

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: April 26, 2022
PROJECT: N White Oak
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich
BOARD MEMBERS ABSENT: Stephan Hearn; Steve Bevington

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, April 26, 2022 and received a presentation from Lance Chernow (Davis Development). The project site is immediately north of Old Chapel Hill Rd and along the east side of N White Oak Dr., in the Durham County portion of the Town.

The project site is approximately 9 acres and proposes two multi-family buildings (180 units/bldg.) wrapped around central parking garages (410 spaces each). The property contains an intermittent stream and is subject to the Town's RCD and Jordan regulations. The Steep Slopes Plan exhibit shows no slopes greater than 15% and the site does not contain a regulatory floodplain.

Board members had the following comments:

Missing items and inconsistencies:

- Existing Conditions Plan – Soils and existing vegetation information are not shown. Stream needs to be labeled as an intermittent stream.
- Proposed Site Plan – Stream and stream buffers are not shown.
- The application states the RCD will remain undisturbed but the plan appears to show a bridge crossing and a sidewalk crossing in the RCD. The Statement of Compliance with Comprehensive Plan states minimal RCD disturbance. Please quantify all disturbance, including disturbance for allowable uses in the RCD/Jordan buffers.
- The application states 9.4 acres of land disturbance but the three properties making up the project site total 8.9 acres. Where is the additional half acre?

Comments:

- How does the north access road align with the future Danziger Dr. Ext.? If the Danziger Dr. extensions abuts this site, please incorporate this street and eliminate the north fire lane.
- Will the sanitary sewer outfall location involve disturbance of the RCD? The Board recommends no crossing through the RCD for the sanitary sewer.
- Is the proposed walking trail shown on both sides of the stream in the RCD/Jordan buffer? The Board recommends no trails parallel to the RCD.
- Based on the amount of proposed land disturbance, it appears that most of the existing tree cover will be removed. The Board recommends that more existing trees be retained.
- The parking total should only include the number of spaces provided on the project site and not in the Town's rights-of-way.

- Consider the use of permeable pavement for the access roads and trail to reduce the amount of impervious surfaces.
- The stream will need to be protected from material staging areas, equipment access, construction, and erosion. Consider moving the buildings further away from the RCD to enable the RCD to be better protected.
- Where is the planned solid waste location on site? Dumpsters and recycling areas should be sited located away from the RCD, streams, and interior drainage system. Also, balconies can be a concern with respect to trash disposal.
- Take measures to prevent surface runoff from conveying trash into the stream.
- Consider incorporating green infrastructure that takes advantage of possible infiltration opportunities. Has rainwater collection for reuse been considered? Rooftop stormwater controls?
- Where will the proposed stormwater control measures discharge? If into the buffer, it must be in a non-erosive and diffuse flow condition.
- Recommend the use of native plantings and less grass.
- Any power washing of the parking decks must collect the effluent and discharge to the sanitary sewer system.

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WHITE OAK DRIVE MULTIFAMILY
COMMUNITY DESIGN COMMISSION

April 26, 2022

The Community Design Commission conducted a Concept Plan review for the multifamily project at 11 N White Oak Drive at their meeting on April 26, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan

- All Commission members found that the project as proposed was too dense, overwhelmed the site, and was not acceptable for Chapel Hill and for the neighborhood.
- There are at least three projects being planned for this section of Chapel Hill. Town staff, particularly Urban Design and Economic Development, need to conduct a coordinated review of these projects proposed in this area before any one can move forward.
- There was significant concern around the scale and density of the buildings taking up most of the site, leaving little room for open space and buffers around the entire property. Any new proposal should have a more substantial perimeter buffer and increased open space.
- The Town has placed an increased emphasis on placemaking, yet the Commission found this project does not attempt to create a sense of place.
- In the event that the developer creates a sense of place, makes substantial improvements to the site plan, and reduces density and the number of units, the developer should split up buildings so their size is more compatible with surrounding neighborhoods and with the character of Old Durham-Chapel Hill Rd.
- White Oak is almost exclusively a single-family neighborhood. The development should have an appropriate transition to single-family homes that includes stepping down in height closer to Old Chapel Hill Rd.
- As currently conceived, the project does not relate to the neighborhood south of Old Chapel Hill Road. The developer should consider what this development can do to have positive impacts on nearby residents.
- Efforts should be made to retain existing trees and avoid clear-cutting the site.
- There was concern about the loss of the existing historical buildings on the site.

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- There was concern that grade change across the site, coupled with large building footprints, would lead to blank walls or other design issues at ground level.
- Overall, consider how to develop this site in a way that fits in better with the neighborhood. The proposal gives the appearance of an 'off the shelf product' that hasn't been adapted to suit the context.

HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
WHITE OAK DRIVE
APRIL 12, 2022

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

- Indicated that the affordable rents proposed are not considered affordable in this market.
- Encouraged applicant to reach a lower Area Median Income (AMI), ideally less than 60% AMI, even if this means providing fewer units that are designated as affordable.

No members of the public spoke on this project.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison