

# Concept Plan Application

**For:**

HABITAT/CAROL WOODS COMMUNITY

7516 Sunrise Road  
Chapel Hill, NC

**Applicant:**



Habitat for Humanity of Orange County, NC  
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**Civil Engineer:**



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**Planner/Landscape Architect:**



Issue Dates

Description

25 Sep 18

Concept Plan Submittal

## **Project Narrative and Developer's Program**

Habitat for Humanity of Orange County, NC and Carol Woods are teaming up to develop a thoughtfully designed residential community that will provide a significant amount of affordable housing for those earning between 30% and 80% of the Area Median Income, assisted living, and moderately priced market rate housing for seniors, each of which are needed in Chapel Hill. This development will be situated on ±33.8 acres east of Sunrise Road, between Ginger Road and I-40 at the northern edge of the Town of Chapel Hill's planning jurisdiction.

The site consists of six separate parcels, which will be recombined and subdivided as necessary to accommodate the project. The site is bisected by a ridge that runs generally southwest to northeast. There is a perennial stream in the northwest corner of the site and an intermittent stream in the southeast corner of the site. Slopes on the site are predominately gentle and less than 15%, although there are a few small areas along the streams where slopes exceed 15%, including two very small areas where slopes exceed 25%. The predominant soils on the site are Appling Sandy Loam, with a small area of Wedowee Sandy Loam in the stream area in the northwest corner of the site.

The proposed Habitat/Carol Woods Community will include a total of 95 duplex and townhouse units that meet the criteria for Affordable Housing, as described below in the Affordable Housing Proposal. The community will also include 24 congregate care assisted living units, 50 duplexes of various sizes and 54 apartments of various sizes, bringing the total number of residential dwelling units in the proposed community to 223. The community will also include several amenities and recreational facilities such as a café, community center, open pavilion, garage, community garden, dog park, splash play, playground, walking trail, gazebos, and an open area for lawn games.

The project's program has been carefully adapted to the site's natural features such as wetlands, streams, steep slopes and stream buffers. An existing power transmission line and associated right-of-way has also helped to inform the site layout. The resulting site layout maximizes the use of the site's developable area, while preserving sensitive natural areas.

The project layout provides adequate access to Sunrise Road and includes excellent internal circulation, with several cross-connections proposed throughout the street network. Traffic impacts will be evaluated in detail as part of the upcoming SUP process, but will likely include some widening of Sunrise Road at the proposed project entrance. The street network layout and building placement take advantage of the site's natural topography and focus the majority of the development on the site's natural ridges. Ample landscape buffers will be provided along the project's perimeter.

This project's impacts to neighboring properties have been considered carefully. Since this project is mostly residential, the proposed uses are similar to the residential uses of the surrounding neighborhoods. However, to help buffer the project from the neighborhood to the south, private Ginger Road will be abandoned, the gravel road surface will be removed, and the abandoned easement will be planted to create a 90' wide buffer along this edge.

Stormwater management and sedimentation and erosion control will be handled through the installation of temporary measures during construction and permanent measures will be installed when construction has been completed. State-of-the-art technologies and methodologies will be used to meet stormwater and S&E requirements.

### **Statement of Compliance with Town Design Guidelines**

All aspects of this project will be designed to comply with the Town's Design Guidelines. This includes stormwater management, landscaping and tree protection, access and circulation, parking and loading, street lights, signs, and markings, utilities and easements, and solid waste management.

### **Statement of Compliance with the Comprehensive Plan**

Below is a brief outline expressing several ways in which this project will embrace & conform to the ideas and themes driving the Comprehensive Plan:

#### A Place for Everyone

- The project proposes a significant amount of much-needed affordable housing to help those at or below 80% of the Area Mean Income (AMI) to achieve the dream of home ownership. Providing affordable housing is at the root of this theme of the Comprehensive Plan.

