

STATEMENT OF JUSTIFICATION AND COMPLIANCE WITH THE COMPREHENSIVE PLAN

Revised August 26, 2022

Compliance with the Comprehensive Plan

The sections of the 2020 Comprehensive Plan that are particularly applicable to this project focus on the need in the community to provide a variety of housing types- Big Idea number 4. We believe that providing both the units for affordable housing as a component of this development, as well as the development as-a-whole providing a townhouse community, meets the expectations and accomplishes the goals of the 2020 Comprehensive Plan as well as the Future Land Use Map for 2050. This project responds to the Themes and Goals in Chapter 3 of the Comprehensive Plan as follows:

THEMES

1. *A Place for Everyone* -

The need for affordable housing is clear in the first theme. This project provides for both mid- range housing in the townhomes as well as the affordable housing indicated in the LUMO. The townhome development is in concert with the Future Land Use Map and provides an alternate housing type to the predominant single family detached home or rental apartment in Chapel Hill. It is also anticipated that these townhomes will be a bridge in cost between single family and apartments. A mid-range.

2. *Community Prosperity and Engagement*

A key element in prosperity and engagement, the second theme, is “sustaining healthy neighborhoods”. This project provides new housing in a locus of existing R-5 neighborhoods, expanding the same fabric of that neighborhood. We anticipate that this neighborhood will be very cohesive and have the amenities of the University property as parkland adjacent. Community and gathering spaces are provided on-site as part of the recreation element that should contribute to a “healthy” neighborhood character.

3. *Getting Around*

Key in the Getting Around theme is linking neighborhoods to thriving greenways, sidewalks, bicycle amenities and other options. The proximity of this project to the existing Carolina North Forest greenway & trails, and the anticipated payment in lieu providing support for the continued operation of the nearby Homestead Park and the Carolina North Forest’s greenway and bicycle friendly neighboring property indicates the contribution this project will make to keeping Chapel Hill greenway and park facilities thriving. Additionally, this project will construct several hundred feet of multi-use trail along Homestead Road.

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4. *Good Places New Spaces*

This theme talks about “balancing respect for the old with the prospect of the new”. This development as a continuation of the existing density and housing type of its neighbors, respects its neighborhood, but will provide an updated and newer version of this housing type.

5. *Nurturing Our Community*

Environmental Sustainability and aspects of people’s interaction with the natural habitat from parks and open spaces are the focus of this theme. With the existing wooded areas of UNC surrounding it to remain, there is great opportunity for the residents to interact with the immediate natural habitat. The proximity of Homestead Park, The Senior Center Southern Human Services Center and the Carolina North Forest, greenway and trails abutting the property, virtually insures that the residents will have the ability to take advantage of the Town and County park facilities. The saved natural treed areas within the site further enhance the interaction with the natural habitat.

6. *Town and Gown Collaboration*

While there is no direct linkage between this project and the University, there is every likelihood that a significant number of the residents will in some way be associated with UNC. Providing housing for primarily UNC employees will be a major impact of this project on the Town and Gown relationship. It is not anticipated nor is it a goal of the developers that this project will provide student housing.

GOALS

PFE.1 – Family Friendly, accessible exterior and interior places throughout the town for a variety of active uses.

This townhome project of primarily three bedroom for-sale properties is certainly aimed at being family friendly. The site is additionally accessible both in terms of being ADA compliant as well as providing comfortable and inviting outdoor common areas and gathering spaces.

PFE.2 – A creative place to live, work, and play because of Chapel Hill’s arts and culture.

The site is located within walking proximity to Homestead Park, Chapel Hill North trails, the Southern Orange Senior Center and the Chapel Hill Aquatics Center. All of which offer opportunities to engage in some of Chapel Hill’s cultural and recreational activities.

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PFE.3 – A range of housing options for current and future residents.

Homestead Road townhomes is providing a mid-range housing type that is currently under-represented in the Chapel Hill market. It expands the range of options for current and future residents.

