Applicant 6-22-2021Responses to
06-21-21 Council Questions.docx
101 Erwin Road – Conditional Rezoning Request

- **Questions to Applicant from Council in Bold Blue**– Applicant Responses in Black.

- ***Visual Exhibits referred to in this response are attached to this document***. Their location in the applicant's full presentation is identified in these responses.

1) Compare the Current Proposal to the 2018 Concept Plan

The concept plan reviewed by the Council and CDC in 2018 proposed 130± condominium flats and approximately 50 additional hotel suites in a 5-story building that would replace a 3-story building portion of the hotel. Three different site layout alternatives were presented, each with a stormwater management facility located between the multifamily buildings and the hotel. The proposed new entrance to Erwin Road is in the same location. When the concept plan was presented, the Christ Community Church concept plan had not been presented to the Council.

One primary change to the concept plan is the proposal for townhomes to replace the multi-family flats and reduce the amount of proposed residential from 130± dwelling units to 52 Townhomes.

Another primary change to the concept plan is to replace the current 2 story office/residential building facing Erwin Road with a 4-story building that is about 3 feet taller than the existing 3-story hotel building – which is proposed to stay in place and continue the same relationship between that and the Summerfield Crossing neighborhood.

A visual concept plan and proposed site plan comparison is shown as Exhibit #13 in the applicant presentation and included herein.

2) Applicant Presentation – PDF

a) Accompanying this is an Applicant Presentation

3) Stormwater Questions – Response

a) Does the farm pond currently serve a stormwater function? ***NO*** – The pond was created about 70 years ago (1950) for the use of the farm livestock on the property at the time. For reference, Summerfield Crossing was developed in 1984.

b) Current Stormwater Flow from Christ Community Church to SHG LLC property to Summerfield Crossing. Exhibit #42 in the applicant's presentation shows the Existing [Pre-Development] Drainage Areas and the exit points of stormwater. Exhibits #43 & #44 shows the post development watershed areas.

i) Analysis Point #1 – The area that will drain to this location behind the homes on Berry Patch Lane is dramatically reduced. *This is the case for both situations – Church constructed first or Summit TH – Hotel built first.*

ii) Analysis Point #2 – The area that will drain to this flow exit point is increased, but the stormwater management feature – a permanent wet basin – will capture, hold and release stormwater at a significantly reduced rate as measured against pre-development conditions. This is the case for both situations – Church first or Summit Th–Hotel first.

iii) The southernmost drainage area is proposed to remain the same. The current basin in this area has just been reconstructed.

iv) The following tables & the exhibits referred to show the changes in flow rate [cfs] and in percent reduction from pre to post development.

c) A Presentation of the Stormwater Mgmt. Plan and its major consideration of reducing the rate of stormwater flow to Summerfield Crossing is shown in the applicant presentation.

d) The applicant was asked by town staff to design a stormwater management system that meets town and state standards and regulations for two scenarios: [1] Church is constructed before Summit Place and [2] Summit Place is constructed before Church.

e) The applicant's stormwater management plan is designed for both scenarios.

f) Both the church and the applicant expect the Summit Townhome neighborhood to be constructed first. In this situation, stormwater flow from the church property [and Erwin Road] will be overland and significantly greater than when the church stormwater management system is constructed.

- ***For Analysis Point #1*** *behind Berry Patch Lane the post development rate of flow [before or after church development] is reduced by 85% and the post 100 Year storm event rate of flow is less than the present 1-year rate of flow.*

Stormwater Peak Flow Analysis Table #1
Analysis Point #1 at the Rear of Homes on Berry Patch Lane
With or Without Church Constructed

Design Year 24 Hour Storm Event	Pre-Development Peak Run Off (cfs)	Post-Development Peak Run Off with or without Church Constructed (cfs)	**Percent Reduction in Peak Rate of Run Off (cfs)**
1 - Year	7.0	1.1	**85%**
2 - Year	10.8	1.6	**85%**
10 - Year	21.2	3.0	**85%**
25 - Year	27.5	3.7	**85%**
100 - Year	37.3	5.0	**85%**
			85%

(cfs) = cubic feet per second
Source Applicant Stormwater Impact Statement

- ***For Analysis Point #2****, near the current unused OWASA sanitary sewer easement behind homes on Woodbridge Lane the post development rate of flow is also dramatically reduced.*

- *WITH THE CHURCH DEVELOPED, peak stormwater flow is reduced by 80%+ for all storms – 1-Year to 100-Year.*

- WITH SUMMIT DEVELOPED FIRST, peak stormwater flow is reduced by between 42% for the 100-year storm event and 79% for a 1-year event.

Stormwater Peak Flow Analysis Table #2A
Analysis Point #2 near the OWASA Sanitary Sewer Easement
With the Church Constructed

Design Year 24 Hour Storm Event	Pre-Development Peak Run Off (cfs)	Post-Development Peak Run Off with Church Constructed (cfs)	**Percent Reduction in Peak Rate of Run Off** (cfs)
1 - Year	13.6	2.3	83%
2 - Year	19.4	3.4	83%
10 - Year	34.0	6.1	82%
25 - Year	42.7	7.8	82%
100 - Year	56.3	10.3	81%

(cfs) = cubic feet per second
Source Applicant Stormwater Impact Statement

- WITH SUMMIT DEVELOPED FIRST, peak stormwater flow is reduced by between 42% for the 100-year storm event and 79% for a 1-year event.

Stormwater Peak Flow Analysis Table #2B
Analysis Point #2 near the OWASA Sanitary Sewer Easement
Without the Church Constructed

Design Year 24 Hour Storm Event	Pre-Development Peak Run Off (cfs)	Post-Development Peak Run Off with Church Constructed (cfs)	**Percent Reduction in Peak Rate of Run Off** (cfs)
1 - Year	13.6	2.8	79%
2 - Year	19.4	3.9	79%
10 - Year	34.0	14.1	60%
25 - Year	42.7	20.2	53%
100 - Year	56.3	32/8	42%

(cfs) = cubic feet per second
Source Applicant Stormwater Impact Statement

g) Stormwater Management Utility Advisory Board & Environmental Stewardship Advisory Board – Neighbor Comments

i) Two neighbors, Linda Brown and YunJun Mu, identified specific stormwater flow problems and asked how the applicant can help improve their specific situations. The applicant has talked with both neighbors several times [primarily but not exclusively by email] about what solutions are possible.

ii) The applicant can work directly with YunJun Mu to help reduce ponding and flow from his property. The flow onto his property will not be addressed completely until the church site is developed. The applicant can help with the flow of water from his property toward Summerfield Crossing.

iii) Linda Brown and the ten townhome owners at 104 – 118 receive stormwater flows from both Summerfield property and hotel property. A potential solution to this condition would be the creation of a surface channel on the applicant's property that would direct some stormwater flow from Analysis Point #2 and some from the rear of the hotel to a point where it is released near the southwestern portion of the hotel property.

