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August 3, 2023 (REVISED)

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for Chapel Hill Crossings

North and South sides Old Chapel Hill Road at Huse, west of Pope Road
5500 Old Chapel Hill Road and multiple addresses on Huse St
Town of Chapel Hill, Durham County

On behalf of the land developer EB Capital Partners, enclosed is a revised conditional zoning application for the Chapel Hill Crossings project. The north phase of this project is located at 5500 Old Chapel Hill Road. The south phases of the project are located around Huse Road at the southwest corner of Old Chapel Hill Road and Pope Road.

This residential project will encompass 16.29 net acres (17.92 ac gross) of varied housing – small homes, townhomes, and apartments catering to diversified populations. The 5500 Old Chapel Hill Road portion of the project went through a concept review in September and October 2021. The most frequent comment received from the Town was their desire for more “missing middle” housing that included for-sale units. The small size of the 5500 parcel which is bisected by a stream and stream buffer makes provision of multiple housing types impractical on that site. However, the addition of the 10.76 acres on the south side of the street allows for a more diversified community development with a variety of housing catering to different populations in age and income levels. This multi-phase development will incorporate cohesive planning of architectural design, landscape design, function, and overall inclusive community attributes while also promoting better connectivity and land use transitions.

The applicant is requesting an R-6-CZD zoning on both the north and south portions of the project to reflect the residential uses proposed.

Sincerely,

Wendi Ramsden
Project Manager

Developer's Program**Project Location and Layout**

This project is located on the north and south sides of Old Chapel Hill Road just west of I-40 at the eastern edge of Chapel Hill's jurisdiction.

The north project is 6.51 acres (net) and includes 190-199 apartment rental units in a 3-5 story apartment building with 230-260 parking spaces, with about 40% located in underground parking access from the north side of the building. The building will be an urban style apartment with access through a central lobby space and units accessed off interior corridors. The building will be 3 stories terracing up to 4 stories facing Old Chapel Hill Road. The design takes advantage of slope to add a lower level on the north side of the building to be used for underground parking and services. The project will also include exterior site amenities such as a community garden, a pool, and outdoor gathering spaces in an entry courtyard, and a central courtyard. It will also include a multi-modal trail through the developed portion of the site, to become part of a longer future greenway trail extending to the north. Inside the building are community socializing and co-working spaces overlooking the courtyards. There is a stream which bisects the property east to west, and development will occur only on the 4 acres south of the stream.

On the south side of Old Chapel Hill Road, the housing is lower density with an opportunity to provide for-sale townhomes and single family homes. There will be 100-130 residential units altogether. This portion of the project will also include a community center with fitness, open space, and recreation spaces including a walking circuit within the development, community gardens, and playground/picnic area. The layout of the project focuses on a multi-modal form of transportation, with strong delineation of not just vehicular traffic but also pedestrian and bicycle traffic with sidewalks and bike lanes winding throughout the project. Central to the layout is a green space that runs from Old Chapel Hill Road to Pope Road with an expanded civic green servicing as a central community space, and terminating at a storm management pond or facility and playground at the south end of the project. This green space also provides pedestrian access to some of the townhomes, as well as the smaller residential streets.

All the townhomes accommodate under-building parking in either a garage or a tuck-under space. The larger townhomes have an ADU element suitable for a small separate residential unit or as a space for home occupation use. Restrictions will be in place so these ADUs cannot be used for short term rentals.

The general design of the site is the creation of a new main street (private road) and central green, with the larger townhomes with ADUs facing the green and the new internal main street. The smaller townhomes toward the edge of the community – facing Pope Road, and in two smaller loops at the southeast and southwest corners of the project. The new main street will provide a

connection through the site sized for emergency access and will allow for access from both Old Chapel Hill Road and Pope Road.

