



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Monday, June 21, 2021 6:30 PM

Virtual Meeting

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_c-aKKEsyQVqIOJ6Gd8-bsQ

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 845 3837 4014

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

ANNOUNCEMENTS BY COUNCIL MEMBERS

DISCUSSION

1. Authorize the Town Manager to Negotiate and Execute a Construction Contract for the Rosemary Parking Deck Project.

[\[21-0568\]](#)

PRESENTER: Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That the Council adopt the resolution authorizing the Town Manager to negotiate and execute a

construction contract for the Rosemary Parking Deck.

CONCEPT PLAN REVIEWS

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

- 2.** Concept Plan Review: St Paul Community Village,
1604 Purefoy Drive.

[\[21-0569\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

- 3.** Concept Plan Review: Jay Street Apartments, 66 Jay Street.

[\[21-0570\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission and the Housing Advisory Board
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

4. Concept Plan Review: 101 East Rosemary Street.

[\[21-0571\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

CONTINUED DISCUSSION

5 Update on Redevelopment of Police Station Property at 828 Martin Luther King, Jr Boulevard.

[\[21-0572\]](#)

PRESENTER: Laura Selmer, Economic Development Specialist
Members of the Belmont Sayre Team

RECOMMENDATION: That the Council provide feedback on guiding principles; staff will work over the summer to explore redevelopment options and draft an Economic Development Agreement (EDA) to return to the Council for future discussion and decision in the fall.

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 1., File #: [21-0568], Version: 1

Meeting Date: 6/21/2021

Authorize the Town Manager to Negotiate and Execute a Construction Contract for the Rosemary Parking Deck Project.

Staff:

Mary Jane Nirdlinger, Deputy Town Manager
Amy Oland, Director

Department:

Manager’s Office
Business Management

Overview: On [June 9, 2021 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4976441&GUID=749524ED-59E7-4142-BA0D-DA0D7886BCF8&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4976441&GUID=749524ED-59E7-4142-BA0D-DA0D7886BCF8&Options=&Search=>), the Town Council approved the overall project budget for the Rosemary Parking Deck. The Construction Contract must be executed prior to closing on the property, currently anticipated to happen on June 23, 2021.

☆ **Recommendation(s):**

That the Council authorize the Town Manager to negotiate and execute a construction contract for the Rosemary Parking Deck. A construction contract between Samet and the Town is a condition of closing on the property, as stated in the approved Economic Development Agreement.

Decision Points:

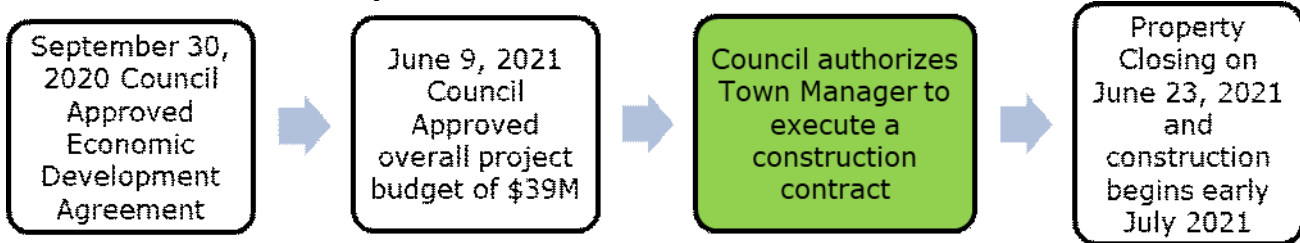
- Authorize the Town Manager to negotiate and execute the construction contract between Samet Corporation and the Town of Chapel Hill.

Key Issues:

- On June 9, 2021, the Council asked staff to include a target of 15% Minority and Women owned business enterprises (MWBE) in the construction contract and staff will include this change in the contract.
- The contract will be based on the project budget as presented on June 9, 2021.

Fiscal Impact/Resources: The construction contract and other related project expenditures will not exceed the Council approved Total Project Budget of \$39 million dollars.

Where is this item in its process?



Attachments:

- Resolution
- Draft Staff Presentation

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A CONSTRUCTION CONTRACT FOR THE ROSEMARY PARKING DECK PROJECT (2021-06-21/R-1)

WHEREAS, the Council approved an Economic Development Agreement for the Rosemary Parking Deck on September 30, 2020; and

WHEREAS, the Council approved an overall project budget of \$39 million on June 9, 2021; and

WHEREAS, the Guaranteed Maximum Price for the construction contract is a portion of that overall project budget; and

WHEREAS, the construction contract will include language reflecting the Council's target for Minority and Women owned business enterprise participation as approved on June 9, 2021; and

WHEREAS, the Council wishes to proceed with construction of the Rosemary Parking Deck.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to negotiate and execute a construction contract with Samet Corporation the Rosemary Parking Deck.

This the 21st day of June, 2021.

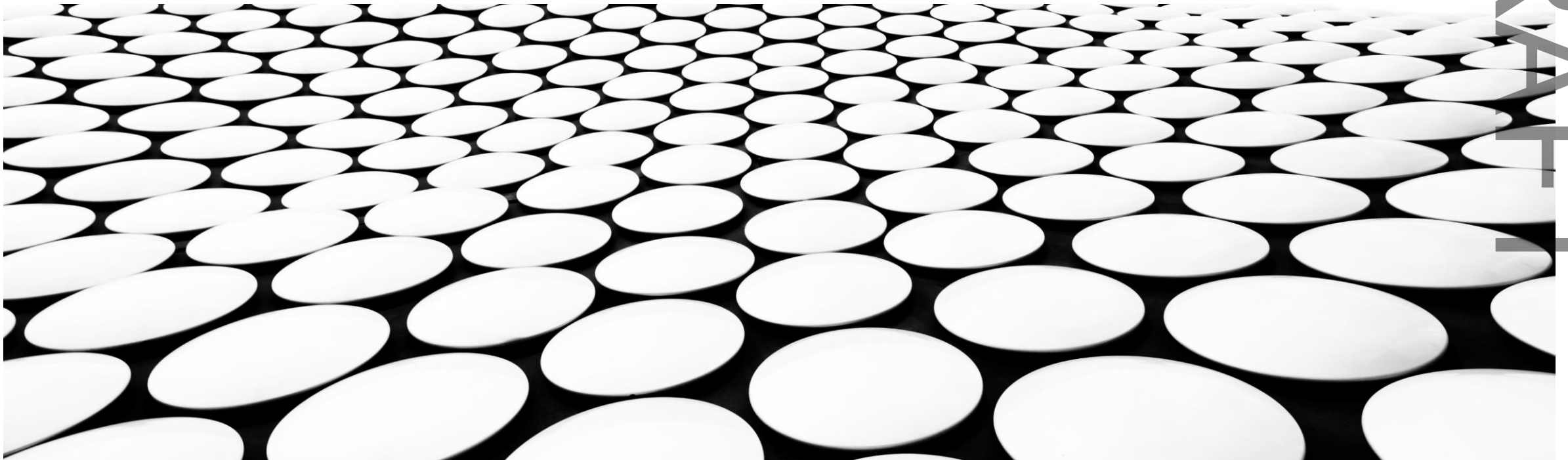
The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That the Council adopt the resolution authorizing the Town Manager to negotiate and execute a construction contract for the Rosemary Parking Deck.

ROSEMARY PARKING DECK – CONSTRUCTION CONTRACT

JUNE 21, 2021



DRAFT

TONIGHT'S DECISION

- Authorize the Town Manager to Negotiate and Execute a construction contract for the Rosemary Parking Deck Project



ECONOMIC DEVELOPMENT AGREEMENT (EDA)

- Documents the Town must have by June 21, 2021



- ✓ A construction contract between Samet and the Town that states a guaranteed maximum price;
- ✓ Written approval from Walker Consulting to the Town as to the fairness of the stated maximum price; and
- ✓ A letter from Samet or a project architect confirming that all major regulatory permits that are conditions to the start of construction are in hand, including approval of plans from the North Carolina Department of Insurance (DOI).

DRAFT

WHAT HAPPENS AFTER TONIGHT?

- Permits for demolition are issued
- Arrangements underway to move North Street house to Gomains Avenue
- Council authorizes the Project Budget (June 9, 2021)
- Council approves construction contract (June 21, 2021)
- Samet confirms bids and locks in pricing
- Town and Grubb close on properties (June 23, 2021)
- Demolition begins July 2021
- Deck construction begins September 2021
- Completion target fall 2022



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PROJECT BUDGET \$39 M

- Based on May 21, 2021 Bids (for Hard Costs/GMP)
 - Includes parking technology, EV stations, façade and design changes, land costs, hard and soft costs
 - Includes 2.32% contingency
 - Includes value engineering that aligns with project vision
 - Land acquisition and designer and management fees are part of overall budget
- Grubb has agreed to reduce their fee per earlier communication to the Council

DRAFT

TONIGHT'S DECISION

- Authorize the Town Manager to Negotiate and Execute a construction contract for the Rosemary Parking Deck Project





Item Overview

Item #: 2., File #: [21-0569], Version: 1

Meeting Date: 6/21/2021

Concept Plan Review: St Paul Community Village, 1604 Purefoy Drive.

See the Summary Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.



**CONCEPT PLAN REVIEW: ST PAUL COMMUNITY VILLAGE, 1604 PUREFOY DRIVE
(PROJECT #21-027)**

SUMMARY REPORT


TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

| | | |
|---|---|---|
| <p>PROPERTY ADDRESS 1604 Purefoy Drive</p> | <p>MEETING DATE June 21, 2021</p> | <p>APPLICANT Rose Snipes Bynum, on behalf of St. Paul AME Church</p> |
| <p>STAFF RECOMMENDATION That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.</p> | | |
| <p>PROCESS</p> <ul style="list-style-type: none"> The Council will hear the applicant’s presentation, receive comments from the Community Design Commission and Housing Advisory Board, hear public comments, and offer suggestions to the applicant. Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application. The Community Design Commission reviewed a concept plan for this site on June 14, 2021. The Housing Advisory Board reviewed a concept plan for this site on June 8, 2021. | <p>DECISION POINTS</p> <ul style="list-style-type: none"> The applicant is requesting to modify the existing approval to increase the density to allow additional affordable housing units. | |
| <p>PROJECT OVERVIEW</p> <p>A Special Use Permit for the property was approved in 2012 for a new worship sanctuary, market-rate and affordable housing, and recreation facilities. The applicant is requesting a modification to the Special Use Permit to increase the density to accommodate additional affordable housing units. Approximately 16 affordable housing units were approved in the original Special Use Permit; the proposed modification would allow up to 100 affordable housing units.</p> | <p>PROJECT LOCATION</p> | |
| <p>ATTACHMENTS</p> | <ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution 4. Advisory Board Comments 5. Applicant Materials | |



LONG-RANGE PLANS EVALUATION ST. PAUL COMMUNITY VILLAGE

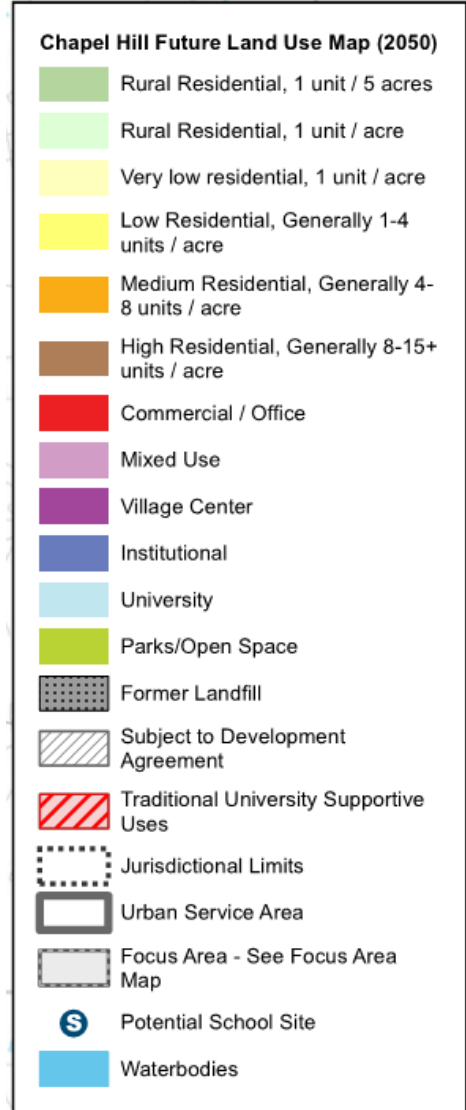
The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

| | | |
|--|--|--|
| PROPERTY ADDRESS 1604 Purefoy Drive | APPLICANT Rose Snipes Bynum, on behalf of St. Paul Church | CURRENT ZONING DISTRICT Residential-5-Conditional Zoning District (R-5-CZD) |
| EXISTING LAND USE Vacant | PROPOSED LAND USE Mixed-Use | |
| SURROUNDING PROPERTIES – EXISTING LAND USES Residential, Place of Worship, Community Center | | |
| FUTURE LAND USE MAP (FLUM) Institutional/High Residential (generally 8-15+ units/acre) | FLUM SUB-AREA Not applicable | |
| OTHER APPLICABLE ADOPTED PLANS | | |
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan | |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan | |
| <input checked="" type="checkbox"/> Greenways Master Plan | <input type="checkbox"/> West Rosemary Street Development Guide | |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> Central West Small Area Plan | |
| SUMMARY OF PLAN CONSIDERATIONS AFFECTING ST. PAUL VILLAGE SITE | | |
| Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of St. Paul Village is marked with the  symbol. | | |
| <u>Future Land Use Map (FLUM)</u> | | |
| The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan. | | |
| <ul style="list-style-type: none"> • The project is categorized as Institutional and High Residential. • The Historic Rogers Road Zoning was enacted in May 2019. These districts include Residential-Low Density (HR-L), Residential-Medium Density (HR-M), and Housing and Employment-Mixed Use (HR-X) | | |
| <u>Mobility and Connectivity Plan</u> | | |
| <ul style="list-style-type: none"> • The site is located along Rogers Road, with existing sidewalks, and a multiuse path is proposed. | | |
| <u>Parks Comprehensive Plan</u> | | |
| <ul style="list-style-type: none"> • The site is outside of the boundaries of the Parks Comprehensive Plan. | | |
| <u>Greenways Master Plan</u> | | |
| <ul style="list-style-type: none"> • There are no existing greenways nearby. | | |
| <u>Chapel Hill Bike Plan</u> | | |
| <ul style="list-style-type: none"> • Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design. | | |
| <u>Cultural Arts Plan</u> | | |
| <ul style="list-style-type: none"> • The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site. | | |
| <u>Stormwater Management Master Plan</u> | | |
| <ul style="list-style-type: none"> • The site is located in the Upper Bolin Creek Subwatershed (BL2). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations. | | |

CONCEPT PLAN REPORT

St. Paul Village

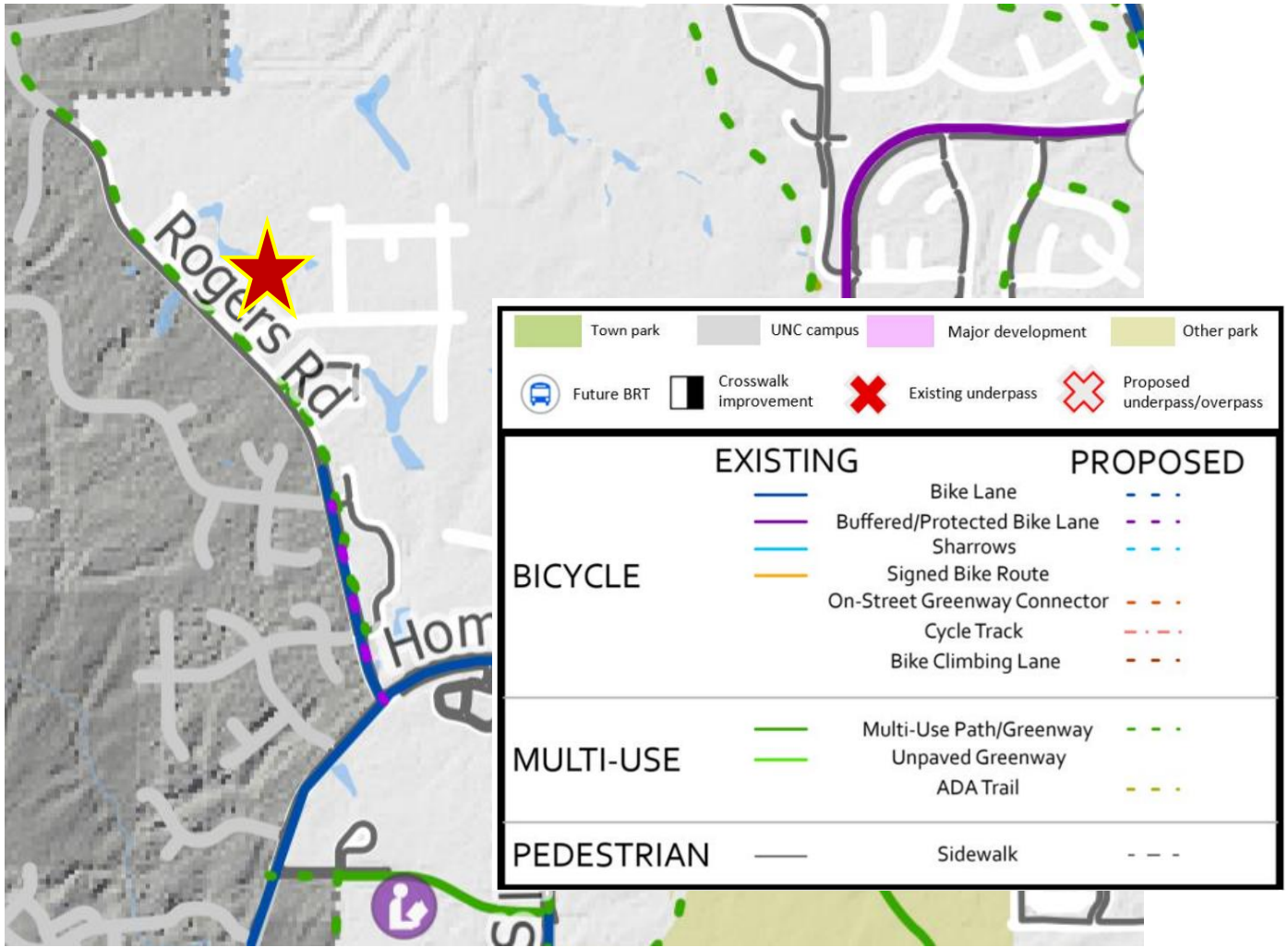
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

St. Paul Village

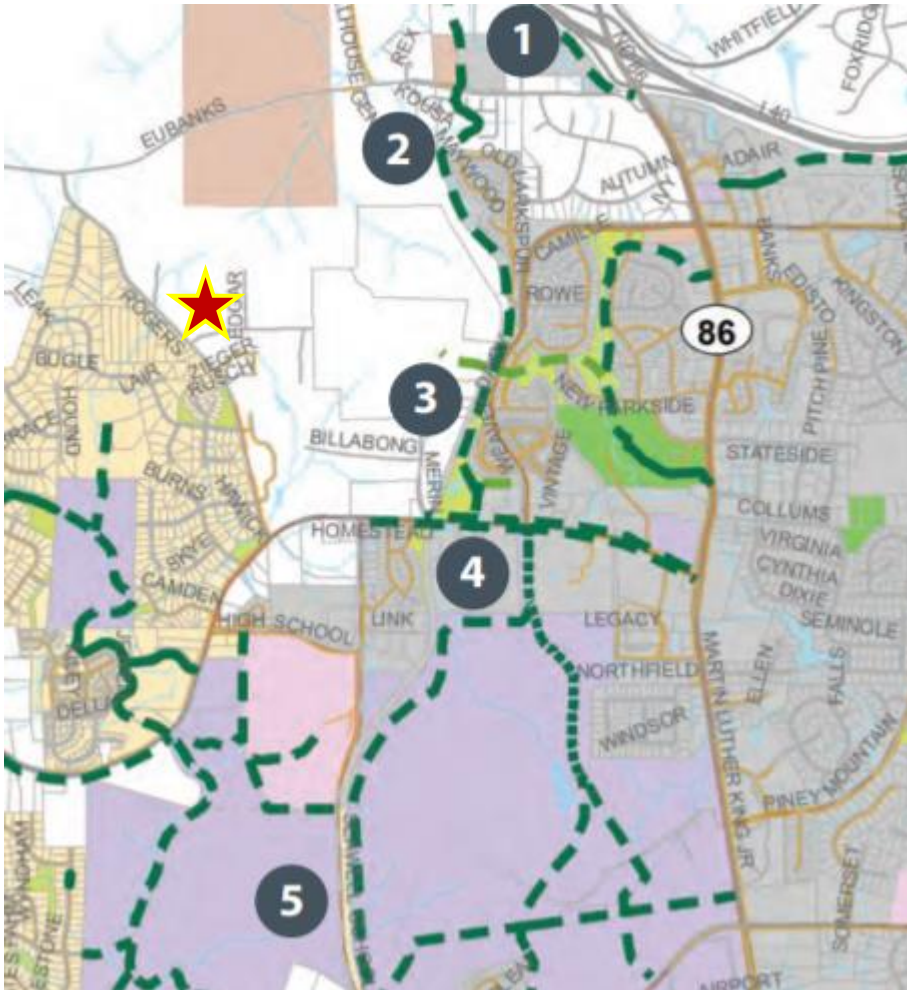
Mobility & Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

St. Paul Village

Greenways Master Plan (Excerpt)



Greenways

- Paved
- Unpaved
- Proposed Paved
- Proposed Unpaved
- Planned

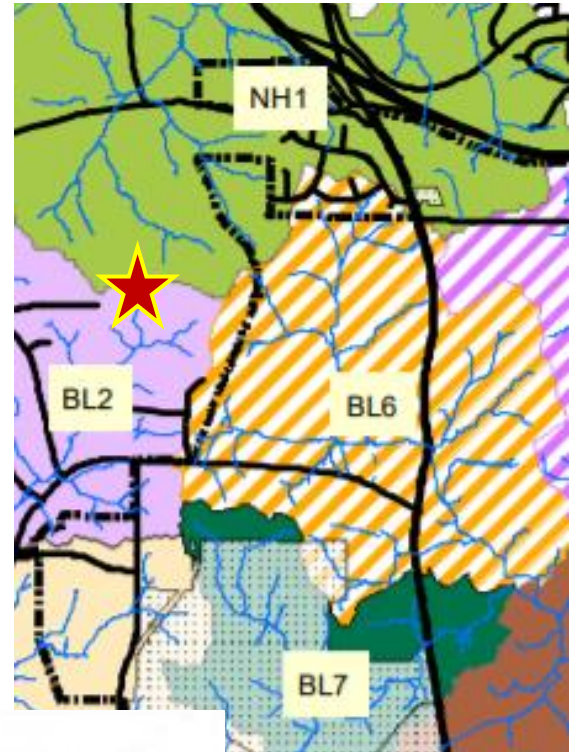
Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- Proposed Facility
- Proposed C to C Connector

CONCEPT PLAN REPORT

St. Paul Village
 Cultural Arts Plan (Excerpt)
 Master Plan (Excerpt)

Stormwater Management



Legend

| | |
|--|---|
| <p>Opportunities for Integrating Public Art into Town Master Plans & Action Plans</p> <ul style="list-style-type: none"> Gateway Node of Intersecting Plans Shared Improvement Corridor Entranceway or Major Cross-Connector <p>Future Non-Street Pedestrian and Transit Facilities</p> <ul style="list-style-type: none"> Future Nature Trail Proposed Paved Greenway TTA Rail Corridor (Adopted 9-14-05) | <p>Town Public Art: Existing or Funded</p> <ul style="list-style-type: none"> Existing Public Art Funded & Planned Public Art <p>Public Lands & Town Boundaries</p> <ul style="list-style-type: none"> Town Owned Land UNC Owned Land Chapel Hill Town Limits Chapel Hill Urban Services Boundary |
|--|---|



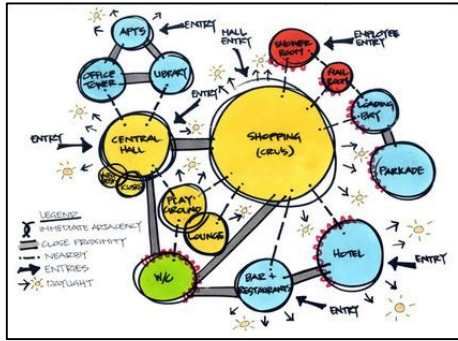
19

St Paul Community Village

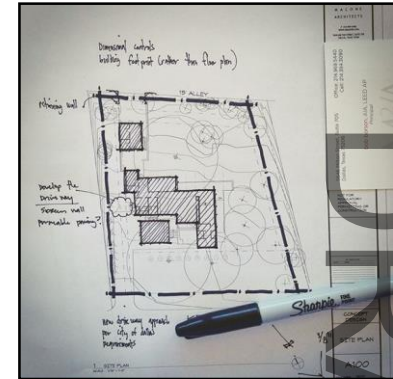
1604 Purefoy Drive

Town Council
June 21, 2021

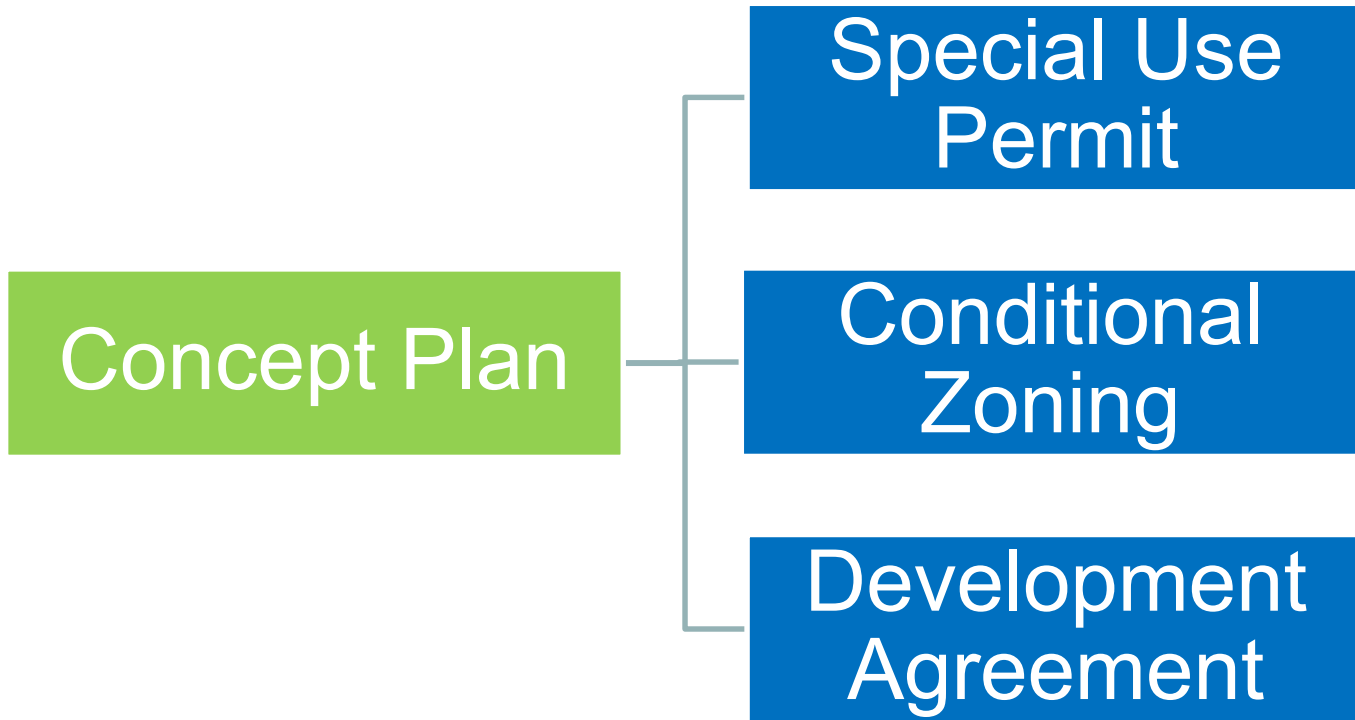
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Concept Plans



- No Decision; Feedback Only
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback



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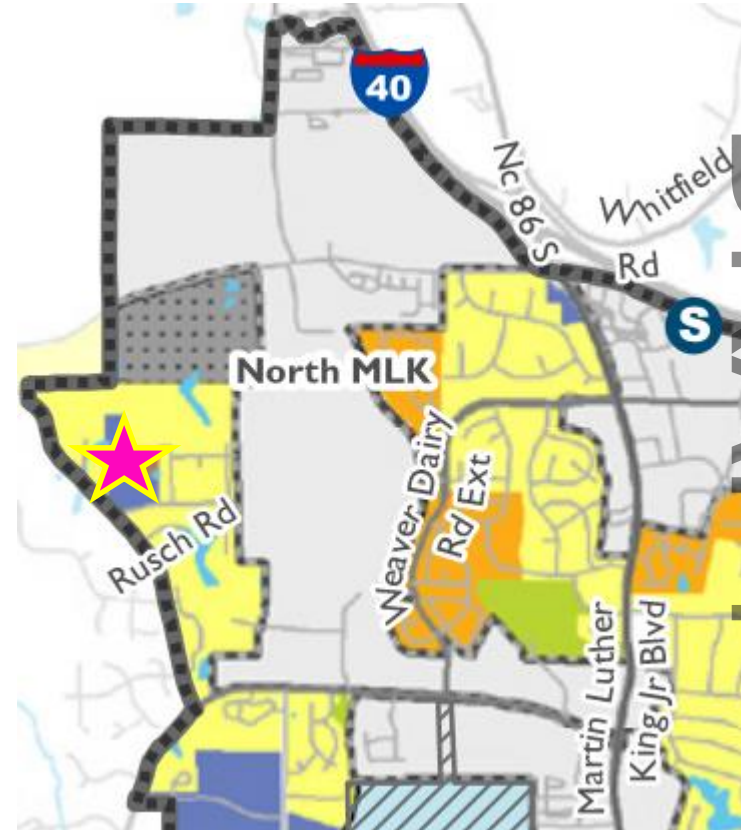
Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-#)

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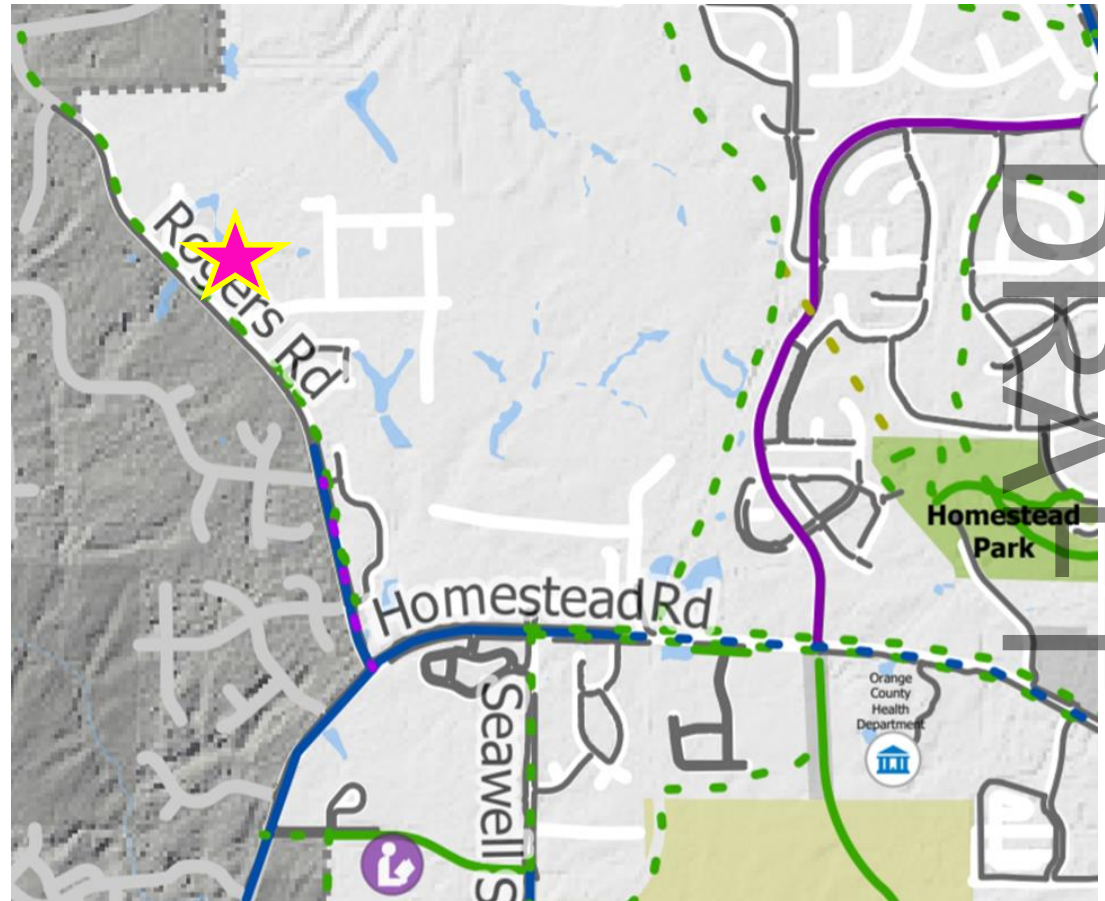
- Residential – 350 units with 100 affordable units
- Worship Center
- Conference/Event space
- Retail
- Outdoor and indoor recreation space

DRAFT

- Future Land Use Map
- Institutional
- High Residential, generally 8 to 15+ units/acre



- Mobility & Connectivity Plan
 - Proposed multiuse path along Rogers Road



Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-#)

DRAFT

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR ST. PAUL COMMUNITY VILLAGE, 1604 PUREFOY DRIVE (PROJECT #21-027) (2021-06-21/R-2)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for St. Paul Community Village, further identified by Orange County Parcel Identifier Numbers 9870-45-9243, 9870-54-3735, 9870-54-0416, 9870-54-4583, and 9870-54-5947; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission and the Housing Advisory Board, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on June 21, 2021 and reflected in minutes of that meeting.