This solution would require working in the current 100 feet buffer area.

4) Existing SUP: 100 Feet Buffer

a) This buffer was approved as part of the SUP approved in 2003. It was required to be restricted by a deed and that was accomplished.

b) The applicant is proposing that the Council vacate the 2003 SUP and replace it with the Mixed-Use Village Conditional Zoning stipulations. That includes vacating the deed restriction that runs the full length of the current hotel / Summerfield Crossing property line.

c) ***The applicant's plan retains the southernmost 650 linear feet of this buffer***.

However, the stormwater flow conditions that Linda Brown [see attached exhibit] brought to the attention of the Council and were referred to the Stormwater Management Utility Advisory Board for consideration of a solution [the possible solution mentioned above] and discussed with staff by the applicant, the channel that could redirect stormwater flow would need to be located within the buffer.

d) ***The applicant is requesting that the northernmost 650 liner feet of this buffer transition from 100 feet in width to 45 feet in width***. This permits the construction of a stormwater control facility and a buffered and neighborly relationship between the proposed townhomes and existing Summerfield Crossing townhomes.

e) The applicant has assumed that if the rezoning is approved, the modified buffer described above would be required to be deed restricted in the new approval.

5) Building/Architecture Design/Relationship to Adjoining Properties

The images in this document are Exhibits #27 & #38 of the applicant's presentation. These show cross sections for both the hotel and townhomes showing the relationships to Summerfield Crossing, the nearest single-family home on E. Old Oxford Road and Erwin Road.

a) Cross Sections – show building heights and bulk forms and distances with tree buffers as they already exist.

b) Preliminary Townhome Elevations – All 10 buildings will be flat roof buildings with parapets shielding rooftop utility installations from view and are in the style of brownstone townhomes with their front elevations facing each other, open space in the development or Erwin Road. The illustrations showing the preliminary design show the townhome face that will front on Erwin Road.

c) Preliminary Hotel Elevations - The hotel will continue the existing architectural style – adjusted slightly so that the flat roof of the proposed new building is virtually the same as the existing 3-story building.

6) Affordable Housing –

a) The 2018 Concept Plan reviewed by the CDC and Council proposed 130± for sale condominium flats in two building of 3 stories with 15% AH Dwelling Units. (19 units All 1BR & 2BR)

b) The current proposal is for 52 Townhome condominiums – a 60% reduction in units.

i) The Current Plan proposes 15% on site AH dwellings (7 Units – all 2BR)

ii) Floor plans for the 2BR AH Townhomes are in presentation materials and included herein.

c) The applicant's proposal – approved by the HAB and (initial proposal) are below.

i) 0 Dwelling Unit at 100% AMI (1 in initial submission)

ii) 4 Dwelling Units at 80% AMI (Increased from 3)

iii) 3 Dwelling Units at 65% AMI (Remains the Same)

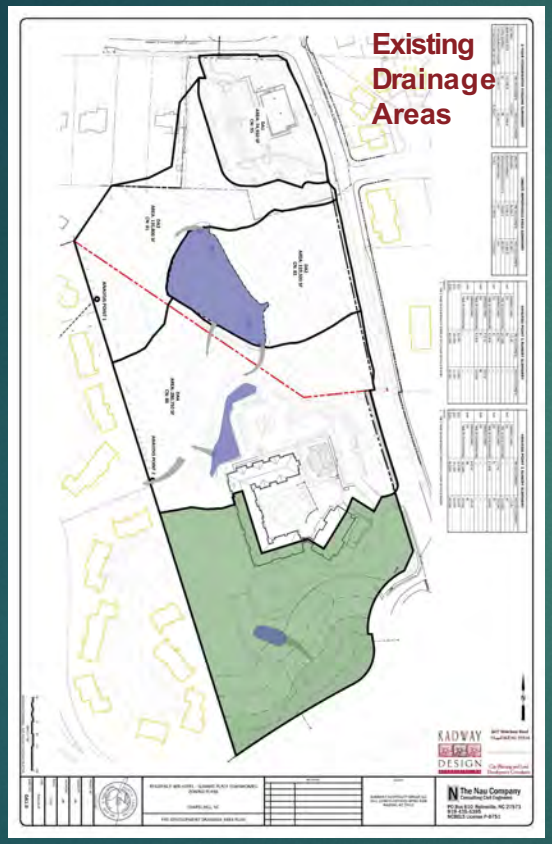
d) **Council Member Question - Is it possible to have the affordable units have 3BR units in the same proportion as market rate townhomes? - That would be 5@2BR and 2 @3BR.**

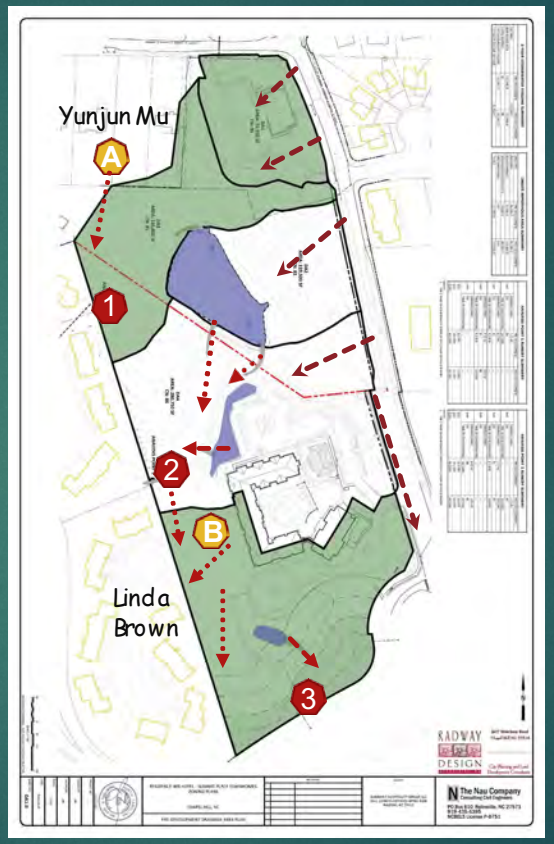
i) The proposal is for 2BR townhomes and was arrived at after discussions with the Community Home Trust about what types of housing were in most demand, what types had the most flexibility to accommodate multiple family types and are townhomes of sufficient size that they will be easily adaptable to the 2nd, 3rd, and 4th owner families.