Transportation and Services

The site frontage is almost 360 LF on the north side of Old Chapel Hill Road and a single driveway is planned there. The total unit count will be kept under 200 units, and all buildings on site will be sprinklered ~~is required~~ to meet State Fire Code. As additional neighboring projects are developed to the north and west of Chapel Hill Crossings, there will be an opportunity for off-street connectivity from the rear parking lot. A stub out behind the building to the western property line is shown on the plans and proposed as part of this project. The south portion of the project ~~also~~ has 346 LF of frontage on the south side of Chapel Hill Road and 928 LF frontage on Pope Road. There is one entry planned on each of those frontages, which will connect to provide a main street within the site. All parking and services within the southern portion of the project will be accessed from the internal street system.

The Chapel Hill Crossings project is accessible to public transit – a Chapel Hill Transit bus route runs along Old Chapel Hill Road and could take residents into downtown Chapel Hill. The site is also close to I-40 for easy access for commuters. On the north side of Old Chapel Hill Road, the service functions (for example trash collection) will be handled at the lower level of the building. On the south side of the street, trash collection will be curbside from single family and townhome units.

Streams and Impervious Surface Mitigation

North of Old Chapel Hill Road, there is a 50' streamside RCD zone along the intermittent stream. This zone will remain undisturbed and forested. Additionally, the northeastern portion is intended to remain undeveloped but may be used for recreation, and most of the landscape buffer will be satisfied with retained tree coverage. That portion of the development north of the stream will remain forested, providing approximately 40% of the north parcel in retained tree coverage. Building development will be contained south of the stream and accessible from Old Chapel Hill Road. On the north side a greenway easement will be dedicated to allow for future greenway connections with future development(s).

Underground storage and treatment facility will handle management of site stormwater on the north site. This facility will meet the current storm management requirements.

On the south side there are no jurisdictional streams. There is an existing farm pond which may be converted into a stormwater pond. Other stormwater mitigation on the south parcel will be underground detention and treatment.

Tree Coverage and Landscape Buffers

The minimum requirement of 30% tree coverage will be provided by retention of existing forest from the stream buffer north in the north site and by new tree plantings throughout the project.

Total tree coverage for the project will be approximately 4.6 acres. The project will meet that requirement with tree retention on the north site, and new plantings throughout the development. Tree coverage on both the north and south sections will independently meet Town code.

On the north side, perimeter east and west required buffers will be 10' wide constructed buffers. The buffer along the I-40 frontage will be 50'-100' wide (a modification for width reduction is requested) and is expected to remain in forest, though a greenway easement will be granted to the Town in this area so there may be minor clearing for a trail in the future. The right of way line on Old Chapel Hill Road is at an odd angle and 20'-48' of width inside the site are claimed by various utility easements – power, storm, and water. For that reason the applicant will be requesting a plant quantity reduction in the street buffer.

On the south side, the landscape buffers will be constructed buffers, utilizing evergreen material to a high degree. On the Old Chapel Hill and Pope Road frontages the landscape buffer is 20' wide. The applicant will be asking for modifications to those buffers to allow up to 10' for small intrusions of parking and buildings to make the overall layout more efficient, especially given the irregular right of way line on Pope.

Modifications Requested

1. Reduction of plantings in the streetside buffer north side Old Chapel Hill Road

Justification: The applicant is requesting a reduction of installed plant material to 60% of total requirements. There are multiple utility easements through this zone in a swath 20-48' wide. Additionally, the right of way is at an odd angle. In order to comply with area master planning guidelines of buildings fronting the street and parking behind, it will be necessary to reduce the tree planting in this area. Generally, groundcover shrubs and ornamental grasses may be planted in these easements and the plan proposes to do that, as well as to fit in as many canopy and understory trees as possible.

2. Reduction of the landscape buffer against I-40 on the north side of Old Chapel Hill Road.

Justification: The topography and stream buffer constrain the site in such a manner that recreation is an effective use of this buffer space.

3. Reduction of buffer width on Old Chapel Hill Road and Pope Road frontages

Justification: The applicant is requesting small intermittent reductions of up to 10' in the street buffer widths on both frontages. The site in general and the Pope frontage in particular are irregularly shaped. The small intrusions are required to efficiently place building and parking area corners. In all cases, the width reduction will be short in length. The total plant material required by ordinance will be installed in each buffer.

