



2510 Meridian Parkway, Suite 100
Durham, NC 27713 | 919-682-0368
www.thomasandhutton.com

November 6, 2023

Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

RE: CONDITIONAL ZONING PERMIT MODIFICATION APPLICATION
Homestead Gardens, 2200 Homestead Road
Town Project File 20-081

On behalf of the developer Self Help Ventures Fund and the owner, Town of Chapel Hill, attached is the submittal for Limited Review for a Conditional Zoning Permit modification. The R-SS-CZD approval was originally received for this project on May 19, 2021.

During the original Conditional Zoning approval process, there were conditions put on the approval which can no longer be met due to scope changes related to unforeseen construction cost increases. Most of the scope and plan changes align with requirements and limits to recorded stipulations. But reduction of the overall number of units which will be built is a change in density that requires a Conditional Zoning Modification to be approved by Council. The original approval included a unit count of up to 126 dwelling units in a maximum floor area of 181,575 sf. The current proposal includes 89 units in a maximum of 130,385 sf. Up to 8 of those units are being considered for design as a main unit with an ADU. These would be the end units of the townhome clusters and would bring the unit count to 97 if all potential units were created with an ADU. Parking has been proportionally reduced to 127 spaces - LUMO standards call for a minimum of 126 parking spaces and a maximum of 160 spaces. Although we are able to fit the required parking on site, during the CZ Modification process we would also request approval for a reduction of on-site parking to allow ZCP approval with minimum of 85% of the LUMO required spaces.

The applicant is requesting a modification to approve a range of 65-103 dwelling units, and to allow for up to 15% reduction of minimum parking spaces as defined in the LUMO. The partners involved in the construction and maintenance of the project include CASA, Community Home Trust, and Habitat. They operate multiple other properties in Chapel Hill/Carrboro and know from experience that the parking demand will be less here than in an

entirely market rate project. CASA has requested three larger parking spaces for vans (shown on the plans) as they have a program that provides transportation for their residents.

The applicant is asking for a limited review and approval of the project to allow for a reduced number of units on site as well as a reduction in total building square footage and a reduction in required parking. Additionally the applicant is requesting a revision to the amount of disturbance in the RCD zones. Though the total RCD disturbance will be reduced from the original approval, the amount of disturbance within the managed use zone has increased. This request for limited review was submitted in a petition to Council was presented to Council on January 25, 2023.

Otherwise the project is the same – total RCD disturbance and impervious will fall below approved limits, tree coverage will be provided above approved minimums, buffers will be planted per the original CZD approval, recreation space will be provided per the LUMO, vehicular access will remain unchanged, and other approved conditions will be met. The requested modifications will not affect traffic improvements proposed, or the traffic analysis report and memo already completed and submitted to the Town.

Sincerely,
Thomas & Hutton
Wendi Ramsden RLA



cc. Aspen Romeyn, Graham Smokoski – Self Help Real Estate Team
Emily Holt – Owner Project Manager, Town of Chapel Hill
Jared Martinson – MHA Works

HOMESTEAD GARDENS

Conditional Zoning Modification Application

17 October 2023

Climate Action Plan

The Town of Chapel Hill adopted a resolution on 14 June 2023 outlining expectations for energy efficiency and energy management in new development projects. The narrative below indicated how the Homestead Gardens project intends to incorporate these elements in the project. This plan replaces the Energy Management Plan that was part of the Conditional Zoning approved for this project in May 2021.

The CZ Modification request was granted for “limited scope review” which included the change in residential density on the site, and did not extend to the provision of additional energy efficient elements. While the applicant and developer need to be constrained by budgetary elements associated with a 100% affordable community, they will work with the Town to expand efforts for energy efficiency and other elements of sustainability where financially feasible.

Part 1: Energy Efficient Building Design

The developer proposes buildings to provide for 20% more energy efficiency than ASHRAE 90.1 2013. During final plan stage and building permit stage, the developer will investigate options for increasing energy efficiency beyond the 20% level.