ii) Townhomes with 2-BR, 2-Baths, and W/D on the second floor and a powder room on the first floor were designed at approximately 1,320 SF, double the minimum size in the LUMO for a 2-BR affordable housing unit. All exterior and interior finishes and are proposed to be the same for the affordable townhomes as the market rate townhomes. Our design focus was on livability over time.

iii) Additionally, the Home Trust asked that these affordable homes have 2 parking spaces per unit, available visitor parking near the units, and provide for electric vehicles in the future. All these requests have been incorporated into the proposed design, and in part lead to the request for a modest modification of parking standards.

Stormwater Management





Current
Water Flow
Patterns

Stormwater Pre & Post Development Discharge - **Without CCC Developed**

Analysis Point #1. Behind 110 - 128 Berry Patch Lane

Design Storm 24 Hour	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	
1 - Year	7.0	1.1 [85%]	
2 - Year	10.8	1.6 [85%]	
10 - Year	21.2	3.0 [85%]	
25 - Year	27.5	3.7 [85%]	
100 - Year	37.3	5.0 [85%]	

Analysis Point #2. Behind 120 - 124 Woodbridge Lane
Behind 100 - 108 Berry Patch Lane

Design Storm 24 Hour	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	
1 - Year	13.6	2.8 [79%]	
2 - Year	19.4	3.9 [79%]	
10 - Year	34.0	14.1 [60%]	
25 - Year	42.7	20.2 [53%]	
100 Year	56.3	32.8 [42%]	

Stormwater Pre & Post Development Discharge - **Without CCC Developed**

Analysis Point #1. Behind 110 - 128 Berry Patch Lane

Design Storm 24 Hour	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	Post Development With CCC (cfs)
1 - Year	7.0	1.1 [85%]	1.1 [85%]
2 - Year	10.8	1.6 [85%]	1.6 [85%]
10 - Year	21.2	3.0 [85%]	3.0 [85%]
25 - Year	27.5	3.7 [85%]	3.7 [85%]
100 - Year	37.3	5.0 [85%]	5.0 [85%]

Analysis Point #2. Behind 120 - 124 Woodbridge Lane Behind 100 - 108 Berry Patch Lane

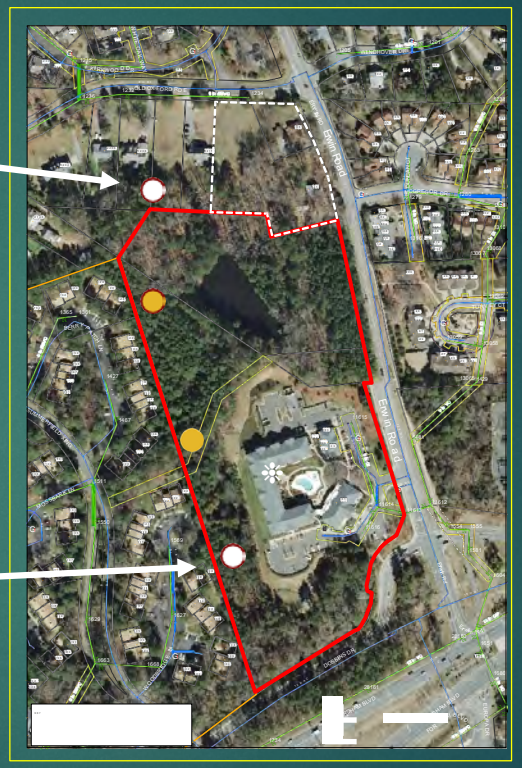
Design Storm 24 Hour	Pre-Development Run Off (cfs)	Post Development Without CCC (cfs) [Percent Reduction]	Post Development With CCC (cfs) [Percent Reduction]
1 - Year	13.6	2.8 [79%]	2.3 [83%]
2 - Year	19.4	3.9 [79%]	3.4 [83%]
10 - Year	34.0	14.1 [60%]	6.1 [82%]
25 - Year	42.7	20.2 [53%]	7.8 [82%]
100 Year	56.3	32.8 [42%]	10.3 [81%]

