

September 30, 2024

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

**RE: Hillmont Site Design Standards**

## **SITE DESIGN STANDARDS**

### **GENERAL**

The proposed site is approximately 36 acres located in southeast Chapel Hill with Durham County PINs 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6083, 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 including garden-style flats, multi-story townhomes, and single-family residences. The design shall address Chapel Hill's Complete Community Framework and embody the key objectives articulated in the Chapel Hill 2020 Comprehensive Plan:

1. A Place for Everyone – creating a welcoming community and providing a range of housing types
2. Community Prosperity and Engagement – promoting a safe, vibrant, and connected community
3. Getting Around – walkable, bikeable communities, connections to greenways, and reduced auto dependency
4. Good Places, New Spaces – creation of abundant and high-quality open spaces
5. Nurturing our Community – environmental stewardship and sustainable design
6. Town and Gown Collaboration – providing housing for Town, University, and Healthcare System employees that encourages them to reside in the community.

### **SITE DESIGN**

**Vehicular Connections:** The development will have two main points of access from Barbee Chapel Road and Stancell Drive. These two access points are the start of two main drives (Drive Aisle A and Drive Aisle B) that provide circulation through the site and allow access to the multifamily buildings and open space areas. Additionally, there are two vehicular connections to Barbee Chapel Apartments (ZCP-23-37) – one in Block E and one in Block C.

**Pedestrian Connections:** Sidewalks will be provided throughout the development and specifically along Drive Aisles A and B through the development connecting Barbee Chapel Road to Stancell Drive as shown on Sheet C2.00. Additionally, sidewalks will be provided along at least one side of every building. Sidewalks will also connect to Barbee Chapel Apartment sidewalks in two locations. Ten-foot-wide multi-use paths will be provided along Barbee Chapel Road and Stancell Drive to connect to the overall greenway system of Chapel Hill. The multi-use path on Stancell Drive will connect to an eight-foot-wide multi-use path along Drive Aisle A through the development to

connect to trails dispersed throughout open space in Block D. All other sidewalks will be a minimum of five feet wide.

**Building Placement:** The main amenity areas will be located in Buildings 3 and 4, which are centrally located in the site and will serve as the social hub of the project. An additional clubhouse and recreation area is also proposed in Block B. Buildings are placed along Stancell Drive to provide street frontage and work with the grade to provide tuck under parking and reduce impervious. In Blocks B and C, buildings are placed fronting Drive Aisle B to provide a more activated street front, with garage parking in the rear and no surface parking located between the building and street.

**Frontage Standards and Streetscape Design:** Provided the context of this neighborhood and limited existing street frontage, primary buildings will be oriented internally along the Drive Aisles A and B through the site. Generally, the design will seek to locate buildings along these frontages and limit parking between the street and building face. In Blocks B and C, multifamily buildings shall be placed along Drive Aisle B within 25 feet of back of curb. Parking in Blocks A, B and C shall generally be placed to the rear, side, or underneath the building, with a limited number of parallel spaces to enhance the streetscape experience where buildings front Drive Aisle A or B and sidewalks. Throughout the project, parking is minimized and dispersed to create attractive streetscapes and frontages. While the internal drives are not public streets, they will be designed to have a neighborhood street feel. See Sheet C2.00 as a reference to parking and building locations and Sheet L5.00 as a reference to streetscape plantings.

**Site Design:** The proposed development has been designed conscious of environmentally sensitive areas and surrounding land uses. In addition to the community gathering areas provided in Block E of this project, a large green/open space with active recreation areas is planned to provide exceptional outdoor and recreational opportunities in Block D, and an additional amenity with a lap pool, outdoor fitness, and clubhouse is proposed in Block B. Overall, there will be five designated recreation spaces throughout the development to serve the residents. Portions of the property will be kept in a natural state and soft surface trails will be added to allow residents to fully enjoy the surrounding natural area. The stream located on the northern portion of the development will be protected and remain largely undisturbed except for where restoration is necessary and where road and pedestrian crossing is necessary. Overall, the site design balances providing density, preserving environmental areas, and providing meaningful, large open spaces for the community.

**Building Articulation:** The Hillmont community will be built in compliance with the Town of Chapel Hill's guidelines. The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. Apartment buildings have been designed to create courtyards and amenity spaces for the residents. Parking will be a combination of surface, internal and tuck-under parking. The larger multi-family buildings, townhomes and single-family apartments will have a similar palette in materiality and design to connect the development and promote a more holistic approach. Each building type will have outdoor spaces that communicate with the surrounding landscape and provide a comfortable outdoor environment. Hillmont will provide several diverse housing options that connect to the local area and enhance the lifestyle of the community.

Sincerely,  
**MCADAMS**