PFE.4 – A welcoming and friendly community that provides all people with access to opportunities

Of the 108 townhomes in the community, 16 will be reserved as affordable housing to serve Chapel Hill residents at 65% and 80% of AMI creating home ownership opportunity for a wider range of Chapel Hill residents.

PFE.5 – A community of high civic engagement and participation.

As a housing community, the Homeowners Association created by this development, will provide a vehicle for the members of the community to voice their opinions and engage in civic activities.

FLUM Compliance

The 2050 Future Land Use Map, (FLUM) South MLK Boulevard Focus Area indicates that this site has a primary use as multi-family, as Sub Area A, with townhomes as the recommended housing type. Page 44 of the December 2020 FLUM charts sub area A for Character Types and Height in 2050: South MLK Boulevard.

In recent conversations with Brian Peterson in the Town Manager's office, the preference for providing housing in Chapel Hill that addresses the "Missing Middle" has been addressed. Chapel Hill has a substantial inventory of single family homes. It also has recently developed a significant inventory of Apartments. Townhomes represent a form of "missing middle" housing types. Although there are certainly other townhome communities in Chapel Hill, they are under-represented overall. This project will help address that shortage. We also believe that the term "missing middle" applies to both the cost aspect of the homes as well as the building type.

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Climate Action and Response Plan

This project will work with the Town's stated goals of affecting climate change by providing full electric services to the new homes. Within the framework of the current construction the following are provided:

Watersense Faucets and Fixtures – 1.5 gpm or 30% reduction from standard fixtures
Tankless water heaters – 8% -14% more energy efficient than standard
Energy Star Dishwashers – 12% more energy efficient and 30% more water efficient
Toilets – 1.28gpf – 20% less water than current federal standard
EV outlet in garage – Available
Rough in for optional solar panels included
Whole House LED lighting standard
Whole House energy management system included
Low E glazing standard
Techshield Radiant Barrier Roof Sheathing included
LOW VOC Paints standard
Programmable W—Fi thermostats standard
Merv 13 Air Filters
Duke Energy Hero Plan

Central West Small Area Plan

The major elements of the Central West Small Area Plan are focused on predominantly community and municipal actions that will lead to the development of successful town infrastructure. A few of the Principles, however, do pertain to the townhome development on Homestead Road.

Principle 3 – Create Social Connections: B; Include a variety of public spaces for all ages at a variety of scales with trees/vegetation, shade and places for sitting, and D; provide pedestrian and bicycle connections that encourage interpersonal connections to public gathering places throughout the area.

Principle 4 – Improve Physical Connections: The townhome project satisfies Objectives B, C, E and G providing linking pathways, bicycle connectivity, street and trails.

Principle 6 – Enhance the Pedestrian/Bicycle experience. The 10 foot wide multi-use trail that this project constructs along Homestead Road will be a link in developing this principle.

Principle 9 – A Diverse Population. The 16 affordable units in this development will contribute to providing opportunity for a more diverse economic population.

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Principle 10 – Respect Existing Neighborhoods – This project is working with the neighboring communities to both connection at the emergency vehicle and pedestrian level and provide privacy in the proximity of housing.

Principle 11: - Employ Environmentally Sound Practices - Most applicable components of this Principle are being employed in this project. It is capturing site run-off, maintaining tree cover, promoting green building and construction standards, burying utility and power lines, utilizing native and non-invasive plant species.

Principle 12 – Feature, Repair, and Enhance Natural Resources – This project provides open space amenities, best management practices for stormwater, and preserves natural features.

Mobility and Connectivity Plan Chapel Hill Bike Plan

The Mobility and Connectivity Plan as well as the Chapel Hill Bike Plan primarily address improvements made in the public right of way. The contribution to this plan that this townhome project includes is the ten foot multi-use pathway along Homestead Road. This feature provides a wide surface to accommodate both pedestrian as well as bicycle traffic and provides a missing link between the portion completed in front of the Courtyards development, and the continuation of the trail on the eastern portion of the site. Bike parking facilities on site adjacent to guest parking and the recreation and gathering facilities, should encourage bike use within the neighborhood.