YunJun Mu
Xiao Y Yang

Yard Inlet & Connection to Summit Stormwater Collection System

Linda Brown
Summerfield

Discharge Redirection

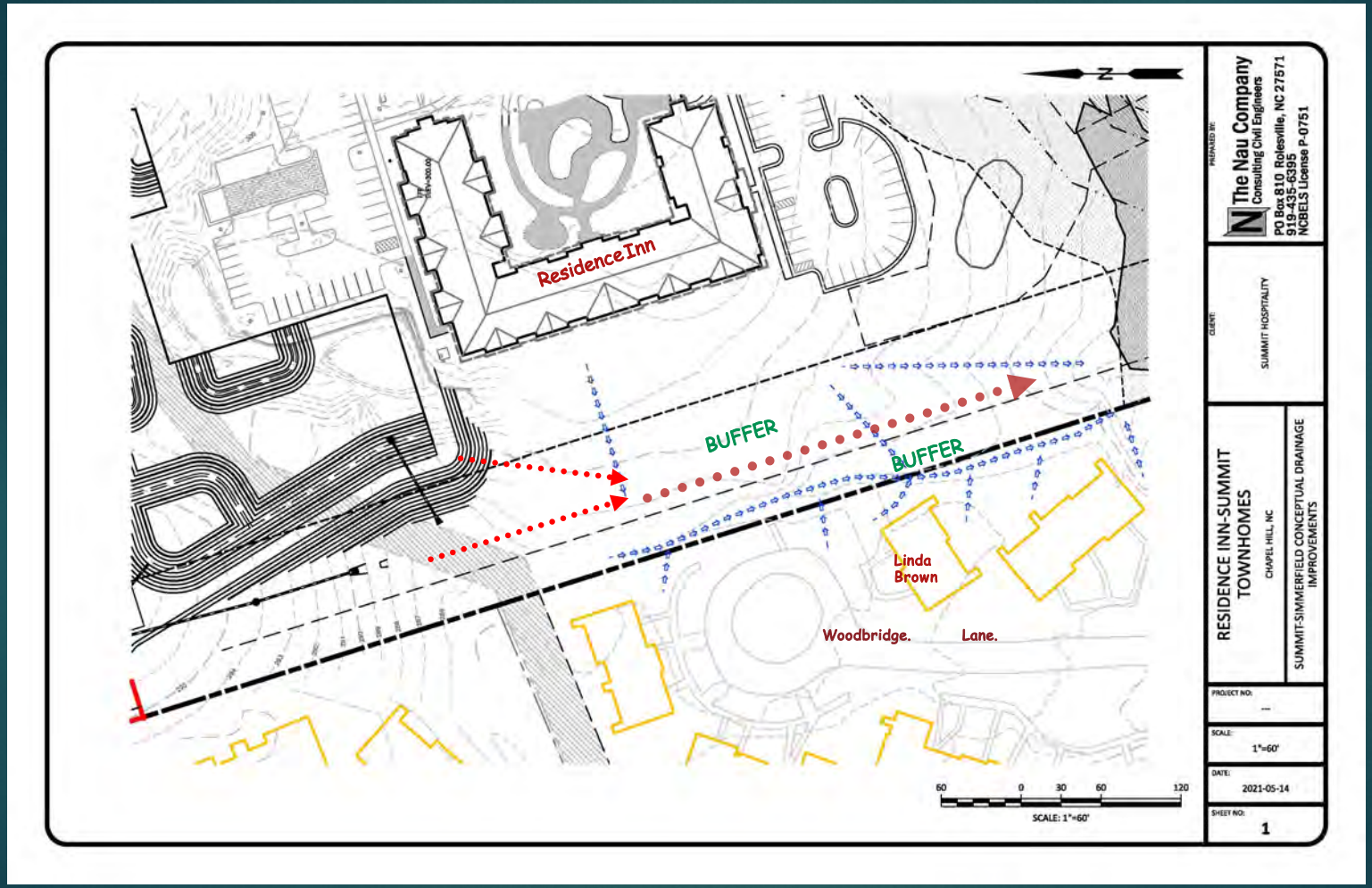


May 7, 2021

Light Rain Event

.2 - .3 Inch Rain
5 - 11 AM

Stormwater Discharge Flow - Option For Study



Building Form & Relationships to Neighbors & Erwin Road

Building Form & Relationships to Neighbors & Erwin Road

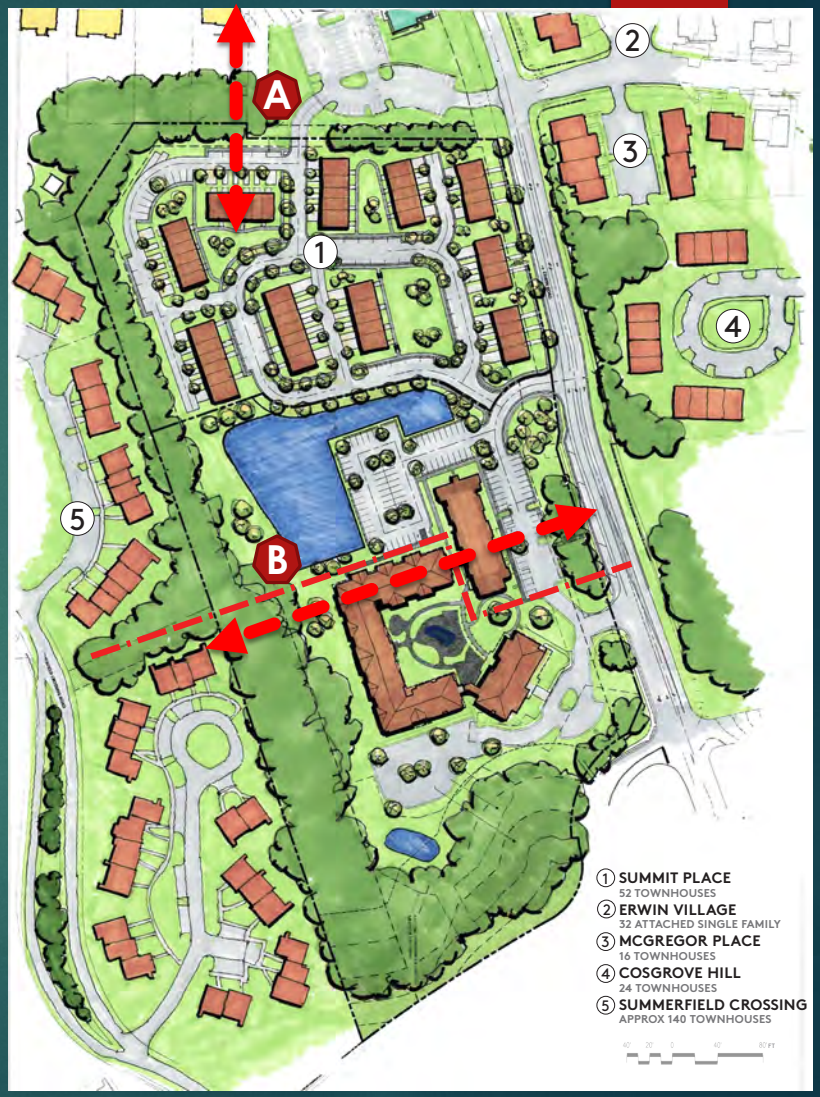
Section A - Townhomes and E. Old Oxford Road Single Family

