

February 15, 2022

Judy Johnson  
Town of Chapel Hill Planning Department  
405 Martin Luther King Jr Boulevard  
Chapel Hill, North Carolina 27514

**RE: N White Oak Drive Statements of Compliance with the Comprehensive Plan and Design Guidelines**

**STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN**

The Davis Development multi-family submittal is proposed in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the North 15-501 Corridor future land use initiative.

**THEME 1: A PLACE FOR EVERYONE**

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the North 15-501 Corridor, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. This sub-area calls for multi-family residential, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.

**THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT**

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is tucked away off N White Oak Drive, providing a safe retreat for residents. However, it is also in close proximity to multiple commercial pockets and has easy access to 15-501 and nearby bus stops, which provides residents with a variety of options to support local restaurants, retail, and services.

**THEME 3: GETTING AROUND**

As noted previously, the proposed project will be well-connected to commercial areas within a mile of the property. Additionally, there is a bus stop at the corner of Old Chapel Hill Rd and Huse street, providing new residents easy access to public transportation. As the area continues to develop around the 15-501 corridor, the possibility of trails across I-40 will create more opportunities for getting around without a car. Whether it is a moderate walk, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from. Additionally, a future TIA will inform the team of any improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

**THEME 4: GOOD PLACES, NEW SPACES**

The proposed development provides new housing options to the North 15-501 Corridor and will create unique spaces along Old Chapel Hill Rd and internal to the development. Per Town Urban Designer's recommendations, the layout was redesigned / reoriented to create an open space that engages pedestrians on Old Chapel Hill Road and an open space that creates a connection to the natural stream area running central to the site. These spaces will provide amenity spaces for gathering and community development.

**THEME 5: NURTURING OUR COMMUNITY**

This project will protect and maintain the environmentally sensitive areas central to the site; the development has been designed so there will be minimal impact to RCD area. Impacts will occur only to allow a pedestrian path and bridge and construction of N White Oak Drive. Providing a connection between open amenity areas and RCD area on the property will allow residents to enjoy the surrounding natural areas. Stormwater management requirements will be met with an underground facility to prevent runoff to neighboring properties.

**THEME 6: TOWN AND GOWN COLLABORATION**

By contributing to the list of housing options in the North 15-501 Corridor, a wider range of people will have the opportunity to live near the University and University Hospital, approximately 5 miles away. This promotes access for residents to health care centers as noted in the goals of Theme 6 in the Comprehensive Plan. Additionally, this development may provide housing to young professionals remaining in the Chapel Hill area post-graduation.

**STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES**

The Davis Development multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials, contemporary design, and will have thoughtful transitions to properties along the subject site's boundaries. Parking will be provided by two parking decks wrapped by the buildings with leasing center and visitor parking located along White Oak Drive.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided from Old Chapel Hill Rd and White Oak Drive to enter parking garages internal to the development and pedestrian connections will be provided along both road frontages. Parking garages will only be accessible from White Oak Drive. Fire access shall be provided in accordance with code requirements.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

**MCADAMS**

*Jessie Hardesty*

Jessie Hardesty

Planner II, Planning + Design