#### Community Prosperity and Engagement

- This project will create significant construction opportunities in the short term, will create several permanent jobs in the long term, and will provide 223 quality new residential dwelling units for people who will patronize local businesses.

#### Getting Around

- The proposed community will be very walkable, with sidewalks throughout the developed and walking trails throughout the natural areas to be preserved. Walk connections will be provided to Sunrise Lane and to adjacent neighborhoods, as appropriate. It is anticipated that bus service will be extended to this new development so that public transportation is readily available within a short walking distance to a bus stop.

#### Good Places, New Spaces

- This project complies with this theme by carefully integrating a new residential community into the existing fabric of the area neighborhoods.

#### Nurturing Our Community

- A significant amount of natural area will be preserved on this property and opportunities for residents to immerse themselves in and enjoy the preserved natural areas will be provided.
- State-of-the-art stormwater control measures will be designed for this project to ensure that all stormwater regulations are met.

### Town and Gown Collaboration

- Close to one third of Habitat's homeowners work for UNC or UNC Health Care. This trend is expected to continue and possibly increase, especially since the location is convenient to campus and bus service will hopefully be extended to serve this community of homes.

### **Affordable Housing Proposal**

Habitat for Humanity of Orange County is a local nonprofit organization affiliated with Habitat for Humanity International. Habitat provides affordable homeownership opportunities for families who live and/or work in Orange County, earn between 30% and 65% of the area median income (AMI), and live in substandard housing. Habitat was incorporated in 1984, and completed its first home in 1987. Since that first home, Habitat has built more than 275 affordable homes throughout the County. Through its new home construction program, Habitat uses donations and volunteer labor to construct energy-efficient, green-certified, high-quality homes, and then sells those homes to qualifying families. The buyers receive an affordable mortgage, and mortgage payments are recycled to build future homes. Homebuyers are required to contribute 275 hours of sweat equity toward the construction of their own and other Habitat homes.

Habitat sells its homes using deeds of restrictive covenants requiring 99-year affordability to buyers who earn 80% or less of the AMI. In addition, Habitat maintains a right of first refusal on all of its homes, and a shared equity agreement with all of its buyers that allows buyers to share a percentage of the appreciation of their property based on the ratio of their first mortgage and the original sales price of the home, which is determined by a market appraisal at the time of sale. In these ways, Habitat ensures that the community's investment of funds and labor will be preserved if the original buyer sells the home.

In carrying out its homebuilding and community strengthening activities, Habitat educates and empowers its homebuyers through a series of relevant workshops and one-on-one trainings. Habitat also educates the broader community about the crisis in affordable housing by introducing and involving hundreds of new volunteers from all walks of life in its work each year. Habitat promotes the positive value of diversity by uniting people of varied economic, religious, social, and racial backgrounds to work together toward a common goal—building affordable housing for those who need it in our community.

In developing the concept plan for the proposed residential community, Habitat Board and Staff adopted the following guiding principles:

- Aesthetically pleasing, creating new styles and designs for Habitat's homes
- Mixed income, with integration of affordable and market rate homes
- Attention to environmental impact and long term sustainability
- Significant impact on affordable housing crisis
- Good stewards of scarce land
- Foster good relationship with adjacent neighbors

Habitat is excited to be partnering with Carol Woods in developing this community. Carol Woods is proposing to develop approximately 100 units of housing for seniors 55 years of age and older. The units will be built, owned, and managed by Carol Woods. Carol Woods' goal in partnering on this

project is to provide much needed, moderately priced housing to seniors who cannot afford the Carol Woods Continuing Care Community model, or indeed, the majority of the senior housing that is currently being built in Chapel Hill. They hope to serve the “missing middle” for whom housing options are severely limited. Not only will the Carol Woods homes fill a serious gap in the Chapel Hill housing market, they will also provide for greater overall economic diversity as well as opportunities for multi-generational interaction and programming. The site is designed to encourage interaction among the seniors and the Habitat homeowners and their families, and to foster a sense of community among all of the residents regardless of age or economic status.