Specific Commitments:

- The developer intends to use all electric appliances (no gas appliances)
- Appliances will be Energy Star
- HVAC systems will be high SEER energy efficient air source heat pump systems
- Developer will utilize high-efficiency domestic hot water systems
- One apartment building will be solar ready
- Apartment buildings envelope design will have high insulation values at wall, ceilings, and floors, and will use Energy Star rated windows.
- Construction of residential buildings will use sustainable materials
- Interior lighting will be LED
- Exterior lighting will be LED with 3000K color, and exterior lighting will utilize cut-off fixtures
- Vegetation will be used to lower energy consumption and reduce the heat island effect.

Part 2: Electric Vehicle Infrastructure

The project proposes to provide EV capable parking spaces and also to provide charging stations within the development. The project proposes to follow the Town's policy specific to EV charging station count in place at the time of the original CZ approval and will review opportunities to provide 3% of parking spaces covered by EV stations with conduit laid to reach an additional 20% of total parking spaces.

The project will include 65-103 residential units with approximately 107 parking spaces. There will be for sale units as well as rental units in the project, but all parking is expected to be shared. The developer will provide EV Charging Stations at level 2 capacity (at least 6.6 kW of power) for a minimum of 4 parking spaces. These spaces will be in two separate locations. A minimum of 25% of the parking spaces will be EV Capable.

Prior to issuance of a Zoning Compliance Permit, an EV charging station management plan shall be reviewed and approved by Town staff. This plan will indicate who (e.g., Homeowners Association and/or property manager) is responsible for managing the long-term installation, maintenance, and replacement of the EV charging station equipment for the project.

Part 3: Climate Actions

Buildings & Energy

- i. The multifamily buildings will achieve energy efficient building design standards for applicable development type(s)
- ii. All buildings on site will include all-electric building and site design
- iii. All-electric appliances (no fossil fuel appliances)
- iv. One multi-family building will be solar ready
- v. LED lighting will be used for interior and exterior lighting
- vi. Energy Star rated appliances and equipment will be used
- vii. All bedrooms will contain operable windows allowing natural ventilation and light to interior environments
- viii. Each vertical housing developer will review the potential of meeting the requirements of the SystemVision program provided under the North Carolina Housing Finance Agency. SystemVision provides improved health, safety, durability, comfort and energy efficiency of affordable homes in North Carolina. The program is based on finding practical solutions to aid affordable housing market players in the design, construction and certification of energy-efficient affordable homes

Transportation & Land Use

- i. EV charging station infrastructure will be provided within the project as stated in Part 2.
- ii. The project will provide an *EV Charging Station Management Plan* for initial and future infrastructure buildout.
- iii. The project is served by Chapel Hill Transit (bus stop on Homestead Road frontage). There will be multiple connection points in the project to allow access to the sidewalk on the Homestead frontage and to the bus stop.
- iv. The project supports Town planned bicycle/pedestrian infrastructure with construction of 1700 LF of greenway trail along the western property line. The on-site greenway trail will connect to the DOT multimodal trail along Homestead (currently under construction) to provide increased bicycle and pedestrian connectivity beyond the boundaries of the project site. Within the site, the trail will provide access to the basketball court and to the community garden and it will be part of a larger greenway trail system which will extend north in the future. The project proposes a network of interconnected sidewalks and a nature surface trail system that will connect to neighboring properties so that neighbors may continue to utilize the site for active recreations and for access to the greenway extension and Town greenway system.
- v. The project provides onsite bicycle parking to Town standards.
- vi. The project supports environmental equity through access to greenways on site and community open space, community garden space, and a playground.

Water, Wastewater & Nature Resources

- i. The project exceeds Town standards for tree canopy coverage and adds shading through planted landscape buffers, street trees, and parking area tree installation.
- ii. The project protects a large extent of the existing natural habitat corridor along the stream.
- iii. The majority of new plantings in the project are native and drought-tolerant landscape plantings.
- iv. There is no permanent irrigation proposed in this project. Short term temporary watering such as hoses and gator bags may be necessary to establish plants.

