

Lullwater at Chapel Hill Concept Plan Adair Drive/Old University Station Road Extension

DEVELOPER'S PROGRAM

Concept Plan Submittal

July 19, 2021

This Concept Plan submittal proposes a residential community with workforce and affordable housing, as well as development targeting Missing Middle Housing. The property is located at the eastern termination of Adair Drive, adjacent to Interstate 40 (I-40). The development is closely coordinated with the Town's North Chapel Hill Planning Project.

We welcome input and feedback on the conceptual proposal from the Chapel Hill Community Design Commission, Housing Advisory Board, and the Town Council.

The concept offers multi-family rental development in an area that already has a broad mix of land uses. We are located at Adair Drive and Old University Station Road Extension, near Weaver Dairy Road and Martin Luther King Jr. Boulevard. The proposal is walking distance to major transportation corridors including: GoTriangle commuter route on Martin Luther King Jr Blvd, Chapel Hill Transit routes on Weaver Dairy Rd and Martin Luther King Jr Boulevard, and the North-South Corridor with future Bus Rapid Transit (BRT) on Martin Luther King Jr. Boulevard.

The property is also an easy walk to multiple destinations. Residents will have a short walk to work, groceries, drug store, restaurants, movies, churches, clinics, and more. For those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available. But, the site also provides easy-access to the I-40 for those residents with a commuter. Electric charging stations and bicycle parking will be important site features.

The Chapel Hill North multi-family development is located just west of the proposed development. Office and clinic development, as well as an existing mobile home park, are located on the southwest and southern sides of the property. The Vilcom Campus is located to the south primarily with office and clinic use. Undeveloped land is located immediately east with I-40 on the northern property line. Timberlyne Shopping Center is located to the south, across Weaver Dairy Road.

We note that the proposed development will blend and interconnect with the surrounding properties with favorable impacts. And, as a multi-family development the positive impact on the tax base is assured.

Because the complex site constraints are well documented by the work of the Town as part of the North Chapel Hill Master Plan (dated 04-29-20) prepared by Town Designer, Brian Peterson, we will focus on our plan to develop the property as envisioned by the Town study:

<https://www.townofchapelhill.org/businesses/north-chapel-hill-project>

The Town's work highlights the difficult site constraints associated with the property including the general configuration of the property with the highway adjacent to the north and a Duke Energy easement running along the southern property lines. Stream buffers/wetlands are located in the central area of the property. The property development will necessitate costly infrastructure extensions to create utility and roadway connections.

As part of the Town's Planning Project, the Town commissioned a North Chapel Hill Market Analysis (May 22, 2019) and a Market Overview (November 6, 2020) which highlighted the financial feasibility gap associated with developing the property. This is difficult property to develop financially because of these many site constraints.

For ease of reference, the project as shown on the concept site plan is broken into two areas. The conceptual plan proposes up to 270 apartment units on approximately 6 acres of the parcel noted as Development Area A, as well as 40 townhouses and larger flats on a 2-acre portion of the parcel noted as Development Area B.

Our affordable housing proposal is identified in our Affordable Housing Plan. A development application will follow this Concept Plan review. The application is anticipated to include a rezoning.

The developer is a joint venture of Novare Group based in Atlanta and Fickling & Co based in Macon. They have a proven track record of high-quality development within North Carolina, with developments located in Raleigh and Charlotte.

As encouraged by Town design objectives, the new buildings are being placed to relate to new street frontage to create a pleasant experience for pedestrians/bicyclists at the street level. A mix of building types are proposed. Stormwater detention will be provided in underground detention systems on-site, with best management practices. Erosion control will be provided during construction.

Landscaping will be provided at the perimeter of the development with special emphasis on the new streetscapes. Parking lot shading will meet or exceed Town requirements. Recreational amenities such as a pool and grilling area, and communal gathering space will be provided for apartment residents in the apartment courtyards. Spaces such as dog parks and nature trails will be provided in the woods behind both the apartment and townhome/flat developments. These will be welcome amenities for the residents and will also serve as focal points.

There are also many public green spaces being proposed as part of this project. A greenway trail extension is being proposed at the south end of Development Area A which will connect directly with the existing greenway trail to the west. That trail will cross through the electric utility easement to run along the public street as a multi-modal trail in Development Area B. Publicly accessible recreation spaces provided in the electric easement could include such facilities as a large grassy playfield, community gardens, fitness stations along the greenway trail. There will also be an urban plaza at the entry to the development. Street parking will be provided along the new public street along the south edge of the development which will allow non-residents access to the public green spaces here.

Developer Objectives

The developer's objectives are closely aligned with the North Chapel Hill Planning Project and with the Charting Our Future update including the Town's Future Land Use Map (elements of the Chapel Hill Comprehensive Plan). Please see the accompanying compliance statements for more information. We look forward to working with the Town to obtain approval for this new community.

**Lullwater at Chapel Hill
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**STATEMENT OF COMPLIANCE
CHAPEL HILL COMPREHENSIVE PLAN**

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Community Choices and Connections

The Lullwater at Chapel Hill development is proposed in accordance with the Chapel Hill Comprehensive Plan including the Charting Our Future update and the Future Land Use Map (FLUM).

Two general concepts from Town's 2020 Comprehensive Plan are Community Choices and Community Connections which are defined in the plan as:

Community Choices: The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs. Community members also would like choices about where they can work and play in Chapel Hill.

