

May 18, 2023

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

Dear Town of Chapel Hill Council Members,

Please see below our responses and proposals for the major items discussed at our April 19, 2023 council hearing.

Affordable Housing: Not enough affordable housing, not reaching low-enough AMI and/or not the right mix.

- Our previous proposal called for 31 units designated for affordable housing: 16 units at 80% AMI and 15 units at 65% AMI
- Council requested that we provide more affordable housing and/or meet a lower AMI threshold. Staff reminded us of HAB's preference for including 60% AMI, so we have created alternate scenarios that might better match Town Council's priorities. These numbers use the recently-issued HUD AMI calculations (2022).
 - o Alternate 1 – 312 market-rate units; 30 Affordable Units (9.6%)
 - 30 TOTAL (15 at 80% AMI, 15 at 60% AMI)
 - o Alternate 2 – 319 market-rate units; 23 Affordable Units (7.6%)
 - 23 TOTAL (All at 60% AMI)

Parking: Too much, too visually dominant

- Original Proposal:
 - o 495 TOTAL (1.4 spaces per unit)
 - 455 surface
 - 16 garages
 - 24 TH garages
- New Proposal: 49 FEWER parking spaces
 - o 446 TOTAL (1.3 spaces per unit)
 - 406 surface
 - 16 garages
 - 24 TH garages
 - o Better design to reduce visual dominance of parking
 - More tree islands along "main street" to replicate rhythm of street trees
 - Larger tree islands to allow for larger tree species

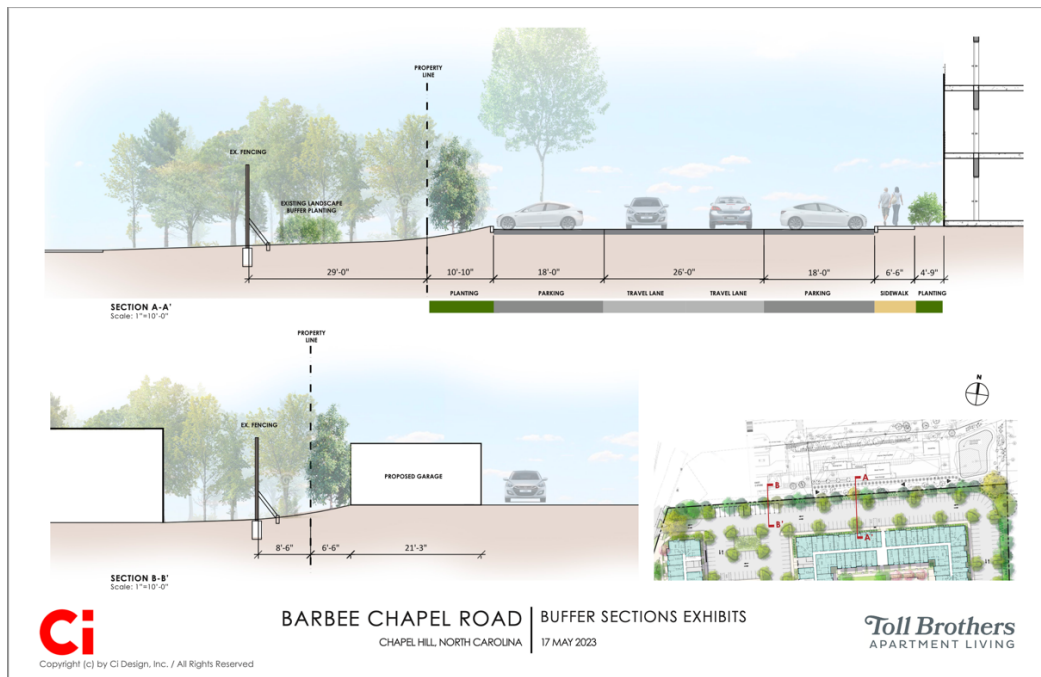
- This combination will increase shade, reduce the potential for a heat island effect, and reinforce the “outdoor room” being created along this east-west corridor
- Compare to Nearby Apartment Properties
 - Bell Meadowmont: ~1.8 Parking spaces per unit
 - The Morgan: ~1.8 Parking per unit

Impervious Surface & Stormwater Management:

- Impervious Surface
 - Converted parking spaces to tree islands and other green spaces, creating more permeable surface (approx. 4,000 sf) and reinforcing the east-west and the north-south green corridors.
- Added permeable surfaces along main street (approx. 6,000 sf)
- Increased Stormwater Management to 50-year storm event (from 25-year-storm event)

North Buffer:

- Mayor Hemminger asked questions about the reduced northern buffer along the Stancell Drive Car Wash property.
- The existing buffer on the Stancell Car Wash property is a 15-20 ft planted buffer that includes a 10-ft fence. The Toll project would add a mostly-evergreen planted buffer ranging from 6 ft to 15 ft in width. The combined variable buffer of 21-to-40 ft provides a generous transition between these two uses.



Greenspace Dimensions and Acreage:

The site plan provides a variety of spaces, ranging from large spaces for gatherings and programs, to smaller, more intimate spots for solitude or conversation. Below are dimensions and acreages for some of those spaces, to demonstrate the variation.

- Barbee Chapel Frontage – creates a passive, campus-like setting:
 - o Tree-save area, oak allee and lawn: One-half acre
 - o Dimensions of lawn-proper adjacent to Building 2: 55 ft x 180 ft, about one-fifth acre
- Central Green space + active use area – for programmed uses and larger gatherings
 - o Dimensions: 200 ft x 70 ft, about one-third acre
- Pollinator Gardens & Dog Park: One-quarter acre
 - o Pollinator Gardens – 2,850 sf each

Dog Park – 4,600 sf