

10-24-2018 Town Council Meeting Responses

ITEM #8: Open the Public Hearing: Application for Zoning Atlas Amendment - Homestead Road Active Adult Housing, 2217 Homestead Road

ITEM #9: Open the Public Hearing: Application for Special Use Permit - Planned Development-Housing Homestead Road Active Adults Housing, 2217 Homestead Road

Council Question: The materials state that the applicant is receiving a 15% density bonus - equal to 4400 sq ft. - for contributing affordable housing. Can you provide an estimated financial value for that additional square footage? In other words, by increasing the sq footage, it increases the value of the property - can we estimate how much more the development will be worth?

Applicant Response: *The R-5 zoning allows for a building of 226,258 SF. Our project is proposing 232,000 SF or 5,742 SF over that limit. The R-5 zoning requested allows 15 units per acre, or a total of $(16.46 \times 15) = 246$ units. We are developing the site at 12 units per acre for 190 units. There is not a 15% density bonus being sought. In fact, the project is significantly below the allowable density. The project has approximately 12,000SF of indoor recreation area as part of the building's amenities. The 5,742 SF is part of the indoor recreation space and represents a cost to the project for amenity space as it is not revenue generating. That additional square footage represents 2.4% of the project.*

Council Question: Could you please confirm that affordable housing for rental cannot be mandated under the SUP but it can be part of a rezoning negotiation, over which Council has broad discretion?

Staff Response: *The Inclusionary Zoning Ordinance only mandates affordable housing for homeownership developments. The Town does not have the authority through the Inclusionary Zoning Ordinance to mandate affordable housing in rental projects. The provision of affordable rental housing can be part of an agreement between the Town and a developer seeking a rezoning or Special Use Permit. The applicant is proposing to voluntarily comply with the Inclusionary Zoning Ordinance as well as the Zoning affordable housing policy.*

Council Question: The applicant says that the rent will be affordable - what are the planned rental amounts?

Applicant Response: *Current rents for these units (the number the developer is using in his pro-forma) starts at approximately \$1300 per month. It is important to note that the rent is inclusive of transportation services, a grab and go breakfast every day, scheduled physical fitness services*

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and events, valet garbage pick-up at the unit, and other amenities particularly addressing the needs of this market. The previous developer of the site had indicated that about \$350 a month of the rental amount went to supporting services. This would indicate an actual rent starting at about \$950. It will be comparable and competitive with similar 55+ projects in the area.

Council Question: Is the applicant taking into account the feedback from the board about parking and impervious surface?

Staff Response: *Staff is working with the applicant following the board's recommendations.*

Council Question: Can we get in writing that UNC agrees that the town can install sidewalk across its property concomitant with construction of the 2217 project?

Staff Response: *Please see attached email response from UNC.*

Applicant Response: *UNC has agreed to let us accomplish work on their property with a temporary construction easement to construct the ten foot multi-use trail as indicated on the design documents from the Town for the improvement of Homestead Road.*

Additionally, in terms of trails, we have received permission from UNC to access the UNC North property from the rear of the site and tie into their trail system. They specifically did not grant access for a trail connection from our property to their entry that abuts Homestead Road. We suggested a trail connection at the location of the OWASA easement shown on our drawings and UNC denied that request.

Council Question: When is the town scheduled to complete that section of the sidewalk?

Staff Response: *Town is in final right-of-way acquisition and anticipates construction to begin in Summer 2019.*

Council Question: Concern has been expressed about activating the connection between the Courtyards and this project. Do we have any estimates indicating what the daily number of cars using such a connection would likely be or can we get any? Do we have any counts of what the current traffic in the Courtyard is? What is the current speed limit in the Courtyard and would it be the same for the new project?

Staff Response: *Estimated daily vehicular trips using the cross-access connection is 60 vehicles per day according to the traffic impact analysis prepared by HNTB Inc. The posted speed limit on streets in the Courtyards of Homestead neighborhood is 25 mph. We propose 25 mph posted speed limit on the streets in the Active Adult Housing Development. The Planning Commission recommended traffic calming devices on the connecting road.*

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Council Question: The Courtyards apparently has some stormwater issues. Is there a chance that the new project will exacerbate those problems?