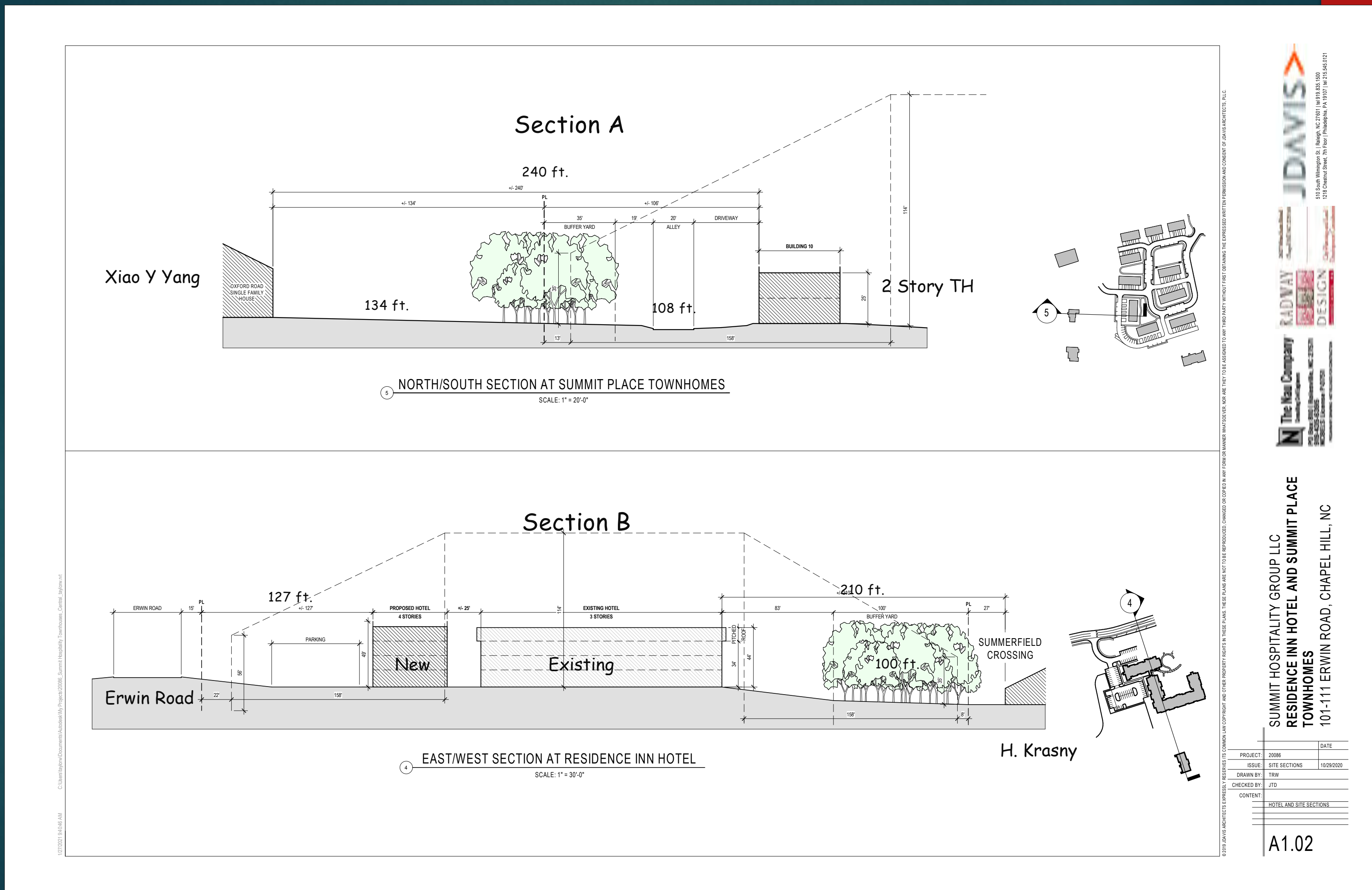
Building Form & Relationships to Neighbors & Erwin Road

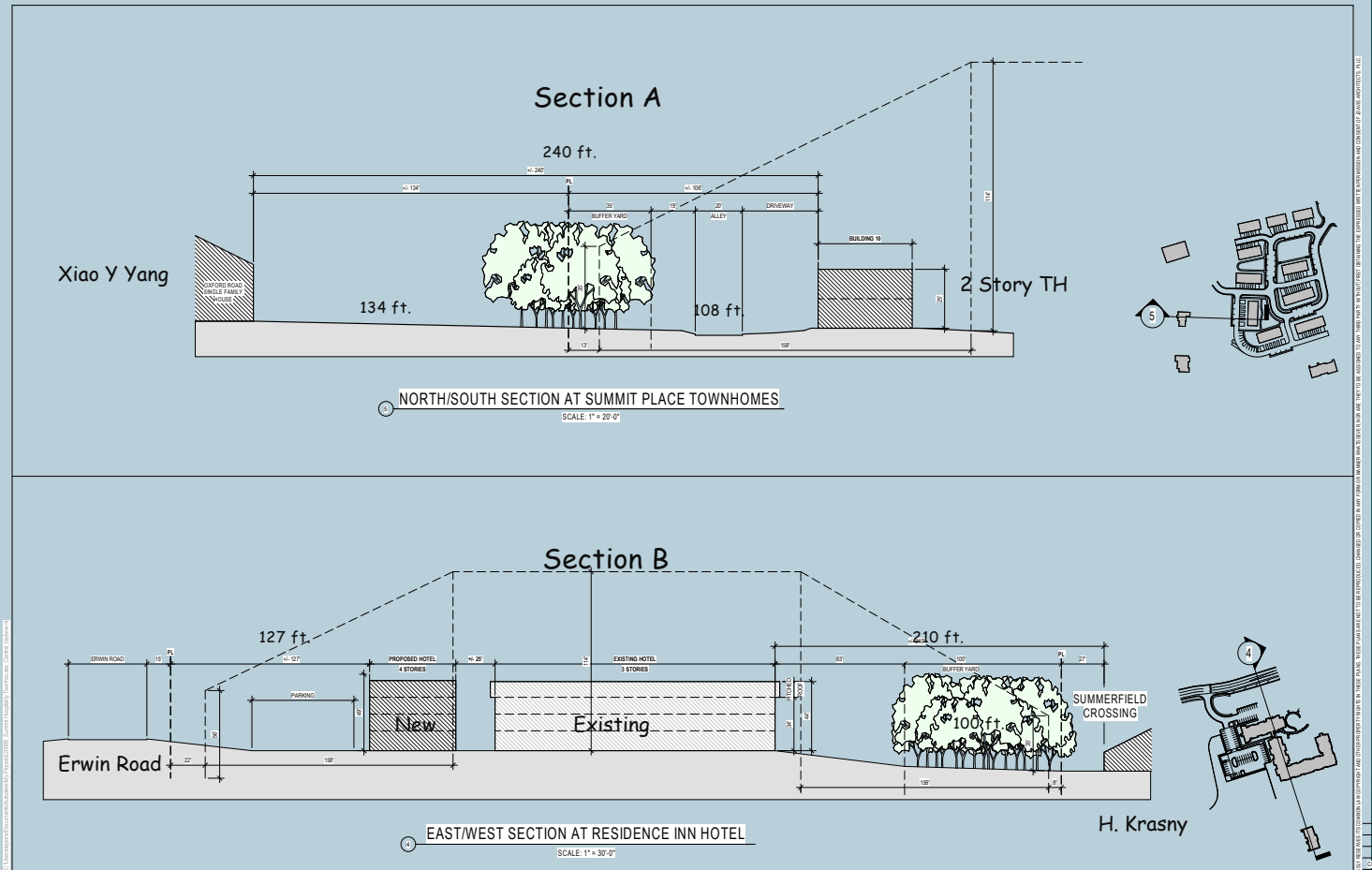
Section A - Townhomes and E. Old Oxford Road Single Family