4. Increase density of residential units in R-6 zone

Justification: The LUMO limits R-6 density to 15 units/acre. On the North site the applicant is requesting a modification allowing up to 30 units per acre. This higher density is conducive to promoting alternate transit use and allows for efficient building construction.

5. Increase in allowed FAR in R-6 zone

Justification: The LUMO limits R-6 density to a maximum FAR of 0.303. On the North site the applicant is requesting a modification to allow for an FAR of 0.705. This is in line with the intent of the Focus Area to provide more dense development in an efficient building footprint. On the South side the applicant is requesting a modification to allow for an FAR of 0.525.

6. Increase building height for 5500 Old Chapel Hill Road building on the north site – Old Chapel Hill Road arterial frontage

Justification: The Comprehensive Plan calls out suggested heights in this focus area of 4-6 stories. The underlying maximum building height for the R-6 district is 39' at the setback and 60' core height. Because the right of way and therefore the building setback is angled, and because the ground falls to the north, the 4-5 story core building height is calculated as 58' from the median ground plane at the street façade. The wings toward Old Chapel Hill Road lower to 3 stories but within the zone between the primary and secondary height transition the building rises to 50' above the allowed height at the south edges of those wings. The building will be to be 3 stories terracing up to 4 stories, or 40' terracing up to 50' tall from the street.

7. Increase building height for the Huse portion of the development on both Old Chapel Hill Road and on Pope Road.

Justification: The townhomes facing Old Chapel Hill Road will be 4 story with a smaller fourth story footprint and outdoor space at that level. This would bring the townhomes to approximately the same height as the proposed building across the street. The townhomes will be smaller building massing than the apartment across the street, and will have many opportunities for views and pedestrian access between buildings. The underlying maximum building height for the R-6 district is 39' at the setback and 60' core height. The applicant is requesting a modification to allow for a 50' height at the setback.

On Pope Road the underlying maximum building height for the R-6 district is 39' at the setback and 60' core height. The 3-story buildings on this frontage have gabled roofs and would measure 48' from ground to top of roof. The applicant is requesting a modification to allow for a 50' height at the setback. The buildings will be clustered so there are multiple opportunities for views and pedestrian connections between buildings, and the upper level will be a sloped roof.

8. Intrusion into the solar setback and building setback for a portion of buildings facing Old Chapel Hill Road.

Justification: The intrusions into the building setback are minimal and a result of the angled and irregular nature of the right of way line. There is a 45' long area at the west side of the Old Chapel Hill Road frontage where the northernmost townhome will intrude into the setback and buffer by up to 4'. There is room for the full amount of required buffer plant material to-be installed, and the area being shaded north of the buildings is public right of way with a sidewalk.

9. Provision of all recreation space in the project and zero recreation space payment-in-lieu

Justification: The required recreation space on this project is 39,050 sf. One quarter of this as payment in lieu would total \$117,150. The developer requests a modification to policy allow provision of up to 100% of the recreation space within the project and not make a payment-in-lieu to the Town. The net development area of the Chapel Hill Crossings project is approximately 14 acres (excluding the land north of the stream buffer). This is a large enough size so that 30% of the land area provides enough space for meaningful recreational experiences for residents and will add to the Town's recreation space. The developer is proposing a variety of recreation spaces: a pool, community gardens, two indoor fitness centers, a walking loop, a playground, and a section of the multi-modal trail to be built on the north site. The multi-modal trail, walking loop, and playground will be available to the wider community (non-residents).

10. Grading of more than 25% of the steep slopes on the site.

Justification – There is one area of steep slope on the south site which is part of a man-made dam for a farm pond. The steep slope area is 1,514 sf and the proposed disturbance is 100% of that slope. On the north site there is one steep slope area of 690 sf. This is also a man-made steep slope - a swale carrying storm water from the street. That swale will be piped.

Statement of Justification / Compliance with Comprehensive Plan

The project site is a 6.5-acre rectangular piece north of Old Chapel Hill Road, and an irregularly shaped 10-acre parcel on the south side with frontage on both Old Chapel Hill Road and Pope Road. The north parcel is affected by the Future Land Use Map (FLUM). The rezoning is warranted due to changing conditions in this area, and the Town's stated desire for development in the North 15/501 Focus Area as described in the FLUM.

