

**Proposed Wegmans and SECU Driveway
Improvements**

Town of Chapel Hill

Orange County, North Carolina

STATEMENT OF COMPLIANCE

Prepared By:

Pennoni

5430 Wade Park Blvd, Suite 106

Raleigh, NC 27607

(919) 929-1173

Firm License: F-1267

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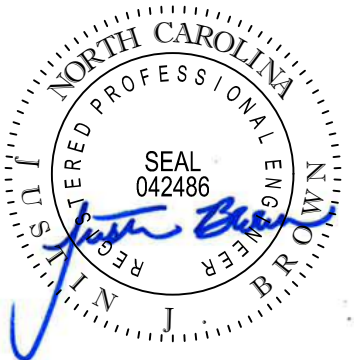


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General Project Description

The subject property is located along the Town of Chapel Hill's northeastern gateway on 15/501 (Fordham Boulevard). The site is situated to the north of the intersection of Scarlett Drive and Old Durham Chapel Hill Road. The proposed concept plan consists of two sites, a) a Wegmans Grocery Store site (PIN 9799782879) which is presently under construction, and b) an existing SECU office building (PIN: 9799894290). The attached concept plan for the proposed roadway/driveway improvements will enhance and improve traffic circulation between these properties as well as improve circulation within the project area.

Statement of Compliance with Design Guidelines

It is intended that all improvements will be coordinated to meet or exceed the intent of the current Town of Chapel Hill Design Manual and the Chapel Hill Land Use Management Ordinance. The proposed development, with the underlying zoning district of the subject property (CC-C), will require that the Special Use Permit Modification previously granted to the Wegmans Grocery Store Development on October 25, 2017 be further modified. It is intended that the proposed development will be in accordance with the following LUMO criteria:

- Building setbacks
- Impervious surface threshold
- Tree canopy coverage
- Stormwater will be designed to mimic the existing drainage patterns
- All utilities will be underground

Statement of Compliance with Comprehensive Plan

The Chapel Hill 2020 Comprehensive Plan adopted six (6) themes. Below is a list of each theme is integrated within the proposed development:

1. **A Place for Everyone** – The Wegmans development offers up a wide array of career opportunities; inclusive of part-time, entry-level positions for high school and college students. Additionally, full-time employment opportunities will be available, including management-level positions.

Wegmans also strives to support the community through feeding the hungry, encouragement of healthy eating & activities, enrichment of neighborhoods in which they serve, helping young people succeed and supporting the United Way.

2. **Community Prosperity and Engagement** – The Wegmans development will attempt to partner with local, family farms near the store to provide fresh produce in addition to providing local beef, pork and cheese. Additionally, the project will provide a significant increase in commercial tax base and sales revenue.
3. **Getting Around** – The Wegmans development will provide pedestrian connection to link retail with the surrounding neighborhood areas to the south of the property and office to the north and east of the site. Additionally, the planned Old Durham Road roadway improvements will provide future pedestrian links to the subject development and surrounding community.
4. **Good Places, New Spaces** – The Wegmans development will replace the relocation efforts of Performance Auto Mall to their Southpoint Mall existing auto dealerships. The project will consist of the redevelopment of a currently under-utilized commercial development (Performance Auto) into a community and regional specialty grocery store development.

5. **Nurturing Our Community** – The Wegmans will promote the redevelopment of an existing auto dealership that is scheduled to be relocated with or without the development of the Wegmans store. This redevelopment will also include the cleanup of an environmentally contaminated site.
6. **Town and Gown Collaboration** – The Wegmans development is proposed to the south of the current location of UNC Healthcare Eastowne Campus expansion project that is currently under construction. The development will provide a retail destination for the employees within the Eastowne Campus and the existing SECU office development. Furthermore, the Marketplace Café and Pub restaurant will provide access to a wide variety of lunch and dinner options for employers and employees.

The project is located within the North 15/501 Focus Area. The proposed development will provide and enhance this area in accordance with the goals stated within the focus area. Specifically, the development will employ the following:

1. Redevelopment of a currently underutilized commercial development (Performance Auto) into a community and regional grocery store development
2. Provides pedestrian connection to link retail with the surrounding neighborhood areas in connection with the Old Durham Chapel Hill Road roadway improvements

Developer's Program

Development Goals & Objectives

- **Developer's Objectives:** The developer proposes to construct a +/- 102,000 SF grocery store including the installation of landscaping, lighting, stormwater management and utilities necessary to support the development.
- **Wegmans (tenant) Objectives:** Wegmans believes, "Good people, working toward a common goal, can accomplish anything they set out to do. In this spirit, we set our goal to be the very best at serving the needs of our customers. Every action we take should be made with this in mind. We also believe that we can achieve our goal only if we fulfill the needs of our own people".
- **Wegmans is considered a regional supermarket chain with the following values:**
 - We care about the well-being and success of every person
 - High standards are a way of life. We pursue excellence in everything we do
 - We make a difference in every community we serve
 - We respect and listen to our people
 - We empower our people to make decisions that improve their work and benefit our customers and our company

Traffic Impact Analysis

- The developers (Wegmans and SECU) have collaborated with each other on this concept as well as with the Town of Chapel Hill Public Works, NCDOT and the Town's traffic consultant (HNTB). This Concept Plan will be further enhanced while working in tandem with the review agencies through the Special Use Permit Modification and subsequent Zoning Compliance Permit processes. The existing surrounding roadway networks have been previously reviewed and analyzed to prepare this concept plan which has been developed to mitigate the additional traffic associated with these developments. The off-site roadway improvements are shown on the Conceptual Site Plan, dated 07/18/2019. The original traffic study

Information concerning the transportation analysis can be found in the Gateway Grocery Draft Traffic Impact Study, prepared by HNTB, dated August 2016; Technical Memo – Draft, prepared by HNTB, dated 8/24/16 and the Option “B” minimum design level of service results, dated 8/30/16. Further analysis is anticipated in order to properly study the benefits associated with the proposed improvements shown on the Concept Plan.