This the 21st day of June, 2021.

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CONCEPT PLAN COMMENTS
St. Paul AME Village
COMMUNITY DESIGN COMMISSION

June 14th, 2021

The Community Design Commission conducted a Concept Plan review for St. Paul AME Village at a meeting on June 14th, 2021. The project proposes a housing complex w/ approx. 50 units.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners requested information on the proximity of the project to the adjacent neighborhoods during the next review.
- Multiple commissioners expressed concern over the density and massing and relayed that the transition from the project to the neighborhood would need further study.
- Multiple commissioners expressed concerns related to drainage and the RCD.
- Multiple commissioners expressed concern over the development of the blocks and how those uses and functions will work.
- Multiple commissioners expressed concern over the size of the parking.
- Multiple commissioners expressed support of reforestation and green spaces, and suggested that those efforts could be used to mitigate the transition concerns.
- Multiple commissioners expressed support of the affordable housing component.
- Multiple commissioners requested that Council add CDC review and approval authority to building elevations and site lighting.
- Multiple commissioners questioned how such a dense project could fit into the historic Roger's Road neighborhood district.

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
ST. PAUL VILLAGE
1604 PUREFOY DRIVE**

June 8, 2021

The key points made by members of the Housing Advisory Board during its review of the concept plan focused on encouraging the applicant to accept rental subsidies in the development and to consider targeting deeper levels of affordability that fall below 60% of the Area Median Income.

Two members of the public spoke on the concept plan. Feedback included expressing support for the project and its substantial contribution of affordable units, encouraging the Town to implement an expedited review to meet the project's schedule needs, and encouraging the applicant to consider serving households with incomes below 60% of the Area Median Income.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): (9870) 45-9243;54-3735;54-0416;54-4583;54-5947

Date: 04/27/2021

Section A: Project Information

Project Name: ST. Paul Community Village

Property Address: 1604 Purefoy Rd Chapel Hill NC Zip Code: 27516

Use Groups (A, B, and/or C): A,B, C Existing Zoning District: R-5-C

Project Description: Mixed Use residential and conference / event space with worship center
with recreational space in a village type setting with cultural preservations

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Rose Snipes Bynum

Address: 2312 Jo Mac Rd

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-302-1223 Email: relainegun@aol.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Rose S. Snipes

Date: 4/26/2021

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: St. Paul Church

Address: 101 N. Merritt Mill RD

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-967-3961 Email: stpaulamech.org

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Rose S. Snipes
Trustee St. Paul Church

Date: 4/26/2021



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

| | | | |
|-------------------------------------|--|----------------|--------|
| <input checked="" type="checkbox"/> | Application fee <i>(refer to fee schedule)</i> | Amount Paid \$ | 380.00 |
| <input checked="" type="checkbox"/> | Pre-application meeting – with appropriate staff | | |
| <input checked="" type="checkbox"/> | Digital Files - provide digital files of all plans and documents | | |
| <input checked="" type="checkbox"/> | Concept Project Fact Sheet | | |
| <input checked="" type="checkbox"/> | Statement of Compliance with Design Guidelines (1 copies) | | |
| <input checked="" type="checkbox"/> | Statement of Compliance with Comprehensive Plan (1 copies) | | |
| <input checked="" type="checkbox"/> | Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance) | | |
| <input checked="" type="checkbox"/> | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| <input checked="" type="checkbox"/> | Mailing fee for above mailing list | Amount Paid \$ | 110.00 |
| <input checked="" type="checkbox"/> | Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: | | |
| | <ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater | | |
| <input checked="" type="checkbox"/> | Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals | | |
| <input checked="" type="checkbox"/> | Reduced Site Plan Set (reduced to 8.5"x11") | | |

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

| Site Description | |
|--|---|
| Project Name | St. Paul Community Village |
| Address | 1604 Purefoy Drive Chapel Hill NC 27516 |
| Property Description | Mixed Use Residential Village Community with Affordable Housing Component |
| Existing Land Use | Vacant property residential |
| Proposed Land Use | Residential, worship center, conference/ event , some retail, and out and indoor recreation |
| Orange County Parcel ID Numbers | (9870): 45-9243; 54-3735;54-0416;54-4583;54-5947 |
| Existing Zoning | R5-C (current SUP zoning) |
| Proposed Zoning | TBD |
| Application Process | Modification of existing SUP |
| Comprehensive Plan Elements | Included with proposal |
| Overlay Districts | N/AT |

| Topic | Requirement | Proposal | Status |
|-------------------------------------|--------------------------------------|---|-----------------|
| USE/Density | | 350 total residential Units of which 100 designated affordable residences. 100 Senior housing | M |
| Dimensional Standards | Minimal requirements will be adhered | Any exceptions will be negotiated at time of formal rendering | UNK |
| Floor Area | Greater than original SUP | Dependent on final rendering allowances | M |
| Modifications to Regulations | | | M |
| Adequate Public Schools | Within the Chapel Hill district | No change | Meets standard |
| Inclusionary Zoning | | Adequately addresses above that of current SUP | Meets Standard |
| Landscape/ Buffers | Requirements in SUP to be reviewed | Compliance with current standards on buffers | Meets Standards |
| Tree Canopy | Natural changes from SUP | To reclaim wetlands, and reforestation to recapture the original carbon footprint | M |

| | | | |
|--|-------------------------|--|----------------|
| Landscape standards | Per SUP | Compliance with current standards | Meets Standard |
| Environment | | | |
| Resources Conservation District | Per SUP | Compliance with SUP | ?M |
| Erosion Control | | Yes plan will be in place | UKN |
| Steep Slopes | Per SUP | Modification where needed | M |
| Land disturbance | | | |
| Impervious Surface | | Reevaluation requested from SUP | M |
| Solid Waste and Recycling | | Beyond that of SUP per local requirements | |
| Jordan Riparian Buffer | Outlined in SUP | Due to changes in the area, propose to improve the natural stream process across the property with culverts, etc | M |
| Storm Water management | Outline in original SUP | Same as above, storm water management plan will be vital portion of reclamation of the original footprint | M |
| Access and Circulation | | | |
| Road Improvements | Outline in SUP | Will have enhanced movement within and around the property but will require extension of Road D to Rogers Rd for density accommodation (part of SUP) | M |
| Vehicular access | Y | Yes see note above | |
| Bicycle Improvements | | Bike paths part of green space to in part outdoor health. Increase from SUP | M |
| Pedestrian Improvements | Per SUP | Enhanced given housing extension and more green space in the place central to all structures. Many community activities will be in walking or biking distance to the local community and retail stores | M |
| Vehicular Parking | | 2 parking garages will be added for residential and event parking with preservation of some surface parking | M |
| Transit | | Bus line available to area currently, more friendly stops | M |

| | | | |
|------------------------------|---------|--|---|
| | | would be sort in residential areas | |
| Bicycle I Parking | | Adequate space will be designated d | M |
| Parking Lot standards | | Adherence | M |
| Technical | | | |
| Fire | Per SUP | Enhanced since SUP due to new department> Road D access for | M |
| Site Improvements | | | |
| Recreational Area | Per SUP | Greatly Enhanced with expanded Green space, and structural facilities, gymnasium, outdoor basketball and tennis courts. Pool for residents | M |
| Lighting Plan | Per SUP | Per Code and requirements beyond SUP | M |
| Homeowners | | Yes | |



St. Paul Community Village

Developer's Program

The “Reimagined” St. Paul Village site plan currently proposed has not substantially changed relative to its original vision set out in the approved SUP in June 2012. As before it includes a new worship sanctuary, mixed-use facilities inclusive of both market rate and affordable housing, active and passive recreational facilities, such as a gymnasium and walking trails with a preservation of community and church history. The major modifications of this proposal are aligned with the current development atmosphere of increase density within mixed-use developments within the Chapel Hill and surrounding communities. The advantage of our proposal is with the increased in density it allows a larger proportionality of affordable housing residences from 18% to 29% resulting in approximately 100 residences rather than the 16 units in the original SUP. As outlined in our original concept and subsequent approved SUP, the St. Paul Village development will fulfill not only the church’s need for congregational growth, but also the vision of extended ministry within the community. The village atmosphere strives to provide facilities that are available to the broader community by providing both outdoor and indoor recreational space for physical and mental health, as well as providing facilities for educational and career development in the core of an underserved community. With both senior and non-senior living within proximity of each other, the project brings intergenerational groups together yet designed to support the specific needs of both groups. For the surrounding community the Project will support and promote the stability of the Rogers Road neighborhood socially, economically, and culturally. The St. Paul Village community plan has made a firm commitment to preserving the historical and cultural heritage of the Rogers Road community and that of the church, the oldest black church in the Chapel Hill Carrboro area (157 years) throughout the design of the multiple facilities through art, memorabilia, and programs in addition to outdoor memorial reflection areas.



St. Paul Community Village

The desired retail elements would include a small fresh food market for ready food access to healthy food options produced by local producers and space for entrepreneurial small businesses for example an African American bookstore.

Over the course of years since the SUP approval, changes have occurred on the land which are multifactorial; e.g. new building development adjacent to the area, unchecked negative human behavior, animal destruction i.e. beavers. The current proposal includes reforestation and reclamation of wetlands back to the original natural state; therefore re-establishing a better carbon footprint than currently exists and recovering greenspace for recreational opportunities.

The St. Paul Village project site is a 20.4-acre assemblage of five parcels located at 1604 Purefoy Drive, at the corner of Rogers Road and Purefoy Drive in Chapel Hill, North Carolina. Rogers Road to the west; Purefoy Drive to the south; and Phoenix Place (a Habitat for Humanity community) on Edgar Road to the east. The property is situated just northwest of the municipal boundary of the Town of Chapel Hill and just northeast of the Carrboro Municipal Boundary, placing it in the Chapel Hill Transition Area; an area and is planned to become a part of the Town of Chapel Hill and is within the Town's Urban Service Boundary. It is an integral part of the area known as the Rogers Road Small Area neighborhood.

In 2012 a special use permit was granted by the town of Chapel Hill and a subsequent extension in 2016. Since 2016 the completion of the sewer program occurred in the fall of 2019 , a major element that allows the enhancement of the SUP plan from 87 units to that of 350 units of which 100 will be designated senior living. A total of 100 affordable units are planned, 25% in each sector. From the approval of the original SUP no new development has taken place on the property.

The points of access are unchanged from that in the SUP. The site is bounded to the north by a 30-foot OWASA water easement and the extension of a public through road is proposed to further connect the development with the greater



St. Paul Community Village

surrounding community. The development is bounded to the east by Phoenix Place (a Habitat community), the south by Purefoy Drive, the southwest by Rogers Road. A series of sidewalks and bike trails will be constructed around and throughout the community. The project is accessible to public bus transportation: The main complex will include walking/jogging/bike trails that will interconnect all aspects of the site. The south portion of the project will be accessible to community use buildings via Rogers and Purefoy roads. The extension of road D along the north side residential areas will provide more direct access to the residential portion of the project foregoing traffic around the site via Purefoy Rd. A direct access to Roger's Rd from the south of the project was approved in the SUP. Although a traffic impact study was done previously, we understand the need with increased density to obtain another assessment.

Building Orientation and Site Layout

The current site diagram is preliminary and exact orientation and layout will be confirmed upon architectural rendering which will take into consideration such factors as mandatory buffers and setbacks. The final square footage of the structures will be based upon such factors as these. The current drawings represent maximum sq footage. The North residential areas will constitute building heights of up to 5 stories with the Senior living complex 3 stories. The buildings along Purefoy Road are of lower heights for they lay in visibility of the community. Structures will be oriented to allow easy access to both community and residents. The intent is to have a feel of a village common where activities are centered but also to embrace historical aspects of the church and local community.

Landscape and Environment

There is sparse vegetation at the southern end of the site. Denser vegetation exists on the site's northern, eastern and western boundaries with a mixture of deciduous and coniferous vegetation.



St. Paul Community Village

Land disturbance will be kept to a minimum and care will be taken to identify and preserve as many large deciduous trees as possible. Vegetative buffers will be preserved at the northern, eastern and western boundaries of the site as defined by the adjacent land uses and the Chapel Hill Land Use Management Ordinance. Since the original approval of the SUP various elements have affected the original topography of sections of the property. Our proposal is to

- Re-establish the natural flow of water across the St. Paul property
- Reclaim land presently designated artificial wetlands for Green Space
- Eliminate all area of standing water
- Remove fallen/dead trees and tree stumps as part of site reclamation plan
- Replant native hardwood trees destroyed by water inundation
- Manage Stormwater Drainage across the property to lower water table to previous Non-Wetland levels

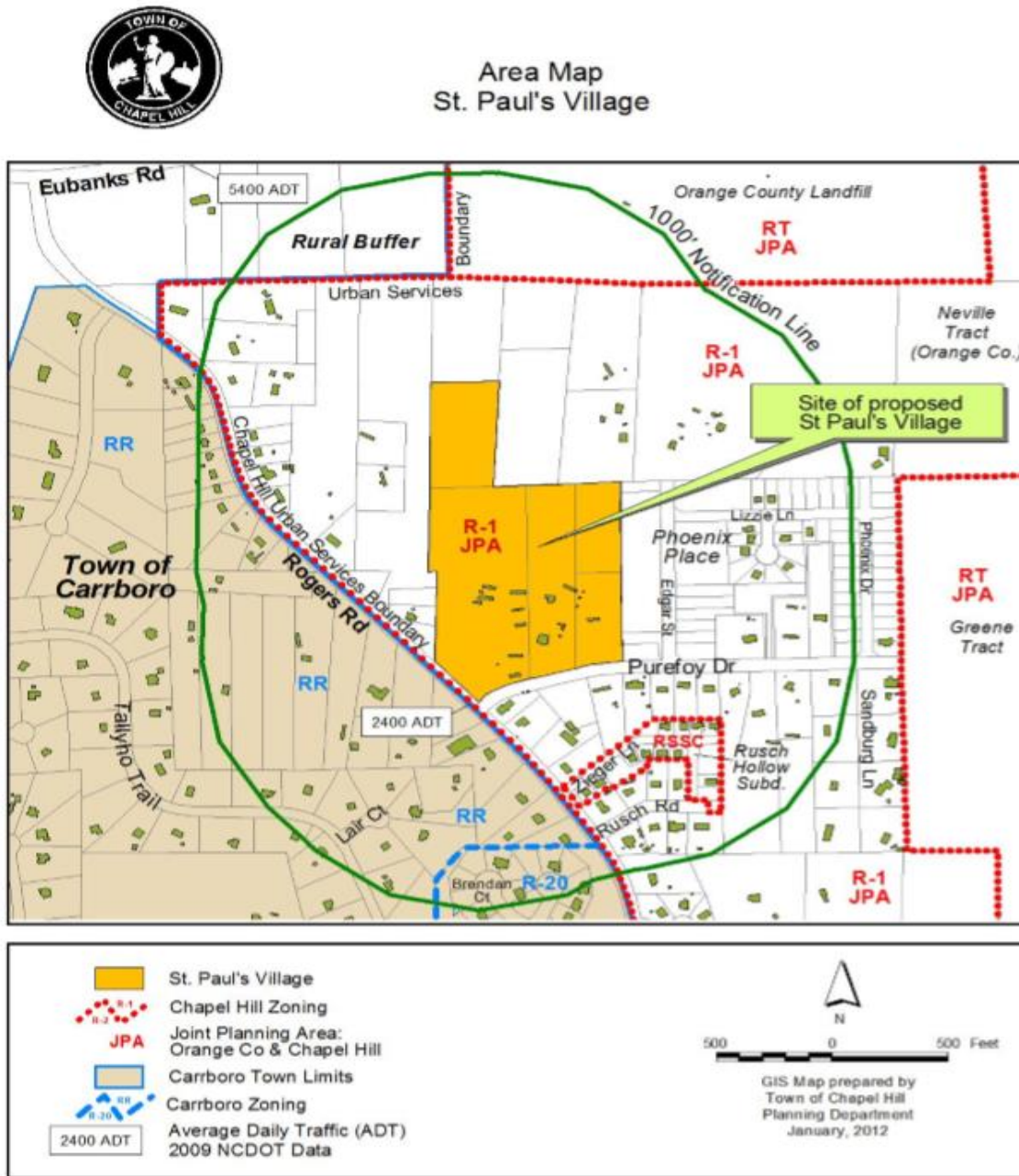
The facilities will be designed to “protect and conserve environmental resources” throughout the project to extent possible. The buildings will be designed to “maximize energy efficiency and conservation” to the extent feasible.

Advanced elements of green design is proposed for the St. Paul development, such as the use of natural day lighting passive solar heating, with an emphasis on efficient building design and orientation to maximize winter sun and summer shade; Green ready building shells. The incorporation of energy-efficient lighting, The use of recycled building materials, enhanced insulation, air filtering, and LED products.

The resource conservation, floodplain and Jordan Buffers determinations are consistent with those in the approved SUP.



St. Paul Community Village





St. Paul Community Village

The project submits the following statements:

1. We agree to compliance with the Design Guidelines
2. We agree to Compliance with Comprehensive plan
3. We refer to the SUP regarding the resource conservation, floodplain and Jordan Buffers determinations for they remain **Page | 6**

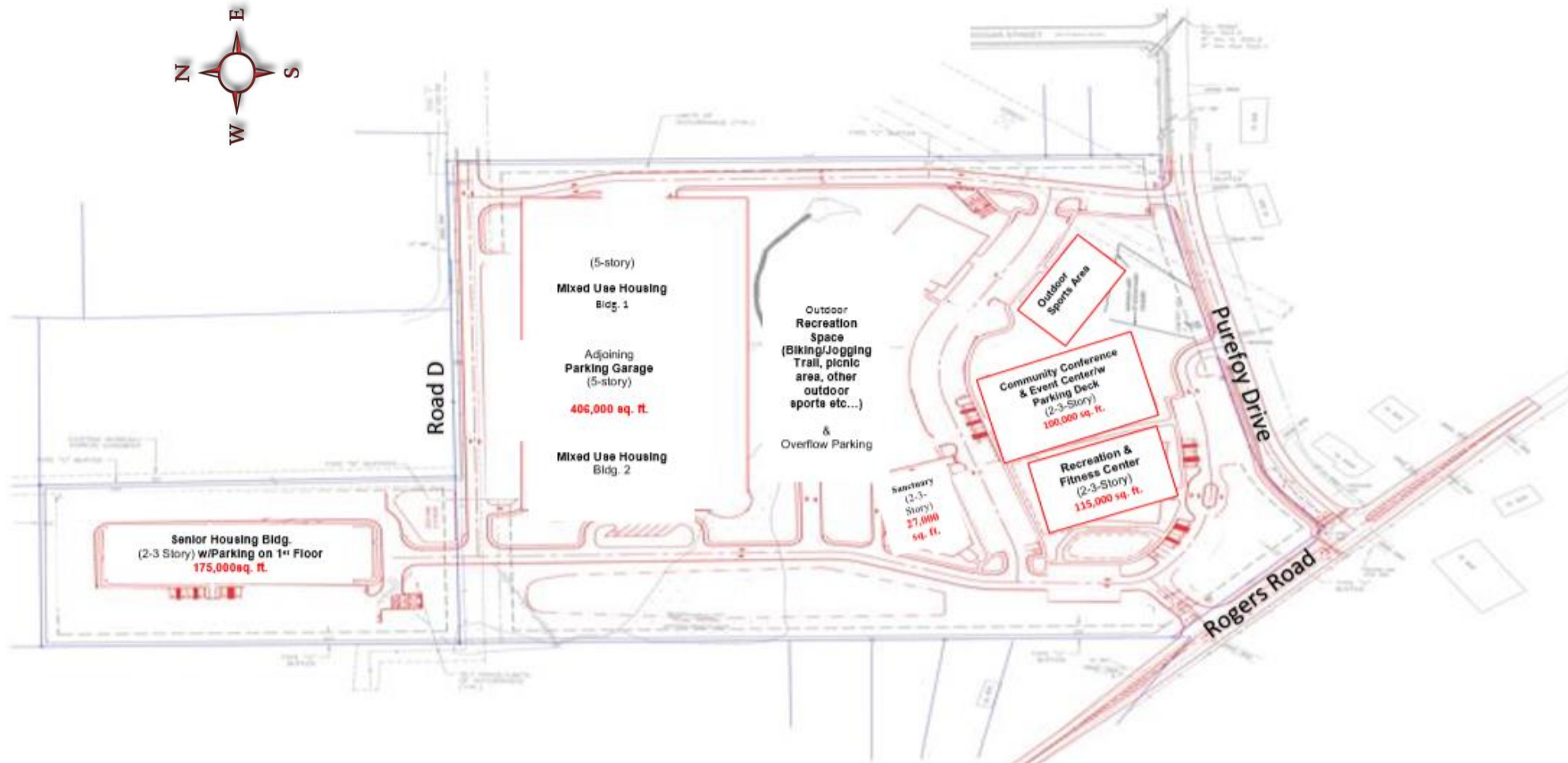
ST. PAUL VILLAGE PROJECT

2021 Plan Re-Imagined Plan

April 26, 2021

St Paul Village Project

Reimagined 2021



Note: Draft not drawn to scale: For illustrative purposes only relative to SUP

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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00

MB (handwritten initials) and a circled signature

Prepared by: Phil Mason, Chapel Hill Planning Department



Return to: TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 27514
(919) 968-2728

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, St. Paul AME Church, having applied to the Town of Chapel Hill for a Special Use Permit, was granted by the Town of Chapel Hill on June 25, 2012, the terms of which are as follows:

NAME OF PROJECT: St. Paul Village Special Use Permit, Planned Development – Mixed Use

NAME OF DEVELOPER: St. Paul AME Church

DESCRIPTION OF PREMISE

LOCATION: 1604 Purefoy Drive (northeast quadrant of the intersection of Rogers Road and Purefoy Drive, adjacent to Phoenix Place in the Joint Planning Transition Area)

ORANGE COUNTY PARCEL IDENTIFIER NUMBER: 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-4583, and 9870-54-5947

DB (handwritten initials)

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 908,334 Square Feet (20.9 Acres)

MAXIMUM FLOOR AREA: 220,340 sq. ft.

VEHICULAR PARKING SPACES: 343 spaces

BICYCLE PARKING SPACES: 50 (14 Class I and 36 Class II)

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan, dated June 7, 2011 and revised January 10, 2012, and June 7, 2012 with the conditions listed below would: (on file in the Chapel Hill Planning Department), with the following conditions listed below:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

Development according to the Site Plan, dated June 7, 2011 and revised January 10, 2012, and June 7, 2012 with the conditions listed below would:



Stipulations Specific to the Development

1. Construction Deadline: That construction begin by June 25, 2016 (4 years from date of approval), to be completed by June 25, 2024 (12 years from date of approval).
2. Land Use Intensity: This Special Use Permit authorizes the following land uses and intensities:

| | |
|---|---------------------------------|
| Land Uses Allowed: A mix of uses including Place of Worship and associated accessory uses, Cemetery, Adult and Child Day Care, Multi-Family Residential, and Group Care Facility | |
| Maximum Floor Area | 220,340 sq. ft. |
| Minimum Vehicular Parking Spaces | 317 |
| Maximum Vehicular Parking Spaces | 343 |
| Minimum Bicycle Parking Spaces | 50 (14 Class I and 36 Class II) |
| Maximum Impervious Surface | 335,300 s.f. |
| Minimum Recreation Space | 20,328 s.f. |

3. Petition for Voluntary Annexation: That the petition for voluntary annexation submitted by the applicant and received by the Town shall not be withdrawn prior to issuance of the final Certificate of Occupancy by the current or future property owner(s) so that the Town may consider the petition as development occurs on the site.

Affordable Housing

4. Provision of Affordable Housing: The applicant shall provide 16 affordable rental dwelling units with rents established according to the US Department of Housing and Urban Development Rates.
5. Conversion From Rental Residential Community to Ownership Condominium Community: If the rental development is converted to an ownership condominium development the applicant will propose a plan for approval by the Council in accordance with the Inclusionary Zoning Ordinance or Affordable Housing policy in place at the time of conversion, to provide either: 1) for sale affordable housing units; or 2) a payment-in-lieu, according to the following two options:

Option 1: *Permanently Affordable Condominium Units* – Affordable units for ownership shall be provided according to Inclusionary Zoning Ordinance or other affordable housing policy in place at the time of conversion. An Affordable Housing Plan shall be approved by the Town Manager prior to recordation of the condominium plat. The required number of affordable units shall be based on a formula that credits the developer/owner for the initial \$25,000 payment-in-lieu.

OR

Option 2: *Payment-In-Lieu with Condo Conversion* - If a payment-in-lieu of affordable ownership units is proposed, the payment shall be calculated at such time the development converts to condominium ownership. The additional payment-in-lieu shall be provided to the Town's Affordable Housing Fund prior to recordation of the condominium plat. The number of affordable units and the per unit payment amount shall be determined by the Inclusionary Zoning Ordinance or affordable housing policy in place at the time of conversion.

Access

6. Accessibility Requirements: That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure required by the phase, according to Americans With Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard. Prior to issuance of a Zoning Compliance Permit handicapped facility design is subject to Town Manager approval.
7. Off-Site Construction Easements: Prior to land disturbing activities on adjacent properties associated with construction, authorized with a Zoning Compliance Permit, the applicant shall provide recorded off-site temporary construction easements that document approval of property owners affected by off-site construction.
8. Daycare Access Safety: That prior to the first Certificate of Occupancy in the phase that the improvements are required, the applicant provide appropriate safety enhancements adjacent to the proposed day care center, including fencing, signage, pedestrian crosswalks, and dedicated drop-off/pick-up spaces.

Transportation

9. Traffic Generation: That prior to the issuance of a Zoning Compliance Permit, Phasing Plan approval, or approval of revisions that would have a significant impact on traffic generation rates, a detailed table of traffic generation rates and estimated traffic generation for each land use and the development as a whole shall be provided for review and approval by the Town Manager. In the event the total number of daily trips for all phases exceeds 1,158, prior to expiration of the construction completion deadline or extensions thereof, it will be necessary for the applicant to prepare a Traffic Impact Analysis, subject to Town Manager review and approval.
10. Rights-of-Way Dedication: That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant dedicate the following public rights-of-way to NCDOT, subject to Town Manager and the North Carolina Department of Transportation approval:
 - Rogers Road: adequate right-of-way to accommodate the Rogers Road frontage improvements, including a bicycle lane, 30-inch curb and gutter, and 5-foot wide sidewalk, ending one foot back of sidewalk; furthermore, that the applicant shall take into consideration work proposed by the Town of Carrboro on the west side of Rogers Road and coordinate

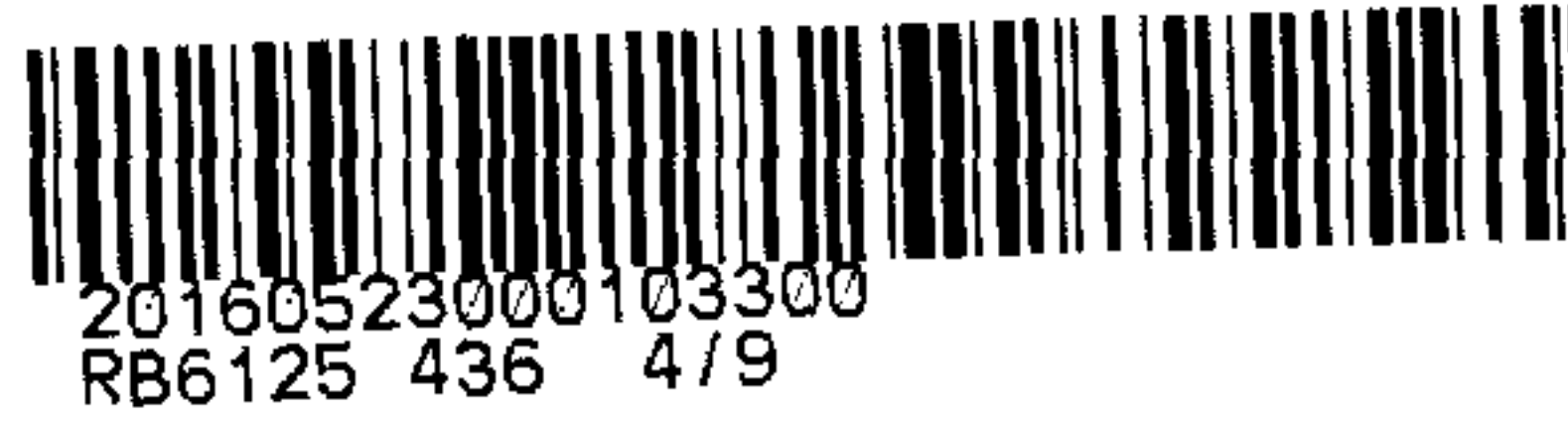


design and construction with Carrboro and NCDOT, which may change the extent and location of improvements noted above, to be determined administratively during final plan review.