The main applicable concepts from the Comprehensive Plan are Community Choices, and Sustainability.

Community Choices:

The project will provide small and medium sized ~~rental~~ apartments in urban style buildings. This gives Town residents a choice of apartment style living which is not garden-style walk up, but a more urban framework that features larger community spaces. The apartment building will be an urban style interior corridor loaded facility with interior amenities as well as site recreation facilities. The facility to the north will be marketed to young professionals and empty nesters with a majority of units being 1-bedroom, which are unlikely to attract families or student populations. However, the residential offerings on the south side will have the opportunity for sale units in the form of townhomes with or without flex space for work or ADUs, and small single family detached houses. This variety of housing product will promote a diversity of residents – diversity in age, life stage, and income levels.

Sustainability:

This combined project will take advantage of dense development to concentrate site disturbance to less environmentally sensitive areas. A large area of existing forest will remain at the north, and the existing stream and RCD zones on the north site will be protected. The project will implement sustainable design measures to promote environmental sustainability. Some recreational amenities may involve low impact use of stream buffers and retained forest area but will not involve clearing or disturbing the stream buffer. The variety of housing types, ubiquity of pedestrian circulation, and variety of amenities will promote more non-vehicular activity on site and fewer trips off site for recreation activities.

Landscape installation on the project will go beyond code requirements to provide shade and promote use of outdoor spaces by the residents. Stormwater runoff from new impervious surfaces will be treated on site for both peak flow and for water quality improvement.

We believe the proposed development is consistent with the goals outlined for the area in the Future Land Use Map Update to Chapel Hill 2020, adopted in December 2020. The project complies with the majority of these guidelines and does not contradict the others. This plan calls for

redevelopment in the North 15/501 focus area with uses including multi-family residential in 3-5 story buildings including the transitional height desired at the street, and appropriately scaled single family and townhome development on the south section of the project.

The guiding statements of the plan and the project's responses are:

1. *Demonstrate the Town's commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.*

The project will emphasize sustainable urban design principals by creating a compact community, a community that makes public transit more viable in the area, a significant reduction in impervious surface added per household, and creation of a neighborhood gathering space and community focal point. The proposed development in taller buildings with underground parking and underground stormwater management can provide a large amount of housing while retaining a large percentage of tree coverage on the site and avoiding disturbance of the stream buffer. Though the site would be cleared to install buildings, utilities and stormwater management, there would be enough replanting to comply with the Town's tree coverage requirements.

2. *Ensure equitable planning and development.*

The proposed project is being developed by a local developer and provides housing to current and future Town residents, and will provide affordable housing within the project. The project does not displace existing businesses. Some housing product design will allow for a secondary residential unit in the townhomes. Those units can be used to house multiple generations, can be used for home-work space. The flexibility of design gives the townhome owners a high degree of flexibility of use of their space and provides a different choice in housing options.

The broad range of housing choices within the proposed development create housing obtainable to a wide variety of the population in Chapel Hill. The mix has been carefully thought out to make sure there are housing opportunities obtainable to a wide variety of ages and economic levels, and to provide amenities available to all residents to enhance their lifestyles.

3. *Encourage diversity of housing types.*

This project offers a wide variety of residential development with rental units and for sale products that encompasses smaller cottage style detached, tall skinny 3-story townhomes, and 4-story brownstones. Interwoven in the fabric of the project are the elements that make a neighborhood: generous and varied communal spaces for relaxing, and active recreation. The variety of rental, sale, apartment, townhome, and detached unit housing encourages diversity of residents.

4. *Promote distinctive safe and attractive neighborhoods.*

The proposed development will offer a contemporary urban architectural style not currently found in this part of Chapel Hill. The wide variety of housing types and price points will promote residents in a wide range of ages and life stages. A wide range of residents resulting from this will make the community a safe space. The inclusion of multiple recreational and leisure amenities will provide community gathering spaces to encourage positive community relationships.