Section B - New Hotel Building • Erwin Rd & Summerfield Crossing

Hotel Design Continuity




Section A
240 ft.
Xiao Y Yang
OXFORD ROAD SINGLE FAMILY HOUSE
134 ft.
BUFFER YARD
ALLEY
DRIVEWAY
108 ft.
BUILDING 10
2 Story TH
NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 20'-0"
Section B
127 ft.
210 ft.
ERWIN ROAD
PARKING
PROPOSED HOTEL
4 STORIES
EXISTING HOTEL
3 STORIES
New
Existing
Erwin Road
BUFFER YARD
100 ft.
SUMMERFIELD CROSSING
H. Krasny
EAST/WEST SECTION AT RESIDENCE INN HOTEL
SCALE: 1" = 30'-0"
SUMMIT HOSPITALITY GROUP LLC
RESIDENCE INN HOTEL AND SUMMIT PLACE TOWNHOMES
101-111 ERWIN ROAD, CHAPEL HILL, NC
JDAVIS
PROJECT: 20086
ISSUE: SITE SECTIONS
DATE: 10/29/2020
DRAWN BY: TRW
CHECKED BY: JTD
CONTENT: HOTEL AND SITE SECTIONS
A1.02


Section A
240 ft.
Xiao Y Yang
134 ft.
108 ft.
2 Story TH
BUFFER YARD
ALLEY
DRIVEWAY
BUILDING 10
NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 20'-0"
Section B
127 ft.
210 ft.
ERWIN ROAD
PROPOSED HOTEL
4 STORIES
EXISTING HOTEL
3 STORIES
PARKING
New
Existing
100 ft.
SUMMERFIELD
CROSSING
Erwin Road
H. Krasny
EAST/WEST SECTION AT RESIDENCE INN HOTEL
SCALE: 1" = 30'-0"

RESIDENCE INN ADDITION
CHAPEL HILL, NC

28 SEPTEMBER 2020

oda.us.com | ODA ARCHITECTURE

RESIDENCE INN ADDITION
CHAPEL HILL, NC

28 SEPTEMBER 2020

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RESIDENCE INN CHAPEL HILL
CHAPEL HILL, NORTH CAROLINA

EXTERIOR RENDERING

JULY 17,2020

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RESIDENCE INN CHAPEL HILL
CHAPEL HILL, NORTH CAROLINA

EXTERIOR RENDERING

JULY 17,2020

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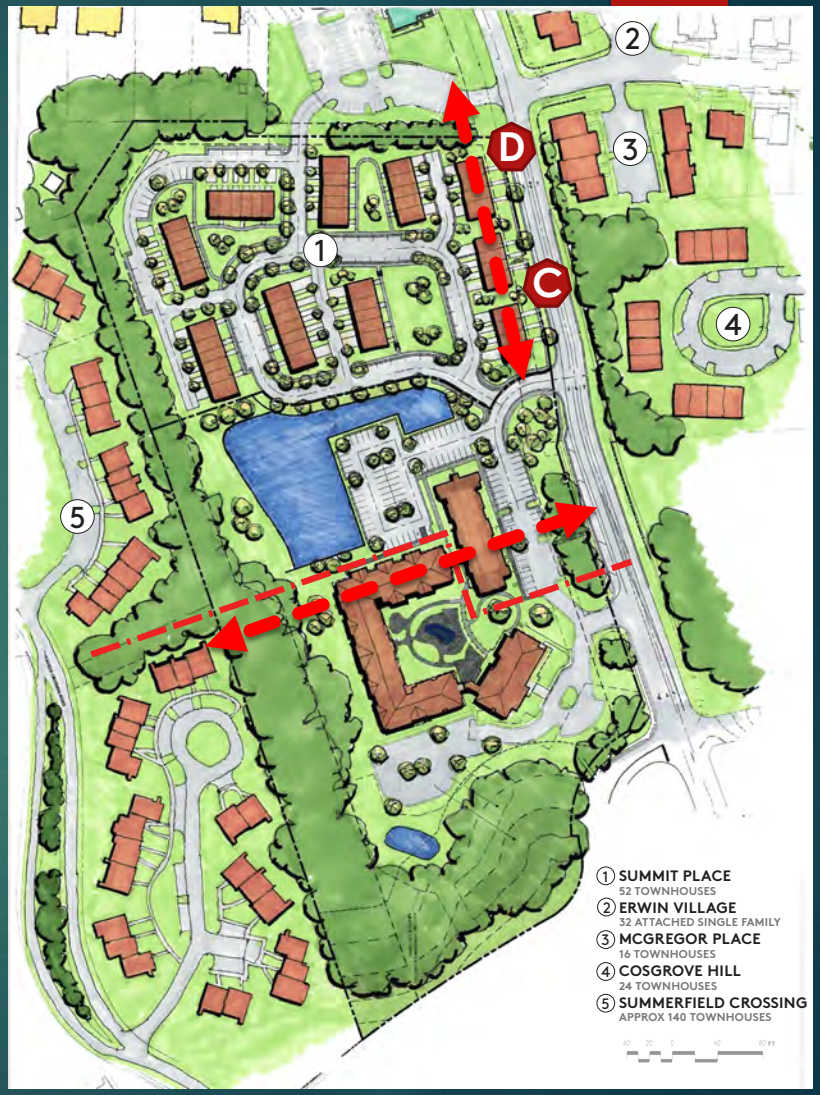
Building Form & Relationships to Neighbors & Erwin Road