- Purefoy Drive: adequate right-of-way to accommodate the Purefoy Drive frontage improvements, including 30-inch curb and gutter, and 5-foot wide sidewalk, ending one foot back of sidewalk;
 - Road D: adequate right-of-way, near the northern property line, to accommodate the new 27-foot wide road and improvements, including 30-inch curb and gutter, planting strip, and 5-foot sidewalk, ending three feet back of sidewalk.
11. **Public Improvements / Maintenance:** That the property owner shall be responsible for the maintenance of the proposed Road D, to be dedicated for public right-of-way, until the development is annexed into the town limits or accepted by NCDOT. The property owner shall also be responsible for the maintenance of sidewalks constructed by the applicant on Road D, Rogers Road and Purefoy Drive until annexation. Prior to issuance of a Zoning Compliance Permit, a copy of the maintenance agreement with the property owner shall be reviewed and approved by the Town Manager.
 12. **Rogers Road Driveway:** That prior to issuance of the first Phase I Certificate of Occupancy, the proposed Rogers Road driveway entrance shall be moved to the southeast to prevent driveway construction from encroaching on adjacent property. Prior to a Zoning Compliance Permit the final design is subject to Town Manager and NCDOT approval.
 13. **Left Turn Lane into Purefoy Drive:** That prior to issuance of the first phase I Certificate of Occupancy, the developer shall install a lengthened left turn lane, with the required taper on Rogers Road for access into Purefoy Drive. Prior to issuance of a Zoning Compliance Permit the final design is subject to Town Manager and NCDOT approval.
 14. **Transit Improvements:** That prior to the issuance of the first phase I Certificate of Occupancy, the applicant shall provide a payment-in-lieu for transit improvements, including \$12,000 for bus-stop amenities in proximity to the proposed development, including a bus stop shelter, solar generated passenger information system and lighting (solar orientation permitting), and a bench and trash receptacle. At the applicant's request, the payment-in-lieu will be returned if the Town has not constructed the bus stop amenities within three years of the issuance of the final Certificate of Occupancy for the first phase of development, or if transit service is terminated in the Rogers Road corridor, whichever comes first.
 15. **Bicycle Parking:** That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide dimensioned details for 50 bicycle parking spaces, including 14 Class I and 36 Class II bicycle parking spaces, which shall comply with Town parking standards and the spring 2002 Association of Pedestrian and Bicycle Professionals Guidelines.
 16. **Connector Road Stub-Out:** That prior to completion of construction of Road D construction, signage shall be located at the proposed Road D stub-out at the western property line. That final plans and final plats shall include a note stating that "Future development of the adjoining property will include the extension of the connector road stub-out along the northern property line". That the applicant shall submit to all purchasers of property and residential units a statement that properly discloses the proposed extension of the Road D connector road stub-out, specifying that the connector road will be extended for future development.
 17. **Repairs in Public Right-of-Way:** That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant shall repair all damage in the public right-of-way related to the construction of this project. The design must be reviewed and approved by the Town Manager prior to a Zoning Compliance Permit.
 18. **Work Zone Traffic Control Plan:** Prior to a Zoning Compliance Permit it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction.
 19. **Transportation Management Plan:** A Transportation Management Plan for the development shall be approved by the Town Manager prior to issuance of the final phase I Certificate of Occupancy. This plan shall be updated annually and approved by the Town Manager. The required components of the Transportation Management Plan shall include:
 - a) Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
 - b) Submission of an Occupancy Survey due 90 days after issuance of the final phase I Certificate of Occupancy.
 - c) Submission of an updated annual Transportation Management Plan Report.
 - d) Submission of Resident and Employee Surveys during survey years.
 - e) Measures to gradually attain the goals of the program.

Landscaping and Elevations

| Location | Required Buffers |
|-------------------------|--|
| Rogers Road Frontage | 20-foot wide Type 'C' External Buffer |
| Purefoy Drive Frontage | 20-foot wide Type "C" External Buffer |
| Road 'D' Frontage | 0 to 15-foot wide Type "B" Variable Width, Alternative Buffer (Requiring Community Design Commission Approval prior to issuance of a Zoning Compliance Permit) |
| Internal Property Lines | 20-foot wide Type "C" Internal Buffers |



20. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit the applicant shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval.
21. Landscape Protection: That prior to issuance of a Zoning Compliance Permit a detailed Landscape Protection Plan shall be approved, clearly indicating which significant trees will be removed and which will be preserved. The plan shall include critical root zones of all rare and specimen trees, clearly indicating names and species. The plan shall also include detail of tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval.
22. Tree Protection Fencing Prior to Construction: Prior to issuance of a Zoning Compliance Permit the applicant shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site.
23. Thirty-Inch Oak Tree Preservation: That prior to issuance of a Zoning Compliance Permit, the applicant shall indicate that the 30-inch oak tree and elements of the significant tree stand where it is located (located in the Resource Conservation District adjacent to the northern parking lot for the worship complex) are proposed for preservation. The landscape protection plan is subject to Town Manager approval.
24. Landscape Screening and Shading: That the landscaping shall adhere to the standards for Section 5.9.6 (a-d) of the Land Use Management Ordinance. The shading plan and maintenance schedule shall be approved by the Town Manager prior to issuance of the Zoning Compliance Permit.
25. Canopy Tree Planting Plan: That applicant shall provide replacement canopy tree coverage of 40%, including preserved and proposed vegetation. Replacement tree locations, species, size, and spacing shall be provided on a detailed planting plan to be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

Public Art

26. Public Art: The applicant is encouraged to provide public art features and design, including artwork displays in the proposed Rogers Road Historical Museum as well as religious art in the sanctuary.

Recreation

27. Recreation Space: That the applicant shall provide a minimum of 19,232 square feet of recreation space, including a gymnasium, indoor wellness/fitness space, a dance / exercise / aerobics studio, and daycare playground prior to the issuance of the first Certificate of Occupancy in the phases with recreation requirements.

That the applicant shall install commercial grade playground equipment that meets national playground safety standards including proper fall surfaces, enclosed by a minimum four-foot high fence with child-proof gates. The playground shall be ADA accessible and contain some ADA accessible equipment. Design and changes to the size and type of recreation facilities is subject to Town Manager approval.

Environment / Stormwater Management

28. Unauthorized Landfill - Exploration and Remediation: That prior to the issuance of a Zoning Compliance Permit, the property owner shall comply with applicable State and federal requirements which may include but not be limited to additional subsurface exploration, excavation, and cleanup. Further study and remediation may be necessary for possible landfilling of toxic substances, replacement of unstable fill material in construction areas, and removal of refuse in stream(s). All required State or federal permits shall be obtained prior to issuance of a Zoning Compliance Permit for the applicable phase of development.
29. Resource Conservation District: Prior to the issuance of a Zoning Compliance Permit, the applicant shall comply with the revised grading plan (Dated June 7, 2012). Land disturbance within the Resource Conservation District shall be limited to the maximum 62,674 s.f. indicated (57,303 s.f. in the upland zone), including the minimum necessary to construct roads, sidewalks, curb and gutter, culverts, stormwater management features, other necessary improvements, as well as grading subject to review and approval by the Town Manager.
30. Jordan Watershed Riparian Buffer: Prior to the issuance of a Zoning Compliance Permit, the applicant shall provide a site design that does not exceed the maximum authorized land disturbance of 10,675 s.f. in the Jordan Watershed Riparian Buffer area, per the Jordan Buffer Riparian Buffer Authorization issued by the Town on October 6, 2011, according to section 5.18 of the Land Use Management Ordinance. Any proposed changes to increase the authorized area of 10,675 s.f. of land disturbance in the Jordan Buffer shall require a revised application and approval by the Town Manager.
31. Stormwater Management Plan: That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit a Stormwater Management Plan for review and approval by the Town Manager. This project must comply with the stormwater management requirements of the Land Use Management Ordinance to provide for 85 percent total suspended solids removal from the increased impervious area, retention for 2-5 days of the increased volume of stormwater runoff from the 2-year, 24-hour storm, and control of the stormwater runoff rate for the 1-year, 2-year, and 25-year storms.

No stormwater management structures are permitted in the rights-of-way or building setbacks. This includes the outlet structure and stabilization, any underdrains, and the downgradient toe of french drains. Further, the discharge must be in a sheet flow condition, unless otherwise approved to discharge to the town's stormwater system.

32. Changes to Stormwater Management Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit a Stormwater Management Plan that complies with the Land Use Management Ordinance and the conditions of the Special Use Permit. If during final plan review, the applicant makes significant changes to the Stormwater Management Plan, which results in changes to the site plan, such changes may necessitate in a Special Use Permit Modification review by the Town Council.



33. Stormwater Facilities, Easements, and Operations and Maintenance Plans: All stormwater detention, treatment and conveyance facilities located on and below the ground shall be wholly contained within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions. A copy of the recombination plat and easement exhibit, signed and sealed by a North Carolina-registered Land Surveyor and recorded by the County Register of Deeds, and containing the following notes shall be submitted prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required.
- All engineered stormwater management control, treatment, and conveyance structures on and below the ground shall be wholly located within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions. A suitable maintenance access (minimum 20' wide) to accommodate heavy equipment from the nearest public right-of-way to the Reserved Stormwater Facility Easement must be provided and shown on the plans.
 - The "Reserved Stormwater Facility Easements" and the facilities it/they protect are considered to be private, with the sole responsibility of the owner to provide for all required maintenance and operations as approved by the Town Manager.
 - The Reserved Stormwater Facility Easement and the Operations and Maintenance Plan are binding on the owner, heirs, successors, and assigns.
34. Stormwater Operations and Maintenance Plan Recordation: Prior to issuance of the final Certificate of Occupancy in the phase that the facilities are required, a Stormwater Operations and Maintenance Plan, signed by the owner and recorded by the Orange County Register of Deeds, shall be provided for the proposed stormwater management facilities and submitted to the Stormwater Management Engineer for approval. A schedule of inspection and maintenance tasks shall be included.
35. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
36. Erosion Control Bond: Prior to final authorization to begin land-disturbing activities the applicant shall be required to provide a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances when one (1) acre or more is uncovered by land-disturbing activities. This financial guarantee is intended to cover the costs of restoration of failed or failing soil erosion and sedimentation controls, and/or to remedy damages resulting from land-disturbing activities, should the responsible party or parties fail to provide prompt and effective remedies acceptable to the Town.
37. Erosion Control: The applicant shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
38. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs.
39. Steep Slopes: That prior to issuance of a Zoning Compliance Permit, the applicant shall include a plan indicating how development and construction will comply with the steep slopes regulations in Subsection 5.3.2 of the Land Use Management Ordinance, subject to Town Manager review and approval.
- Prior to the issuance of a Certificate of Occupancy for any construction phases with graded slopes greater than a 3:1 ratio (horizontal:vertical), the applicant shall provide certification, by a qualified soils engineer or geologist, that the steeper slopes will remain stable under foreseeable conditions.
40. Curb Inlets: The applicant shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way.
41. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
42. P.E. Certification: That prior to the issuance of a Certificate of Occupancy for any phase, the applicant shall provide a certification, signed and sealed by a North Carolina-licensed Professional Engineer, that the stormwater management facilities are constructed in accordance with the approved plans and specifications.
43. Energy Management Plan: That prior to issuance of a Zoning Compliance Permit the applicant shall provide an Energy Management Plan (EMP) to be approved by the Town Manager. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) that the property owner reports to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy.

The EMP shall also be formatted to Town standards and shall include pre-construction energy models (calculations) to demonstrate the anticipated energy efficiency as compared to base building which demonstrates the anticipated energy



performance of the proposed structures. To address item (d) above, the applicant shall submit post-construction energy models (calculations) one year after occupancy, or certification from a recognized standard which demonstrates the actual energy performance of the applicable structures.

The EMP shall include the following elements: 1) a new tenant education program on how to reduce energy use and about the NC Green Power program; 2) a contract of at least 2 years' duration with NC Green Power for 50% of the common area electricity; 3) use of "green" carpet, low-e window glass and low VOC paints in the building; and 4) occupancy sensors for the lighting in the common area corridors, lobby restrooms, mailroom, and offices.

44. Energy Efficiency: That the final plans shall incorporate a "20 percent more energy efficient" feature relative to the 2004 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Special Use Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the "20 percent more energy efficient" feature into the final plans.

The developer's implementation of energy management techniques shall include the use of high-efficiency HVAC system, and energy management systems and controls.

Water, Sewer, and Other Utilities

45. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy Company, Time Warner Cable, AT & T, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit.
46. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager.
47. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.
48. Relocation of Overhead Utilities Underground: Prior to issuance of the first Certificates of Occupancy in phases that the utilities are required, it will be necessary to provide for the underground installation of all public utilities that are currently located overhead on the site and along the Rogers Road or Purefoy Drive frontages except for 3 phase or greater electric lines.
49. OWASA Approval: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager, shall be approved by OWASA and the Town Manager and recorded at the County Register of Deeds Office.

Fire Safety

50. Fire Sprinklers: Prior to issuance of the first Certificates of Occupancy in phases that the sprinklers are required, all required fire sprinklers are to be installed under the NCFC standard. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems.
51. Hydrants Active: That all required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
52. Fire Hydrant and FDC Locations: That the Final Plans indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
53. Firefighting Access: Fire access roads shall have a minimum width of 20 feet with overhead clearance of 13 ft. 6 in for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof.
54. Firefighting Access during Construction: That as require by NC Fire Code (Section 1410.1 Required Access) vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Any areas that are fenced and inaccessible during construction shall include access gates with a 20 foot swing or slide motion for firefighting or rescue operations.
55. Fire Flow Report: That the Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.



56. Heavy-Duty Paving: That prior to issuance of the first Certificates of Occupancy in the phases that the improvements are required, the applicant shall provide heavy duty paving designed and built to withstand fire apparatus weighing at least 75,000 pounds.
57. Fire Lane: Prior to issuance of the first Certificates of Occupancy in the phases that the improvements are required, the fire lane must be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
58. Fire Protection Devices: Prior to issuance of a the first Certificates of Occupancy in the phases that the improvements are required, protection devices shall be required to be permitted, installed, tested and approved, where required by the NC Fire Prevention Code, Town of Chapel Hill Code (Chapter 7), and applicable NFPA codes.
59. Emergency Communications System: That prior to issuance of a Zoning Compliance Permit, the developer shall provide building design features which enable public safety responders' radios to penetrate and provide reliable radio transmissions within the building.

Solid Waste Management and Recycling

60. Refuse Management: That until the development is annexed into the Town limits, the property owner shall contract for private refuse collection service.
61. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection by a private provider. Additionally, the plan shall include:
- Recycling Carts – The number of recycling carts shall accommodate the buildings and uses proposed.
 - Dumpsters - The number of dumpsters shall accommodate the buildings and uses proposed.
 - Access – The location, configuration and turning radii for refuse enclosures shall be revised to accommodate standard trash and recycling collection trucks.
 - Gates - Gates openings shall have a minimum 22-foot clear opening (for double dumpsters) with retainers to hold them open and closed.
 - Heavy Duty Pavement – Heavy duty pavement shall be provided for all refuse vehicle routes throughout the site.
62. Preconstruction Conference: Prior to any demolition or construction activity on the site the applicant will hold a pre-demolition/pre-construction conference with the County's Solid Waste staff. This may be the same meeting held with other development officials.
63. Construction Waste: By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. By Orange County Ordinance, all haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
64. Cardboard Recycling: Prior to issuance of a Zoning Compliance Permit the applicant shall provide for corrugated cardboard recycling, complying with Town of Chapel Hill and Orange Regional Landfill cardboard recycling requirements. Alternatively, the applicant may propose an alternate method of cardboard recycling.
65. Deconstruction/Demolition:. That the following note be placed on the final plans: "Prior to any demolition or construction activity on the site the applicant will hold a deconstruction assessment conference with the County's Solid Waste staff concerning buildings to be removed from this site. Prior to issuance of a Demolition Permit, the developer shall provide a demolition waste management plan.

State and Federal Approvals

66. State or Federal Approvals: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.
67. North Carolina Department of Transportation Approvals: That plans for any improvements to State-maintained roads shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit.

Miscellaneous

68. Schools Adequate Public Facilities Ordinance: That the applicant shall provide the necessary Certificate of Adequacy of Public Schools prior to the issuance of a Zoning Compliance Permit.



- 69. Recombination Plat: The applicant shall provide a recombination plat for review and approval by the Town Manager that combines the existing lots into one lot. Prior to issuance of a Zoning Compliance Permit the recombination plat shall be recorded at the County Register of Deeds office.
- 70. Annexation Request Response: Prior to the issuance of the final Certificate of Occupancy, the Town will respond to the applicant's request for annexation.
- 71. Annexation Notification: That the final plans and the recombination plat shall include statements that the property located within the St. Paul Village development is subject to annexation by the Town of Chapel Hill.
- 72. Construction Management Plan: That a Construction Management Plan, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.
- 73. Certificate of Occupancy Phasing Plans: That the applicant shall submit a Certificate of Occupancy Phasing Plan with the Final Plans Zoning Compliance Permit application. The phasing plan shall include detailed project phases in which public improvements and stormwater management structures shall be completed and inspected as part of that phase prior to requesting a Certificate of Occupancy. A Certificate of Occupancy shall not be issued until all required public improvements are complete; and that a note to this effect shall be placed on the final plans and plats. If the Town Manager approves a phasing plan, occupancy shall not occur for a phase until all required public improvements for that phase are complete; and no construction for any phase shall begin until all public improvements required in previous phases are completed to a point adjacent to the new phase; and that a note to this effect shall be placed on the final plans and plats.
- 74. Traffic and Pedestrian Control Plan: That the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the applicant must apply to the Town Manager for a lane or street closure permit.
- 75. Community Design Commission Approval: That prior to issuance of a Zoning Compliance Permit the applicant shall obtain Community Design Commission approval of alternative buffers, building elevations and lighting, including the location and screening of all HVAC/Air Handling Units. The lighting plan shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) offsite spillage of light.
- 76. Construction Sign Required: That the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 s.f. of display area and maximum height of 8 feet. (§5.14.3(g) of LUMO). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit a detail of the sign shall be reviewed and approved by the Town Manager.
- 77. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
- 78. Detailed Plans: That prior to the issuance of a Zoning Compliance Permit final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.
- 79. As-Built Plans: That prior to occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
- 80. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
- 81. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
- 82. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit as covenant running with the land.

ATTEST

[Signature]
Town Clerk



The Town of Chapel Hill

BY *[Signature]*
Executive Director of Planning & Sustainability

ACCEPTED

Owner

(Seal)

Owner

ATTEST

[Signature]
Corporate Name

BY *[Signature]*, PASTOR

Secretary

I, Christina M. Strauch, a Notary Public in and for said County and State do hereby certify that

Mary Jane Nirdlinger, Executive Director of Planning & Sustainability of the Town of Chapel Hill, and

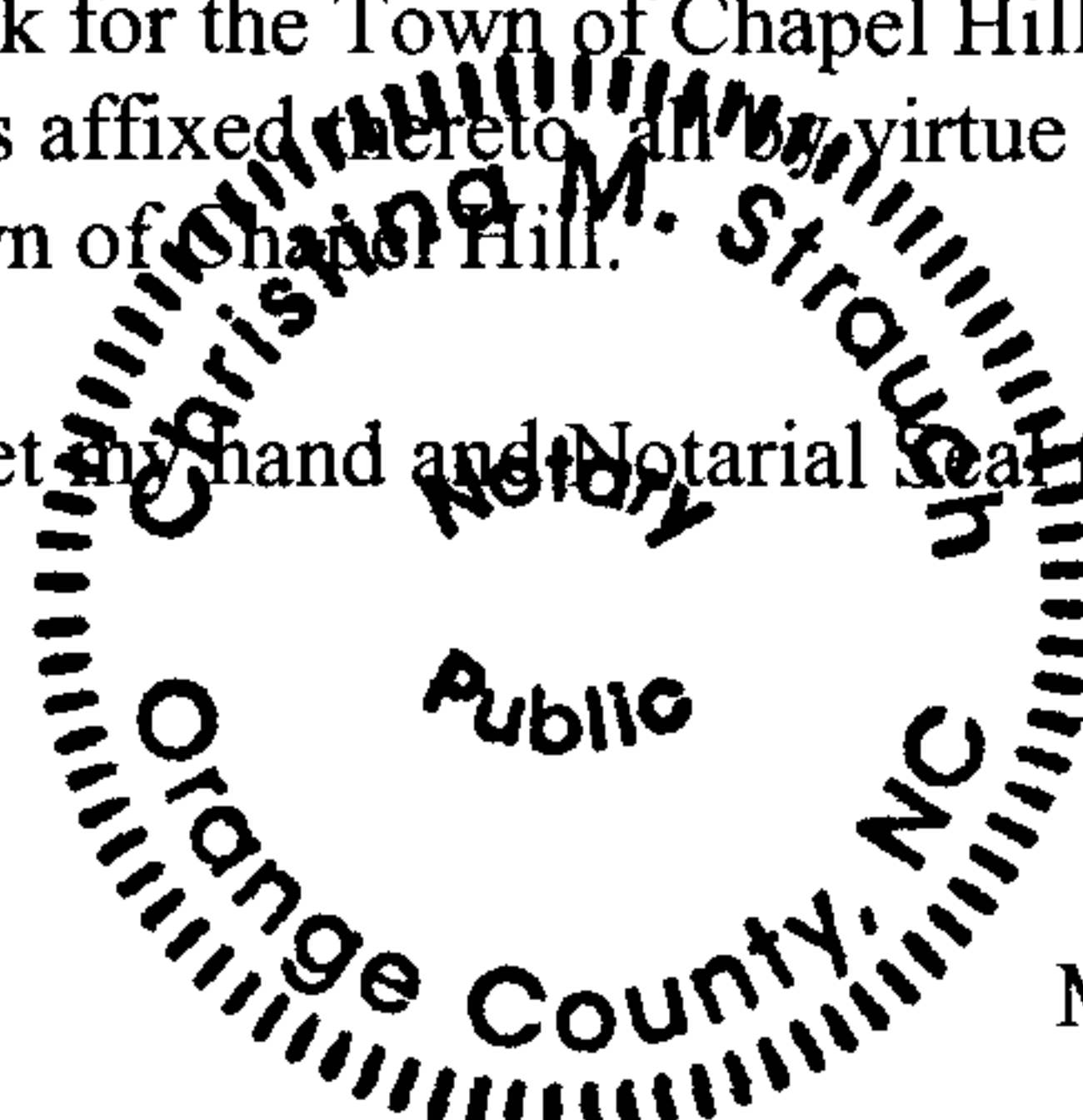
Sabrina M. Oliver, Town Clerk, duly sworn says each for herself that she knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that

Mary Jane Nirdlinger, Executive Director of Planning & Sustainability of said Town of Chapel Hill, and

Sabrina M. Oliver, Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, in virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the

13th day of May, 2016.



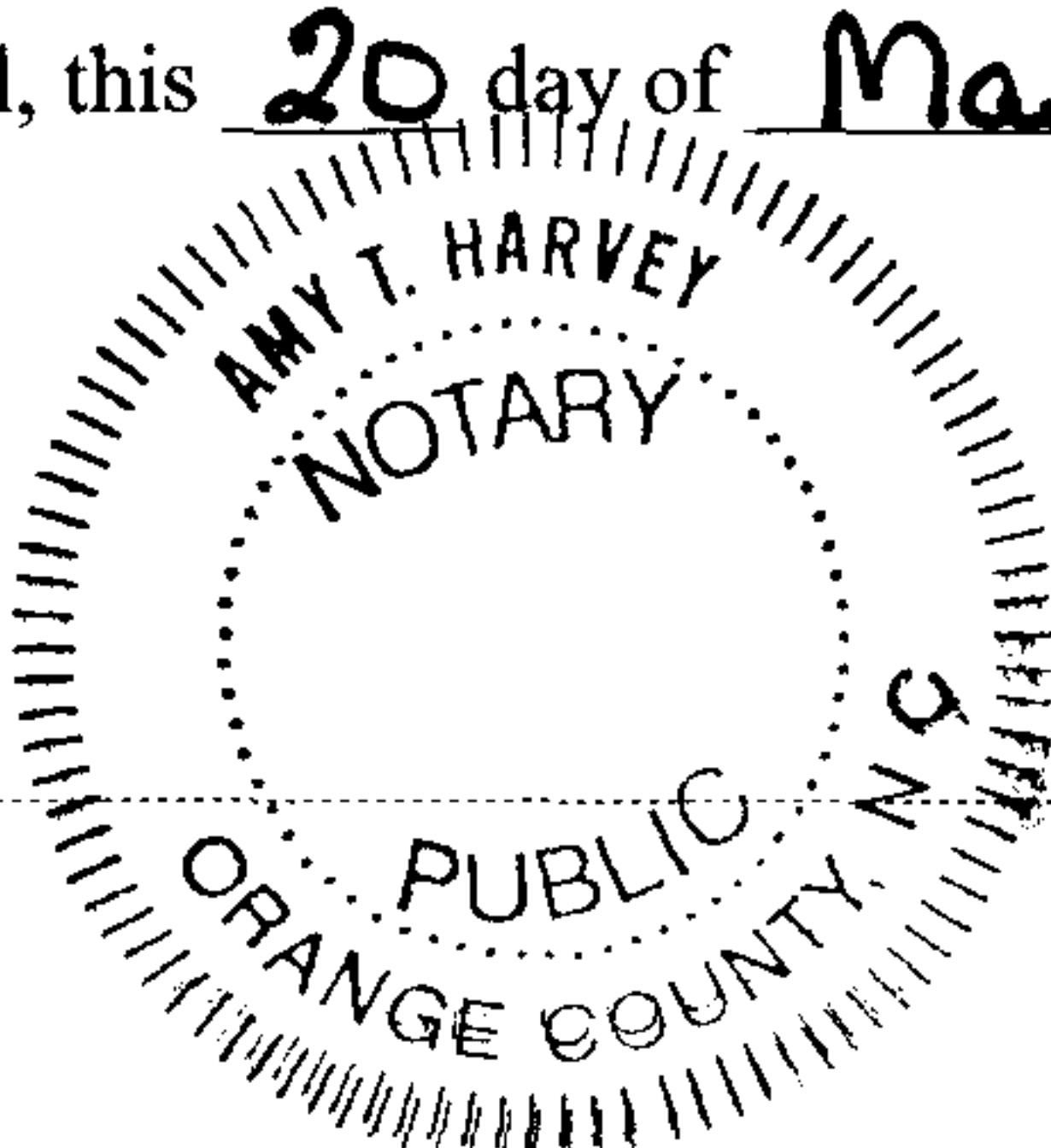
Christina M. Strauch
Notary Public

My commission expires: April 16, 2018

I, Amy T. Harvey, a Notary Public in and for said State and County do hereby certify that

THOMAS O. NIXON, PASTOR FOR ST PAUL AME CHURCH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Notarial Seal, this 20 day of May, 2016



Amy T. Harvey
Notary Public

My commission expires: May 15, 2020

THIS _____ day of _____, 20____, personally come before me, _____, a Notary Public of Orange County, North Carolina, _____ who being by me duly sworn, says that he knows the common seal of the _____, and is acquainted with _____, who is President of said corporation and he, _____, who is Secretary of said corporation, and saw the President sign the foregoing instrument and he, the said _____, signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

WITNESS my hand and Notarial Seal, this the _____ day of _____, 20____.

Notary Public

My commission expires: _____

(Not valid until fully executed and recorded)





Item Overview

Item #: 3., File #: [21-0570], Version: 1

Meeting Date: 6/21/2021

Concept Plan Review: Jay Street Apartments, 66 Jay Street.

See the Summary Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission and the Housing Advisory Board
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

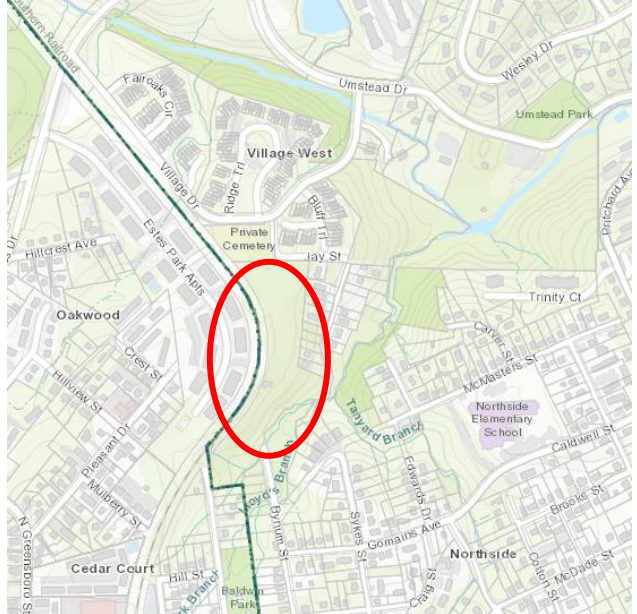
RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.