5. *Cultivate a vibrant and inclusive community.*

The project includes a large variety of recreation space, community gardens for the residents, a playground and pool, and workspaces in common areas. The central greenspace in the south development connects all the housing units and promotes outdoor community activities.

6. *Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town's regional transportation partners.*

The project is located on a transportation corridor that promotes walking, biking, and public transit use as well as car travel. The increased density on this parcel and proposed developments in the area will provide a basis for encouraging alternate transit patterns including multi-modal corridors and public transit. There is a bus stop on the project Old Chapel Hill Road frontage. The developer has been working with the Town and with adjacent developers to work with a comprehensive area design that will facilitate connectivity and promote use of non-car transit.

7. *Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces; job creation, innovation; and entrepreneurship through redevelopment and infill development in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.*

This proposed development offers residency for approximately 330 households allowing opportunity for people who work in Chapel Hill to live in the community as well.

8. *Provide appropriate transitions between land uses and buildings of different scales.*

The project honors the transition zone by keeping the building height to 3-4 stories at Old Chapel Hill Road. The north site will have a building increase to 5 stories at the north, but that building height will not be visible from Old Chapel Hill Road as the design takes advantage of the sloping ground to incorporated under-building parking. The larger apartment building on the north side of Old Chapel Hill Road will be broken down by façade changes and articulation. Moving south across Old Chapel Hill Road, the building height lowers from 4 and 3 story structures in the core to 2 story cottages at the edges.

9. *Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.*

This project complies with the type of development the Town is promoting for the focus area and this site in particular. The developer and design team have worked with the Town's Urban Designer to include plazas and courtyards and resting spaces within the project. The project will offer urban style apartment living new to this part of town, and will offer a variety of designs and building types.

10. *Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina in Chapel Hill and UNC Health.*

The proposed development does not contradict this goal. The project will provide housing opportunities for University and UNC Health employees, and would be especially attractive to employees working in UNC's expanding Eastowne facilities.

The Chapel Hill 2020 Comprehensive Plan is organized around six main themes. Chapel Hill Crossings is proposed to be a complete mixed-use community which supports all six themes.

- 1- *A Place For Everyone* – The project includes housing for all residents in various stages of their lives. Residential options range from studio type spaces to 3-bedroom spaces. There are smaller units suitable for single residents or couples, larger residences more suitable for families and multi-generational families, and multiple opportunities for housing ownership. The project also includes workspaces providing office space for all residents. The variety of indoor and outdoor recreation and community spaces in the project cater to all residents.
- 2- *Community Prosperity and Engagement* – This development will provide up to 330 residential units all located within a short walk (400 LF) from existing public transit stops. This provides an opportunity for many individuals and families to live in Chapel Hill.
- 3- *Getting Around* – There is one main street within the project providing appropriate fire lanes and emergency access. Secondary streets through the rest of the site are narrower to encourage less traffic and lower speeds, and to promote pedestrian safety. The main street has sidewalks on both sides which connect to multiple off-street sidewalk trails to encourage pedestrian activity within the site. There is an existing bus stop on Old Chapel Hill Road in front of the project.
- 4- *Good Places, New Spaces* – The project design includes green spaces away from the main street. That community space is suitable for programming community weekend activity within the space and it will be connected by street and off-street sidewalks.
- 5- *Nurturing Our Community* – The project will provide housing in a variety of forms for a variety of people in different life stages. The density of housing in this location supports development of community open space, and amenities on site for all residents, thereby

reducing off-site trips to such destinations as fitness centers, pools, or playgrounds. The project will meet Town requirements for stormwater mitigation and for tree coverage. The higher density allows for development of housing with low per unit impact on stormwater. The nearby single family suburban type development relies on 2,700-5,000 sf of impervious surface per household for the house, driveway, and outdoor living space. The proposed Chapel Hill Crossings development will provide housing at a rate of 1,400-1,500 sf of impervious per household and will control peak flow and nutrient runoff, thereby making it a more environmentally responsible development type. The project will add to pedestrian connectivity in the area, will add to the multi-modal trail system, and will provide recreational opportunities for both residents and the wider community.

