

May 30, 2024

Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Old Chapel Hill Rd Apartments Project Narrative

PROJECT NARRATIVE

BACKGROUND SUMMARY

- ZOM Living proposes a multifamily development located at 11 White Oak Drive within the Parkline East Village development. Throughout 2022, multiple properties and developers collaborated with Town staff to create a cohesive development framework for the area located in the southwest quadrant of the I-40 and US-15 intersection. Various properties have received zoning approvals in the surrounding area and ZOM's proposal fills in approximately 11.66 acres of the framework with a variety of housing supply including multifamily and townhome-style multifamily units. The project will contain between nine and twelve buildings and approximately 365 units.

NATURAL FEATURES OF THE SITE

- The site slopes from the northern and southern ends towards a central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations from past projects. ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide greenway crossings for increased pedestrian connectivity.
- The site is not within any flood hazard areas.
- The site is mostly wooded and ZOM plans to preserve trees in the most environmentally sensitive areas surrounding the stream.

ACCESS AND CIRCULATION

- Two access points are proposed off White Oak Drive: one access south of the stream and one access north of the stream to reduce stream and buffer disturbance and minimize grading on a challenging site.
- Surface parking will be provided to reduce overall costs and provide a more affordable product for residents.
- A future TIA will influence additional improvements required in the area.

ARRANGEMENT AND ORIENTATION OF THE BUILDINGS

- Buildings will be oriented to create an edge along Old Chapel Hill Road and White Oak Drive the maximum extent to provide a desirable streetscape. Special attention will also be given to the edge along the stream buffer central to the site. The Parkline East Village development framework will provide guidance to building locations while balancing it with necessary parking to make this a viable project.

NATURAL VEGETATION AND LANDSCAPING

- This project aims to provide a minimum of 30% tree canopy on the site. Tree canopy will be preserved in the environmentally sensitive areas around the stream, and additional canopy will be planted along the

streetscape, on the project perimeter, within courtyard areas, and within parking areas to minimize heat island affect.

IMPACT ON NEIGHBORING PROPERTIES

- No adverse impacts to adjacent properties are anticipated.
- The proposed plans will be consistent with general multifamily building form, height, and density on the adjacent Gateway and Chapel Hill Crossing developments.

EROSION, SEDIMENT AND STORMWATER CONTROL

- ZOM anticipates all storm water quality and detention requirements to be met with underground control measures. The project team will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards.

AFFORDABLE HOUSING PROPOSAL

- Ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units.

DESCRIPTION OF HOW THE PROPOSAL FOLLOWS THE COMPREHENSIVE PLAN. INCLUDING BUT NOT LIMITED TO:

- **Complete Community Strategy** – where to direct growth
 - The Parkline East Village framework was created with the Complete Communities strategy in mind as it was being developed. This site complies with both the Parkline framework and Complete Community strategy by providing growth and housing supply in an area that has strategically been planned out for such. Housing provided in this area helps to support other nonresidential uses being developed in the area, including a projected 1.25 million square feet in UNC Health Eastowne, located just across US-15.
- **Future Land Use Map** – appropriate uses and building height guidance
 - This property is located within the North 15-501 Corridor, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. This sub-area calls for multi-family residential and 4-6 stories in height, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.
- **Mapped transportation features** – Everywhere to Everywhere Greenways, Mobility and Connectivity Plan, Greenways Plan, and Connected Roads Plan
 - This project will comply with proposed roadway sections and greenway plans for the area. With other surrounding projects that have already received approval, this proposal will connect with greenways and extend them where appropriate. Creating a greenway network was a large part of the Parkline East Village framework, and ZOM intends to carry this plan out with the proposed project.

- **Climate Action and Response Plan** – contributing to climate actions
 - Contributing to the overall greenway network in the area will help to vehicle trips and will allow residents to rely on alternative forms of transportation for shorter trips. Additionally, all buildings will be designed with energy efficiency in mind. The project will aim to achieve NGBS Silver certification.
- **Applicable small-area plans**
 - This site falls within the Parkline East Village development framework and the project team will continue to refer to the guidelines as the design develops.