CONCEPT PLAN REVIEW: JAY STREET APARTMENTS, 66 JAY STREET (PROJECT #21-027)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Planner II

| PROPERTY ADDRESS | MEETING DATE | APPLICANT |
|--|--|---|
| 66 Jay Street | June 21, 2021 | Taft-Mills Group, LLC, on behalf of Town of Chapel Hill |
| <p>STAFF RECOMMENDATION That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.</p> | | |
| <p>PROCESS</p> <ul style="list-style-type: none"> • The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Town Urban Designer, hear public comments, and offer suggestions to the applicant. • Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application. • The Community Design Commission reviewed a concept plan for this site on May 10, 2021. • The Housing Advisory Board reviewed a concept plan for this site on May 11, 2021. | <p>DECISION POINTS</p> <ul style="list-style-type: none"> • A Special Use Permit (SUP) or Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement. • The applicant has been advised to discuss their preferred process with Council tonight. | |
| <p>PROJECT OVERVIEW</p> <p>The 7.5-acre site consists of a parcel situated south and west of Jay Street, to the east of the Southern Railroad right-of-way and is south of Village West. The site is currently zoned Residential-3 (R-3) and is mostly wooded.</p> <p>The proposal is to construct two apartment buildings with approximately 48-52 dwelling units. The proposal is an affordable housing complex. The Town has entered into a Memorandum of Understanding and is negotiating an agreement with a development partner to develop affordable housing on this Town-owned property. The site contains approximately 1.9 acres of Resource Conservation District buffer area associated with the Tanyard Branch.</p> | <p>PROJECT LOCATION</p>  | |
| <p>ATTACHMENTS</p> | <ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution A 4. Advisory Board Comments 5. Applicant Materials 6. Council Questions with Staff Responses | |



LONG-RANGE PLANS EVALUATION

Jay Street Apartments

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

| | | |
|--|--|---|
| PROPERTY ADDRESS 66 Jay Street | APPLICANT Taft-Mills Group, LLC on behalf of the Town of Chapel Hill | CURRENT ZONING DISTRICT Residential-3 (R-3) |
|--|--|---|

| | |
|------------------------------------|---|
| EXISTING LAND USE Vacant | PROPOSED LAND USE Multifamily Residential |
|------------------------------------|---|

SURROUNDING PROPERTIES – EXISTING LAND USES


Mixture of Residential uses (single-family, townhomes, low-rise multifamily) as well as a cemetery to the north

| | |
|--|--|
| FUTURE LAND USE MAP (FLUM) FOCUS AREA Not included | FLUM SUB-AREA Not applicable |
|--|--|

OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input checked="" type="checkbox"/> Greenways Master Plan | <input type="checkbox"/> West Rosemary Street Development Guide |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> Central West Small Area Plan |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING JAY STREET SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Jay Street property is marked with the  symbol.

Future Land Use Map (FLUM)

The Future Land Use Map (2050) was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The project area is shown as Medium Residential, generally 4-8 units/acre.

Mobility and Connectivity Plan

- The site is located adjacent to the Northside Neighborhood Conservation District. There are existing sidewalks nearby.
- The Bolin Creek Greenway and Tanyard Branch Greenway are located nearby, as well as a proposed extension of the greenway along the Southern Railroad right of way.

Parks Comprehensive Plan

- The site falls in the Neighborhood Park Service Radius of Umstead Park, and in the Community Park Service Radius of the Community Center Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- The existing Bolin Creek Greenway and Tanyard Branch Greenway are nearby, and a greenway along the Southern Railroad right of way is proposed, adjacent to the site.

Chapel Hill Mobility and Connectivity Plan

- The Mobility and Connectivity Plan was adopted by Council in October 2020.

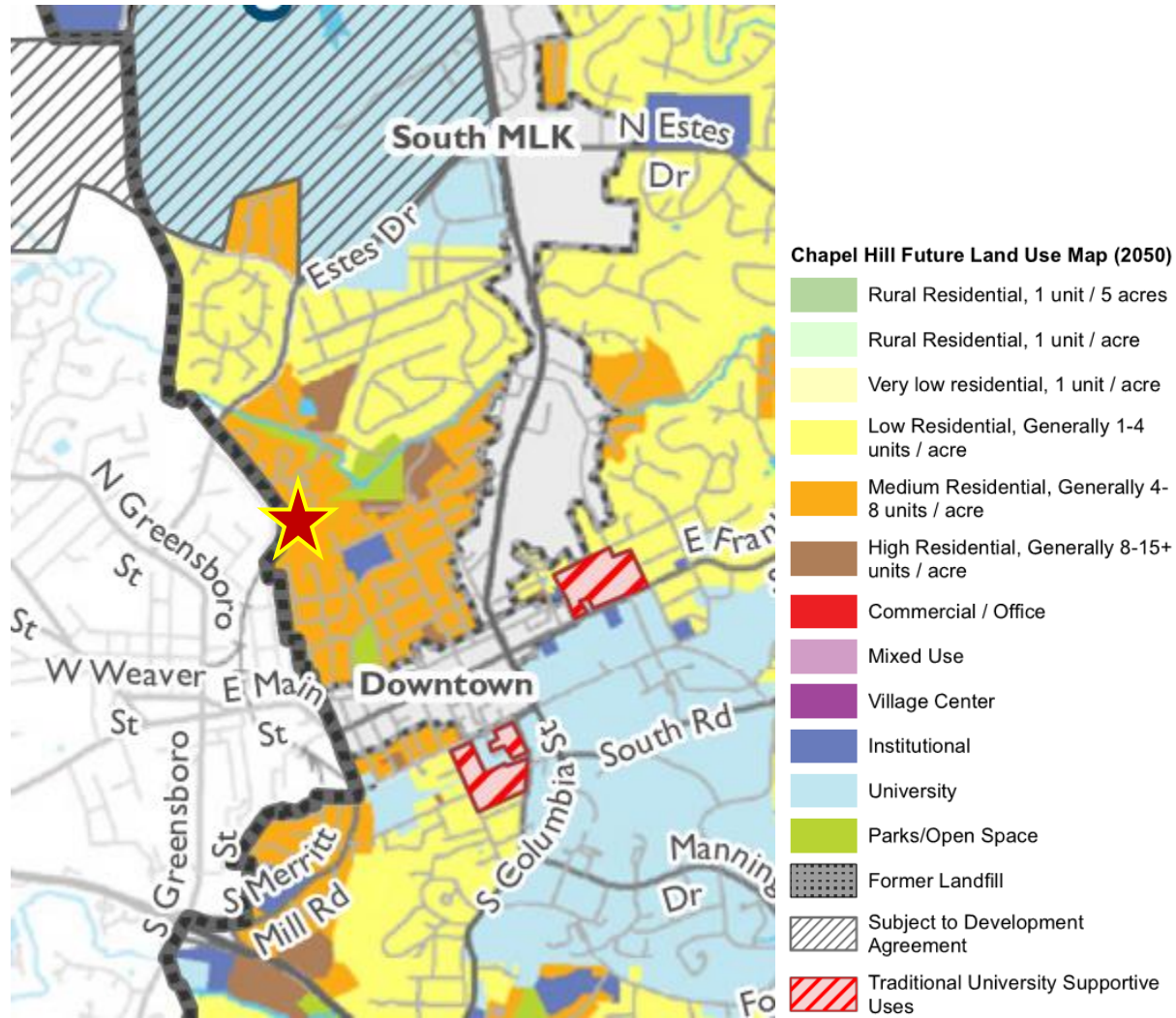
Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site.

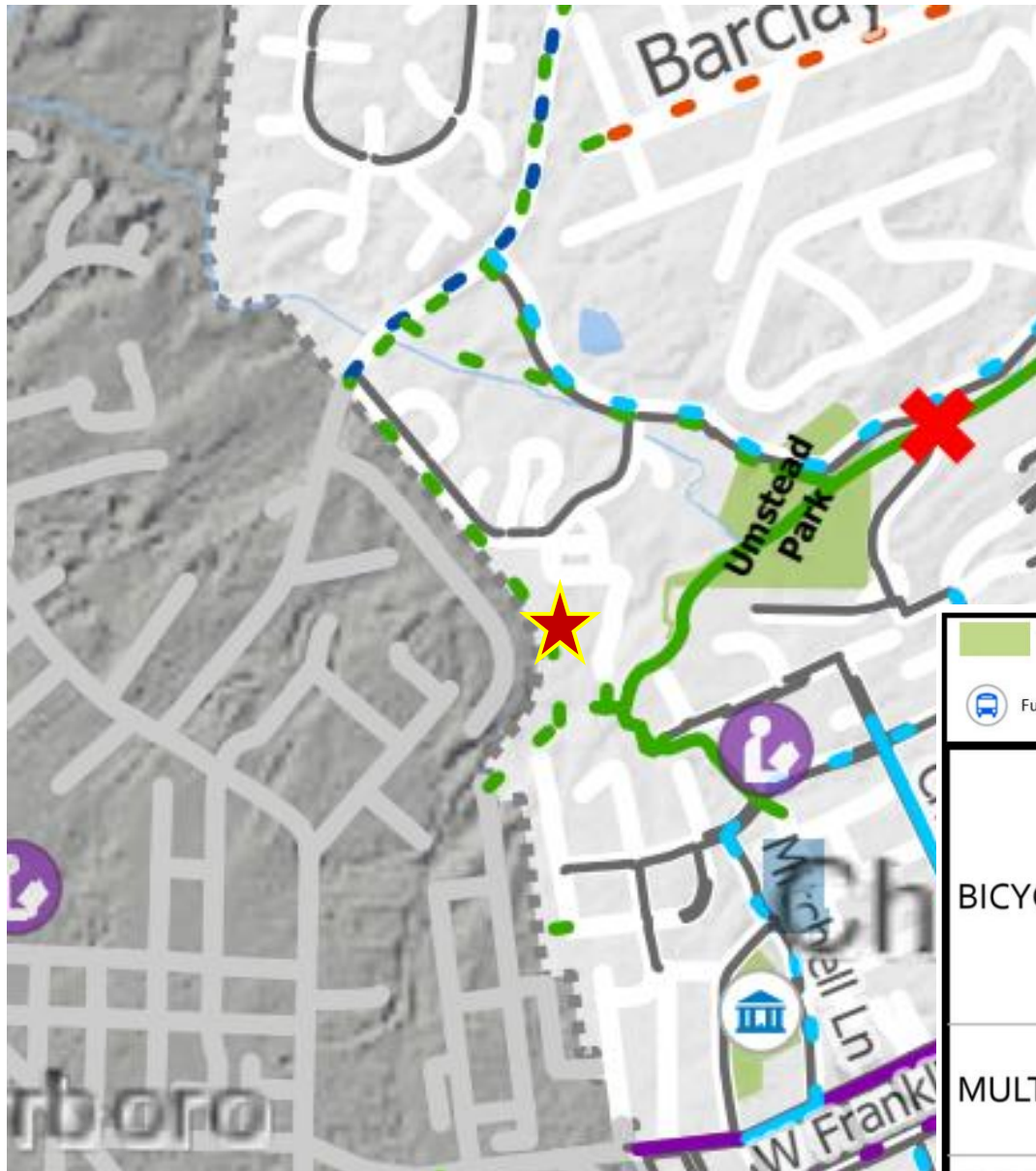
Stormwater Management Master Plan

- The site is located in the Middle Bolin Street Subwatershed (BL4). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

Future Land Use Map (Excerpt)

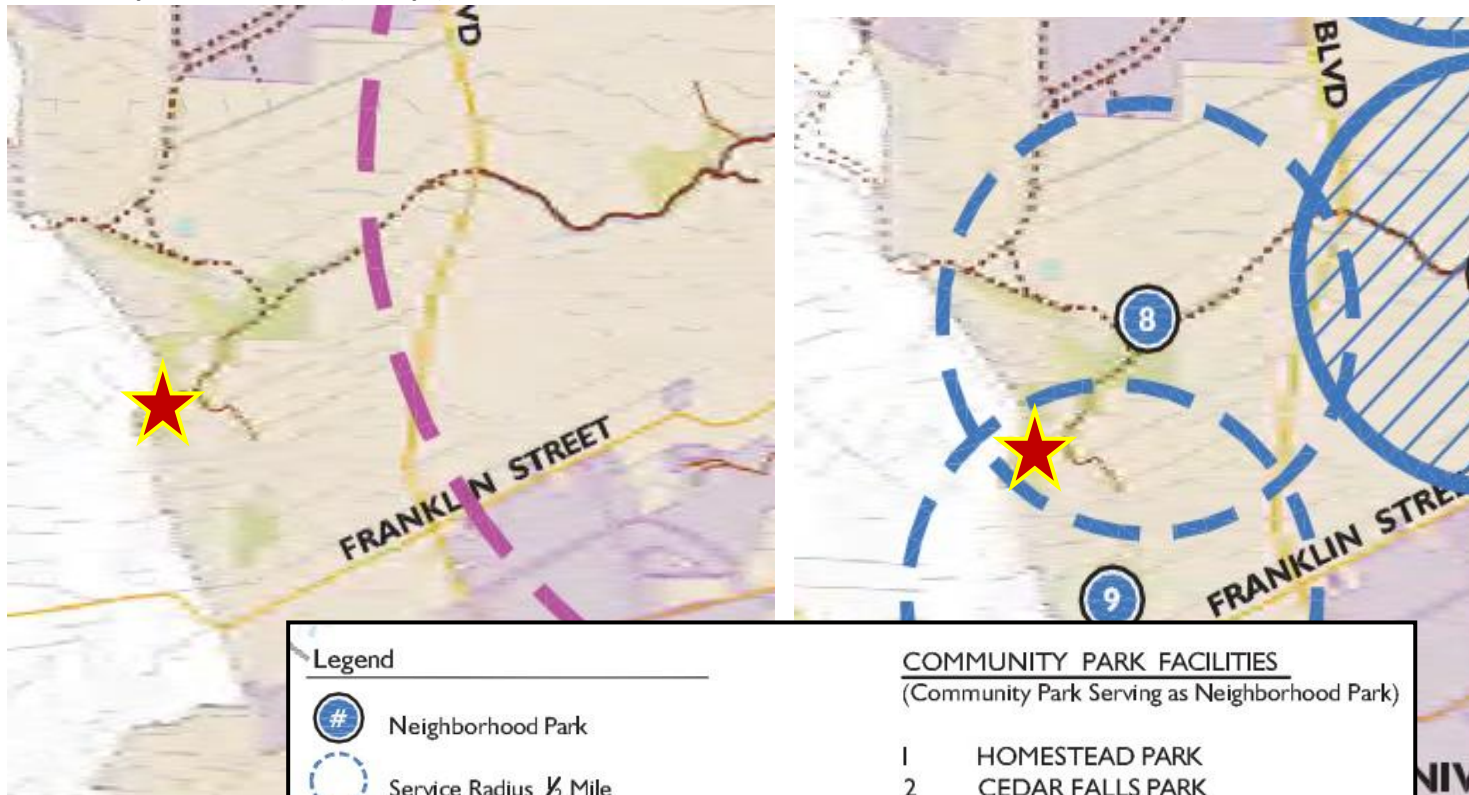


Mobility & Connectivity Plan (Excerpt)



| | | | | | | | |
|-------------------|-----------------|------------------------------|-----------------------|-----------------|--------------------|--|-----------------------------|
| | Town park | | UNC campus | | Major development | | Other park |
| | Future BRT | | Crosswalk improvement | | Existing underpass | | Proposed underpass/overpass |
| BICYCLE | EXISTING | | Bike Lane | PROPOSED | | | |
| | | Buffered/Protected Bike Lane | | | | | |
| | | Sharrows | | | | | |
| | | Signed Bike Route | | | | | |
| | | On-Street Greenway Connector | | | | | |
| | | Cycle Track | | | | | |
| MULTI-USE | | Multi-Use Path/Greenway | | | | | |
| | | Unpaved Greenway | | | | | |
| | | ADA Trail | | | | | |
| PEDESTRIAN | | Sidewalk | | | | | |

Parks Comprehensive Plan (Excerpt)



| Legend | | COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park) | |
|--------|---|--|-------------------------|
| | Neighborhood Park | 1 | HOMESTEAD PARK |
| | Service Radius 1/2 Mile | 2 | CEDAR FALLS PARK |
| | Community Park Serving as Neighborhood Park | 3 | COMMUNITY CENTER PARK |
| | Proposed Neighborhood Park 1/2 Mile radius | 4 | SOUTHERN COMMUNITY PARK |
| | Chapel Hill Town Limits | <u>NEIGHBORHOOD PARK FACILITIES</u> | |
| | Community Park | 5 | NORTH FOREST HILLS PARK |
| | Service Radius 1.5 Mile | 6 | PRITCHARD PARK |
| | Proposed Community Park 1.5 Mile radius | 7 | EPHESUS PARK |
| | Chapel Hill Town Limits | 8 | UMSTEAD PARK |
| | | 9 | HARGRAVES PARK |
| | | 10 | OAKWOOD PARK |
| | | 11 | MEADOWMONT PARK |

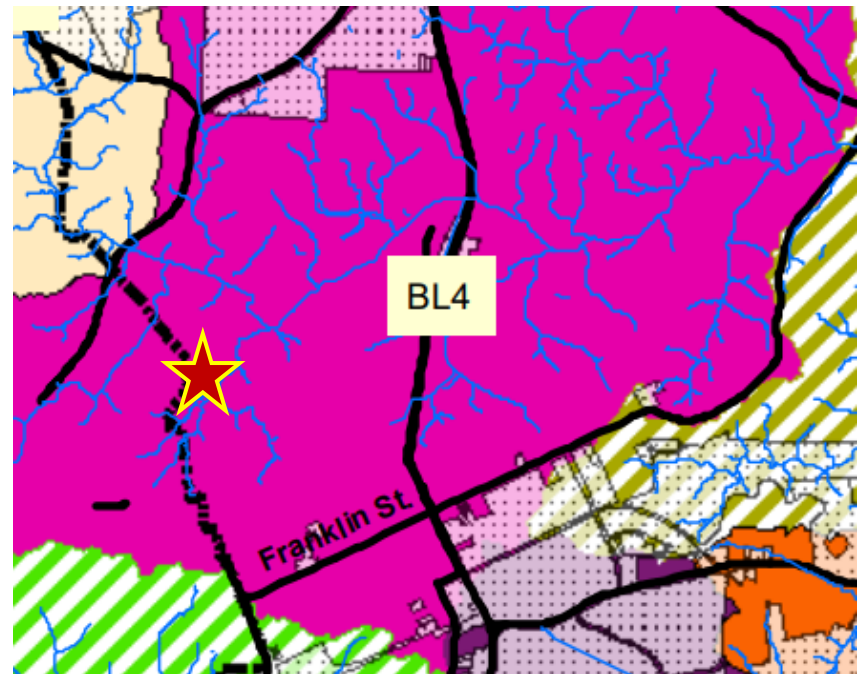
Greenways Master Plan (Excerpt)



Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)



Legend

Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adopted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

Public Lands & Town Boundaries

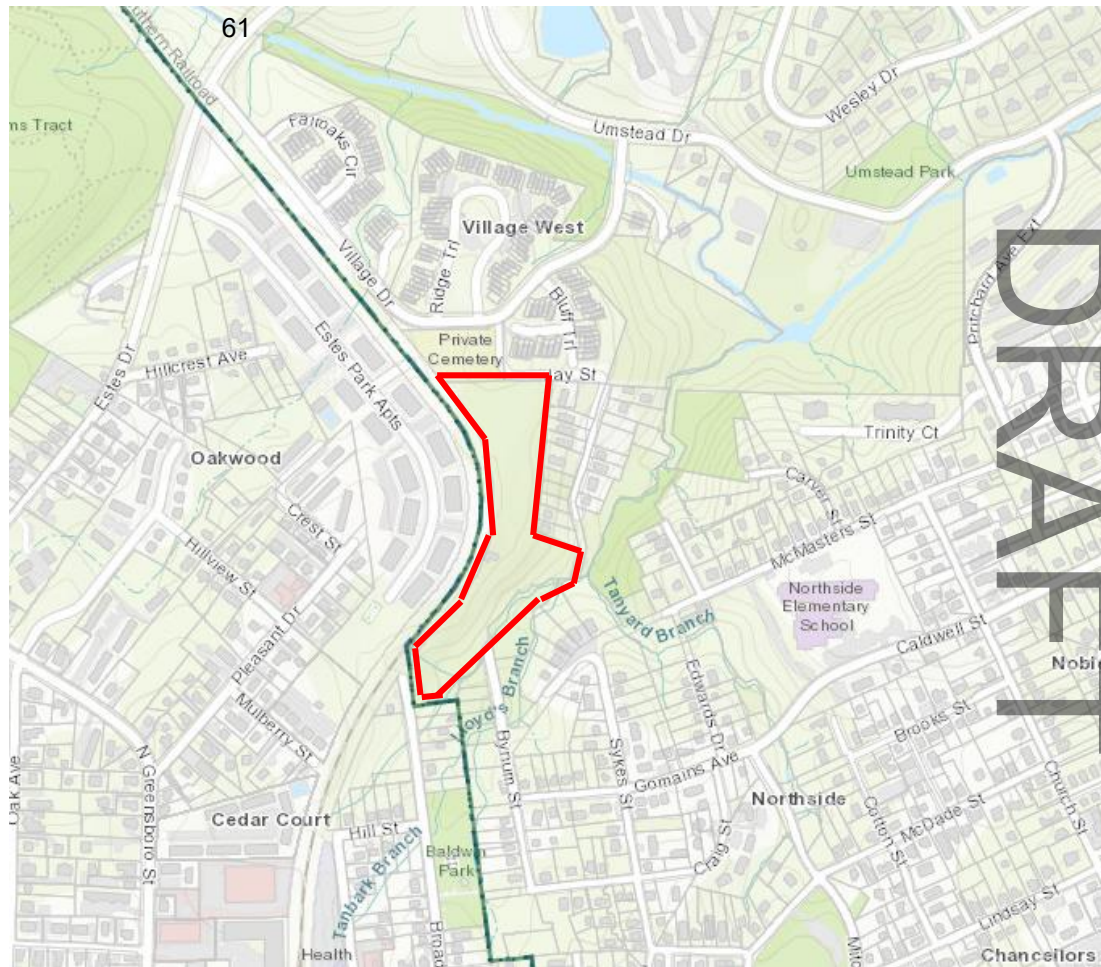
- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary

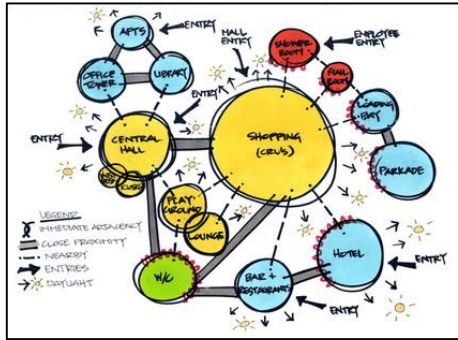




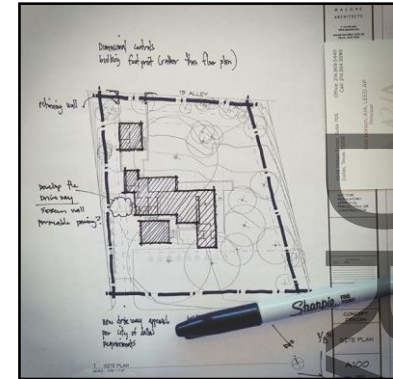
Jay Street Apartments Concept Plan

Town Council June 21, 2021

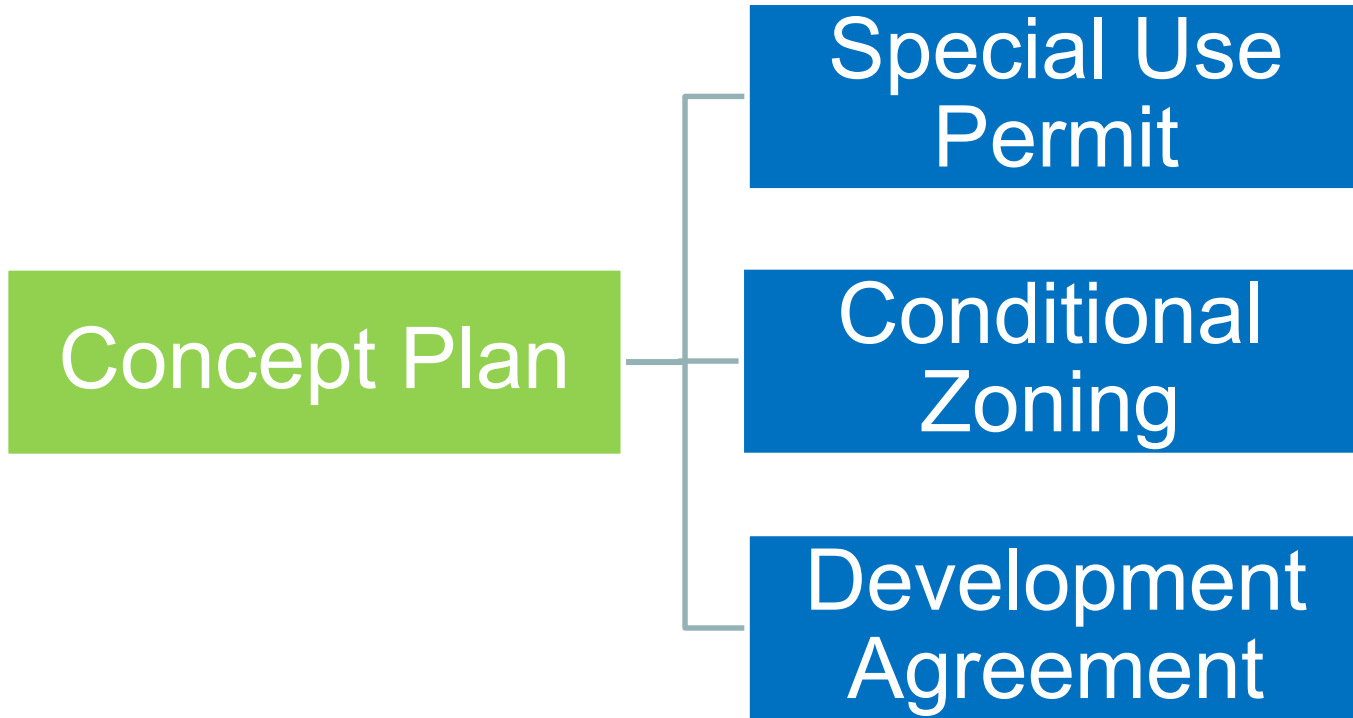




Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

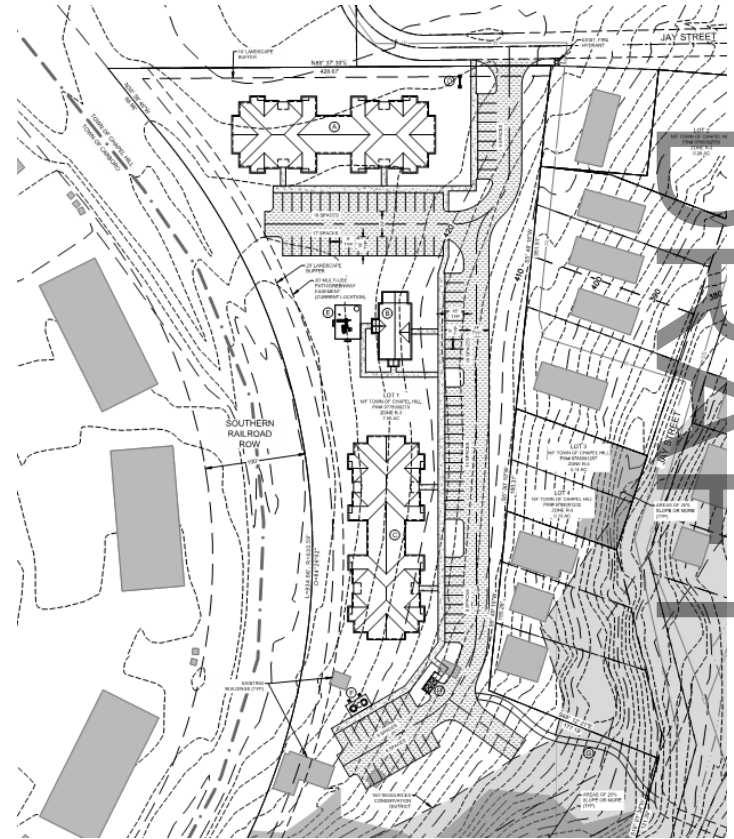


DRAFT

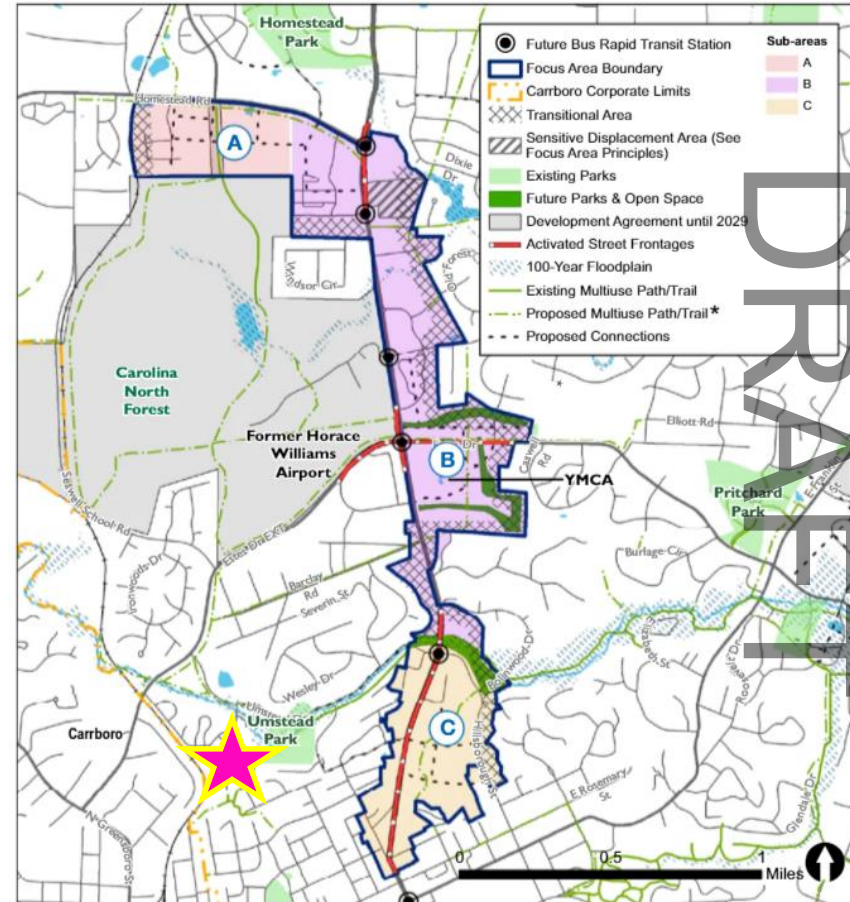
Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-#)

DRAFT

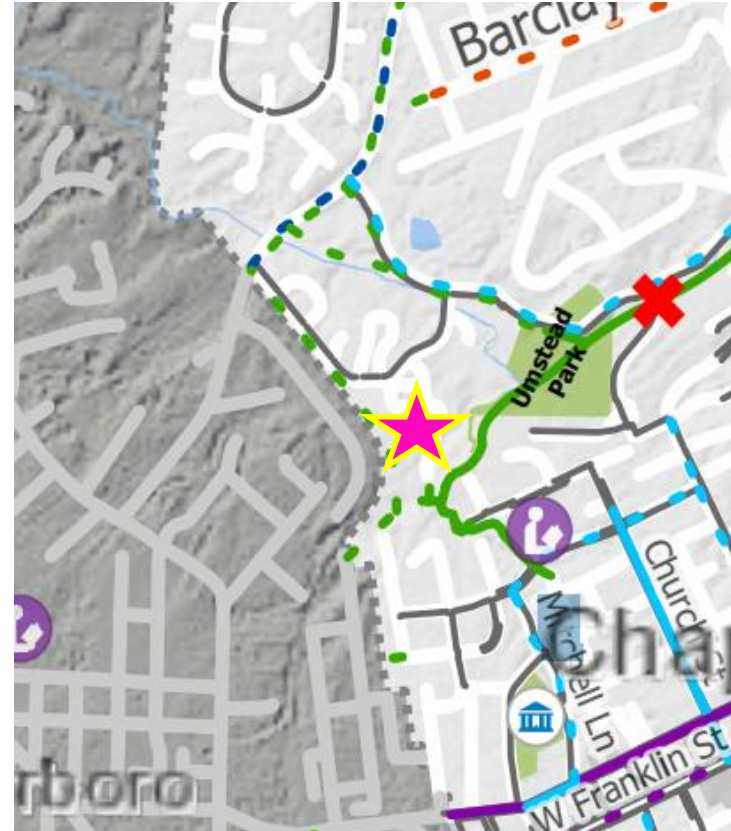
- Affordable housing complex
- 48-52 Units
- 3-story apartment buildings with mix of 1, 2, and 3 bedrooms units
- Amenities: community building, playground, and picnic shelter



- Future Land Use Map
 - Project site is outside of Focus Areas of the map.