- 6- *Town and Gown Collaboration* – UNC Chapel Hill employes over 13,000 faculty and staff. In addition, there are over 7,000 employees at UNC health facilities in Town. This project will provide multiple housing types at obtainable prices for all Chapel Hill residents and people who work in town, and will provide options for UNC employees to live in Town, thereby potentially reducing commute times and resources.

We believe the proposed development is consistent with all the goals outlined for the area in the Future Land Use Map Update to Chapel Hill 2020, adopted in December 2020. This plan calls for redevelopment in the North 15/501 focus area with uses including multi-family residential in 3-5 story buildings including the transitional height desired at the street.

Statement of Compliance with Design Guidelines

The project sites to be developed are 6.51-acre and 9.78-acre pieces fronting Old Chapel Hill Road and Pope Road. (net land areas) Located in Durham County, the parcels are within the limits of the Town of Chapel Hill.

The Town has a Design Manual which provides guidance for the design of new projects, intended “to assure that new designs remain in continuity with the Town’s existing design ‘successes’ and at the same time inspire exciting and creative additions to the community’s blend of distinctive buildings from many eras” (p.1) These guidelines regulate site design as it relates to services, utilities, and landscaping.

Stormwater Treatment - The project will meet stormwater quantity and quality controls at the time of final plan development and approval. Underground facilities are proposed to handle peak flow, with sand filters to treat for water quality. One surface pond may be used for both quantity and quality treatment.

Landscaping and tree protection - The project will meet most parts of this guideline including but not limited to: total tree coverage, parking lot screening, perimeter landscape buffers, landscaping around the building, and storm pond plantings. Because of the multiple overhead and underground utilities along Old Chapel Hill Road, and due to the large and irregular distance of the property line from the street edge, the applicant is requesting a modification to reduce the street buffer planting on the north side of Chapel Hill Road. The applicant is also asking for small intrusions into the Old Chapel Hill Road and Pope Road street buffers on the south development. The code required trees and shrubs will be installed. The retained tree coverage on site as well as new plantings will meet code landscape requirements.

Access and circulation - The project will be designed to comply with Town standards for circulation, parking, emergency access, and access for services such as utility maintenance and trash collection. Though the applicant is asking for a reduction of parking lot dimensions to reduce added impervious surface and to bring the dimensions in line with standards used elsewhere in North Carolina.

For the north portion of the development, street frontage is approximately 360 LF on Old Chapel Hill Road, and the applicant expects to have a single driveway entry along this frontage. There is no current opportunity for connection to other public streets, but the project could accommodate a future connection to potential development on the parcel to its west. The main drive will be along the eastern portion of the site, but the parking lot behind will accommodate easy off-street connection(s) to future neighboring development.

In the south portion of the development, there will be a new main street through the site which will provide appropriate emergency access. This will be a private street. Secondary roads within the site will be narrower and will be designed to accommodate emergency and maintenance vehicles as well as residential traffic.

The southern portion of the development pushes car circulation to the edges, allowing for safe and pleasant central pedestrian oriented spaces.

Parking and loading - The LUMO specifies minimum required and maximum allowed parking for residential uses.

On the northern portion of the project, total required parking would be a minimum of 227 spaces and maximum of 284 spaces. The plan accommodates 245 parking spaces total, 40% of which will be located under the building and accessible from the north parking lot. Bicycle parking will meet Town codes, and the majority of bicycle parking will be located inside the building. There will be two loops providing visitor bike parking at the front entry of the north building. Electric charging stations will be provided on site as well as bike storage and bike-wash station to encourage alternative transportation usage.

On the southern portion of the project, total required parking would be a minimum of 212 spaces and a maximum of 258 spaces. The plan accommodates approximately 235 spaces total broken down as: 130 garage and tuck-under parking within townhomes, 22 spaces in off-street driveway type parking spaces to serve specific detached houses, 48 spaces in small lots, and 35 streetside spaces. This diversity of parking options allows the project to accommodate expected vehicles while avoiding large parking lots. Multiple bike loops will be provided around the southern portion of the project for short term bike parking. Townhome and cottage residents may choose to add electric charging stations to private spaces.

