

January 25, 2022

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

RE: Hillmont Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Northwood Ravin is proposing a multi-family and townhome development on Barbee Chapel Road and Stancell Drive in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. Sub Area A calls for multi-family residential, shops & offices, and commercial as primary land uses and townhouses, parks, and institutional land uses as secondary uses, which this proposal fulfills. This property was previously envisioned as a mixed-use center containing both residential, office and commercial uses, however the limited access and current traffic dynamics on NC-54 as highlighted in the 2021 Highest and Best Use Analysis completed by Noell Consultants for this site, shows significant challenges with this. A combination of limited turn movements, very low traffic counts on Stancell Drive, and the site's mid-block location and visibility challenges, make this site undesirable and not feasible for office and/or commercial development. Providing a multi-family residential project with both garden style and townhome designs with a less dense, surface-parked, "village" layout better suits this location and will contribute to the mix of housing options and land uses in the area overall. Both garden style apartments and rental townhomes will provide a more affordable option for an underserved moderate income/workforce and starter family audiences in Chapel Hill. This is supported by the 2021 Highest and Best Use Analysis, which found that Chapel Hill has an increasing need for more moderate-income targeting apartments such as garden and low-rise communities and concluded the highest and best use for the site is a garden style apartment community of 3-4 stories with surface parking and some detached garages if layout allows. The proposed use for the site is also in line with Chapel Hill's Projected Housing Needs for 2020-2040, which found that Chapel Hill's current stock of housing does not meet the need of many households, including families with young children, divorcees, empty nesters who want smaller units with modern features and finishes, and seniors. The projected housing needs call for an increase in average annual housing production by 35

percent over that of the 2010s, or on average, about 485 units per year. The proposed project will do well to meet that need.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. Overall, this residential development will contribute to a community that is well connected.

THEME 3: GETTING AROUND

As noted previously, the proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. There are bus routes west of the property and stops along Friday Center Drive and Finley Forest Drive, just across Barbee Chapel Road. A very large open/green space and active recreation area is proposed in the heart of the project. Whether it is a moderate walk, a bike ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A new traffic impact study will be completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development provides new housing options to the 54 Corridor and will be consistent with the future land use plans for the area. The development will maintain the residential feel of neighboring communities while creating a new vibrant space for Chapel Hill residents. Site design will be sensitive of streams and environmental features on site and will provide multiple courtyard spaces for community gathering. A mixture of housing types will create a diverse neighborhood that strengthens the overall community.

THEME 5: NURTURING OUR COMMUNITY

This project will protect and maintain environmentally sensitive areas on the northern side of the property and will minimize impact to RCD areas except where it is necessary to provide sidewalk and roadway stream crossings. The proposal also supports the Chapel Hill Climate Action Plan with inclusion of trails and greenways throughout the development connecting to the greenway along Hwy 54. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. All stormwater will be detained and treated onsite with multiple wet ponds, ensuring that adjacent neighborhoods are not impacted from development.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates, with new rental housing opportunities. The proposed project is less than 5 miles from UNC

campus and UNC Hospitals. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

The Northwood Ravin multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. The two main apartment buildings have been designed to create large central courtyard amenity spaces for residents, that will serve as the community and social hubs for the project. These are located central to the development and smaller buildings are located towards the exterior, transitioning to townhome designs towards Barbee Chapel Road. The plan is to create distinct villages within the project to help create a true sense of place. In the heart of the project a very large outdoor open/green space complete with active a recreation area and internal trails is planned. Parking will be surface based to keep the costs of the project lower helping with affordability, with some small tuck under parking in the two buildings along Stancell Drive to take advantage of the grade change. Guest parking will be dispersed throughout the site.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided to Barbee Chapel Rd and Stancell Dr, and internal roadways will avoid dead-end streets as much as possible. Pedestrian connections will be provided along the future roadways through the site and a multi-use path will be provided throughout the development to connect to the path along Hwy-54.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner, Planning + Design