- Mobility & Connectivity Plan
 - Adjacent to Northside NCD with existing sidewalks
 - Bolin Creek Greenway & Tanyard Branch Greenway nearby
 - Proposed greenway extension along the RR right-of-way



DRAFT

Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-#)

DRAFT

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR JAY STREET APARTMENTS, 66 JAY STREET (PROJECT #21-027) (2021-06-21/R-3)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for Jay Street Apartments, 66 Jay Street, further identified by Orange County PIN 9778-99-9279; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission and the Housing Advisory Board, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on June 21, 2021 and reflected in minutes of that meeting.

This the 21st day of June, 2021.

CONCEPT PLAN COMMENTS
Jay Street Affordable Housing
COMMUNITY DESIGN COMMISSION

May 10th, 2021

The Community Design Commission conducted a Concept Plan review for Jay Street Affordable Housing at a meeting on May 10th, 2021. The project proposes a housing complex w/ approx. 50 units.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple Commissioners expressed concern over the difficulties of the site. Those include constrained parcel layout, topographical concerns and adjacent road improvements.
- Multiple commissioner expressed concern over the adjacent road network and the improvements that would be needed to create a viable project.
- Multiple commissioners expressed concern over the future residences of the site not having access to bus routes and public transportation.
- Multiple commissioners expressed concern over the proposed loss of vegetation on the site and clear cutting which would reduce tree canopy.
- Multiple commissioners expressed concern over the vast increase in impervious surface and the stormwater measures that would be required to treat that area.
- Multiple commissioners suggested an enhanced landscape plan to help reduce the tree loss impact.
- Multiple commissioners expressed support of the project as meeting goals of affordable housing.
- Multiple commissioners expressed appreciate for using multiple buildings to work w/ the site topography. Commissioners shared that additional building or reducing the size of the current buildings may help work w/ the topographic challenges even better.
- Multiple commissioners shared w/ the applicant the need to think creatively to solve the issues presented and that additional community engagement would be beneficial.
- One commissioner expressed their support of the conceptual images of the project including potential elevations and materials. But did reiterate the difficulties the project faced.
- One commissioner thought integrating the community center into another building may help with building massing the site topography.

CONCEPT PLAN COMMENTS
Jay Street Affordable Housing
COMMUNITY DESIGN COMMISSION

- One commissioner supported created a permanent preservation easement on the portion of the site not developed as part of this application.
- One commissioner expressed concern on the selection of this site and encouraged the applicant to select another site.

DRAFT

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
JAY STREET AFFORDABLE HOUSING
110 JAY STREET**

May 11, 2021

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Project is vital to addressing affordable housing in Chapel Hill
- Great location with bus stop and Tanyard Branch Trail connection
- The project must get developed and it is going to take many affordable housing developments to begin to make a dent in what is an affordable housing crisis
- Grateful the Town identified this parcel and that Council approved identifying a development partner
- The development partner selected on this project is one of the elite developers in the field
- Strongly encourage the applicant to accept housing vouchers at the site

Six members of the public spoke on the concept plan. Feedback included being in favor of the proposal to create more affordable housing, appreciate serving lower incomes, positive the site will be connected to Tanyard Branch Trail. Concerns on the projected focused on the destruction of the woods, the potential dislocation of wildlife, the project having too much proposed parking, an increase in traffic, and the parcel being overdeveloped.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan? **Yes**
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map? **Yes**
3. Would the proposed project require a rezoning? **Yes**
4. What is the proposed zoning district? **R-SS-CZD**
5. Would the proposed project require modifications to the existing regulations? **None anticipated**
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)? **No**
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options? **Yes**
 - Is the project for ownership or rental? **Rental**
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site) **Yes, RCD, slopes and topography**
8. Has the applicant addressed traffic impacts? Traffic and circulation issues? **Traffic issues TBD**
9. How is the application compatible with the surrounding neighborhood and/or district?
It falls within the Medium Density Residential use for this area
10. Has the applicant discussed the project with adjacent neighbors? **No, but will soon.**



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9778999279

Date: 3/22/2021

Section A: Project Information

Project Name: Jay Street Apartments

Property Address: Jay Street Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-3

Project Description: Two 3-story apartment buildings with a total of 48-52 units, community center building with associated parking and pedestrian connectivity

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Taft-Mills Group, LLC

Address: P.O. Box 566

City: Greenville State: NC Zip Code: 27835

Phone: 252-916-2691 Email: dustin@taftmillsgroup.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 3-23-2021

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Taft-Mills Group, LLC

Address: P.O. Box 566

City: Greenville State: NC Zip Code: 27835

Phone: 252-916-2691 Email: dustin@taftmillsgroup.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 3-23-2021



Concept Plan Project Fact Sheet

| Site Description | |
|---|--|
| Project Name | Taft Mills - Jay St. Affordable Housing |
| Address | Jay Street, Chapel Hill, NC 27516 |
| Property Description | Existing Vacant Wooded Land |
| Existing Land Use | Vacant |
| Proposed Land Use | Affordable Housing Apartments |
| Orange County Parcel Identifier Numbers | 9778999279 |
| Existing Zoning | |
| Proposed Zoning | R-SS-CZD |
| Application Process | Special Use Permit (SUP) |
| Comprehensive Plan Elements | Affordable Housing; Medium Density Residential |
| Overlay Districts | RCD |

| Topic | Requirement | Proposal | Status |
|---|--|-----------------------|--------|
| Use/Density (Sec. 3.7) | N/A | 48-52 Apartment Units | ✓ |
| Dimensional Standards (Sec. 3.8) | Street = N/A Height @ setback=39' Side = N/A Height @ core=60' Solar = N/A | Per R-SS-CZD Zoning | ✓ |
| Floor area (Sec. 3.8) | FAR=1.10 | 0.14 | ✓ |
| Modifications to Regulations (Sec. 4.5.6) | None anticipated | Unknown at this time | UNK |
| Adequate Public Schools (Sec. 5.16) | Per LUMO | TBD | UNK |
| Inclusionary Zoning (Sec. 3.10) | 15% required | 100% provided | ✓ |
| Landscape | | | |
| Buffer – North (Sec. 5.6.2) | Per LUMO | TBD | UNK |
| Buffer – East (Sec. 5.6.2) | Per LUMO | TBD | UNK |
| Buffer – South (Sec. 5.6.2) | Per LUMO | TBD | UNK |
| Buffer - West (Sec. 5.6.2) | Per LUMO | TBD | UNK |



| | | | |
|--|-------------------------------------|---|-----|
| Tree Canopy (Sec. 5.7) | 30% - Multifamily Residential | TBD | UNK |
| Landscape Standards (Sec. 5.9.6) | Retain exist. vegetation | TBD | UNK |
| Environment | | | |
| Resource Conservation District (Sec. 3.6) | RCD requirements apply to this site | All of RCD to be protected | ✓ |
| Erosion Control (Sec. 5.3.1) | Per LUMO | Requirements shall be met | ✓ |
| Steep Slopes (Sec. 5.3.2) | Per LUMO | All steep slope areas to be undisturbed | ✓ |
| Stormwater Management (Sec. 5.4) | Per LUMO | Underground treatment | ✓ |
| Land Disturbance | Per LUMO | TBD | UNK |
| Impervious Surface (Sec. 3.8) | Non-residential; 0.70 | 0.22 | ✓ |
| Solid Waste & Recycling | Per LUMO | TBD | UNK |
| Jordan Riparian Buffer (Sec. 5.18) | 50-ft. on either side of creek | 100% of buffer to be protected | ✓ |
| Access and Circulation | | | |
| Road Improvements (Sec. 5.8) | Public Street Access | Improvements as req. on Jay St. | UNK |
| Vehicular Access (Sec. 5.8) | Public Street Access | Access to be provided off Jay St. | ✓ |
| Bicycle Improvements (Sec. 5.8) | Per LUMO | TBD | UNK |
| Pedestrian Improvements (Sec. 5.8) | Sidewalks required | TBD | UNK |
| Traffic Impact Analysis (Sec. 5.9) | TBD | Unknown at this time | UNK |
| Vehicular Parking (Sec. 5.9) | Per LUMO | 95 spaces currently proposed | ✓ |
| Transit (Sec. 5.8) | Bus Service | Access to exist. bus route | ✓ |
| Bicycle Parking (Sec. 5.9) | 1 per 4 dwelling units | TBD | UNK |
| Parking Lot Standards (Sec. 5.9) | Per LUMO | Parking areas shall meet LUMO standard | ✓ |
| Technical | | | |



| | | | |
|--|------------|---|-----|
| | | | |
| Fire | Per Code | Access and circulation shall meet fire code standards | ✓ |
| Site Improvements | Per LUMO | All improvements shall meet LUMO standards | ✓ |
| Schools Adequate Public Facilities (Sec. 5.16) | Per LUMO | TBD | UNK |
| Recreation Area (Sec. 5.5) | 0.05 ratio | TBD | UNK |
| Lighting Plan (Sec. 5.11) | Per LUMO | Site lighting shall meet LUMO standards | ✓ |
| Homeowners Association (Sec. 4.6) | N/A | Property will fall under the Housing Authority Management | ✓ |

| Symbol | Meaning | Symbol | Meaning |
|--------|----------------|----------|------------------------|
| | Meets Standard | M | Modification necessary |
| NA | Not Applicable | UNK | Not known at this time |



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

| | | |
|-----|--|-------------------------------------|
| N/A | Application fee (refer to fee schedule) | Amount Paid \$ <input type="text"/> |
| ✓ | Pre-application meeting – with appropriate staff | |
| ✓ | Digital Files - provide digital files of all plans and documents | |
| ✓ | Concept Project Fact Sheet | |
| ✓ | Statement of Compliance with Design Guidelines (1 copies) | |
| ✓ | Statement of Compliance with Comprehensive Plan (1 copies) | |
| ✓ | Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance) | |
| ✓ | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | |
| ✓ | Mailing fee for above mailing list | Amount Paid \$ <input type="text"/> |
| ✓ | Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: | |
| | <ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater | |
| ✓ | Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals | |
| ✓ | Reduced Site Plan Set (reduced to 8.5"x11") | |

Plan Sets (1 copies to be submitted no larger than 24"x36")

- Plans should be legible and clearly drawn. All plan sets sheets should include the following:
- Project Name
 - Legend
 - Labels
 - North Arrow (North oriented toward top of page)
 - Property Boundaries with bearing and distances
 - Scale (Engineering), denoted graphically and numerically
 - Setbacks and buffers
 - Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

March 23, 2021

JAY STREET APARTMENTS – DEVELOPER’S PROGRAM CONCEPT PLAN REVIEW

This Program accompanies a request for review of a Concept Plan application by the Town of Chapel Hill.

Introduction

The Jay Street Apartment project is located south and west of Jay Street, to the east of the Southern Railroad rights-of-way, and is south of the Village West. The project is proposing is an Affordable Housing apartment units. The developer understands the significance of affordable and has done this successfully throughout North Carolina.

Site Description

The project area is described as Lot 1 and is approximately 7.5 acres. The site is mostly wooded, with some existing structures located near the center area of the parcel. Due to the existing topography and parcel location, the project is proposing a single access to Jay Street.

The project site is bounded by West Chapel Hill Cemetery to the north, a mix of existing single family and multi-family residential to the east and south, and the Southern Railroad to the west.

The site slopes significantly from west to east, with slopes becoming steeper to the south due to the close proximity to Tanyard Branch.

Site Access, Circulation, and Pedestrian Connectivity

The project will seek ingress/egress from the only public right-of-way adjacent to the property, Jay Street. Onsite parking will be provided for the apartments and a community building. A turnaround area will be provided at the southern end and will meet Town requirements.

The closest bus stops are located on Village Drive, but none are directly adjacent to the site.

The project will meet the requirements for recreational space, will align with the Greenway Master Plan, and is proposing a connection to the Tanyard Branch Trail.

Building Layout

The proposed structures are situated to meet buffer and setback requirements. The buildings are located in the central area of the property to provide separation from adjacent parcels and the RCD buffer area. The architectural elements will meet the LUMO requirements.

Environmental and Landscaping

The 7.5 acre site contains approximately 1.9 acres of protected RCD buffer area, extending 150' from Tanyard Branch along the south eastern property line. New landscaping and street trees will be provided

for the developed portion of the site. Required tree coverage, landscaping, and buffers will provide screening and visual interest.

Stormwater

The existing site currently does not have any stormwater treatment measures. The proposed development will comply with the current stormwater quality and quantity regulations. The project will comply with all sedimentation and erosion control requirements utilizing on and offsite protection measures.

Utilities

The project site is currently served by OWASA for water and sewer services. The water and sewer services for the new apartment buildings will be designed to the most current standards and specifications.

March 23, 2021

JAY STREET APARTMENTS – AFFORDABLE HOUSING PLAN CONCEPT PLAN REVIEW

The Chapel Hill Town Council has identified affordable housing as one of its strategic goals and is implementing a comprehensive plan to preserve and increase the availability of affordable housing. The approval of the \$5.25 million funding plan is a major step in the Town’s efforts to reach its affordable housing goals.

The Town Council approved funding awards from the Town’s Affordable Housing Bond and Affordable Housing Development Reserve. In November 2018, Chapel Hill voters approved a \$10 million Affordable Housing Bond Referendum.

In June 2018, the Town of Chapel Hill Council prioritized three Town-owned sites for affordable housing and authorized the Town Manager to pursue affordable housing on those sites. This property, on Jay Street, was one of those locations. Town Staff proposed the following goals for the Jay Street site based on Council feedback, Council’s FY2020-22 Strategic Goals & Objectives, and the Town’s affordable housing policies and goals:

- Provide housing affordable to a range of income levels with priority for units serving households earning 60% or less of Area Median Income
- Maintain long term affordability
- Minimize need for Town funding through leverage of outside funding
- Utilize environmentally friendly and sustainable principles for development
- Facilitate connections within the community and surrounding neighborhood

The concept plan for this site will be the first formal step in beginning a Town and public participation process. The concept plan will be reviewed, and receive input from, two of the Town’s advisory boards, the Community Design Commission and the Housing Advisory Board. The concept plan developed through this process will shape the proposed project.

These homes will be apartments and will be developed by the Taft-Mills Group. “Taft-Mills’ primary focus is delivering high-quality, affordable rental housing developments that blend seamlessly into the communities in which they are located. Possessing a specialized knowledge of Housing Tax Credits, Tax-Exempt Bonds, State and Federal Housing Programs, and various other forms of debt/equity structures, Taft-Mills develops communities that are attractive, safe, and affordable to both families and seniors of modest means.”

In total, the partners propose to develop 48-52 affordable rental units serving households earning from below 30% to 60% Area Median Income (AMI). In Chapel Hill, this is near \$64,500 a year for a family of four. The apartments will range from 1-bedroom units to 4-bedroom units.

The apartments will be available to low and moderate-income households that meet the respective development partners' eligibility requirements. In addition, the range of unit sizes and types will provide opportunities to serve several target populations, including persons with disabilities, individuals or families transitioning out of homelessness, holders of housing vouchers, survivors of domestic violence, and veterans, among others.

The developer will provide a 30-year pro forma for the two apartment buildings, from the date of issuance of C of O, which is standard for affordable multi-family new construction projects.

March 23, 2021

Jay Street Apartments
Affordable Housing Development
Jay Street, Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE CHAPEL HILL DESIGN GUIDELINES

Chapel Hill's Design Guidelines provide guidance for the design elements of new projects. The purpose of the Design Guidelines document "is 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".

The Chapel Hill Design Guidelines provide five categories of town-wide criteria for design. The Jay Street Apartments Concept Design development proposal demonstrates compliance with each of the following design criteria.

Chapel Hill General Design Criteria

Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

Design Criteria: Visual Impact

New public and private projects should be visually appealing and compatible with other developments in the surrounding area.

Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate new trees and shrubbery with native species. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths, lanes, and sidewalks that provide consideration for the safety of motorists, cyclists, joggers, and walkers.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

Jay Street Apartments Compliance**Livability**

The Jay Street Apartments project will provide human scale architecture with building fenestrations for entrances and windows that harmonize with the surrounding development and communities. Outdoor open space areas, playground, community building and other pedestrian and bicycle amenities will be provided for enjoyment of the proposed amenities areas. The proposed development promotes access to public transportation, as well as bicycle and pedestrian activity. There will be a connection to the existing Greenway Trail off McMasters Street and the Tanyard Branch Trail.

Visual Impact

The visual impact of the proposed development will be compatible with the surrounding neighborhoods and will be buffered with existing and proposed vegetation on all sides of the property. An aesthetically pleasing architectural design with a blend of materials and accents will provide for a softened visual impact. There will be no visual impact on the southern side of the project, as this entire wooded area will be preserved as part of the Resource Conservation District Buffer. On-site landscaping with parking shade trees and foundation plantings will also provide for a softer visual impact.

Vegetation

The site is currently wooded with a mix of mature hardwood and pine trees. These existing trees will be preserved in the buffer areas on the north, west and east sides of the property. The tree canopy of entire southern half of the property will also be preserved as part of the Resource Conservation District Buffer. Within the developed portion of the property, landscaping will be

provided in accordance with the LUMO requirements, including tree canopy, parking lot shade trees and foundation plantings around the buildings.

Mobility

The proposed development will provide the required amount of parking for each unit per the ordinance. This parking will be provided by means of a surface parking lot adjacent to each of the new buildings. The site is designed to provide pedestrian, bicycle and vehicular access to the existing and surrounding streets and neighborhoods. An existing bus stop is located just to the north of the site off Village Drive and is within a short walking distance to access public transportation. The Bolin Creek Extension and Tanyard Branch Greenway Trails are located adjacent to the property and the proposed development will provide connectivity to these pedestrian and bicycle facilities.

Activity Centers

The proposed development will also include a community center building and will provide opportunities for a variety of activities among all age groups. The recreation facilities adjacent to the community building will also provide opportunities for social interaction and engagement.

Views

The design of this project will provide an enhanced urban environment with pleasing views both looking into the site and from within looking out. As previously noted, the preservation of existing vegetation and proposed new landscaping will provide an integrated site that blends in with the natural surroundings and will enhance the existing neighborhood.

March 23, 2021

Jay Street Apartments
Affordable Housing Development
Jay Street, Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE
With the Chapel Hill 2020 Comprehensive Plan

The Chapel Hill Town Council has identified affordable housing as one of its strategic goals and is implementing a comprehensive plan to preserve and increase the availability of affordable housing. The approval of the \$5.25 million funding plan is a major step in the Town's efforts to reach its affordable housing goals.

The Jay Street Apartments Affordable Housing project is proposed to be developed in accordance with the Chapel Hill 2020 Comprehensive Plan. We provide this statement of compliance to demonstrate adherence to the general concepts set forth in the CH2020 Comprehensive Plan. Two general concepts within CH2020 Comprehensive Plan fall under Community Vision and are noted as Community Choices and Community Connections. These are defined in the plan as:

Community Choices:

The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs. Community members also would like choices about where they can work and play in Chapel Hill.

Community Connections:

The community also desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and a real commitment to safe pedestrian and bicycle transportation. They want real connections between the decisions town leaders make and the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan. Chapel Hill wants a sense of connectedness from many perspectives.

The other components of the CH2020 Comprehensive Plan fall under the five **Big Ideas**:

- 1. Implement a bikeable, walkable, green communities plan by 2020.**
- 2. Create an entrepreneurial enterprise hub in the Rosemary Street Corridor.**
- 3. Create entertainment/dining/arts hubs to capitalize on Chapel Hill's strengths as a recreational destination.**
- 4. Increase the ratio of workforce housing by 2020 and develop a plan for student housing in the community.**

5. Establish a structure to support community and neighborhood engagement in a proactive manner.

Comprehensive Plan Themes

The new affordable housing development proposed off Jay Street is being designed to comply with the major themes developed within the Chapel Hill 2020 Comprehensive Plan.

A Place for Everyone

This theme is intended to explore and provide diversity and inclusion in a family-friendly, creative environment. It also focuses on the need for affordable housing. The Jay Street development is designed to provide affordable housing for inclusion of all within the community. It will also provide a community center within the project to offer a space to gather for a variety of programs and creative opportunities. The project will be a major step in the Town's efforts to reach its affordable housing goals.

Community Prosperity and Engagement

Part of the focus for this theme is to provide a safe, vibrant and connected community, as well as healthy neighborhoods. The development is designed to provide a safe location for the proposed apartment units, with good vehicular and pedestrian access. It will also provide additional connectivity to the existing Greenway Trail between McMasters Street and Jay Street and the Tanyard Branch Trail.

Getting Around

This theme focuses on all modes of transportation for an inclusive and connected community. The proposed development will offer pedestrian connectivity to the surrounding neighborhoods, as well as the Greenway Trail connecting to McMasters Street. Sidewalks will be provided throughout the site and a proposed extension of the Greenway will be reserved through the site. The site is also adjacent to an active Town of Chapel Hill Transit route and the residents will be able to take advantage of that service.

Good Places, New Spaces

This theme focuses on the various types of neighborhoods throughout Chapel Hill and providing a balanced respect for the old with the prospect of the new. Consideration is also given for open space and the rural buffer. The Jay Street development is located adjacent to some older single-family neighborhoods to the south and east, Village West Apartments to the north and Estes Park Apartments to the west on the other side of the railroad tracks. The development of this vacant property will provide a complimentary neighborhood with a similar balance among the surrounding properties. There is a stream that runs along the southeast side of the property and this area will be fully preserved as Open Space and a Resource Conservation District.

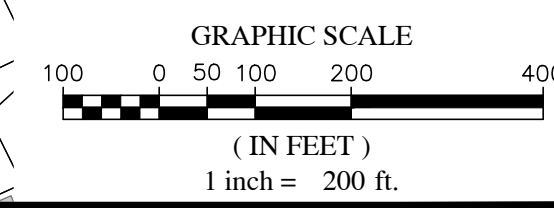
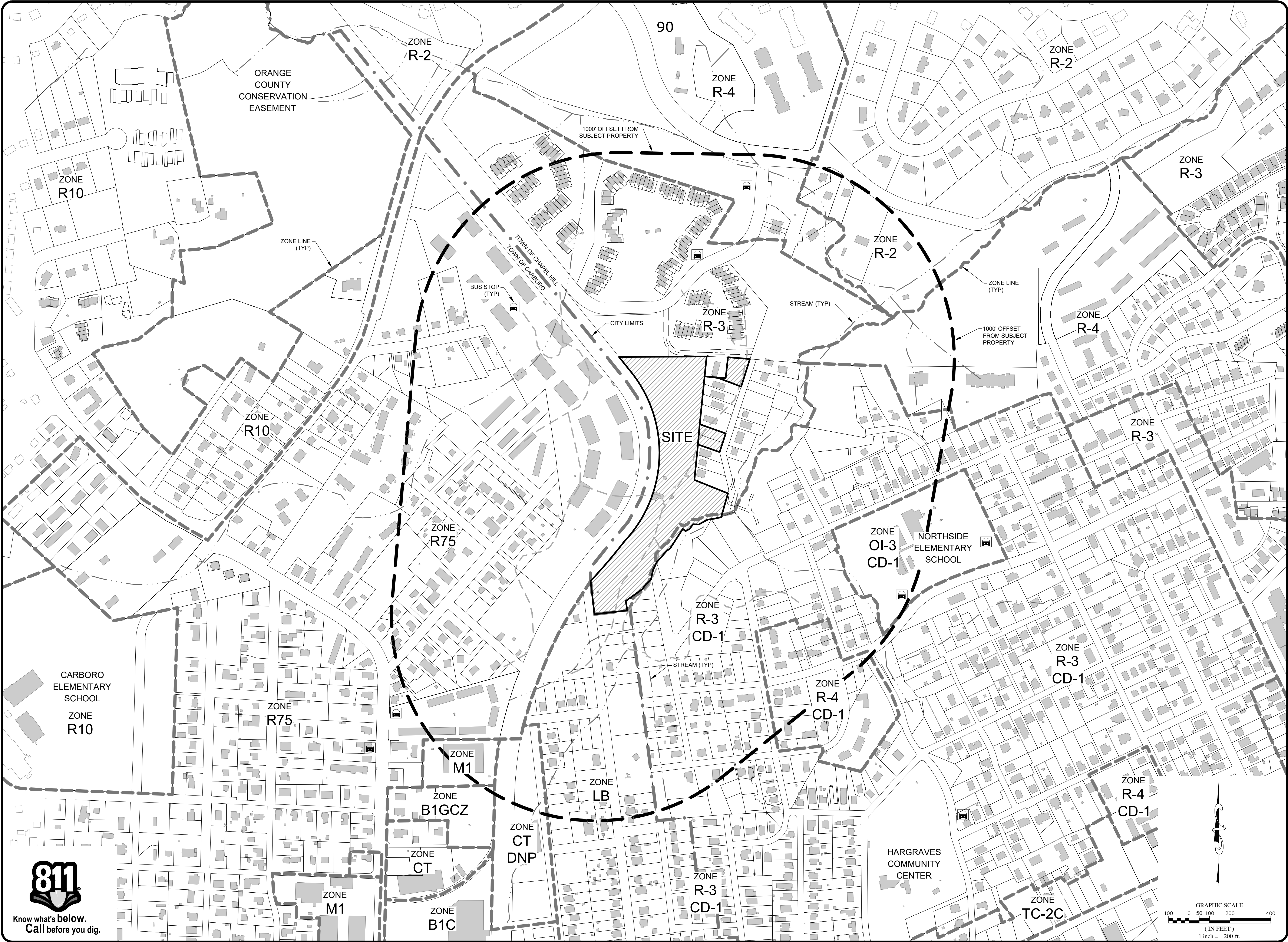
Nurturing Our Community

This theme is focused on environmental sustainability. The proposed development will have two 3-story buildings and a 1-story community building, which is a low density design for the 7.5 acre parcel. The remaining property will be preserved in Open Space and a Resource Conservation District buffer. The proposed impervious area for the project will only be 23% of the property and there will be a significant amount of existing tree canopy preserved on the site. Water quality will also be preserved with the design and installation of Stormwater Control Measures per the requirements of NCDEQ and the Town of Chapel Hill Stormwater Management Program.

Town and Gown Collaboration

This theme focuses on collaboration with the University of North Carolina as well as the UNC Health Care System. While this project is not close in proximity to the UNC Campus, it will provide affordable housing opportunities for both students and university and staff. As previously discussed, it will have access to Greenway and Bicycle routes, as well as bus service, so getting to the campus will be out of reach. Both of these means of transportation will help promote active lifestyle opportunities to include walking to a bus stop or cycling through Town to the campus.

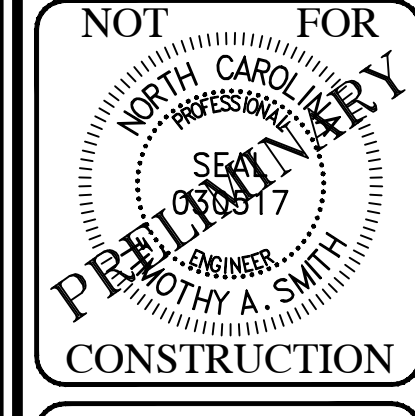
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CONCEPT PLANS FOR
JAY STREET APARTMENTS
 CHAPEL HILL, ORANGE COUNTY, NC
 AREA MAP

PROJECT NO.
 DRAWING NAME:
 SHEET NO.
C-1

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Know what's below.
Call before you dig.



| Line Table | | |
|------------|---------|------------------|
| Line # | Length | Direction |
| L1 | 31.740 | S36° 23' 43.00"W |
| L2 | 32.000 | S47° 33' 23.00"W |
| L3 | 50.000 | S12° 45' 21.00"W |
| L4 | 39.740 | S25° 13' 13.00"W |
| L5 | 75.870 | S41° 33' 00.00"W |
| L6 | 17.930 | S57° 04' 12.00"W |
| L7 | 114.990 | S32° 51' 22.00"W |
| L8 | 17.300 | N50° 44' 50.00"W |
| L9 | 22.100 | S62° 21' 53.00"W |
| L10 | 29.270 | S36° 23' 15.00"W |
| L11 | 28.130 | N87° 38' 17.00"W |
| L12 | 48.640 | S61° 19' 04.00"W |
| L13 | 35.820 | S81° 38' 07.00"W |
| L14 | 32.000 | S77° 32' 57.00"W |

NOTES:

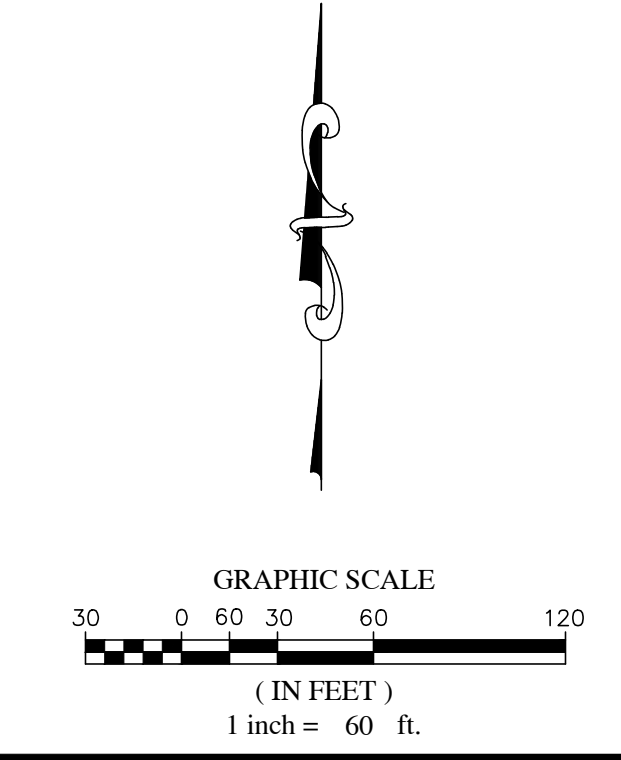
- EXISTING CONDITIONS ARE BASED ON ORANGE COUNTY GIS DATA.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAPS NUMBER 3710977800K AND 3710978800K, DATED 11/17/2017.
- THIS PROPERTY IS WITHIN THE LAKE JORDAN WATERSHED, CAPE FEAR RIVER BASIN.