Section C - Erwin Road Townhomes

Section D - Townhomes & Christ Community Church

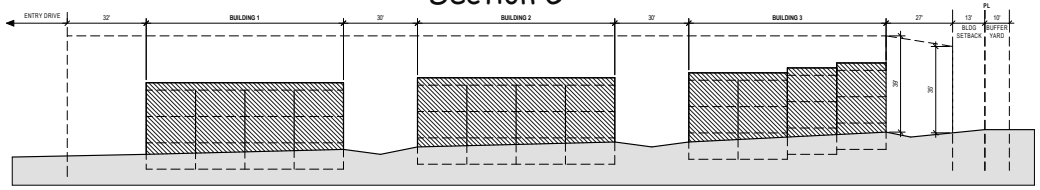


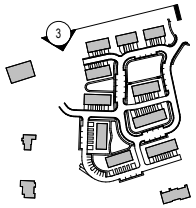
Building Form & Relationships to Neighbors & Erwin Road

Section C & D - Erwin Road - Townhomes & Church

Section E - Hotel & Summerfield Crossing Townhomes

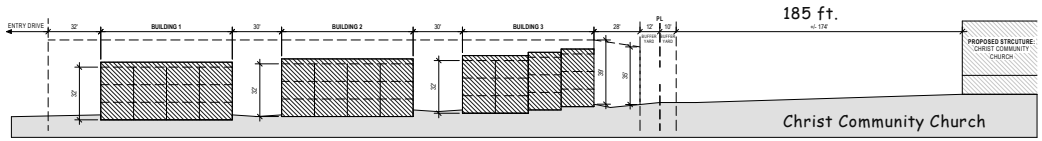
Section C

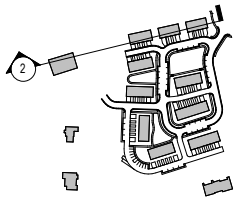




3 ELEVATION AT ERWIN ROAD
SUMMIT PLACE TOWNHOMES
SCALE: 1" = 20'-0"

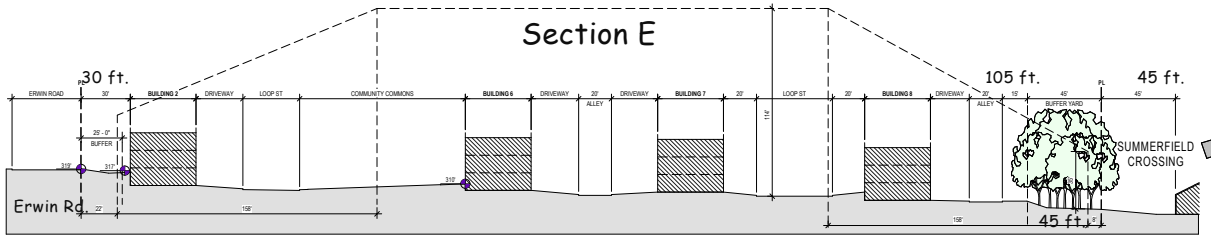
Section D





2 NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 30'-0"

Section E



1 EAST/WEST SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 30'-0"

JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.828.1500
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

RADWAY DESIGN

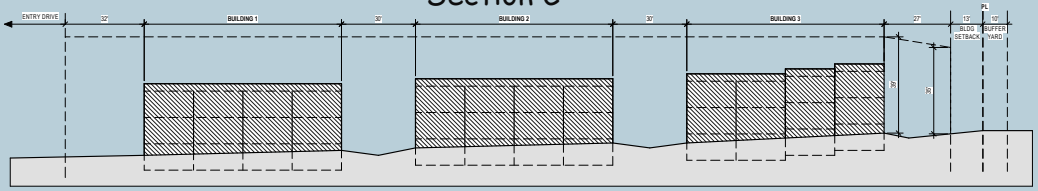
The Haw Company

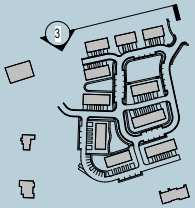
SUMMIT HOSPITALITY GROUP LLC
RESIDENCE INN HOTEL AND SUMMIT PLACE TOWNHOMES
101-111 ERWIN ROAD, CHAPEL HILL, NC

		DATE
PROJECT:	20086	
ISSUE:	SITE SECTIONS	10/29/2020
DRAWN BY:	TRW	
CHECKED BY:	JTD	
CONTENT:	SITE SECTIONS AND ELEVATION	

A1.01

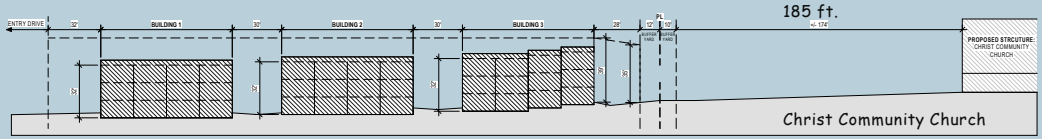
Section C

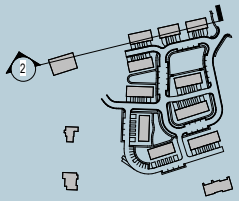




1 ELEVATION AT ERWIN ROAD
SUMMIT PLACE TOWNHOMES
SCALE: 1" = 20'-0"

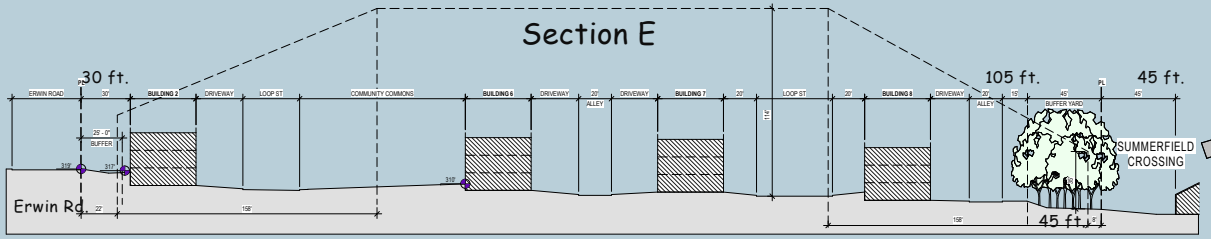
Section D





2 NORTH/SOUTH SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 30'-0"

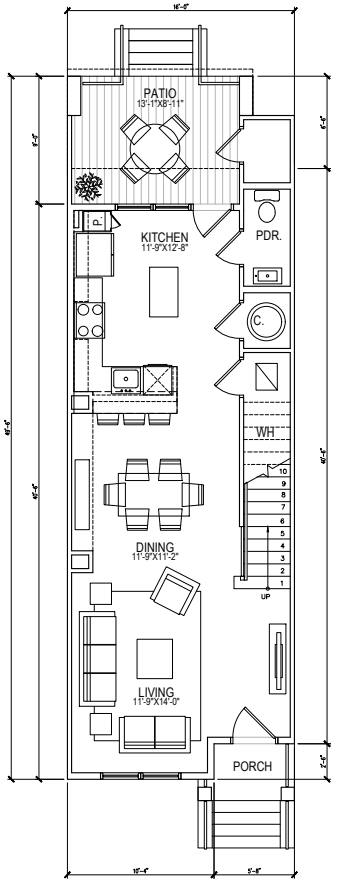
Section E



1 EAST/WEST SECTION AT SUMMIT PLACE TOWNHOMES
SCALE: 1" = 30'-0"

Preliminary Brownstone Style Townhome Design - 4 Dwelling Unit Building

Preliminary Brownstone Style Townhome Design - Erwin Road Face with Landscape Buffer

