

DEVELOPER'S PROGRAM

Davis Development is proposing a new project consisting of a luxury multifamily community of up to 381 dwelling units located on an approximately 9-acre site at the northeast corner of the intersection of Old Chapel Hill Road and North White Oak Road (the "Project").

Current Natural Features of the Land. The land is bisected by a non-jurisdictional stream with the southern area including a single-family residence and a cleared area for a backyard. Land north of the stream is undeveloped. The topography slopes significantly from both the northern and southern end of the project towards the stream feature. Given the topography, development of the land for large commercial uses will be challenging, while multifamily buildings allow for greater flexibility in design. Additionally, the natural conditions of the land (stream and topography) provide unique opportunities for design that will be incorporated into the Project.

The Project.

- ***The Vision.*** The Project seeks to provide quality, modern urban living experiences for its future residents and to create a pedestrian oriented, walkable environment along its roadway frontages for the benefit of the larger community. The project contributes to the recent development trends that provide quality pedestrian edges, elimination of surface parking lots, and an emphasis on quality design that has visual interest within the pedestrian realm and to the broader community.
- ***The Improvements.*** The Project achieves these goals by proposing two (2) buildings of approximately 180 units each. Surface parking has been eliminated in favor of parking garages that will be wrapped by dwelling units thereby minimizing the visibility of the parking garage from adjacent public rights-of-way and neighboring properties. All loading activities, such as trash, delivery, and move-ins, will also occur at a screened loading area located on the east side of the buildings away from public view.
- ***Amenities and Landscaping.*** The Project will contain generous amenities (clubroom, fitness center, business center, resort pool and spa, coffee stations) together with dwelling unit upgrades for cabinetry, countertops and appliances. Davis Development also prides itself on installing mature and lush landscaping to accent the rich design of the exterior elevations of the buildings. To the extent feasible, natural vegetation will be preserved.
- ***Access.*** The buildings will be accessed by vehicles via a parking garage entrance along North White Oak Road. North White Oak Road is currently a dirt road. As part of the Project, Davis Development will improve North White Oak Road into a pedestrian-friendly road with parallel parking. The Project will seek to interact with both North White Oak Road and Old Chapel Hill Road by creating a pedestrian-friendly environment with paths from the individual ground level units and other building entry areas.
- ***Stormwater.*** Davis Development anticipates all storm water quality and detention requirements to be met with underground control measures. Our engineers will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards.

Also, the Project will be designed to incorporate any Town or other setbacks or buffers relating to the non-jurisdictional stream.

Surrounding Neighborhood. The land is located at the intersection of Old Chapel Hill Road and North White Oak Road. Old Chapel Hill Road has recently been improved and provides convenient access to both I-40 and Durham Chapel Hill Road. The land is also in an area that is redeveloping away from large lot single family residences due to its proximity to a number of high-end urban amenities including retail and dining as well as nearby to major employers. Given the property's proximity to retail and office employment opportunities, the Project provides an opportunity to add residential units to support the existing and future retail and employment uses, thus improving the diversity of housing in the larger surrounding area and improving connectivity for those residents who desire to live near jobs and services within the Chapel Hill area.