LEGEND:

- WATER - W
- FIRE HYDRANT - ⌘
- SEWER - SS
- STREAM - - - - -
- MUNICIPAL BOUNDARY - - - - -
- ZONE - - - - -
- SOILS - - - - -
- SLOPES 25% OR GREATER - - - - -

SOILS LEGEND:

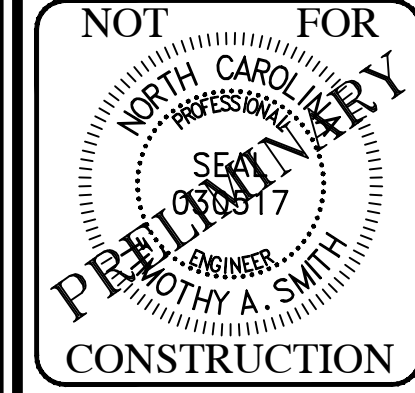
- EnB - ENON LOAM, 2 TO 6 PERCENT SLOPES
- EnC - ENON LOAM, 6 TO 12 PERCENT SLOPES
- IrB - IREDELL GRAVELLY LOAM, 1 TO 4 PERCENT SLOPES
- luB - IREDELL - URBAN LAND COMPLEX, 1 TO 8 PERCENT SLOPES
- WmE - WEDOWEE SANDY LOAM, 15 TO 25 PERCENT SLOPES



| NO. | DATE | BY | REVISIONS |
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AND CONSULTANT TO ANY AND ALL OTHERS
WHO ALTER THIS DOCUMENT IS REQUIRED
NOTATION ALTERED BY FOLLOWED BY HIS
DESCRIPTION OF THE ALTERATIONS.

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JAS (JAS@SUMMITDE.NC)
PROJECT MANAGER
ACH (ACH@SUMMITDE.NC)
DRAWN BY
SIF (SIF@SUMMITDE.NC)
FIRST ISSUE DATE
03-22-2021



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320 Executive Court
Hillsborough, NC 27778
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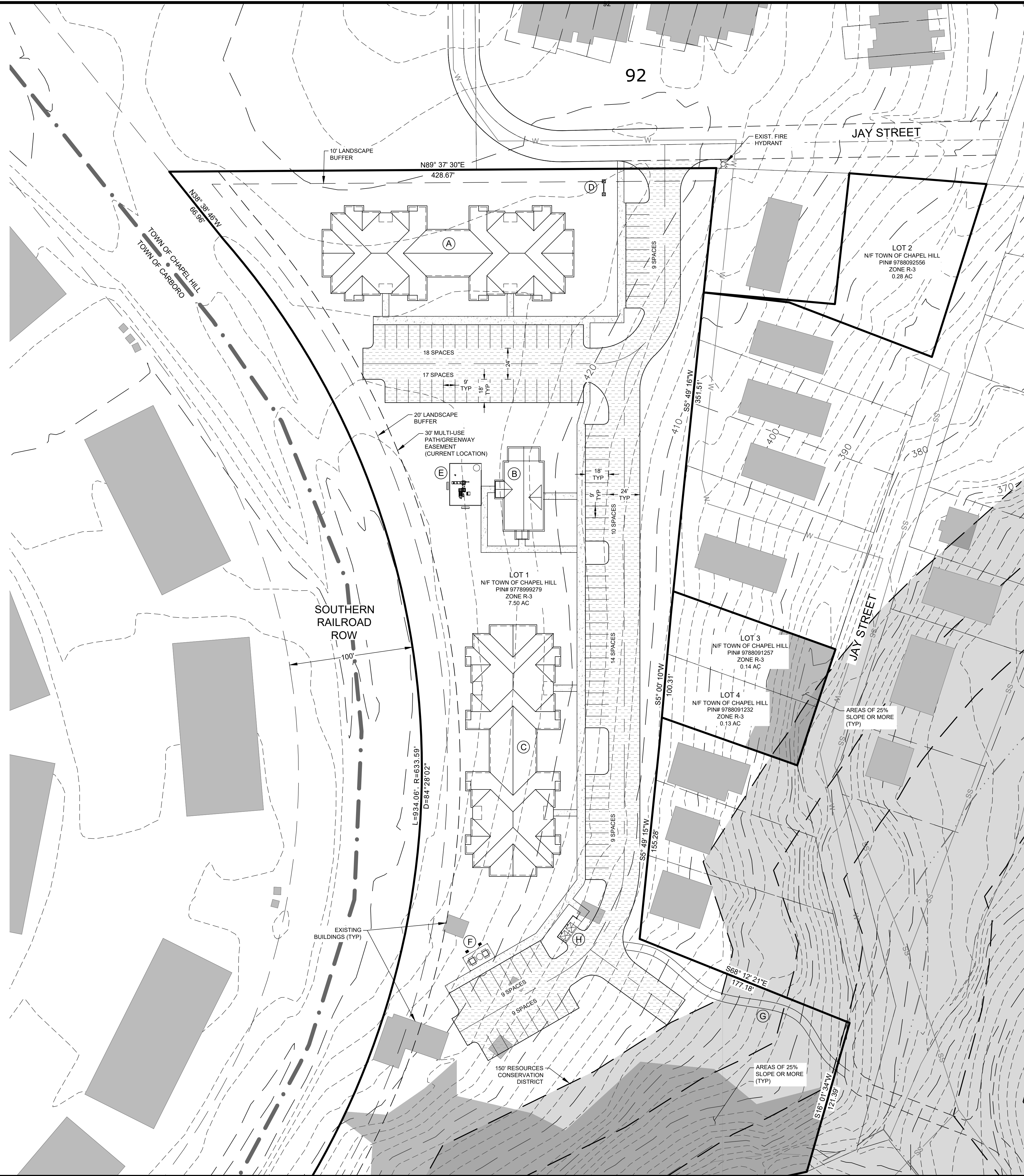
CONCEPT PLANS FOR
JAY STREET APARTMENTS
JAY STREET
CHAPEL HILL, ORANGE COUNTY, NC
EXISTING CONDITIONS PLAN

PROJECT NO.
DRAWING NAME:
SHEET NO.
C-2

C:\AR\CONJUDGING\JDB2020\TOWN Mills - Jay Street - Chapel Hill\2020\Current\Drawings\03-2020\11-2020\21-2020\ANL DWS TO PDF.dwg



Know what's below.
Call before you dig.



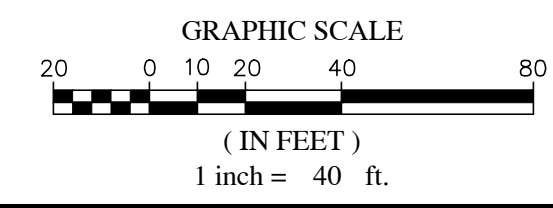
CONCEPTUAL SITE PLAN LEGEND:

- (A) 3 STORY APARTMENT BLDG - 6 1BR, 12 2BR, 6 3BR
- (B) COMMUNITY BUILDING
- (C) 3 STORY APARTMENT BLDG - 12 1BR, 12 2BR
- (D) ENTRY SIGN
- (E) PLAYGROUND
- (F) COVERED PICNIC SHELTER
- (G) TRAIL CONNECTION
- (H) TRASH AND RECYCLING

SITE DATA TABLE (LOT 1):

OWNER: TOWN OF CHAPEL HILL
 DEVELOPER: TAFT-MILLS GROUP
 PIN#: 9778999279
 JURISDICTION: TOWN OF CHAPEL HILL
 TOWN/CITY: CHAPEL HILL
 COUNTY: ORANGE
 DB/PG: 3881/129
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-SS-C
 LOT AREA: 7.50 AC
 EXISTING IMPERVIOUS: 2,161 SF (0.06%)
 PROPOSED IMPERVIOUS: 73,784 SF (23%)
 PARKING SHOWN: 95 SPACES

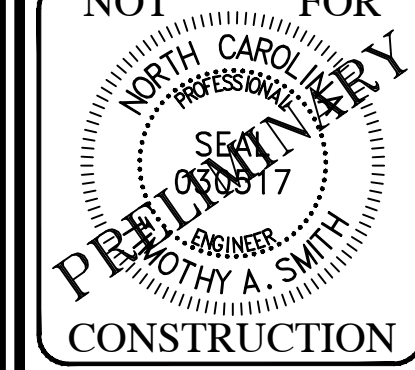
APPLICANT:
 TAFT-MILLS GROUP
 CONTACT: DUSTIN MILLS
 P.O. BOX 566
 GREENVILLE, NC 27835
 (252) 916-2691 (PHONE)
 DUSTIN@TAFTMILLSGROUP.COM



| NO. | DATE | BY |
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DRAWN BY
 SF (SANDY.FALK@SUMMITDE.NET)
 FIRST ISSUE DATE
 03-22-2021



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CONCEPT PLANS FOR JAY STREET APARTMENTS
 CHAPEL HILL, ORANGE COUNTY, NC
CONCEPT PLAN

PROJECT NO.
 DRAWING NAME:
 SHEET NO.
C-3

05-19-2021 Town Council Meeting Responses to Council Questions #1

ITEM #13: Concept Plan Review: Jay Street Apartments, 66 Jay Street

Council Question:

Can the presentation please include a description of the community engagement that has taken place to date? I recall last year Council requested that Northside community members be proactively engaged from the start in providing ideas on needs, design, etc. How has any input gathered been reflected in the current design?

Staff Response:

Yes, the presentation will include a description of the engagement activities held and the feedback received on the preliminary concept to date. We have also attached the community engagement plan designed by the Community Home Trust designed and are implementing, in conjunction with the Marian Cheek Jackson Center.

One of the first steps in designing the engagement process was to reach out to the Jackson Center to seek guidance on the recommended ways of engaging the Northside community. As an early step, the development team hosted a neighborhood meeting on April 22nd and are presenting the project at a Northside Neighborhood Initiative Compass Group meeting on 5/18 (rescheduled from 5/11). In addition, we will be providing a project update to the Public Housing Resident Council on 5/26. The development team has also reviewed plans developed through previous Northside engagement efforts, such as the Northside Market Action Plan and the West Rosemary Street Development Guide to incorporate relevant lessons from those engagement efforts. Area residents were also notified of the public input opportunities when the Community Design Commission (May 10th) and Housing Advisory Board (May 11th) reviewed the project.

We will continue to engage the community as we shift our focus to fleshing out the early project concept into a more detailed site plan to incorporate into the conditional zoning application. Over the summer we plan to host several engagement opportunities with the neighbors and interested community stakeholders. This process will include design charettes and (virtual) workshops to discuss topics such as site layout and connectivity (both to the neighborhood and Tanyard Branch Trail), exterior material selections, and on-site amenity options.

Council Question:

How far is the Village West bus stop from the proposed development? Are there options to add a stop for the new development, if deemed necessary?

Staff Response:

The Village West bus stop is less than 0.1 miles from the proposed entrance to the site. As we

05-19-2021 Town Council Meeting Responses to Council Questions #1

continue with planning the details of the project, we will reach out to Chapel Hill Transit to evaluate bus service to this project and whether changes are needed and possible.

Council Question:

I'm not sure what the implications of this statement are - could you help me out?

“The developer will provide a 30-year pro forma for the two apartment buildings, from the date of issuance of C of O, which is standard for affordable multi-family new construction projects.”

Staff Response:

This statement refers to the operating pro forma, or cash flow analysis, that the developer will assemble to inform project financials and confirm the housing mix the project will serve. The pro forma and accompanying financing plan will be required as part of the development contract with the Town.

Council Question:

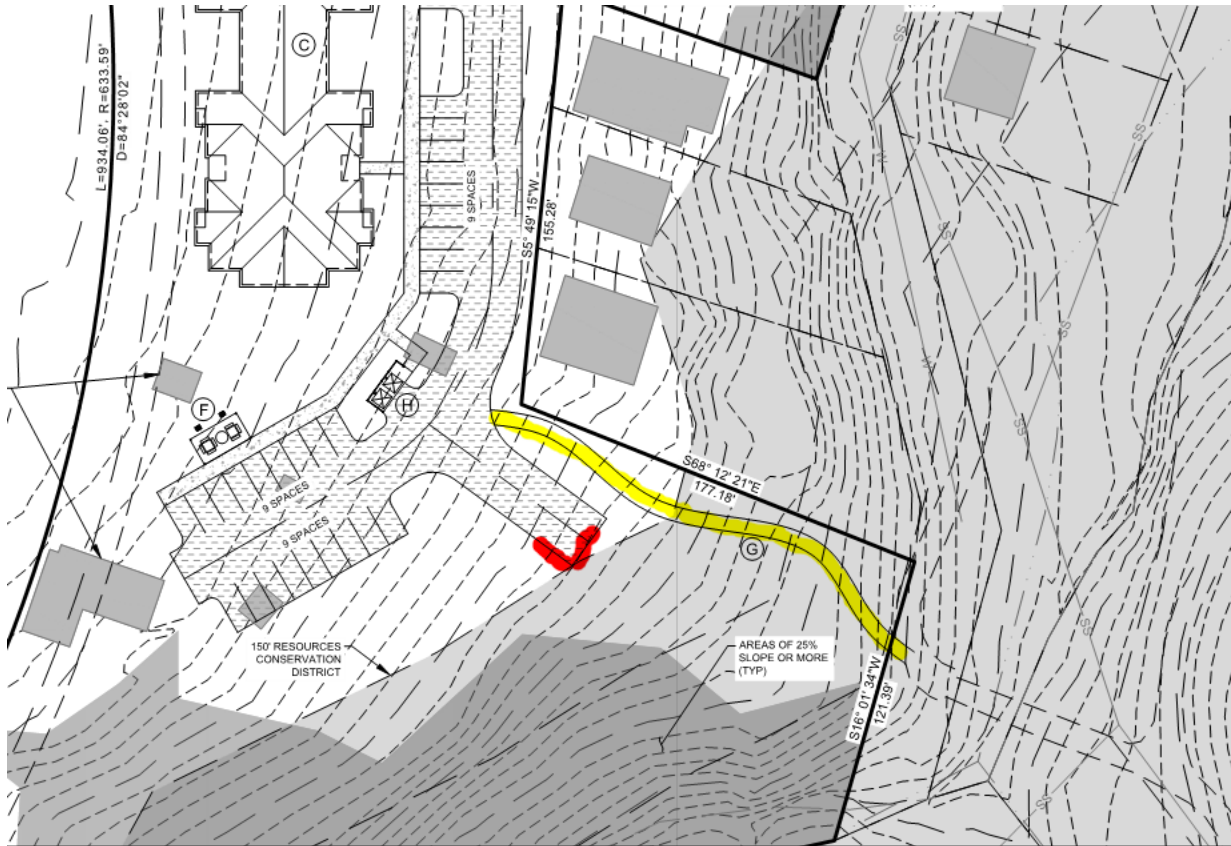
Would the proposed development require incursion into the RCD? If so, does it appear that Town Council would be asked to grant variances relating to the RCD or steep slopes for the project to be built as laid out?

Staff Response:

The concept provided by the applicant shows a greenway incursion highlighted in yellow on the exhibit below. The proposal is to continue Tanyard Branch multi-use path through the RCD (perpendicular to the stream). The limit of disturbance for the proposed greenway has not been shown for staff to verify if it meets the dimensional regulations for impacts in the RCD.

Greenways are permitted in all zones of the RCD, so no modification to the RCD regulation is required for that use. There may be some grading in the Upland Zone associated with a proposed turn around drive highlighted in red on the exhibit below but the concept plan does not show proposed contours or limit of disturbance. Area with slope greater than 25% will not be disturbed per the exhibit below. Staff has not verified the slope analysis provided on the concept plan at this stage.

05-19-2021 Town Council Meeting Responses to Council Questions #1



Council Question:

Are there any features of the site that our stormwater staff feels we should be aware of?

Staff Response:

During the entitlement stage of the application, and even though an underground detention system has been proposed for this site, the applicant needs to show approximate location of the stormwater control measure on the site in order for staff to be certain that the stormwater control measure and the outlet pipe will not be located in the RCD.

There is also Jordan Buffer on the site but greenways with determination of no practical alternative are allowed and will not require a variance.

Jay Street Community Engagement Plan – as of April 2021

| Type of Engagement | Goal of Participation | Tools/Activities | Completion date | Inclusive Engagement Techniques |
|------------------------|---|--|--|---|
| Inform | Educate the public about the project and how it fits in with town goals. | 1. Website with FAQ based on comments | 4/5/2021 | Spanish translation on website |
| | | 2. Public Notice of TOCH Board/Council meetings | 4/17/2021 | |
| | | 3. Project Video | TBD | |
| | | 4. Ongoing education about development review process and opportunities for public input | Through project approval | |
| | | 5. TOCH Community Design Commission | 5/10/2021 | |
| | | 6. TOCH Housing Advisory Board | 5/11/2021 | |
| | | 7. Council meeting on concept plan | 5/19/21 | |
| Consult | Opportunities for residents to comment | 1. Informational zoom meeting with surrounding neighborhoods <ul style="list-style-type: none"> Direct mailing to neighbors and registration on website | 4/22/2021 | |
| | | 2. Online webform available for comment submission 24/7 | Through project completion | |
| | | 3. Informational meetings regarding updates/progress | July 2021, September 2021 | |
| Collaborate | Work with neighborhood groups to educate about the project, listen to concerns and provide feedback | 1. Partnership established with the Jackson Center to assist with outreach (flyers, meetings, etc.) | Ongoing | Translations/ Interpreters where needed |
| | | 2. Attendance at neighborhood meetings/inclusion in newsletters | Community meetings: <ul style="list-style-type: none"> Compass Group meeting 5/18/2021 Public housing resident meeting 5/26/2021 Northside neighborhood meeting TBD NAACP meeting TBD Housing & Community newsletters Public housing newsletter April 2021 | |
| | | 3. Collaborate with HOA's in outreach radius | Set up meetings through HOA boards for May 2021 and September 2021 <ul style="list-style-type: none"> Follow-up with Village West 5/18/21 | |
| Shared Decision Making | Assist with development of resident group | 1. Development of plan for resident group | After project completion and lease up Fall 2023 | |



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TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 4., File #: [21-0571], Version: 1

Meeting Date: 6/21/2021

Concept Plan Review: 101 East Rosemary Street.

See the Summary Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.



**CONCEPT PLAN REVIEW: 101 EAST ROSEMARY STREET
(PROJECT #21-030)**

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

| | | |
|---|--|---|
| <p>PROPERTY ADDRESS 101 East Rosemary Street</p> | <p>MEETING DATE June 21, 2021</p> | <p>APPLICANT George Retschle-Ballentine Associates, PA, on behalf of Grubb Properties, LLC</p> |
|---|--|---|

STAFF RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.

PROCESS

- The Council will hear the applicant’s presentation, receive comments from the Community Design Commission and Housing Advisory Board, hear public comments, and offer suggestions to the applicant.
- Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on June 14, 2021.
- The Housing Advisory Board reviewed a concept plan for this site on June 8, 2021.

DECISION POINTS

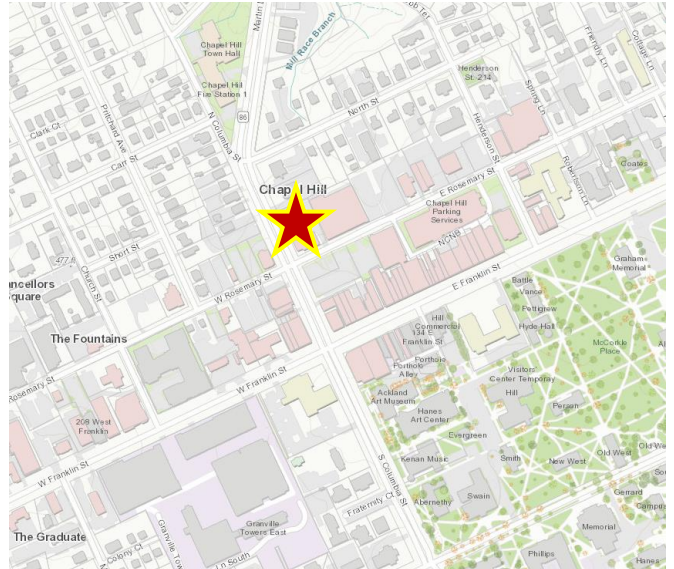
- Consideration of building placement, design and articulation related to multiple street frontages and pedestrian experiences, as the site is in downtown, adjacent to the East Rosemary Street redevelopment area.

PROJECT OVERVIEW

This 0.64-acre site is located at the corner of North Columbia Street and East Rosemary Street. It is zoned Town Center-2 (TC-2).

The applicant proposes to demolish the existing two-story brick building as well as the adjacent surface parking, in order to construct a new seven-story building with approximately 74,000 sf of residential apartment space and a community green space.

PROJECT LOCATION



ATTACHMENTS

1. Concept Plan Report
2. Draft Staff Presentation
3. Resolution
4. Advisory Board comments
5. Applicant Materials



LONG-RANGE PLANS EVALUATION

101 EAST ROSEMARY STREET

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

| | | |
|---|---|--|
| PROPERTY ADDRESS 101 East Rosemary Street | APPLICANT George Retschle-Ballentine Associates, PA, on behalf of Grubb Properties, LLC | CURRENT ZONING DISTRICT Town Center-2 (TC-2) |
|---|---|--|

| | |
|--|---|
| EXISTING LAND USE Commercial | PROPOSED LAND USE Multifamily Residential |
|--|---|

SURROUNDING PROPERTIES – EXISTING LAND USES

Parking Lot (North), Parking Garage (West), Parking Lot (South), Commercial (East)

FUTURE LAND USE MAP (FLUM) FOCUS AREA

Downtown Future Focus Area

FLUM SUB-AREA

Sub Area E

OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input checked="" type="checkbox"/> Greenways Master Plan | <input type="checkbox"/> West Rosemary Street Development Guide |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> Central West Small Area Plan |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING 101 E. ROSEMARY ST. SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of 101 East Rosemary Street is marked with the  symbol.

Future Land Use Map (FLUM)

The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The project is contained in the 'Downtown' Future Focus Area of Chapel Hill 2020, which includes Multifamily Residential as a primary land use, with building heights up to 4 stories at the setback and up to 6 stories for the core height on the north side of E Rosemary.

Mobility and Connectivity Plan

- The site is located long East Rosemary Street and MLK. Both roads have existing sidewalks.
- A future *Bus Rapid Transit station* is located with ¼ mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

Parks Comprehensive Plan

- The site falls within Neighborhood Park areas for Umstead and Hargraves Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- The site does not fall within any planned greenway locations.
- Potential pedestrian bike and pedestrian connections have been noted.
- The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art, multiple nodes are shown on the plans. The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments for these entry corridors.

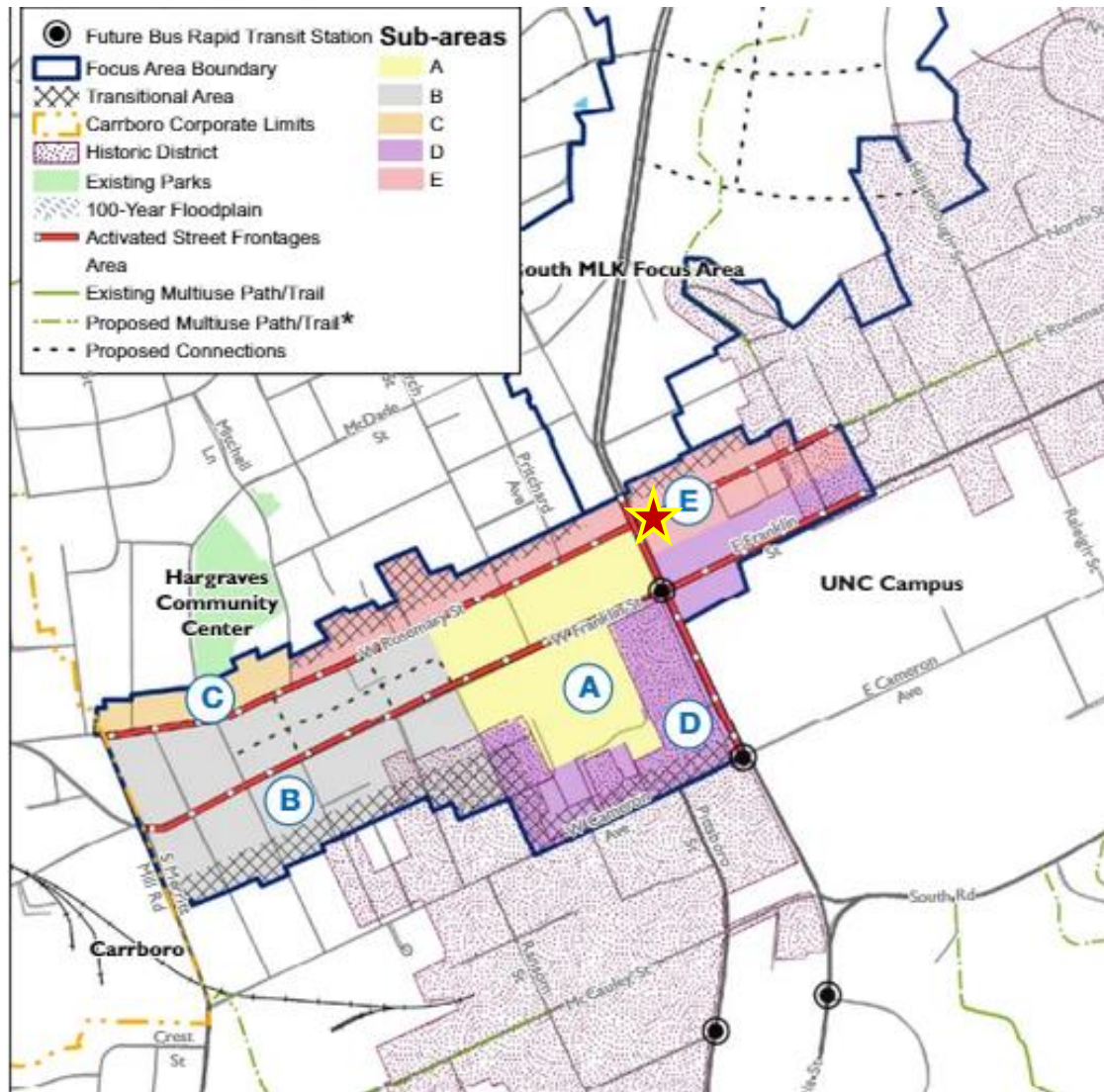
Stormwater Management Master Plan

- The site is located in the Middle Bolin Creek Subwatershed (BL4). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

CONCEPT PLAN REPORT

101 East Rosemary Street

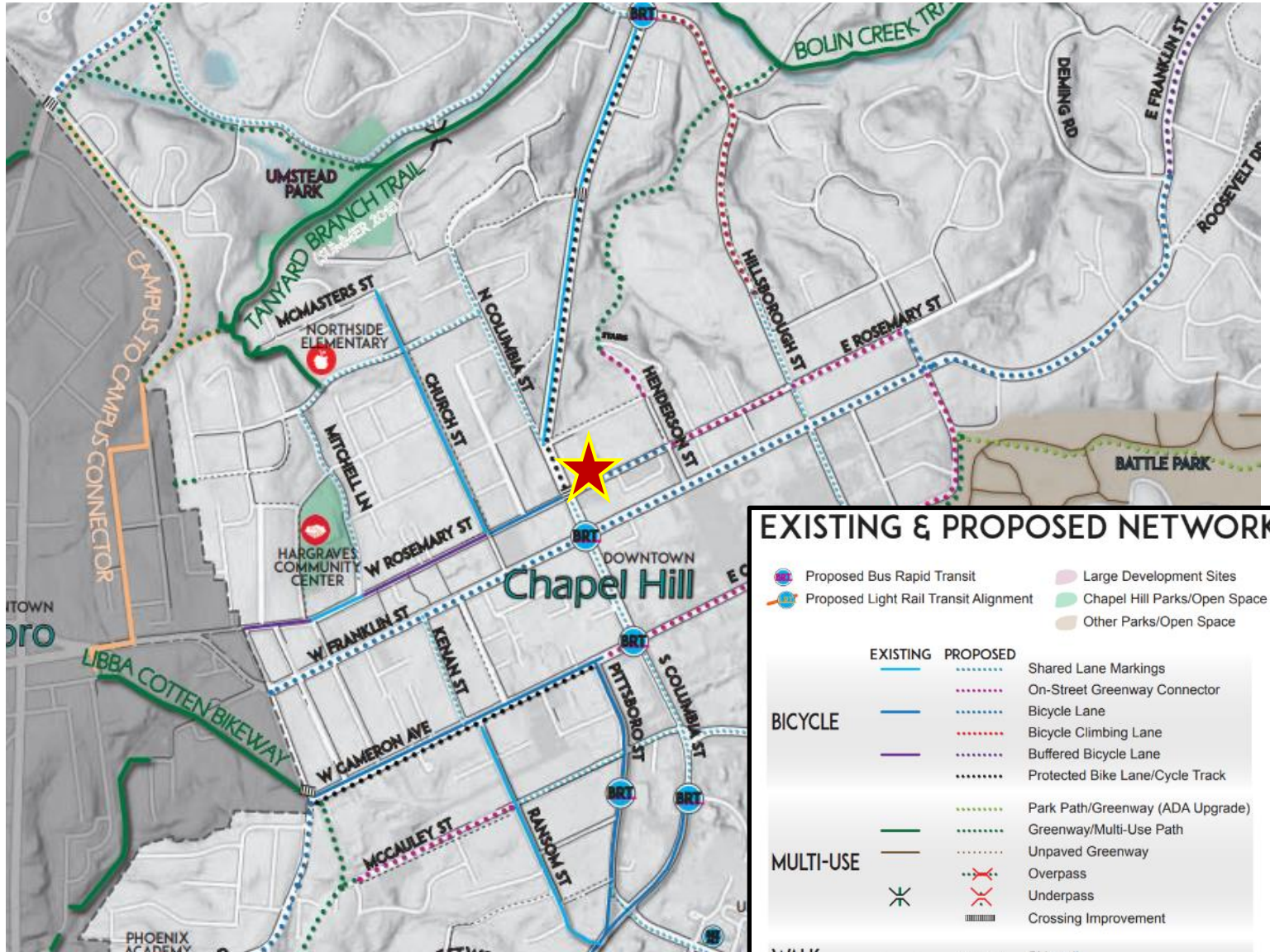
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