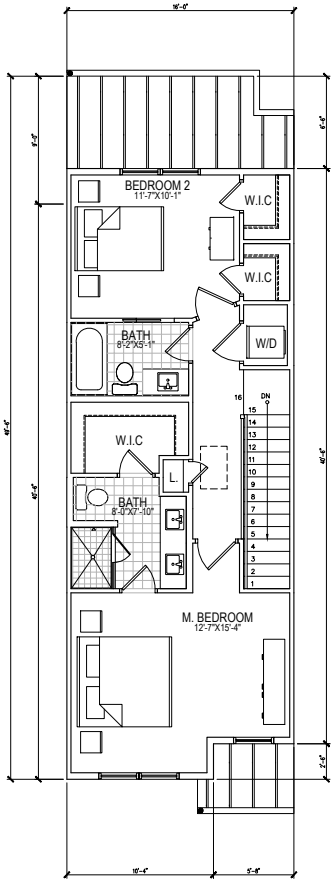


First Floor
Heated Area
644 SF

First Floor
Heated Area: 644 SQ. FT.

Unit A1

Total Area
1,312 SF

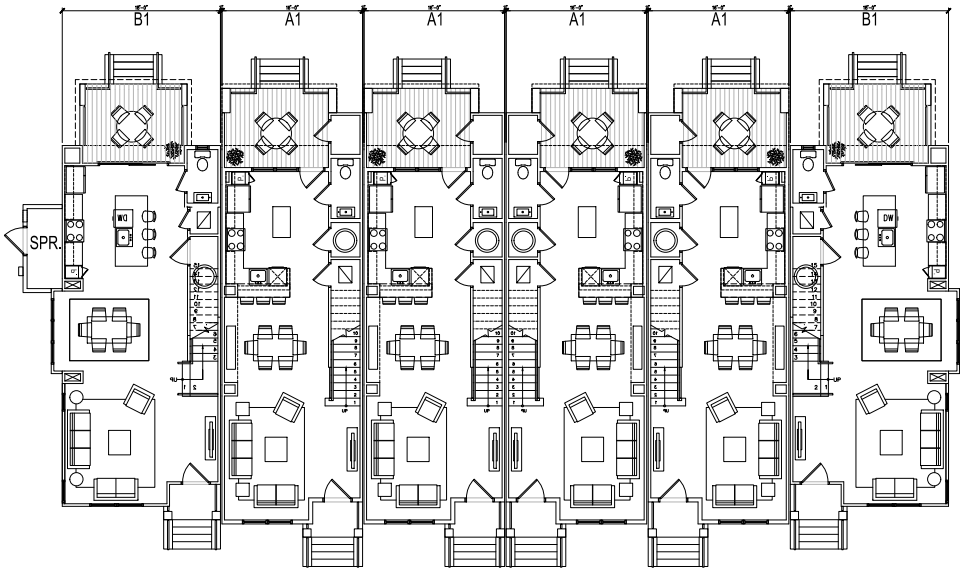


Second Floor
Heated Area
674 SF

Second Floor
Heated Area: 674 SQ. FT.

UNIT A1
TOTAL AREA: 1,318 SF

AH Units are A1 Units
First Floor Plan



BUILDING TYPE 7
BUILDING # 9 & 10
FIRST FLOOR

SCALE: 3/16"=1'

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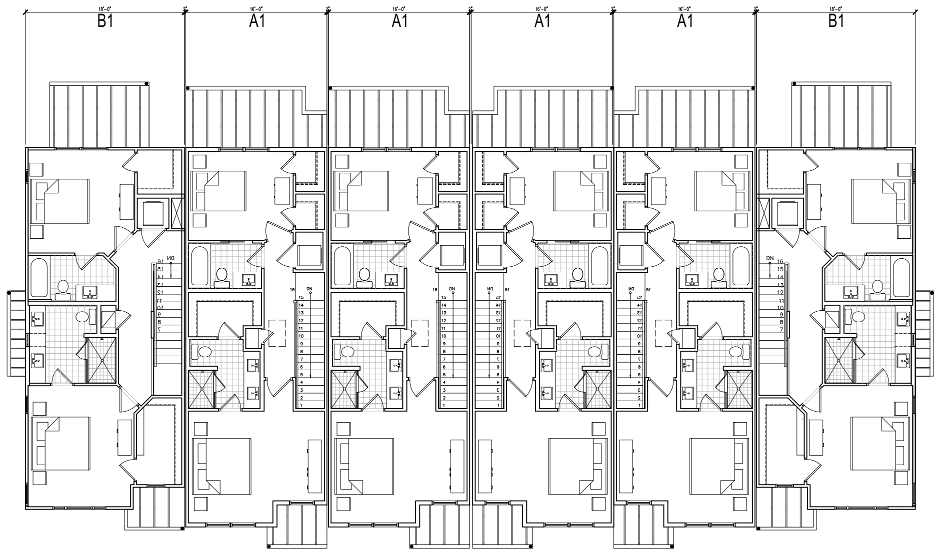
1818 Walnut St, Suite 1000 | Philadelphia, PA 19103 | tel 215.545.2121

SUMMIT HOSPITALITY TOWNHOUSE
CHAPEL HILL, NC

Summit Hospitality
2021.04.30

AH Units are A1 Units
Second Floor Plan



BUILDING TYPE 7
BUILDING # 9 & 10
SECOND FLOOR

SCALE: 3/16"=1'

JDAVIS>
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

SUMMIT HOSPITALITY TOWNHOUSE
CHAPEL HILL, NC

Summit Hospitality
2021.04.30