Street lights, signs and markings – It is not anticipated that public street lighting or signage improvements will be required. The developer is making a payment-in-lieu to Chapel Hill Transit to improve the bus stop and pedestrian crossing at Old Chapel Hill Road. Other street improvements, such as turn lanes, will be made to existing streets to meet requirements noted in the TIA. No new public streets will be built within this project.

Utilities and easements - There is electric service along the parcel frontage. There is also water service along the frontage.

Sanitary sewer will involve extension of a sanitary main, and a pump station within the northern portion of the project.

New easements will be recorded as necessary for utility mains and stormwater mitigation facilities on site, and to recombine the existing parcels.

Solid waste management – Trash compactors will be located in the multi-family building north of Old Chapel Hill Road. A separate recycling and cardboard collection facility will be allocated in a shielded portion of surface parking area. Access to the collection areas will meet Town and County requirements or will accommodate private pickup. For the southern portion of the development, it is anticipated that residents will have roll-out carts and street pickup service.

Affordable Housing Plan

This project developer will adhere to the Town's inclusionary zoning for all the for-sale product. Additionally, the developer will offer either 1) 10 rental units at 80%AMI and 10 rental units at 65% AMI, or 2) 14 rental units at 60% AMI.

Response to Concept Plan CDC Comments

Concept Project Scope

The north side concept plan was presented to the CDC in September 2021 in included a 90 unit building with surface parking and surface storm pond. The project emphasized protection of the stream buffer and retention of the forested portion of the site north of the stream.

The south side concept plan was presented to the CDC in May 2022 and included approximately 240 residential units in 5-story apartment buildings, 4-story stacked townhomes, standard 3-story townhomes, and small 1-story cottages. The project also included a central programmed community open space, playgrounds and a clubhouse and pool area. The parking was predominantly in surface lots.

General comments:

Could the project move some of the parking under-building

- *The project now includes garage under the north building for about 40% of total parking in that portion of the project. The majority of parking in the southern portion of the project is under-building.*

The site could include more density

- *The project size on the north side of Old Chapel Hill Road has increased. This is possible because more than half of the parking has been moved into structured spaces and most stormwater mitigation has been moved underground. On the south side of the development, density has been almost halved due to public concern about density, traffic, building massing, and expansion of the North 15 501 development focus area.*

Can we relocate parking away from the front of the building

- *The parking in front of the building has been removed. In doing so it provided an opportunity to move the building closer to the street and to create an entry plaza.*

Can the building be re-oriented to give more residents views

- *The north building shape has changed allowing two distinct courtyards and views into those courtyards from many units. The public interior spaces will also overlook the courtyards and amenities. In the southern portion of the project, many units front or overlook the central green or small pocket parks within the project.*

Can any of the units be for sale

- *The developer has expanded the project to the south side of Old Chapel Hill Road which includes alternate unit types and potential for sale product.*

Like use of smaller homes

- *Homes as small as 1100 sf are still included. There are also flex spaces in the townhomes that could be used as small ADUs.*

There is missing pedestrian connectivity.

- *The overall community design has been revised to include a main street with sidewalks and bikeable areas. Additional pedestrian sidewalks have been added in the right of way to encourage walking.*

There is a lot of hardscape, surface parking, and not enough green space

- *The project has been reorganized and the majority of parking is now in structures or under townhomes. Green space has been increased and connected.*

Density was not a concern to most members but plan needs better building placement to define outdoor spaces. Don't let parking lots define the spaces and the layout.

- *Parking at the north building has been moved to the rear yard allowing better pedestrian space at the street and a better view from the street. A significant portion of parking has been moved to structured spaces, reducing surface parking and eliminating the large parking lots. The greenspace has been centralized and connected, and buildings laid out around the community space and strong main street elements.*

Would like to see pocket neighborhoods within the project

- *Two pocket neighborhoods have been added to the project.*

Would like to see larger buffer zones

- *Proposed landscape buffers meet the LUMO except for small requested modifications at the street. The project has evolved to transition uses, density and building height so that the project elements adjacent to existing single family uses are detached 2-story houses.*

Many members would like to see some existing trees retained, and existing trees should dictate building location.