101 East Rosemary Street

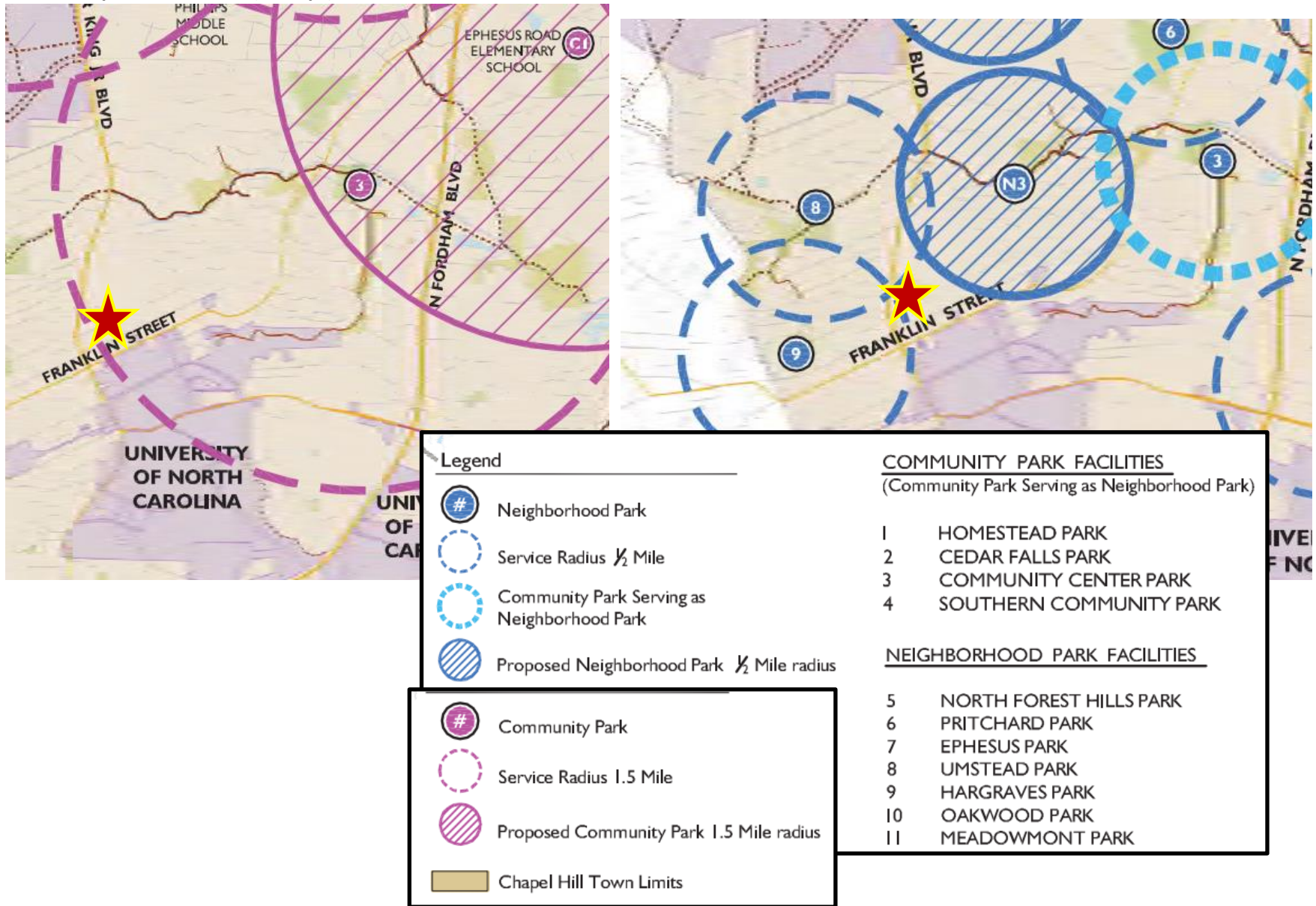
Mobility Plan (Excerpt)



CONCEPT PLAN REPORT

101 East Rosemary Street

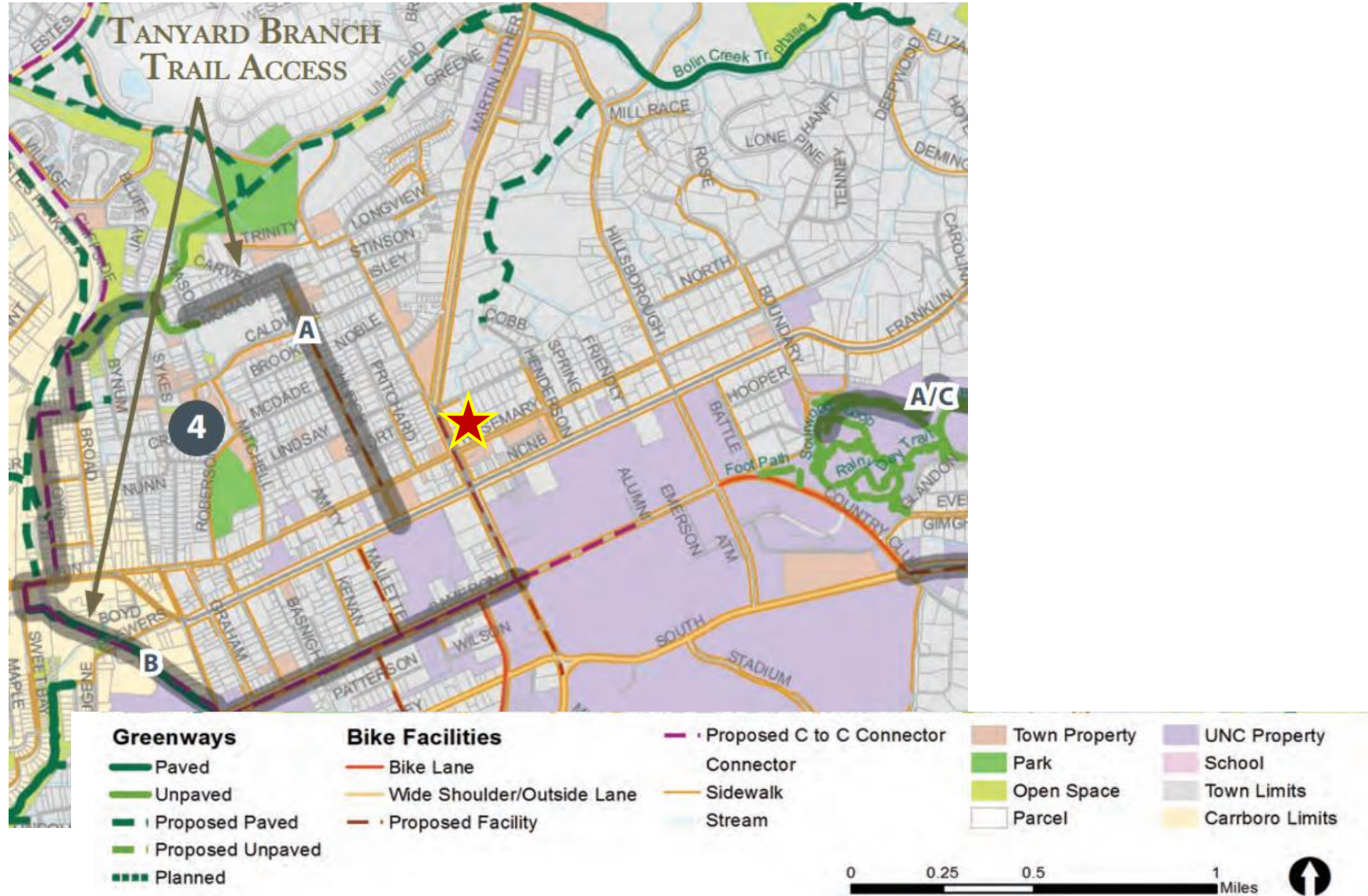
Parks Comprehensive Plan (Excerpt)



CONCEPT PLAN REPORT

101 East Rosemary Street

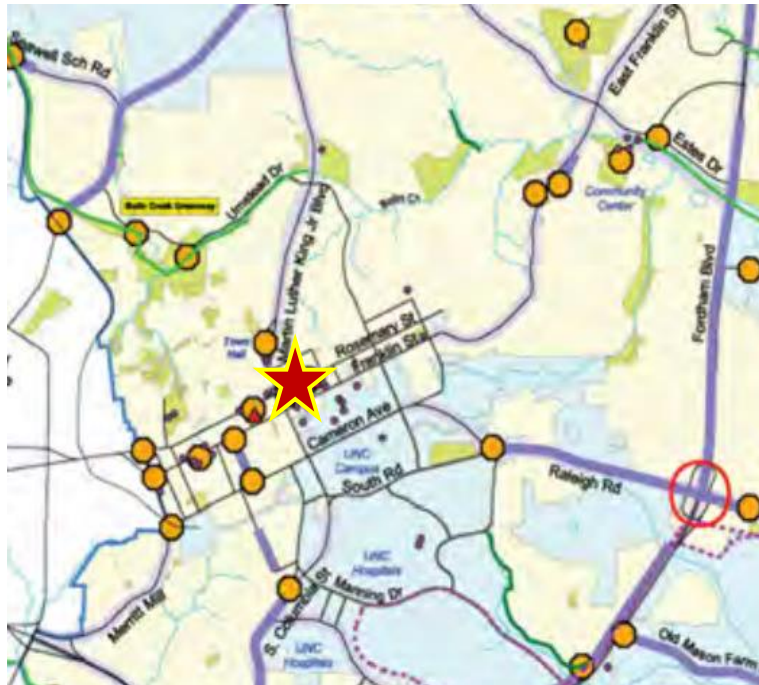
Greenways Master Plan (Excerpt)



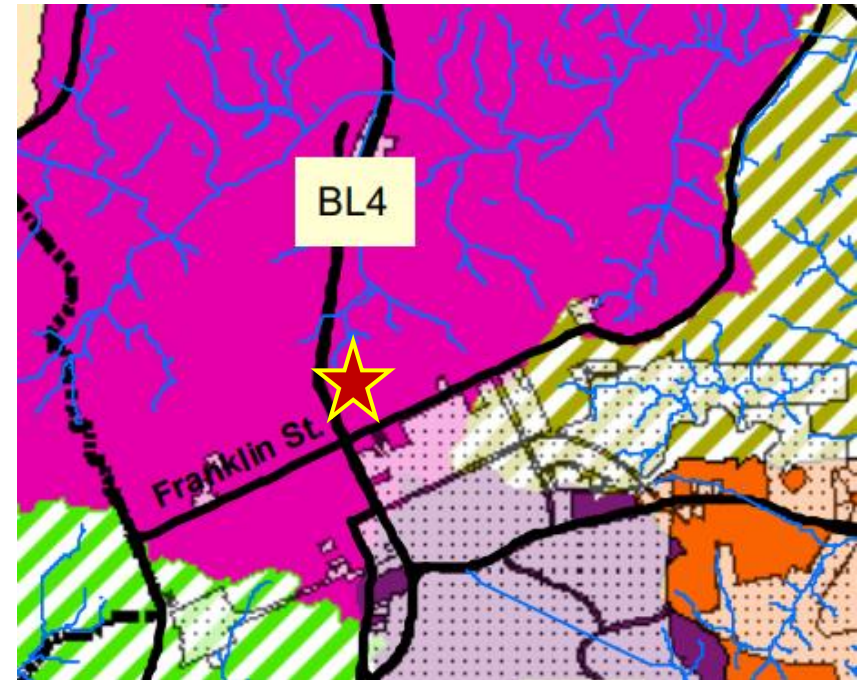
CONCEPT PLAN REPORT

101 East Rosemary Street

Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)



Legend

Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adapted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

Public Lands & Town Boundaries

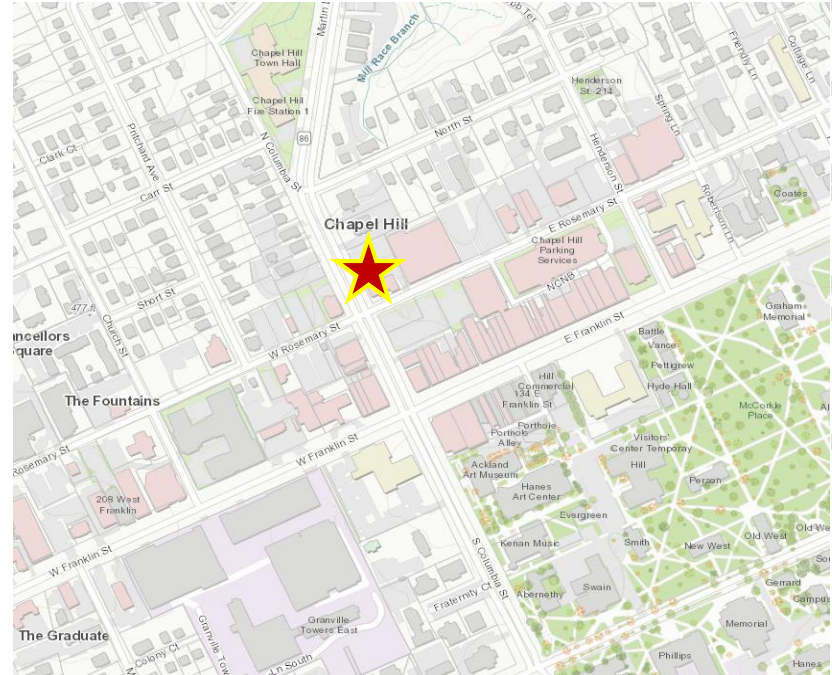
- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary



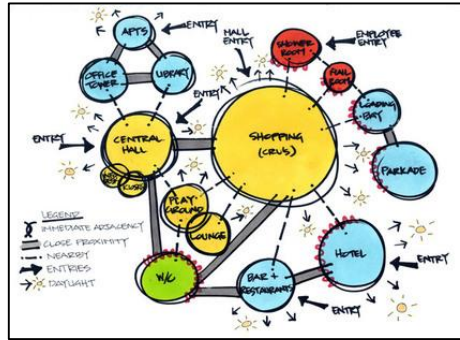


101 E Rosemary St¹⁰⁶ Concept Plan

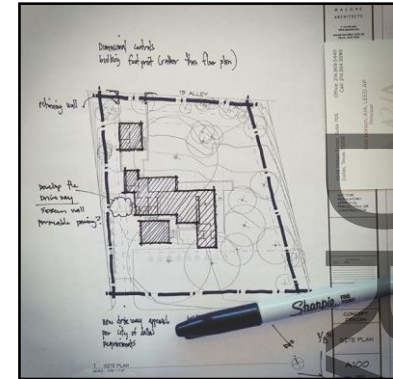
Town Council
June 21, 2020



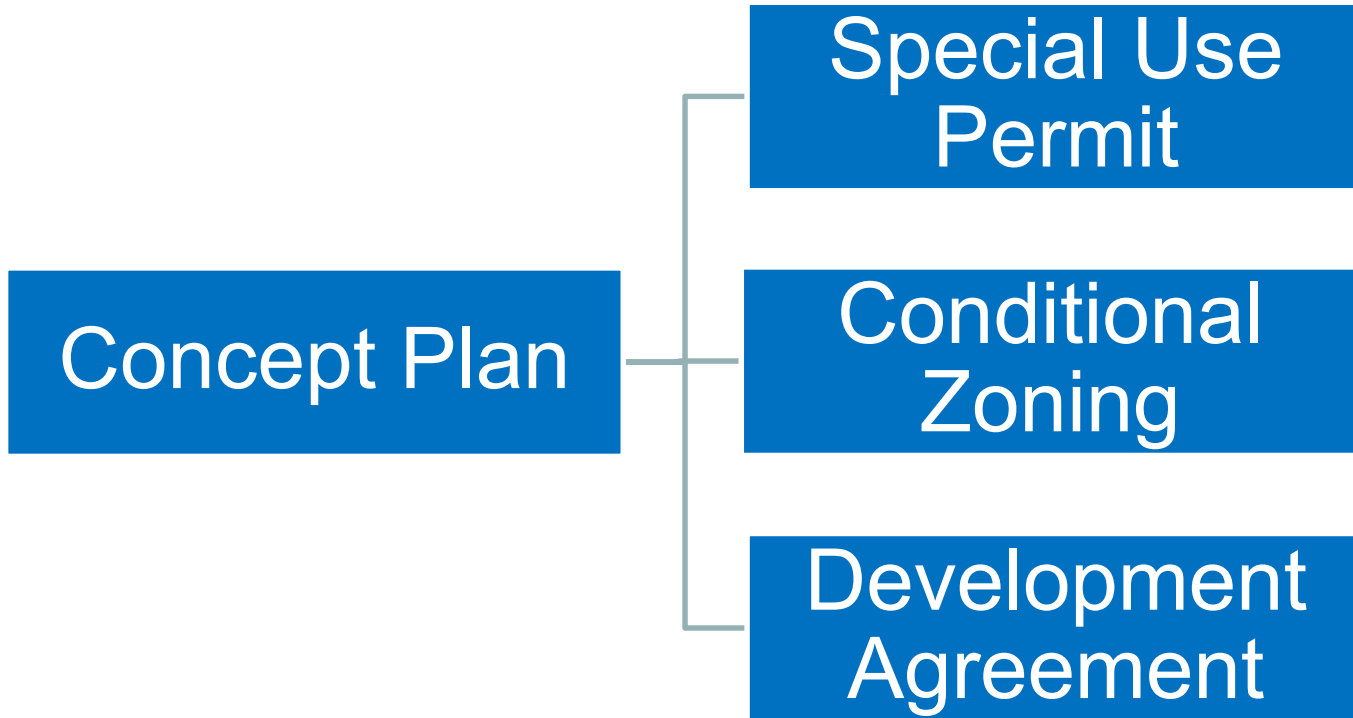
DRAFT



Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback



DRAFT

- Adopt Resolution R-#, transmitting comments to the Applicant regarding the proposed development.

DRAFT

- Proposed multifamily apartment building
- Existing Zoning: TC-2
- Proposed Zoning: TC-3-CZ
- Approximately 140 units
- 7 story building

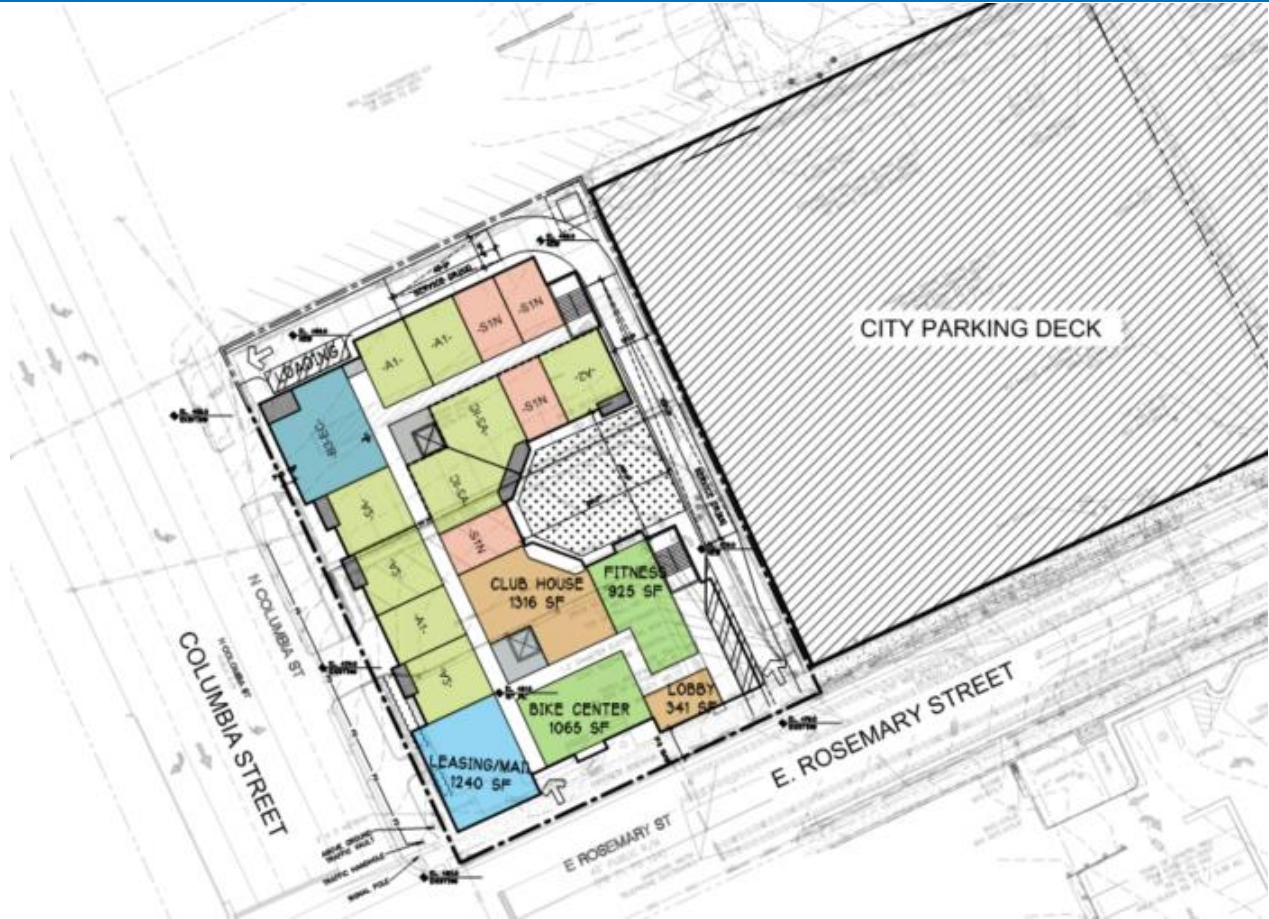


125 E Rosemary St – Existing Conditions

111



101 E Rosemary St – Concept Plan



DRAFT

- Community Design Commission – June 14
- Housing Advisory Board – June 8

DRAFT

- Adopt Resolution R-#, transmitting comments to the Applicant regarding the proposed development.

DRAFT

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR 101 EAST ROSEMARY STREET (PROJECT #21-030) (2021-06-21/R-4)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for 101 East Rosemary Street, further identified by Orange County Parcel Identifier Number 9788-37-2791; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission and the Housing Advisory Board, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on June 21, 2021 and reflected in minutes of that meeting.

This the 21st day of June, 2021.

116
CONCEPT PLAN COMMENTS
101 E Rosemary St
COMMUNITY DESIGN COMMISSION

June 14th, 2021

The Community Design Commission conducted a Concept Plan review for 101 East Rosemary at a meeting on June 14th, 2021. The project proposes a mid-rise residential building w/ associated amenities.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners expressed concern that the building design was not specific to Chapel Hill and the historic adjacent buildings and structures.
- Multiple commissioners expressed concerns about parking and back of house being kept out of the public view.
- Multiple commissioners expressed desire for street activation be for pedestrians not just residents of the building.
- Multiple commissioners agreed that this site should be viewed as a gateway site.
- Multiple commissioners expressed concern about the added density without an affordable housing component.
- Multiple commissioners expressed thoughts that a modern design could work in a historic setting if done well.
- One commissioner expressed support to review a shared parking agreement.
- One commissioner expressed concern that the project does not fit w/ the FLUM specifically related to building heights.
- One commissioner questioned if the applicant could consider saving portions of the existing building.
- One commissioner questioned if the 'turtle' mural could be saved.
- Multiple commissioners expressed belief the site is a destination, not a gateway.
- One commissioner expressed the belief that this site should not be residential. Suggested active commercial.
- One commissioner expressed support of the proposed height and using the slope in an interesting way.
- One commissioner noted this could be the location for something unique, not historic.
- One commissioner expressed desire for the Town to not give exclusive use for parking to the residents, so market adjustments can be made.

117
CONCEPT PLAN COMMENTS
101 E Rosemary St
COMMUNITY DESIGN COMMISSION

- One commissioner noted that something 'special' be done w/ the first floor and the ground floor use needs work.

DRAFT

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
101 E. ROSEMARY ST**

June 8, 2021

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Encourage applicant to consider including units that would be affordable to households below 80% of the Area Median income (AMI), including households below 50% or 60% of the AMI.
- Given that the Town is paying for the construction of the adjacent parking deck that the project will use for parking, would like applicant to consider contributing that savings to affordable housing.
- Encourage applicant to accept rental subsidies in the development.
- Inquired about how the applicant would keep the project from being filled by students, given its close proximity to UNC's campus.

Two members of the public spoke on the concept plan. Feedback included targeting units at 60% and below AMI to better meet the need for rental units at that price level, asking the applicant to consider accepting housing subsidies, and dedicating 15% of the units as affordable for at least 30 years.

Submitted by: Sue Hunter, Chair
Drafted by: Emily Holt, Staff Liaison



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-37-2791 Date: 27 Apr 21

Section A: Project Information

Project Name: 101 E. Rosemary Street

Property Address: 101 E. Rosemary Street Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: TC - 2

Project Description: Demolition of existing 2 story brick building along with adjacent parking lots. Construction of new ±74,000 SF residential apartment building, 7 stories tall. Community green space at E. Rosemary St and Henderson St.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)


Name: George J. Retschle - Ballentine Associates PA

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-929-0481 Email: georger@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 27 Apr 21

Owner/Contract Purchaser Information:

Owner Contract Purchaser

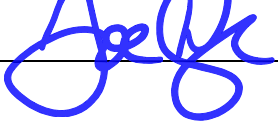
Name: Grubb Properties, LLC

Address: 117 Edinburgh South Drive Suite 110

City: Cary State: NC Zip Code: 27511

Phone: (919) 388-5774 Email: jdye@grubbproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 27 Apr 21



Concept Plan Project Fact Sheet

| Site Description | |
|---|--|
| Project Name | 101 E Rosemary Redevelopment |
| Address | 101 E Rosemary St |
| Property Description | Demolition of existing 2 story brick building along with adjacent parking lots. Construction of new ±140 unit residential apartment building, 7 stories tall. |
| Existing Land Use | Bank |
| Proposed Land Use | Residential apartments |
| Orange County Parcel Identifier Numbers | 9788-37-2791 |
| Existing Zoning | TC-2 |
| Proposed Zoning | TC-3 |
| Application Process | Conditional Zoning |
| Comprehensive Plan Elements | A Place for Everyone, Community Prosperity & Engagement, Good Places, New Spaces, Town and Gown Collaboration |
| Overlay Districts | |

| Topic | Requirement | Proposal | Status |
|---|---|---|-----------------------|
| Use/Density (Sec 3.7) | use allowed/density n/a | proposed as principal use | |
| Dimensional Standards (Sec. 3.8) | Lot size & density n/a, frontage 12', lot width 15', bldg ht setback 44', bldg ht core 120', setbacks 0, imperv n/a, FAR 4.00 | frontage 139', lot width 139', bldg ht setback 0', bldg ht core 80', FAR 2.66 | M bldg ht, setback |
| Floor area (Sec. 3.8) | FAR 4.00 max | 2.49 | |
| Modifications to Regulations (Sec. 4.5.6) | n/a | n/a | n/a |
| Adequate Public Schools (Sec. 5.16) | n/a | Will comply with regulations | |
| Inclusionary Zoning (Sec. 3.10) | n/a | Will comply with regulations | |
| Landscape | | | |
| Buffer – North (Sec. 5.6.2) | n/a | n/a | n/a |
| Buffer – East (Sec. 5.6.2) | n/a | n/a | n/a |
| Buffer – South (Sec. 5.6.2) | n/a | n/a | n/a |
| Buffer - West (Sec. 5.6.2) | n/a | n/a | n/a |



| | | | |
|--|--------------------------------|---|-----|
| Tree Canopy (Sec. 5.7) | n/a | n/a | n/a |
| Landscape Standards (Sec. 5.9.6) | n/a | Will comply with regulations | ✓ |
| Environment | | | |
| Resource Conservation District (Sec. 3.6) | n/a | n/a | n/a |
| Erosion Control (Sec. 5.3.1) | Will comply with regulations | Will comply with regulations | ✓ |
| Steep Slopes (Sec. 5.3.2) | n/a | n/a | n/a |
| Stormwater Management (Sec. 5.4) | Will comply with regulations | Will comply with regulations | ✓ |
| Land Disturbance | no limit | ±30,000 sf (on and off-site) | ✓ |
| Impervious Surface (Sec. 3.8) | no limit | Will comply | ✓ |
| Solid Waste & Recycling | recycle demo materials | will recycle what can be recycled | ✓ |
| Jordan Riparian Buffer (Sec. 5.18) | n/a | n/a | n/a |
| Access and Circulation | | | |
| Road Improvements (Sec. 5.8) | n/a | n/a | n/a |
| Vehicular Access (Sec. 5.8) | Access to public street | adequate access | ✓ |
| Bicycle Improvements (Sec. 5.8) | n/a | Will comply with regulations | ✓ |
| Pedestrian Improvements (Sec. 5.8) | provide safe pedestrian access | safe pedestrian access will be provided | ✓ |
| Traffic Impact Analysis (Sec. 5.9) | pay Town's TIA fee | fee will be paid | ✓ |
| Vehicular Parking (Sec. 5.9) | Will comply with regulations | Will comply with regulations | ✓ |
| Transit (Sec. 5.8) | n/a | n/a | n/a |
| Bicycle Parking (Sec. 5.9) | Will comply with regulations | Will comply with regulations | ✓ |
| Parking Lot Standards (Sec. 5.9) | n/a | n/a | n/a |
| Technical | | | |



| | | | |
|--|--|------------------------------|-----|
| | | | |
| Fire | dry standpipe, aerial apparatus access to one full side of structure | Will comply with regulations | |
| Site Improvements | n/a | n/a | n/a |
| Schools Adequate Public Facilities (Sec. 5.16) | provide CAPS cert | Will comply with regulations | |
| Recreation Area (Sec. 5.5) | n/a | n/a | n/a |
| Lighting Plan (Sec. 5.11) | shielded fixtures, limited off-site spill | Will comply with regulations | |
| Homeowners Association (Sec. 4.6) | n/a | n/a | n/a |

| Symbol | Meaning | Symbol | Meaning |
|--------|----------------|----------|------------------------|
| | Meets Standard | M | Modification necessary |
| NA | Not Applicable | UNK | Not known at this time |



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

| | | | |
|-----|--|----------------|-------------------------------------|
| X | Application fee (refer to fee schedule) | Amount Paid \$ | <input type="text" value="380.00"/> |
| X | Pre-application meeting – with appropriate staff (pending) | | |
| X | Digital Files - provide digital files of all plans and documents | | |
| X | Concept Project Fact Sheet | | |
| X | Statement of Compliance with Design Guidelines (1 copies) | | |
| X | Statement of Compliance with Comprehensive Plan (1 copies) | | |
| n/a | Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance) | | |
| X | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| X | Mailing fee for above mailing list | Amount Paid \$ | <input type="text" value="431.00"/> |
| X | Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: | | |
| | <ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater | | |
| n/a | Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals | | |
| X | Reduced Site Plan Set (reduced to 8.5"x11") | | |

Plan Sets (1 copies to be submitted no larger than 24"x36")

- Plans should be legible and clearly drawn. All plan sets sheets should include the following:
- Project Name
 - Legend
 - Labels
 - North Arrow (North oriented toward top of page)
 - Property Boundaries with bearing and distances
 - Scale (Engineering), denoted graphically and numerically
 - Setbacks and buffers
 - Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

Concept Plan Application

For:

Link Apartments® Rosemary

101 E. Rosemary Street
Chapel Hill, NC

PIN # 9788372791

Applicant:

Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

Planner/Civil Engineer:



221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

Developer's Program

Grubb Properties proposes to construct an apartment building under the company's Link Apartment® brand with approximately 140 units. The apartment building will be constructed on the site of the existing PNC Building located at 101 E. Rosemary Street. The 0.64-acre site is located in downtown Chapel Hill adjacent to the Town's planned municipal parking deck project at 125 E. Rosemary Street. Commercial buildings are located directly north of the site.

