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RE: Hillmont Developer's Program

DEVELOPER'S PROGRAM

The Northwood Ravin team is excited to present the latest project for review by the Town of Chapel Hill, the Concept Plan for Hillmont. As with all NWR projects - Carraway Village, Carolina Square, Chapel Watch Village, Chapel Hill North, Cosgrove Hill – the goal is to design the best project for the specific site. The proposed development for Hillmont will follow the recommendations of the Highest and Best Use Analysis completed by the Noell Consulting Group and presented to Council in February 2021 for this site, and the goals the Chapel Hill Housing Needs Analysis 2020-2040 completed by Rod Stevens and presented to Council in September 2021.

The proposed site is approximately 36 acres located in southeast Chapel Hill with Durham County PINs 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6093, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025, 9798-04-92-4361, and 9798-04-92-4161. The development will consist of residential villages with different rental product options ranging from garden style flats to multi-story townhomes. To help meet the specific needs outlined in both the Highest and Best Use Analysis, and the Chapel Hill Housing Needs Analysis, the project has been intentionally designed to be lower density and lower cost than many of the recent new projects in Town. Many of the new projects require structured parking garages and taller/denser buildings that also require higher rents. The proposed project includes 375 garden style apartments, and 75 rental townhomes. Garden style apartments are planned along the northern and central areas of the site and rental townhomes serve as a transition to Barbee Chapel Road. The site will have three points of access to allow for easy circulation; there will be two entrances from Stancell Drive and one entrance from Barbee Chapel Road. The site was designed to allow for continuous circulation with curves in the internal street network to slow traffic while avoiding dead ends to the maximum extent practicable. Traffic impacts will be further evaluated with a TIA before a CZP submittal, and appropriate measures will be taken to mitigate any negative impacts in the area.

The proposed development has been designed conscious of environmentally sensitive areas and surrounding land uses. In the heart of the project, a very large green/open space with active recreation areas are planned to provide exceptional outdoor and recreational opportunities. Portions of the property will be preserved in a natural state, soft surface trails will be added to allow residents to fully enjoy the surrounding forested area. Streams are located on the northern portion of the development, the project plans to restore and enhance the existing stream onsite, which will both improve the health of the stream and improve aesthetics of the neighborhood. Otherwise the area

will remain largely undisturbed except where road and pedestrian crossing is necessary. Perimeter buffers will be planted in accordance with the Land Use Management Ordinance and Chapel Hill Design Manual to provide appropriate transitions between new development and neighboring residential and commercial development. In addition to protected areas and buffers, landscaping throughout the project will be thoughtfully designed to create appealing and aesthetic spaces for residents and visitors.

Buildings are designed and oriented to create central courtyard and gathering areas throughout the site. The main amenity areas will be located in and around the two main apartment buildings creating the social hub of the project.

The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include a reinforced concrete pipe drainage network which collects overland sheet flow & shallow concentrated flow. Overland sheet flow will be utilized where possible prior to entering the sewer network, thereby taking advantage of any infiltrative properties of the soil. Surface stormwater control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention. It's anticipated that site runoff will match existing drainage patterns and discharge to the SW & NE streams after treatment.

Sincerely,

MCADAMS