



St. Paul Community Village

Developer's Program

The “Reimagined” St. Paul Village site plan currently proposed has not substantially changed relative to its original vision set out in the approved SUP in June 2012. As before it includes a new worship sanctuary, mixed-use facilities inclusive of both market rate and affordable housing, active and passive recreational facilities, such as a gymnasium and walking trails with a preservation of community and church history. The major modifications of this proposal are aligned with the current development atmosphere of increase density within mixed-use developments within the Chapel Hill and surrounding communities. The advantage of our proposal is with the increased in density it allows a larger proportionality of affordable housing residences from 18% to 29% resulting in approximately 100 residences rather than the 16 units in the original SUP. As outlined in our original concept and subsequent approved SUP, the St. Paul Village development will fulfill not only the church's need for congregational growth, but also the vision of extended ministry within the community. The village atmosphere strives to provide facilities that are available to the broader community by providing both outdoor and indoor recreational space for physical and mental health, as well as providing facilities for educational and career development in the core of an underserved community. With both senior and non-senior living within proximity of each other, the project brings intergenerational groups together yet designed to support the specific needs of both groups. For the surrounding community the Project will support and promote the stability of the Rogers Road neighborhood socially, economically, and culturally. The St. Paul Village community plan has made a firm commitment to preserving the historical and cultural heritage of the Rogers Road community and that of the church, the oldest black church in the Chapel Hill Carrboro area (157 years) throughout the design of the multiple facilities through art, memorabilia, and programs in addition to outdoor memorial reflection areas.



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The desired retail elements would include a small fresh food market for ready food access to healthy food options produced by local producers and space for entrepreneurial small businesses for example an African American bookstore.

Over the course of years since the SUP approval, changes have occurred on the land which are multifactorial; e.g. new building development adjacent to the area, unchecked negative human behavior, animal destruction i.e. beavers. The current proposal includes reforestation and reclamation of wetlands back to the original natural state; therefore re-establishing a better carbon footprint than currently exists and recovering greenspace for recreational opportunities.

The St. Paul Village project site is a 20.4-acre assemblage of five parcels located at 1604 Purefoy Drive, at the corner of Rogers Road and Purefoy Drive in Chapel Hill, North Carolina. Rogers Road to the west; Purefoy Drive to the south; and Phoenix Place (a Habitat for Humanity community) on Edgar Road to the east. The property is situated just northwest of the municipal boundary of the Town of Chapel Hill and just northeast of the Carrboro Municipal Boundary, placing it in the Chapel Hill Transition Area; an area and is planned to become a part of the Town of Chapel Hill and is within the Town's Urban Service Boundary. It is an integral part of the area known as the Rogers Road Small Area neighborhood.

In 2012 a special use permit was granted by the town of Chapel Hill and a subsequent extension in 2016. Since 2016 the completion of the sewer program occurred in the fall of 2019 , a major element that allows the enhancement of the SUP plan from 87 units to that of 350 units of which 100 will be designated senior living. A total of 100 affordable units are planned, 25% in each sector. From the approval of the original SUP no new development has taken place on the property.

The points of access are unchanged from that in the SUP. The site is bounded to the north by a 30-foot OWASA water easement and the extension of a public through road is proposed to further connect the development with the greater



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surrounding community. The development is bounded to the east by Phoenix Place (a Habitat community), the south by Purefoy Drive, the southwest by Rogers Road. A series of sidewalks and bike trails will be constructed around and throughout the community. The project is accessible to public bus transportation: The main complex will include walking/jogging/bike trails that will interconnect all aspects of the site. The south portion of the project will be accessible to community use buildings via Rogers and Purefoy roads. The extension of road D along the north side residential areas will provided more direct access to the residential portion of the project foregoing traffic around the site via Purefoy Rd. A direct access to Roger's Rd from the south of the project was approved in the SUP. Although a traffic impact study was done previously, we understand the need with increased density to obtain another assessment.

Building Orientation and Site Layout

The current site diagram is preliminary and exact orientation and layout will be confirmed upon architectural rendering which will take into consideration such factors as mandatory buffers and setbacks. The final square footage of the structures will be based upon such factors as these. The current drawings represent maximum sq footage. The North residential areas will constitute building heights of up to 5 stories with the Senior living complex 3 stories. The buildings along Purefoy Road are of lower heights for they lay in visibility of the community. Structures will be oriented to allow easy access to both community and residents. The intent is to have a feel of a village common where activities are centered but also to embrace historical aspects of the church and local community.

Landscape and Environment

There is sparse vegetation at the southern end of the site. Denser vegetation exists on the site's northern, eastern and western boundaries with a mixture of deciduous and coniferous vegetation.



