.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)			PLANS and POLICIES
Plan/Policy References	<ul style="list-style-type: none"> Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features Shaping Our Future (TOD Plan) West Rosemary Development Guide Central West Small Area Plan Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration Housing Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	<ol style="list-style-type: none"> Equitable planning and development Support and facilitate economic development through redevelopment and infill development 	<ol style="list-style-type: none"> The project is proposing to supply much needed affordable housing in an opportunity rich area of town, helping promote economic opportunity, mitigating displacement of low-income town residents, promoting mobility and connectivity, and providing healthy, safe, readily available affordable housing. The project will support the Town's future economic health and ability to accommodate employment centers by providing additional housing options for crucial jobs at the University, schools, government, and service sectors, among others. 	
1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	<ol style="list-style-type: none"> Land Use Density and Intensity 	<ol style="list-style-type: none"> The project supports the principle of providing housing of various price points integrated into mixed-use nodes or located near employment centers. The project supports the principle that density and intensity should be the highest near larger proposed future transit stops with transitions to adjacent areas. Special consideration was incorporated in the plan to support the transition from multi-family to single family homes next to the site by creating a transition area through wooded area and buffering. See additional information in response to Goal 4 	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)			PLANS and POLICIES
		"Transitions to Surrounding Neighborhoods"	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Sub-Area B - Multifamily	The project is proposing multifamily development and the site is located in the sub-area calling for primary land use to be multifamily.	
1.A.4 FLUM Building Height Guidance	Sub-Area B – 4 stories	The project is proposing max height of 3 stories, consistent with the 4-story height designated for this area.	
1.A.5 FLUM – Other Mapped Features	NA		
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)	1. Foster Success of local businesses 2. Promote a safe, vibrant, and connected community	1. The project will support the success of local businesses providing additional housing options for crucial jobs at local businesses and startups. 2. The project is proposing to supply much needed affordable housing in an opportunity rich area of town, helping promote economic opportunity, mitigating displacement of low-income town residents, promoting mobility and connectivity, and providing healthy, safe, readily available affordable housing.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)			PLANS and POLICIES
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)	Provide housing for students that is safe, sound, affordable, and accessible. Provide housing for Health Care System employees that encourages them to live in the community.	The development will be a 100% affordable project accessible to eligible students and Health Care System employees.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS			
Options for Community Benefits		Applicant Proposal	Evaluation [Staff to complete]
Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes		The project will provide 100% of the units as affordable housing. It will contain a mix of 1- and 2-bedroom apartments. It will serve households from below 30% of the area median income (AMI) up to 60% AMI.	
Housing Voucher Acceptance – Commitment for Rental Units		The project will accept housing vouchers consistent with the Housing Advisory Board's guidelines.	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents		There are currently two single family homes on the site. With construction for the project likely not beginning before June 2025, residents will have a long runway to secure new housing. We are willing to work with the Town on any resident support that may be needed.	
Demographic Needs Served by Housing Types		The Town has a major affordable housing shortfall. Based on the Town's Fiscal Year 2024 Q1 Affordable Housing Quarterly Report, 60% of renters in Chapel Hill are cost-burdened. This project will provide much needed housing to support the affordability needs of renter residents.	
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc		<p>This site is in close proximity to grocery stores, including Food Lion and Wegmans, several doctors' offices including, MedFirst Primary and Urgent Care, Ephesus Elementary, Montessori Day school, and is adjacent to the Town's future park on Legion Road and near the existing Ephesus Park.</p> <p>The project is planning to receive Low-Income Housing Tax Credits that have strict criteria for ensuring sites are well located and in close proximity to major amenities.</p>	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS

Resident Access to Career and Education Opportunities	The project will provide a community business and education center for residents to access. Local nonprofit Community Home Trust is a development partner on the project and will work with interested residents on financial and homeownership counseling, among other services.	
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	This project will effectively use limited available land in the 15-501 corridor with intensity in line with Town plans.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)