Staff Response: *Detailed Engineering/Stormwater control plans have not been submitted yet for the Active Adults Housing project. However, the project will be required to comply with LUMO 5.4 – Stormwater Management. Section 5.4 requires developments to be designed such that the increases in flow volumes and flow rates, at each point it leaves the site, are minimized; the runoff volume leaving the site post-development shall remain at or below pre-development values for the 2-year, 24-hour storm event; the flow rate leaving the site post-development shall remain at or below pre-development values for the 1-year, 2-year, and 25-year 24-hour storm events.*

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Council Question: What is the applicant's response to each of the listed conditions for approval from the Housing Advisory Board, the Transportation and Connectivity Board, the Environmental Stewardship Board and the CDC?

Staff Response: *We have requested that the applicant provide this information.*

Council Question: Following up on the reference on p. 170 for the specific part of the Chapel Hill community, who is the Independent Senior Rental Housing project aimed at?

Staff Response: *We have requested that the applicant speak to this question during their presentation.*

Council Question: I am not familiar with the administrative burdens of determining eligible renters referenced in (C)(5) and (C)(6). Can these type of burdens be described?

Staff Response: *The applicant references the administrative burden of determining eligible renters as part of their justification for not providing affordable units on site as part of the proposed development. We will ask that they address this question during tonight's discussion. From our staff perspective, we believe that management and monitoring of onsite rental units is possible, particularly if the applicant were to partner with one of the established affordable housing providers with a proven track record of managing rental housing (ie - Empowerment, CASA, Community Home Trust).*

Additional Staff Follow-Up: *Please see the attached map showing existing and planned pedestrian-bicycle facilities along Homestead Road.*

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Council Question: Can we get a more detailed breakdown from the applicant regarding rents. At the HAB meeting, they stated that 1-bedroom rents would be \$1300-1700/mo. and 2-bedroom would be \$2400/mo, with ~\$300 considered for services. Even taking out that \$300, those rates are not "naturally affordable", as they are implying.

Staff Response: *We have asked the applicant to respond to this question during tonight's public hearing.*

Council Question: Can you please clarify the density bonus - our materials state: A density and square footage bonus based on the provision of an affordable housing payment in lieu is being pursued. The project is being proposed with a rezoning from the current R-2 to an R-5. The plan will exercise a 15% density bonus and 4400SF floor area bonus for multi-family dwellings with interior common elements.

Documents from the Planning Dept also state that the applicant is seeking a density bonus. Either they are or they aren't. A density bonus provides an overall increase in square footage - does it matter how it is used? The "indoor recreation area" is also a requirement, so that can't be subtracted from the benefit the applicant is receiving from the density bonus.

Staff Response: *The Inclusionary Zoning Ordinance offers development bonuses in exchange for affordable housing. A density bonus of 15 percent is permitted as well as a floor area bonus of 4,400 sq. ft. per unit. Based on the applicant's proposal, the Ordinance could provide an additional 2.25 units as density bonus and 123,200 of floor area for the project. For this application, the property is approximately 17.1 acres and 190 units equaling 11 units per acre. The proposed zoning (Residential-5-Conditional) allows up to 15 units per acre so the applicant does not propose to use the density bonus offered by the Inclusionary Zoning Ordinance. The allowable floor area for the site is 226,258 sq.ft and the proposed development is 232,000 sq. ft. of floor area therefore the applicant proposes to use a floor area bonus of 5,742 sq. ft.*



THE UNIVERSITY
of NORTH CAROLINA
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Memorandum

To: Richard Gurlitz, Gurlitz Architectural Group PA
Chris Roberts, Town of Chapel Hill Engineering & Infrastructure

From: Jill Coleman

Date: 1-31-18

Re: UNC-CH Comments on Project 16244 - Homestead Road 65% Plans dated 3/31/17

The comments below pertain to the impacts to property owned by The University of North Carolina at Chapel Hill, located at 2311 Homestead Road. Please advise as to the next steps, as I'm uncertain whether Richard's firm or the Town will respond to the comments below.

