

# **BARBEE CHAPEL APARTMENTS – Conditional Zoning Permit**

**Barbee Chapel Rd  
Chapel Hill, NC (Durham County)**

## **AFFORDABLE HOUSING PROPOSAL**

The developer is proposing that a total of 10% of the apartments be rented at rates considered affordable to households at the 65% AMI and 80% AMI levels. The affordable units would be located throughout the project, rather than concentrated in a single building or location. The developer looks forward to working with affordable housing advocates, town staff and town council to create the appropriate mix of units (efficiency, 1 BR, 2 BR and 3 BR) and the proportion of affordability levels (65% AMI and 80% AMI). The specifics will comprise an Affordable Housing Plan that will be part of the final project approval.

## **DEVELOPER'S PROGRAM**

Toll Brothers Apartment Living is excited to present a Rezoning Application for approximately 11 acres located along the east side of Barbee Chapel Road near the intersection with Stancell Rd and NC Hwy 54. The site is south of the existing Valero gas station and Clean Wheels Car Wash and currently is bisected by a private road, Pearl Lane. The current use of the assemblage is single-family dwellings on the former Pearl Sparrow Farm, built when the location was on the outer edge of Chapel Hill and long before the construction of Meadowmont Village, The Courtyard by Marriott hotel, the William and Ida Friday Center for Continuing Education and the associated UNC Park & Ride lots that are used by university and hospital staff, all of which are within a 10-minute (0.4 miles or 2,112 feet) walk of this site. The proposed development reflects the changing character of this area of Chapel Hill and the need for market-rate and affordable housing. Additionally, by building garden style apartments with limited structured parking, the developer is able to provide more moderately-priced apartments than would be possible with other development types.

The development team aspires to prioritize the town's goals for Connectivity, Placemaking and Sustainability rather than replicate the car-centric development more commonly seen in our region and throughout the country.

**CONNECTIVITY:** Significant effort is made to prioritize pedestrian and bicycle movement within the project and to create connections to the nearby transit corridor. Indeed, this location is a five-minute walk to regional bus lines (GoTriangle) on NC-54 that serve both the university and employers in Durham County (notably Southpoint and RTP) and a 10-minute walk along public sidewalks to the town's high-frequency bus service to UNC at the Friday Center. Unless otherwise prohibited, residents likely will use existing private sidewalks along Finley Forest Drive to reach buses at the Friday Center in five minutes or less. Combined, the two bus systems provide bus service to the UNC Campus and UNC Hospital at less-than-five-minute intervals during peak travel times, as well as bus service on nights and weekends, a rarity in this region.

The developer proposes a multi-modal greenway along Barbee Chapel Road along the full length of its property line, extending the multi-modal network for residents in nearby apartments (The Morgan) and condominium (Finley Forest) communities. This multimodal path, if continued on the Hillmont property

to the south, will provide area pedestrians and cyclists off-road connectivity to The Farm, UNC's recreational area at the south and to goods and services at Meadowmont Village to the north, East 54 to the west and Falconbridge to the east. Additionally, this plan proposes direct connections to adjacent parcels to increase connectivity and help reduce bottlenecks and congestion that are associated with disconnected sites. 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.

**PLACEMAKING:** The proposed site plan creates a rectilinear street grid that can be connected to and replicated by future development on adjacent properties, allowing the proposed development and future adjacent developments to be experienced as one "place" rather than individual projects. The development provides a large formal green and smaller formal and informal parks as central features for the future community, allowing for formal programming such as community cook-outs and outdoor movies and informal gatherings or quiet time outdoors. A playground and dog park are included as on-site amenities.

**SUSTAINABILITY:** 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 both conventional and green stormwater strategies and devices. The conventional infrastructure will be comprised of a reinforced 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. Underground 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, discharging to the NE stream or Barbee Chapel r/w after treatment. In addition, the developer commits to using vegetated swales along Barbee Chapel Road and pervious pavers and rain gardens within the site as part of its stormwater management technologies.