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Land disturbance will be kept to a minimum and care will be taken to identify and preserve as many large deciduous trees as possible. Vegetative buffers will be preserved at the northern, eastern and western boundaries of the site as defined by the adjacent land uses and the Chapel Hill Land Use Management Ordinance. Since the original approval of the SUP various elements have affected the original topography of sections of the property. Our proposal is to

- Re-establish the natural flow of water across the St. Paul property
- Reclaim land presently designated artificial wetlands for Green Space
- Eliminate all area of standing water
- Remove fallen/dead trees and tree stumps as part of site reclamation plan
- Replant native hardwood trees destroyed by water inundation
- Manage Stormwater Drainage across the property to lower water table to previous Non-Wetland levels

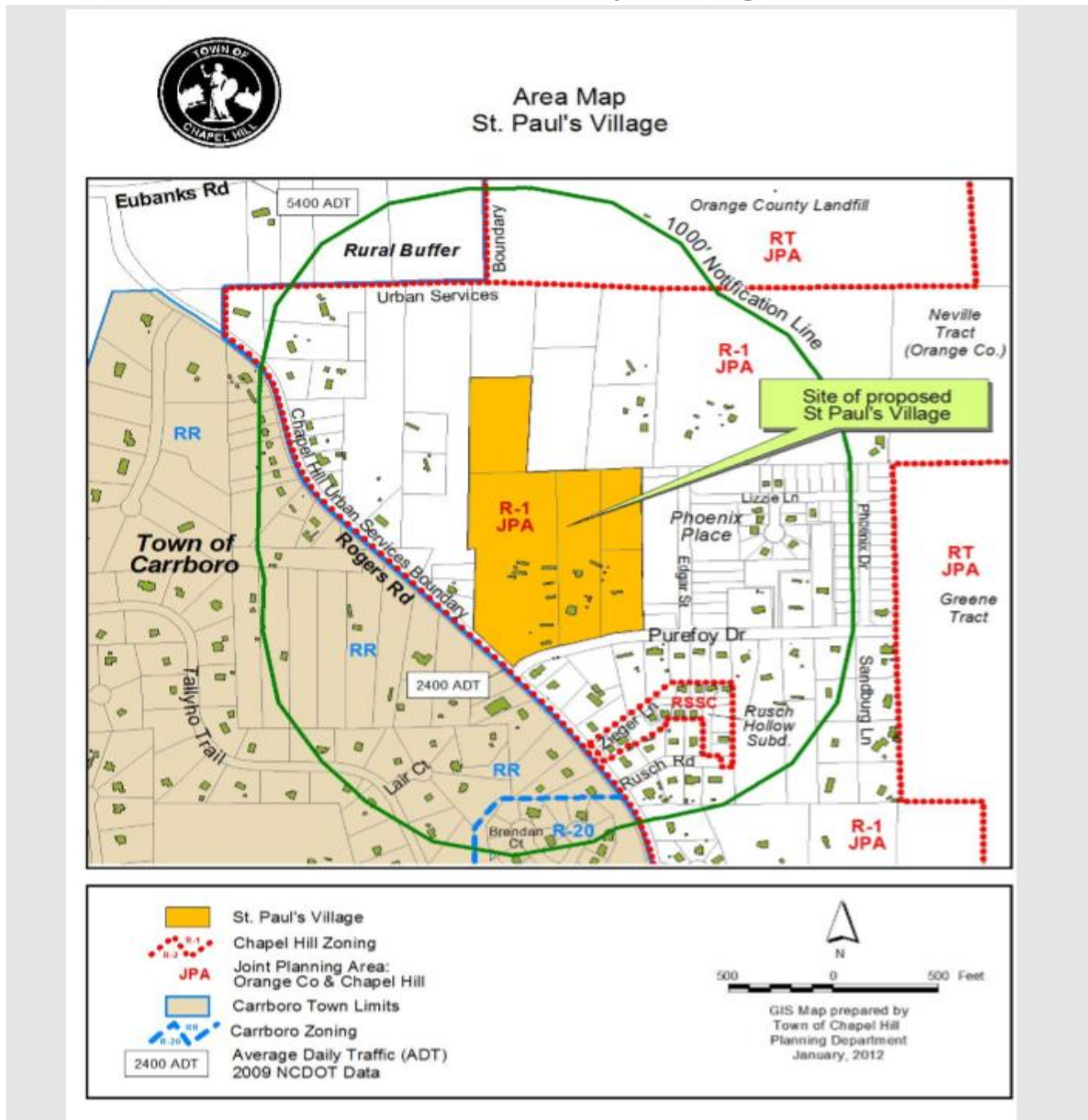
The facilities will be designed to “protect and conserve environmental resources” throughout the project to extent possible. The buildings will be designed to “maximize energy efficiency and conservation” to the extent feasible.

Advanced elements of green design is proposed for the St. Paul development, such as the use of natural day lighting passive solar heating, with an emphasis on efficient building design and orientation to maximize winter sun and summer shade; Green ready building shells. The incorporation of energy-efficient lighting, The use of recycled building materials, enhanced insulation, air filtering, and LED products.

The resource conservation, floodplain and Jordan Buffers determinations are consistent with those in the approved SUP.



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The project submits the following statements:

1. We agree to compliance with the Design Guidelines
2. We agree to Compliance with Comprehensive plan
3. We refer to the SUP regarding the resource conservation, floodplain and Jordan Buffers determinations for they remain

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