- *Almost half the north site has been retained in existing tree coverage. With the mix of housing in lower buildings the majority of the site will be cleared. Existing trees will remain in the wide right of way at the northeast corner. The project will meet the Town's ordinance requirements for tree coverage.*

Elements the Board members supported:

- Façade articulation
- The contemporary architecture and materials
- Like the mix of housing
- Creativity of product mix and inclusion of much needed non-residential uses
- Inclusion of for-sale residential units in the southern portion of the project
- Vision of gathering space for the larger community

Response to Concept Plan Council Comments

Concept Project Scope

The north side concept plan was presented to the Council in October 2021 and included a 90 unit building with surface parking and surface storm pond. The project emphasized protection of the stream buffer and retention of the forested portion of the site north of the stream.

The south side concept plan was presented to the CDC in June 2022 and included approximately 240 residential units in 5-story apartment buildings, 4-story stacked townhomes, standard 3-story townhomes, and small 1-story cottages. The project also included a central programmed community open space, playgrounds and a clubhouse and pool area. The parking was predominantly in surface lots.

General comments:

Could the project move some of the parking under-building and/or reduce parking

- *The project now includes under building space for about 40% of total parking under the north building. In the southern portion of the project, well over half the parking is in garages or tuck-under townhome spaces. The local network of alternative transportation options is not yet developed enough to warrant significant reduction of the parking on site.*

The site could include more density

- *The project size on the north side of Old Chapel Hill Road has increased. This is possible because almost half the parking has been moved to an under-building garages. On the south side the density has been halved due to public concern over traffic and building massing.*

Can we relocate parking away from the front of the building

- *The parking in front of the north building has been removed. In doing so it provided an opportunity to move the building closer to the street and to create an entry plaza. In the southern portion of the project, most of the parking has been moved into private garages accessed from the rear of the homes. Surface parking has been minimized and there are no large parking lots.*

Can any of the units be for sale

- *The developer has expanded the project to the south side of Old Chapel Hill Road which includes alternate unit types and potential for sale product. The project intends to offer opportunities for ownership that meet the Town's goal of increasing "missing middle" housing product.*

Can the affordable component meet the 60% AMI level

- *The project is adhering to Chapel Hills inclusive zoning and the developer is offering an option with 6-% AMI units. The project is offering real estate ownership opportunities*

that are in line with Chapel Hill's guidelines of affordability, and holds rental opportunities for renters at the 60% AMI level.

How does this project fit into the future greenway plans

- *There are currently no plans for greenway trails in this area. The developer has worked with the Town and adjacent potential developers toward an area plan and has incorporated pedestrian trail space and sidewalk improvements to contribute to that plan. The developer will be happy to work with adjacent future developments to provide and encourage connectivity.*

The developer and design team should consult with the Town's Urban Designer – and can this be a more holistic project which takes into account other proposed development nearby. Developer encouraged to work with Town staff and adjacent developers over the summer of 2022 to be part of a more complete neighborhood design. Think about how public transit connections can be made.

- *The design team has met multiple times with Brian Peterson and has incorporated many of his suggestions into the plan being submitted in this Conditional Zoning Application. Additionally the developer worked with the Town and developers of proposed adjacent projects during the summer of 2022 to work toward a general area cohesive plan. The project has incorporated the elements of connectivity in this plan.*

The plan needs a better interior streetscape, less surface parking, more integration of housing types. Would support smaller housing sizes.

- *In the north portion of the project the streetside parking has been greatly reduced to provide a more pedestrian friendly streetscape. In the southern portion of the project, the development design team has revised the overall layout with a central street and greenspace around which the housing is laid out. The transition from taller buildings at the street to detached housing adjacent to existing single family residential neighbors has been formalized*

Elements the Council members supported:

- Height and density (one council member did not agree)
- Contemporary architecture
- Creativity and mix of housing types
- Addition of the non-residential uses, pop-up / ghost kitchen space.
- General design direction.