The apartment building will be designed to accommodate the existing grade from Rosemary Street to North Street with a building height of 7 stories.

The property's current zoning designation Town Center 2 allows for several uses including multifamily. TC-2 zoning limits building height to 4 stories, which accommodates only 75 multifamily units. To achieve a higher density, Conditional Zoning for Town Center 3 zoning will be required. At 7 stories, the building can support 140 multifamily units.

In order to activate the street frontage on E. Rosemary, the plan includes a ground-floor Leasing Center and Cycle Center, with a Lounge & Fitness Center on the Courtyard. The plan includes no onsite parking. The property's parking would be served by Town's municipal parking deck project at 125 E. Rosemary Street.

Stormwater management for the project will be handled through a combination of reducing impervious cover from existing conditions and the use of permeable pavements and/or underground stormwater facilities.

Statement of Compliance with Town Design Guidelines

The project will be built in compliance with the Town's Design Guidelines.

The apartment building will be architecturally integrated with E. Rosemary Street with the leasing office and cycle center activating the street front. The project does not include onsite parking therefore lessening the environmental impact while allowing for higher density.

Landscape buffers will be designed using the Town's design manual and will include year-round landscape plant material, site furnishings, and special lighting.

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

Statement of Compliance with the Comprehensive Plan

This project will meet several goals themes and goals of the Comprehensive Plan as outlined below:

Theme 1: A Place for Everyone

- Grubb Properties seeks to provide a modern design with a balance between simplicity and sophistication. Grubb Properties approaches Link Apartments® and urban living in a manner that creates and enhances connections to the community. Our residences are designed for first-time renters and urban professionals who appreciate and enjoy close proximity to major employment centers such as hospitals and universities as well as entertainment offerings.

Theme 3: Getting Around

- Grubb Properties builds Link Apartments® in urban areas near employers, universities, retail, restaurants and greenways. We build active communities, emphasizing walkable design and connectivity, with easy access to alternative modes of transportation. Grubb Properties is a leader in transit-oriented design, seeking out locations near major transit hubs or greenways to limit the need for parking, and/or creating shared parking models between the residential and commercial components of developments. This allows for increased density with less environmental impact.

Theme 4: Good Places, New Spaces

- Link Apartments® communities are also designed with an eye toward environmental stewardship. We seek to incorporate the use of sustainable materials wherever possible. Our efficient floorplans limit wasted space and allow for more compact mechanical, electrical, and plumbing systems. This decreases construction and maintenance costs and results in less wasted energy and lower utility bills. All Link Apartments® buildings are National Green Building Standard certified. We measure build energy, water, waste, and emissions within our control, and are identifying long-term reduction targets. This helps us create value for our residents by building a more affordable apartment product.

Theme 6: Town and Gown Collaboration

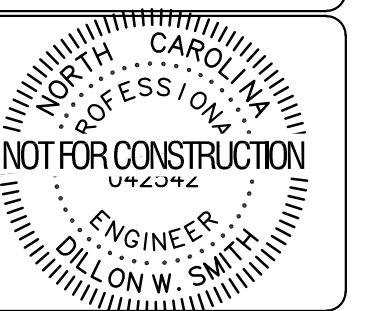
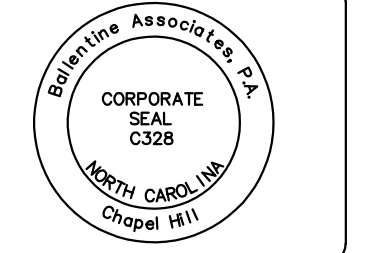
- Grubb Properties designs our Link Apartments® brand based on the local character of each neighborhood in which we invest. We seek to cultivate authentic, healthy relationships with and between our residents, allowing them to create their own unique sense of community in each project we build. Our long-term resident program caps rent increases for residents of 5+ years. As of January 2021, 341 residents - more than 8% of our portfolio - were participating in the program. This helps foster and promote a feeling of ownership and camaraderie for our residents.

NOTES

- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCIATES AND ORANGE COUNTY GIS DATA.
- THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978B00K.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949). LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
- SEE AREA MAP, C0001, FOR NEAREST CHAPEL HILL TRANSIT ROUTES.

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 928 - 0461

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 PERMISSION OF BALLENTINE
 ASSOCIATES, P.A. WILL BE SUBJECT
 TO LEGAL ACTION.



| DATE | REVISIONS |
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OWNER INFORMATION
 DBSB PROPERTIES, INC.
 117 EDENBURGH SOUTH DRIVE
 SUITE 110
 CARY, NC 27511
 OWNERS REPRESENTATIVE:
 JOE DYER
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jdyer@proptel.com

| DATE | ISSUED |
|-----------|------------------------|
| 27 APR 21 | CONCEPT PLAN SUBMITTAL |

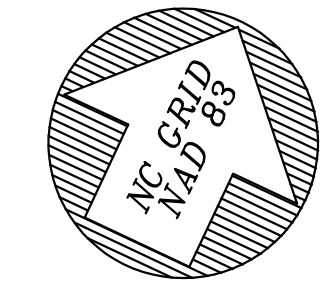
101 E ROSEMARY STREET
101 E. ROSEMARY ST
 CHAPEL HILL, NORTH CAROLINA
CONCEPT PLANS

JOB # 119016.04
 DATE: 27 APR 21
 SCALE: AS NOTED
 DRAWN BY: MP
 REVIEWED BY: G.J.R.

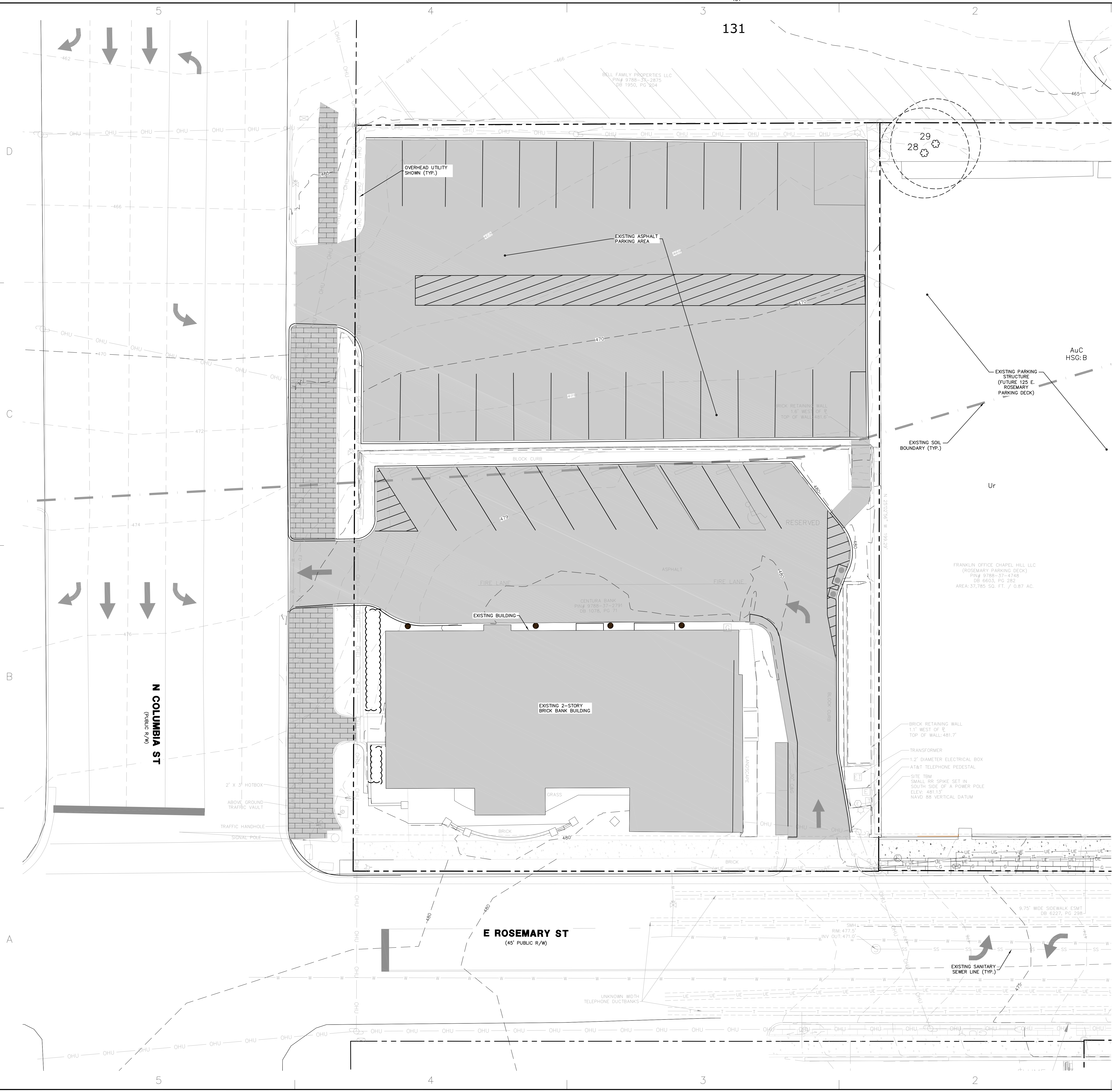
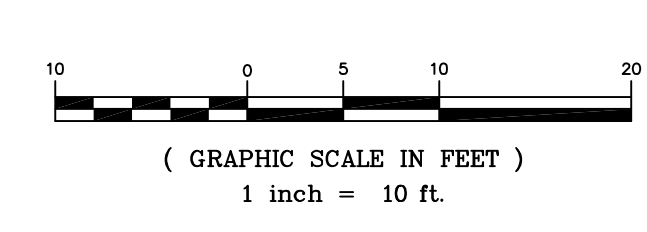
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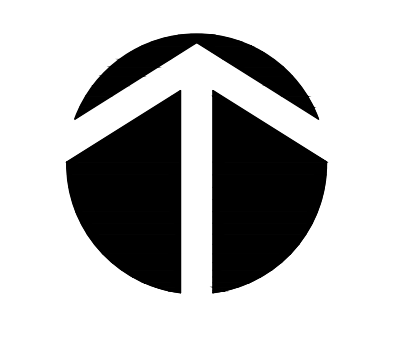
DRAWING LEGEND
 SYMBOL/ABBREVIATION
 EXISTING DEMO DESCRIPTION

| | | |
|----------|----------|----------------------------------|
| [Symbol] | [Symbol] | POWER POLE |
| [Symbol] | [Symbol] | SANITARY SEWER CLEANOUT |
| [Symbol] | [Symbol] | FIRE HYDRANT |
| [Symbol] | [Symbol] | WATER VALVE |
| [Symbol] | [Symbol] | WATER METER |
| [Symbol] | [Symbol] | MAIL BOXES |
| [Symbol] | [Symbol] | GAS METER |
| [Symbol] | [Symbol] | FENCE LINE |
| [Symbol] | [Symbol] | TELEPHONE CABLING LINE |
| [Symbol] | [Symbol] | OVERHEAD ELECTRIC LINE |
| [Symbol] | [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | [Symbol] | WATER LINE |
| [Symbol] | [Symbol] | GAS LINE |
| [Symbol] | [Symbol] | SANITARY SEWER LINE |
| [Symbol] | [Symbol] | STORM DRAIN PIPE |
| [Symbol] | [Symbol] | PROPERTY LINE |
| [Symbol] | [Symbol] | ADJOINER PROPERTY LINE |
| [Symbol] | [Symbol] | TREE LINE |
| [Symbol] | [Symbol] | MAJOR CONTOUR |
| [Symbol] | [Symbol] | MINOR CONTOUR |
| [Symbol] | [Symbol] | EXISTING BUILDINGS AND PAVEMENTS |
| [Symbol] | [Symbol] | SOIL BOUNDARY |
| [Symbol] | [Symbol] | APPLING URBAN LAND COMPLEX |
| [Symbol] | [Symbol] | WEDDOWEE SANDY LOAM |



EXISTING CONDITIONS & DEMOLITION PLAN





0.64 AC



BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM



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LOCATION / PROJECT LOCATION
PROJECT # / ####
DATE / 4.26.2021
DRAWN /

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SITE PLAN
101 E. ROSEMARY
CHAPEL HILL, NC

A1.02



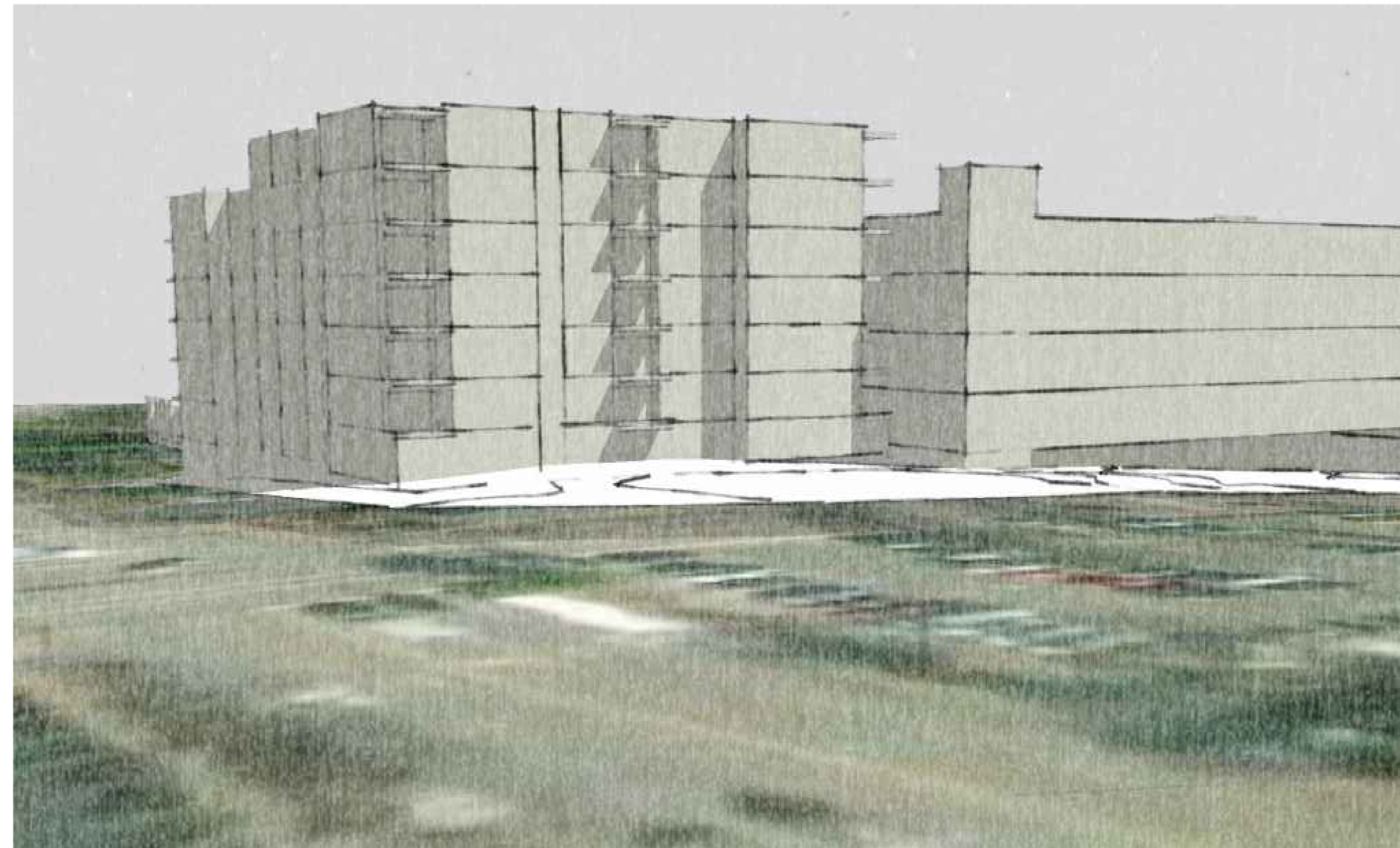
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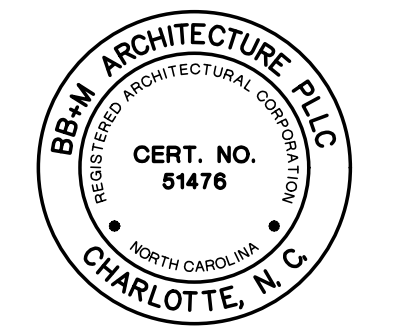
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AERIAL VIEW



FROM
COLUMBIA AND
ROSEMARY



####

####



LOCATION / PROJECT LOCATION
PROJECT # / ####
DATE / 4.26.2021
DRAWN /

COPYRIGHT 2019 BB+M ARCHITECTURE PLLC.

SITE PLAN
101 E. ROSEMARY
CHAPEL HILL, NC

A1.0X



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 5, File #: [21-0572], Version: 1

Meeting Date: 6/21/2021

Update on Redevelopment of Police Station Property at 828 Martin Luther King, Jr Boulevard.

Staff:

Mary Jane Nirdlinger, Deputy Town Manager
Laura Selmer, Economic Development Specialist

Department:

Manager's Office

Overview: This item provides Council with additional information concerning redevelopment of the current police station property located at 828 Martin Luther King, Jr. Blvd. This property presents an opportunity to combine two ongoing efforts in the Town: a site for the Municipal Services Center (MSC) and the remediation and reuse of the current police station property.



Recommendation(s):

That the Council provide feedback on guiding principles; staff will work over the summer to explore redevelopment options and draft an Economic Development Agreement (EDA) framework(s) to return to the Council for future discussion and decision in the fall.

I. Project Background

At the Council Work Session on [June 2nd <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4969210&GUID=FD594A2B-271E-4CF7-9C27-8AD0E0CAE077&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4969210&GUID=FD594A2B-271E-4CF7-9C27-8AD0E0CAE077&Options=&Search=>), Council expressed an interest in building the Municipal Services Center at 828 Martin Luther King, Jr. Blvd. Council also requested supplemental information about additional site uses and exploring an Economic Development Agreement (EDA) with Belmont Sayre (RFQ Respondent).

The vision for the Municipal Services Center is to co-locate key community services and to support interdepartmental collaboration. The project is also an opportunity to move departments out of facilities that are well past their prime with significant repair costs which will increase with time. The Municipal Services Center program, if located at 828 Martin Luther King, Jr. Blvd, includes new space for:

1. The Police Department
2. The Fire Department Administration & Emergency Management
3. The Parks and Recreation Department
4. Some Technology Solutions Department space
5. Meeting space
6. Parking for the uses in the building

In response to the Council's discussion and questions, Town staff has gathered additional information on key topics, which we have included in this update. Hart & Hickman will provide an update to Council at the June 23rd Council Meeting on the Risk Assessment.

Summary of Additional Information:

| Item | Description |
|-----------------------------------|---|
| Risk Assessment | Hart & Hickman will conduct a risk analysis for site uses on the upland portion of the property. We expect this work to be completed over the summer. |
| Decision Making Timeline | Staff and Belmont Sayre created an outline of key decisions Council would need to make and when. |
| Site Scenarios and Cost Estimates | Belmont Sayre prepared two site scenarios and preliminary cost estimates. These scenarios will be updated to include use risks after the Risk Assessment is complete. |
| Summary of Site Analysis | Staff prepared a summary of site sampling, reports, and data conducted on the site since Coal Ash Combustion Products (CCPS) were discovered in 2013. |
| Third Party Financial Review | A Review of development scenarios will be completed over the summer. |

II. Public/Private Partnership

The Town solicited qualifications from development teams who could partner with the Town to pursue a beneficial redevelopment of the 828 site.

A public/private partnership with the successful RFQ respondent, Belmont Sayre, could allow for the development of mixed-use space and the MSC.

In broad terms, a redevelopment process would include these steps:

- The developer would enter into a brownfields agreement with the NC DEQ to redevelop the property.
- The Town would incur construction costs, but the developer would cover, in part, the permanent remedial measures for the site under an environmental management plan as a component of the brownfields agreement.
- This scenario would allow for tax base growth for the mixed use(s), a solution to the MSC siting, cleanup of the site, development along the BRT corridor, and trail oriented development.
- Temporary relocation of police operations would be needed during construction.
- For private development, as an incentive to repurpose impacted sites, property taxes would be reduced by approximately 50% on constructed improvements for five years after redevelopment occurs, under a special Brownfields Tax Exclusion

A replacement for Fire Station #4 and space for Orange County EMS at the Fire Station #4 site on Weaver Dairy Road would still be needed. These functions cannot be co-located at the Martin Luther King Jr. Blvd location because of the proximity to Fire Station #1. Fire Stations must be spread across Town to meet response times to different parts of Town.

If the MSC proceeds at this location, Town Staff would add these needs into the five-year budget strategy.

III. Guiding Principles

Town staff has identified some guiding principles, based on earlier Council input that could be used to guide the drafting of an Economic Development Agreement for redevelopment over the summer. Tonight, we are seeking Council feedback on these principles, which could be applied to one or more scenarios, described below.

- Explore best and highest use types and market feasibility for the site
- Incorporate sustainability into the MSC design to the greatest extent possible
- Safe redevelopment of site
- Use types informed by risk assessment
- Social costs of carbon

IV. Preliminary Redevelopment Scenarios

Scenario I

In addition to the Municipal Services Center, the developer could include up to 300 residential units on the site.

Residential clean up requirements are typically more stringent than those for commercial/retail and industrial use in order to protect new on site residents.

Scenario II

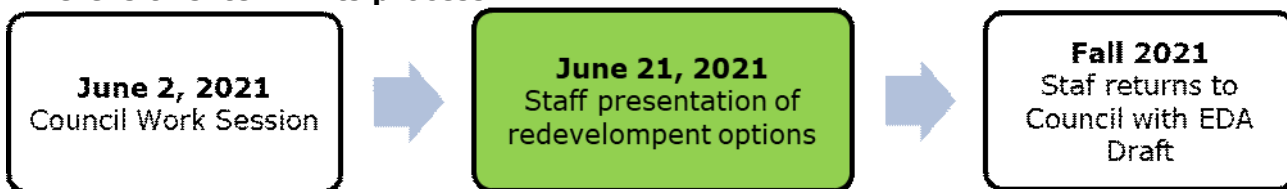
In addition to the Municipal Services Center, the developer could include a second office building of up to 60,000 SF.

Based on Council conversations to date and the results of the RFQ process, staff recommends a public/private partnership with Belmont Sayre to redevelop the property in a way that includes the MSC, mixed-use development, public amenities, and cleanup of the site. This could be achieved through an Economic Development Agreement (EDA).

Decision Points:

- Consider guiding principles for redevelopment
- Consider acceptable/preferred use types for co-location on site

Where is this item in its process?



Attachments:

- Site Analysis Summary

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Laura Selmer, Economic Development Specialist
Members of the Belmont Sayre Team

Item #: 5, File #: [21-0572], Version: 1**Meeting Date: 6/21/2021**

RECOMMENDATION: That the Council provide feedback on guiding principles; staff will work over the summer to explore redevelopment options and draft an Economic Development Agreement (EDA) to return to the Council for future discussion and decision in the fall.

138
828 MLK Property
Key Documents and Research

| Report Name/Type | Date | Performed By | Key Findings |
|---|-----------------|---------------------|--|
| <u>Remedial Investigation-Phase I</u> | July, 2013 | Falcon Engineering | Preliminary investigation after initial discovery of coal combustion products on site. Site reconnaissance, review of historical land use, research and consultation with available State and local environmental databases and officials, a review of available maps and other records, and limited sampling of sediment, surface water, and groundwater. |
| <u>Environmental Site Characterization</u> | March, 2014 | Falcon Engineering | The purpose of the investigation was to further delineate environmental conditions present at the site regarding the former use as borrow pit and subsequent fill site. |
| <u>Phase II Remedial Investigation Report</u> | August, 2017 | Hart & Hickman | The purpose of the Phase II RI is to further evaluate geologic and hydrogeologic conditions at the site and to collect additional data to better define the extent of impacts identified during previous assessment activities |
| <u>Property Appraisal</u> | January, 2018 | David Smith | The property was found to have \$0 valuation with current contamination. Without contamination, the parcel (land only) was estimated to be valued at \$4M. |
| <u>Remedial Alternatives Evaluation</u> | August, 2018 | Hart & Hickman | Evaluation of coal ash stabilization options. Option 1 – Full removal of the CCPs and restoration of the property. The estimated costs for this alternative are \$13.4MM to \$15.9MM Option 2 – Removal of the erosional CCP along the Bolin Creek Greenway trail, installation of an earth retention system along the embankment and restoration of the property. The estimated costs for this alternative are \$1.6MM to \$3.5MM, with the range largely dependent upon the type of earth retention system used. |
| <u>Preliminary Risk Evaluation for Interim Measures</u> | May, 2019 | Duncklee & Dunham | Evaluation of potential interim remedial measures to better control the risk profile of the site. The potential use of interim measures is designed to enable the Town to ensure protectiveness of the nearby community, including users of the adjacent Bolin Creek Greenway Trail. |
| <u>Results of Surficial Soil Samples from</u> | September, 2019 | Hart & Hickman | In response to stakeholder questions about the depth of earlier soil measurements, these |

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| <u>Drainage Pathways along Lower Portion of Property</u> | | | <p>samples were taken to better understand the make-up of the soil located closer to the surface (0-2 inches) within drainage pathways located on the lower portion of the property. The results of the 0-2 inch samples collected from the drainage pathways indicated the potential for higher concentrations of metals in samples from the erosional CCP areas (green areas on the map), but not in every case. This appears to be related to the thickness of erosional CCP in each area. In locations outside of the erosional CCPs, there does not appear to be a significant difference in concentrations between the 0-2 to 2-6 inch samples.</p> |
| <u>NC Brownfields Eligibility Determination</u> | October, 2019 | NC Department of Environmental Quality | <p>Site is determined eligible for the NC Brownfields program. Eligibility is provisional until an agreement is executed.</p> |
| <u>Environmental Justice Evaluation of Landfill Facilities</u> | October, 2019 | Duncklee & Dunham | <p>Staff requested an evaluation of landfill sites for coal ash disposal in consideration of environmental and social justice. Using the NCDEQ EJ Tool and Community Mapping System, Duncklee & Dunham reviewed demographic data on population, race, income, gender, and health in the vicinity of each landfill.</p> |
| <u>Environmental Management Plan</u> | October, 2019 | Hart & Hickman | <p>The purpose of an EMP is to help DEQ understand how the eligible party will remain in compliance with DEQ regulations as any changes occur at the site. The Town's EMP describes the activities that took place on the lower portion of the site associated with the interim remedial measures and trail construction.</p> |
| <u>Pre-Soil Disturbance Soil Characterization for Shallow Soils Containing Coal Combustion Products</u> | November, 2019 | Hart & Hickman | <p>The test results for The Resource Conservation and Recovery Act (RCRA) metals indicate that the soils located in areas G, H and I (green areas) on Hart & Hickman's Cover Evaluation Map are non-hazardous. This was required prior to disposal of any site materials by the receiving facility.</p> |
| <u>Pre-Soil Disturbance Soil Characterization for</u> | November, 2019 | Hart & Hickman | <p>The test results for RCRA metals indicate that these soils are non-hazardous.</p> |

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828 MLK Property
Key Documents and Research

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| Trail Construction Areas | | | |
| Post Data Gap Assessment Report | December, 2020 | Hart & Hickman | Additional data was requested to support the Human Health and Ecological Risk Assessment. Samples were collected and summarized. |
| Interim Remedial Measures Report | May, 2021 | Hart & Hickman | This report summarizes the steps that the Town has taken to remove and manage exposed coal combustion products along Bolin Creek Trail and portions of the embankment that separates the upper and lower areas of the Police Station property. Results of the cumulative risk calculations indicate soil in the vicinity of Bolin Creek Trail does not pose an unacceptable risk to trail users. |
| Human Health & Ecological Risk Assessment Report | May, 2021 | Synterra Corp. (Formerly Duncklee & Dunham) | This report summarizes the findings of a human health and ecological risk assessment for the property in accordance with Environmental Protection Agency (EPA) and North Carolina risk assessment guidance. Interim remedial measures have been effective in reducing risk to Greenway users to within acceptable EPA ranges. Based on the current site use and data, this risk assessment concludes the greenway trail is safe for use. If additional construction activities are needed in areas of concern, the current site worker training plan, which includes the use of PPE, should be continued. |
| Cost Considerations for Municipal Services Center | March, 2021 | Staff | This memo was presented to Council at the March 5 CCES meeting and provides a preliminary cost comparison between locating the MSC at 828 MLK and the Weaver Dairy sites. This meeting was recorded and can be viewed here . |
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