PLANS and POLICIES

Plan/Policy References	<ul style="list-style-type: none"> • Everywhere to Everywhere Greenways Map (See Appendix A for multiuse greenway network) • Mobility and Connectivity Plan (for additional bike facilities) • Greenways Plan (for additional trails including unpaved) • Connected Roads Plan • Future Land Use Map (FLUM), Connectivity & Mobility • Chapel Hill 2020: Getting Around • Transportation & Connectivity Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
2.A Everywhere to Everywhere Greenways Map Facilities	Existing and proposed greenways	There is a proposed greenway adjacent to the site in the Everywhere to Everywhere Greenway Map. There is also an existing Greenway network near the site that has bicycle and pedestrian access. The existing 10' wide, paved Class 6 Lower Booker Creek Trail is about .5 miles from the site.	
2.B Mobility And Connectivity Plan Facilities	Goal to make greater bicycle and pedestrian connections within Chapel Hill and to key destinations in Orange County and the greater Triangle area	This project will increase usage of existing bicycle and pedestrian infrastructure connected to the site and provide additional infrastructure within the site and to the Town's adjacent property. The project will provide adequate bicycle parking based on Town regulations.	
2.C Greenways Plan Facilities	Existing and proposed greenways	There is an existing Greenway network near the site that has bicycle and pedestrian access. The existing 10' wide, paved Class 6 Lower Booker Creek Trail is about .5 miles from the site.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)			PLANS and POLICIES
2.D Connected Roads Plan Connections	The Town aims to improve connectivity and safety for local trips by focusing on connecting streets as a part of new development.	The project plans to improve connectivity and safety for local trips by aligning the entrance to the site with the intersection of Novus Lane and Legion Road and implementing the findings of a Traffic Impact Analysis.	
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Direct investment along key transportation corridors and promote construction of transit and multimodal transportation options in concert with the Town's regional transportation partners.	This project is along a key transportation corridor and will support the use of existing transit and multimodal transportation options.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	<ol style="list-style-type: none"> 1. Parking strategies 2. Given the higher density envisioned for this corridor, bicycle and pedestrian mobility within and to the Focus Area should be prioritized. 	<ol style="list-style-type: none"> 1. This project is planned to be age restricted for residents 55+ with affordable housing, minimizing parking needs of the project. 2. This project is along a key transportation corridor and will support the use of existing transit and multimodal transportation options. 	
2.F.1 Chapel Hill 2020: Getting Around (GA)	A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation	The project will utilize and improve key infrastructure such as sidewalks, bike facilities, and public transportation. The project also will create interconnectivity within the site and to the future park on the Town's adjacent site through the creation of walking paths.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)	Based on feedback we have received from staff, this project is not required to conduct a Traffic Impact Analysis. We do anticipate commissioning a voluntary Traffic Impact Analysis to identify any improvements that may be suggested.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	The project proposes to align the entrance to the site with the intersection of Novus Lane and Legion Road and plans to implement the findings of a Traffic Impact Analysis.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS

Pedestrian Access and Internal Circulation, Connections to Larger Network	The project will utilize and improve key infrastructure such as sidewalks along the frontage of the site. The project also will create interconnectivity within the site through creation of internal sidewalks and walking paths that will also connect to the future park on the Town's adjacent site.	
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	Bicycle lanes currently exist on the section of Legion road the site is located.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	The project will provide adequate bicycle parking and amenities based on Town regulations.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	The project proposes to align the entrance to the site with the intersection of Novus Lane and Legion Road to assist in meeting safe road crossing standards.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	The existing bus stops at the site and directly across the street from the site will improve transportation ridership and provide easy access to transit for the future residents of the site.	
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	The project proposes to create interconnectivity with the future park on the Town-owned adjacent site through sidewalks and walking paths. The project will provide adequate bicycle parking and amenities based on Town regulations.	
Parking Demand Reduction Strategies	This project is planned to serve residents 55+ with affordable housing, minimizing parking needs of the project.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3)			PLANS and POLICIES
Plan/Policy References	<ul style="list-style-type: none"> • Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community • Sustainable Building Policy for Conditional Rezonings • Environmental Sustainability Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
3.A.1 CARP: Buildings & Energy Actions	The Town of Chapel Hill is committed to reducing Greenhouse Gas (GHG) emissions at the Community-wide level.	The project will meet energy star multi-family new construction version 1.1 and National Green Building Standard Bronze. We will work with the Duke Energy's Design Assistance program to maximize the reduction of energy costs to future residents.	
3.A.2 CARP: Transportation & Land Use Actions	The Town and other regional governments can encourage land use patterns that support a variety of transportation options and provide the transportation infrastructure to make these options available.	This site is ideally located with transit stops adjacent to the property, bike lanes along Legion Road, and sidewalks on both sides of Legion Road from the site. Having these options available to future residents will support the Town's desired increase in pedestrian and bicycle counts and increasing transit ridership.	
3.A.3 CARP: Waste, Water, & Natural Resources Actions	Protect water quality, natural and agricultural resources	The project will meet all Town stormwater management requirements to protect water quality and plans to utilize an underground stormwater management system for the site to reduce the additional disturbed area necessary for above ground treatment.	
3.A.4 CARP: Resiliency Actions	Reducing water usage and protecting stream buffers	The project will incorporate several water reduction methods such as WaterSense labeled fixtures throughout, individually metered water supply. It will also significantly limit landscape irrigation to reduce water usage. The stream buffer on the property will remain undisturbed and all flow into the stream will be controlled for protection.	
3.B Stormwater Management Master Plan	The mission of the Town's Stormwater Management Program is to protect the health and safety of both the public and the ecosystem, to address both stormwater quality and stormwater quantity concerns, and to meet or exceed federal and state mandates regarding stormwater.	The project will meet all Town stormwater management requirements and plans to utilize an underground stormwater management system for the site.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3)			PLANS and POLICIES
3.C.1 FLUM Guiding Statements (Town-wide) #1.	The Town should emphasize sustainable urban design principles that minimize impacts to Chapel Hill's sensitive natural areas.	The project plans to utilize sustainable urban design principles to create a compact and efficient site plan that is sensitive to and does not encroach on any sensitive natural areas of the site, including the existing intermittent stream buffer.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Enhanced connections to and experiences within natural resources and transitions to open space	The project will enhance connections to the future park and open space on the Town-owned site adjacent to the property for future residents to experience and enjoy.	
3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	<ol style="list-style-type: none"> 1. Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems 2. Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic 	<ol style="list-style-type: none"> 1. The project will utilize stormwater management methods in compliance with town regulations, including an underground stormwater management system. 2. The site is designed to limit impact to neighbors by maximizing the wooded buffer between our site and neighboring developed sites. 	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures	<i>See Climate Action Plan Worksheet</i>	
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	NA	
Electric Bicycle Charging	We are open to considering providing electric bike charging stations.	

Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	The project plans to protect approximately 1/3 of the site, leaving significant mature tree canopy and vegetation.	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	The project plans to protect the existing intermittent stream and related buffers.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	On-site recycling will be provided.	
Stormwater Design Targets (eg. Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The project will meet all Town regulations for stormwater management.	
Impervious Surface Reduction Strategies	The project has been designed to limit the amount of impervious surface as much as possible.	
Invasive Species Removal	We are open to working with the Town or recommended organizations to remove invasive species.	
Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	Construction activities will be scheduled such that disturbed soil that is to be left unworked for more than 21 days is stabilized within 14 days. On-site supervision will be provided throughout all site activities to ensure development practices are implemented.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	The building and road system have been placed in the center of the major grade change direction to minimize the cut/fill at each end and to reduce the need for any retaining walls at the perimeter. Additional property line setback has been provided where available to reduce slopes at tie-ins to undisturbed areas and off-site grades.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4)
PLANS and POLICIES

Plan/Policy References	<ul style="list-style-type: none">• Future Land Use Map (FLUM), Placemaking, Street Character, and Urban Form• Chapel Hill 2020: A Place for Everyone; Good Places, New Spaces• Consultation with Town Urban Designer – Brian Peterson, bpeterson@townofchapelhill.org• Community Design Commission Guiding Principles for Design and Character		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	<ol style="list-style-type: none">1. Promote distinctive, safe, and attractive neighborhoods.2. Cultivate a vibrant and inclusive community.3. Provide appropriate transitions between land uses and buildings of different scales.4. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.	Our project will add to the Chapel Hill community in a variety of ways. Providing high quality, thoughtfully designed and attractive housing for low- and moderate-income residents with transitions between our project and existing development in the area will achieve the aims for the FLUM Statements 4, 5, 8, and 9.	
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	<ol style="list-style-type: none">1. Connected public and green spaces2. Set buildings closer to the street3. Attractive street frontages to create vibrancy and foster pedestrian activity4. Preserve vegetative areas	<ol style="list-style-type: none">1. Our project proposes to create pedestrian connections with the future Town-owned park adjacent to the site.2. We've intentionally designed the site for the buildings to be set close to the street along the frontage of the property.3. Our building design will be consistent with the high-quality multi-family and commercial development in the close vicinity.4. We're proposing to preserve approximately 1/3rd of the site.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	<ol style="list-style-type: none">1. A range of housing options for current and future residents (PFE.3)2. A welcoming and friendly community that provides all people with access to opportunities	<ol style="list-style-type: none">1. Providing affordable housing for households making less than 60% AMI will assist the town in creating a range of housing options for residents as housing for this income group is one of the most needed in the town.2. Approving our project will assist the Town in creating a welcoming and friendly community and will help provide access to	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4)			PLANS and POLICIES
		opportunities for many households that will not otherwise have it.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment.	Our project will meet Town goals for future land use in the area and will strengthen social equity and economic prosperity by providing much needed housing for low to moderate income households that perform essential functions for the community and economy.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Protection of Historic Features and Cultural Resources	NA	
Public Art Proposed, and How Art Contributes to Creative Placemaking	NA	
Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	See response to 4.A.2.a-f	
Building Placement to Activate Public Realm	See response to 4.A.2.a-f	

Building Design Measures Creating a Human Scale	The building form will be designed to limit long runs of similar articulation and be broken throughout with recesses and projections to reduce the overall massing. The facade will have material changes both vertically and horizontally to further reduce the perceived scale.	
Efforts to Reduce Visibility of Parking	The parking is proposed to be set back on the site with buffer and outdoor recreation area between the street and parking.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	We have designed the site so there is an over 200ft wooded buffer between the construction area of our project and the neighboring single-family homes to the back of our site. We've also designed the parking to be adjacent to the neighboring property at Turnberry lane to provide a transition area between the duplexes on that site and our building area. The project will also meet all Town regulations for buffers and setbacks.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	The project is designed to have significant outdoor recreation area for residents to gather and socialize. We've also created walkable interconnectivity within the site and to the future park on the adjacent Town-owned land.	
