

BARBEE CHAPEL APARTMENTS – Concept Plan

**Barbee Chapel Rd
Chapel Hill, NC (Durham County)**

AFFORDABLE HOUSING PROPOSAL

The developer is proposing that a total of 10% of the apartments be rented at rates considered affordable to households at the 65% AMI and 80% AMI levels. The types of units (efficiency, 1 BR, 2 BR and 3 BR) would be proportional to the market rate rental units, and they would be located throughout the project, rather than concentrated in a single building or location. An Affordable Housing Plan will be developed and approved as part of the final project approval.

DEVELOPER'S PROGRAM

Toll Brothers Apartment Living is excited to present a Concept Plan for approximately 11 acres located along the east side of Barbee Chapel Road near the intersection with Stancell Rd and NC Hwy 54. The site is south of the existing Valero gas station and Clean Wheels Car Wash. The current use of the assemblage is single-family dwellings on the former Pearl Sparrow Farm, built when the location was on the outer edge of Chapel Hill and long before the construction of Meadowmont Village, The Courtyard by Marriott hotel, the William and Ida Friday Center for Continuing Education and the associated UNC Park & Ride lots that are used by university and hospital staff, all of which are within a 10-minute walk of this site.

The proposed development reflects the changing character of this area of Chapel Hill and the need for market-rate and affordable housing, particularly for 2 and 3 BR units along a high-frequency transit corridor. Additionally, by building garden style apartments, the developer is able to provide more moderately-priced apartments than would be possible with other development types.

The proposed site plan allocates the tallest buildings along Barbee Chapel Road with a transition to lower heights as the site progresses east. The design proposes a community gathering place with architecture and amenities that will provide a nod to the rural history of the area and specifically to The Farm, UNC's Faculty-Staff Recreation facility that is a half-mile south of this site. The developer envisions a shaded central space with a modern barn-style clubhouse as the heart of the community, and a network of arterial sidewalks and green spaces connecting to residential buildings. A playground and dog park are included as on-site amenities and great care will be taken to create connections to -- and expand upon -- the existing sidewalk systems and multi-use paths adjacent to the site so that residents can access the Chapel Hill and regional transit systems.

The conceptual site plan is designed to maximize the contiguous green spaces on the site by keeping drives and parking to the site's periphery. This plan proposes connections to adjacent parcels to increase connectivity and help reduce bottlenecks and congestion that are associated with disconnected sites. Traffic impacts will be further evaluated with a TIA before a CZP submittal, and appropriate measures will be taken to mitigate any negative impacts in the area.

The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include a reinforced concrete pipe drainage network which collects overland sheet flow & shallow concentrated flow. Overland sheet flow will be utilized where possible prior to entering the sewer network, thereby taking advantage of any infiltrative properties of the soil. Underground stormwater control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention. It's anticipated that site runoff will match existing drainage patterns, discharging to the NE stream or Barbee Chapel r/w after treatment.