Property Office

- 1) The University has plans to demolish the home at 2311 Homestead Road so timing for construction of the sidewalk will need to be coordinated with the Property Office.
- 2) Our office will issue a Right-of-Entry, subject to certain conditions, to whichever entity constructs the sidewalk. At the appropriate time, we will also work with the Town to determine which entity will own and maintain the improvements and grant a permanent ROW, as appropriate. We have a call scheduled with Arron Frank with the TOCH to initially discuss this on Thursday morning.
- 3) Our office plans to get a letter of intent to grant a ROE out to Richard this week.

Environment Health & Safety Dept.

- 1) The project must follow UNC's erosion and sedimentation control (ESC) guidelines for small construction projects.
- 2) Question: Is this area included in the larger ESC Permit for the housing development, or will it be considered a separate project?

Energy Services

Landfill Gas Line:

- 1) The gas line shown running north-south at approximately station 24+75 is a landfill gas line owned by UNC-CH.
- 2) There should be no regulatory compliance concern with adding 2 to 2.5 feet of cover. (A minimum of 3' of cover must be maintained over the line.)
- 3) We need to know in advance if heavy equipment will be crossing the pipeline as part of the construction project.
- 4) The contact regarding the landfill gas line is Bill Lowery (Bill.lowery@energy.unc.edu)

Stormwater:

- 1) Structure 608 (an open pipe end) at Station 24+50 will capture approximately 2.3 acres of drainage area. The flows will be coming from the south and the west. We would prefer to see an “L” endwall (e.g. detail 838.05) instead of an open pipe end to capture flows so they do not continue eastward on UNC property and across the existing greenway.
- 2) The contact regarding UNC Stormwater is Sally Hoyt (sally.hoyt@energy.unc.edu)