Resiliency

- i. Project stormwater mitigation treatment will meet 25-year storm event design standard for stormwater management to address increased risk of nuisance flooding.
- ii. Exceeds green infrastructure elements (tree coverage) beyond Town standards to reduce heat island effect

- iii. The project will include concrete sidewalks and trails (high reflectivity index), and new plantings to reduce heat island effect
- iv. One multi-family building will be designed to be solar ready.
- v. The project will include shaded outdoor structures, walkways and sitting areas to address extreme heat. Where possible, canopy trees will be planted on the north and west sides of walkways to provide shade. Seating areas will be located near open air shade structures and canopy trees.

Specific to the Resolution adopted 2023-06-14 to Modernize and Align Goals for Energy Performance in Conditional Rezoning Applications with the Town’s Climate Action and Response Plan

Note that the current project scope includes 65-103 dwelling units with approx. 107 parking spaces. Parking may vary depending on approval of reduced parking modification and total number of units built.

ELEMENT	APPROVED CZ CONDITION	PROPOSED CZ MOD
ASHRAE Energy Standard New buildings institute 40% stretch Energy Standard of the equivalent percentage better than the latest adopted version of ASHRAE 90.1 in the NC Building Code.	20% more energy efficient	No change
<p>EV Parking</p> <ul style="list-style-type: none"> - 1 EV Ready space - 1 EV Capable space per unit 	<p>3% of total parking (6 spaces) 20% of total parking (35 sp)</p>	<p>3% total parking (4 spaces) 20% total parking (22 spaces)</p>
<p>Buildings and energy</p> <ul style="list-style-type: none"> - All electric buildings - Solar ready buildings - Sustainable building materials - Interior LED lighting - Exterior LED lighting with 3000 Kelvin or lower color - International Dark-Sky approved exterior lighting - WaterSense rated fixtures and equipment only - Energy Star rated appliance and equipment only - Green building materials 	<p>No specific requirements called out in the approval stipulations</p>	<ul style="list-style-type: none"> -buildings will be electric -1 apartment building will be solar ready -sustainable building materials -interior LED lighting -exterior LED lighting with 3000 K color -exterior lighting will be cut-off fixtures -Energy Star appliances

<p>Transportation and land use</p> <ul style="list-style-type: none"> - Sustainable transportation choices - Sustainable transportation infrastructure - Environmental equity through access to greenways and parks 	<ul style="list-style-type: none"> - Bike racks required - Bus stop improvements required - Greenway installation required 	<ul style="list-style-type: none"> -Public transit, sidewalks, and bike trails are all incorporated into the project - Bus stop improvements will be made - Bike parking facilities will be provided - Access to greenways and recreation space on site, and bike/walk connections to public park
<p>Water, wastewater, natural resources</p> <ul style="list-style-type: none"> - Tree canopy coverage - Natural resource conservations - Native and drought-tolerant landscape plantings only - No permanent irrigation, or use of only non-potable irrigation - On-site recycling, composting, and/or collection services 	<ul style="list-style-type: none"> - Min 35% tree coverage - Limited intrusion into RCD zones - No restrictions on native plants, drought tolerant plants, or irrigation - On-site trash and recycling collection facilities 	<ul style="list-style-type: none"> - Min 35% tree coverage - Reduced intrusion into RCD zones - Over 75% of plant material will be native - No permanent irrigation is proposed - On-site recycling and trash collection will be provided
<p>Resiliency</p> <ul style="list-style-type: none"> - Storm event design / stormwater management system - Green infrastructure - Vegetative or light-colored roof materials - Light-colored impervious surface - Invasive species removal - microgrids 	<ul style="list-style-type: none"> - Stormwater mitigation to meet State code - Invasive species removal from landscape buffers - No requirement for additional bioswales or constructed wetlands - No restrictions on roof or hardscape color 	<ul style="list-style-type: none"> - Stormwater mitigation to meet State code - Invasive species removal from landscape buffers