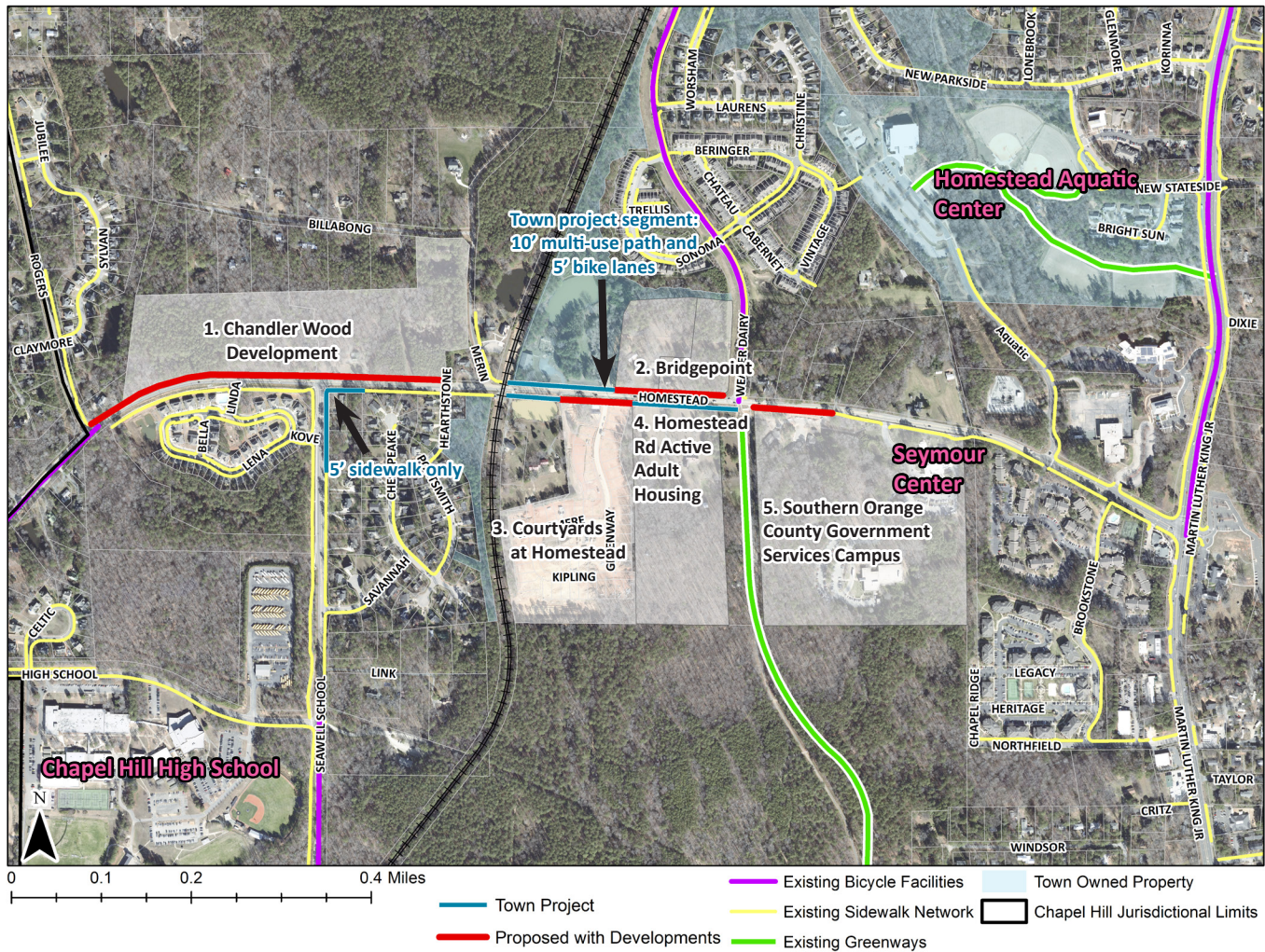
Facilities Planning & Design

- 1) We question whether the plans show all existing conditions, please verify that all existing above and below surface objects are identified on the drawings.
- 2) Please identify the laydown areas and the project limits for the area.
- 3) Please coordinate the schedule for construction with UNC to be sure that Energy Services, and Carolina North Forest needs for access into and through the area during construction are met.
- 4) UNC expects that that the project limits will be clearly delineated so that construction equipment will not go outside of the project area.
- 5) We understand that it has not yet been clarified whether The Town of Chapel Hill, or the project on Dr. Wood’s property will implement the project. Please advise the University as this decision is made.
- 6) Please provide updated plans for UNC review as the project moves forward.

Carolina North Forest

- 1) The survey picked up the large stones that Grounds used to line the driveway at 2311. With notification, Grounds will be responsible for removing those prior to work beginning on the project.
- 2) The greenway gate is not shown on the plans, please add this to the drawings, as both Grounds and Energy Services will need access to this gate during construction.

Homestead Road Project Map



Additional project details

Project	Bike/Ped Improvements along Homestead Rd	SUP Approval date	Infrastructure timeframe
1. Chandler Wood Development	5' sidewalk along property frontage and extended to Rogers Rd 5' bike lane	April 11, 2016	Construction estimate: 4/11/2018
2. Bridgepoint	10' multi-use path 4' bike lane	May 24, 2010	Construction estimate: 1/1/2018
3. Courtyards at Homestead	10' multi-use path	October 27, 2014	Estimated completion 10/27/2018
4. Homestead Rd Active Adult Housing	Payment in lieu for 10' multi use path and 5' bike lane	N/A	Application submitted
5. Southern Orange County Government Services Campus	10' multi-use path	June 23, 2014	Construction estimate: 6/23/2019
Town Streets & Sidewalks Bond Projects			
Project	Bike/Ped Improvements along Homestead Rd	Approval date	Infrastructure timeframe
Homestead Rd Sidewalk	10' multi-use path 5' bike lane	October 10, 2016	Construction estimate: Spring 2019
Seawell School Rd Sidewalk	5' sidewalk	October 10, 2016	Construction estimate: Spring 2019