Community Connections: The community also desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and a real commitment to safe pedestrian and bicycle transportation. They want real connections between the decisions town leaders make and the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan. Chapel Hill wants a sense of connectedness from many perspectives.

Lullwater at Chapel Hill Compliance:

Community Choices: This development will contribute to choices in North Chapel Hill. The proposed development is within an easy walk to transit corridors and multiple destinations. Residents will have a short walk or bicycle ride to work, groceries, drug store, restaurants, movies,

churches, clinics, and more. For those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available. The site also provides easy access to I-40 for family units with a commuter.

Community Connections: The development proposal will provide important connections for those who live in the new community in the form of physical connections as well as social connections. Physical connections are provided at multiple spots within the site and along the perimeter of the new development for pedestrians and bicyclists, as well as easy access to public transit. Social connections will be provided with multiple outdoor amenities and expanded housing choices provided close to a variety of commercial, institutional, and employment opportunities. Additionally, multiple public green spaces and recreation facilities will be included in this development, thereby promoting connection with the greater community.

Charting Our Future Guiding Principles

The new community proposed at Adair Drive/Old University Station Road Extension is being designed to comply with the guiding principles of the Chapel Hill Comprehensive Plan Charting Our Future update.

- 1. Demonstrate the Town's commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.**
- 2. Ensure equitable planning and development.**
- 3. Encourage a diversity of housing types.**
- 4. Promote distinctive, safe, and attractive neighborhoods.**
- 5. Cultivate a vibrant and inclusive community.**
- 6. Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town's regional transportation partners.**
- 7. Support and facilitate economic development, including the development of flexible and varied types of retail and offices spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.**
- 8. Provide appropriate transition between land uses and buildings of different scales.**
- 9. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.**

10. Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC Health.

Lullwater at Chapel Hill Compliance:

The Lullwater proposal offers a variety of rental housing types including apartments, townhomes, and flats. The development will support multiple transportation options and be a place for everyone. Weaver Dairy Road is a transit corridor and Martin Luther King Jr. Blvd. is a high capacity transit corridor. Multiple modes of transportation are important for an inclusive, connected community. New residents will be able to walk or bicycle to multiple destinations. And, for those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available. The development accommodates personal vehicles on site and residents will have easy access to Town arterial streets and easy access to I-40 for residents who need to commute further.

Multi-family development has been identified as appropriate development in the North MLK Focus Area (Sub-Area D) identified on the Future Land Use Map. The proposal fits well in the area demonstrating respect for the surrounding development. With the Rural Buffer on the north side of I-40, this project is within the urban services area and is anticipated to provide transit focused development within an area that already has a broad mix of land uses.

As good stewards of the environment, our project will implement sustainable design measures to promote environmental sustainability. A welcoming environment is proposed with recreational amenities, streetscape and landscape buffer improvements, and parking lot shading as important site features. Stormwater runoff will be addressed with best management practices.

As a Concept Plan submittal, more detailed architecture for the project is in the process of being developed. Although, we do know that the proposed buildings on site will have façade articulation for variety and interest. Patios and balconies will contribute. Courtyards are proposed for the rental community in Development Area A with recreational amenities. And this portion of the project will also take advantage of site slopes to include a large portion of parking with a deck structure.

In Development Area B, the new two-acre Missing Middle Housing element, townhomes over flats are anticipated with garages and some private parking behind the structures with public parking on the new street. The new roadway extension will provide a streetscape with sidewalk in Development Area A, and a multi-modal trail along the street in Development Area B. The street and trail will provide connections for future development to the east. Landscaping, lighting, and stormwater management will meet the Town's stringent regulations.

The developer has a proven track record of building high-quality, successful residential developments. The proposed development will be compatible with the surrounding area. Traffic impacts on the surrounding areas will be minimized because of the abundance of alternative transit opportunities at this location. Furthermore, the ease of access to public transportation and frequency of service will make transit a desirable option. The proposal will offer opportunities for people drawn to the University and UNC Health to live in the northern portion of town. Easy access to UNC and the Hospital is provided with the local transit system. This overall sustainable approach promotes better air quality as well as energy conservation.

Diversity of residents will be promoted with a variety of floor plans offering a range of rental pricing. The development will contribute to the strength and the economic prosperity of this part of North Chapel Hill.

The Lullwater at Chapel Hill development is proposed in accordance with the Chapel Hill Comprehensive Plan including the Charting Our Future update and the Future Land Use Map (FLUM).

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STATEMENT OF COMPLIANCE CHAPEL HILL DESIGN GUIDELINES

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Chapel Hill's Design Guidelines provide guidance for the design of new projects. The stated purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras" (p. 1).

The Chapel Hill Design Guidelines provide multiple categories of criteria for design. Lullwater at Chapel Hill demonstrates compliance with each.

Chapel Hill General Design Criteria

Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

Design Criteria: Visual Impact

New public and private projects should be visually appealing, and compatible with other development in the surrounding area.

Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

In addition, the Charting Our Future update provides Character Type Principles for the Focus Areas which offer guidance for future development including multi-family and townhomes which echo these design criteria.

Lullwater at Chapel Hill Compliance:

The conceptual plan proposes up to 270 apartment units on an approximately 6 acres in Development Area A. In addition, 40 townhouses and larger flats are proposed on a smaller 2-acre parcel in Development Area B.

Development will occur, working with the well-documented site constraints highlighted by the work of the Town as part of the North Chapel Hill Master Plan (dated 04-29-20). These site constraints include a centrally located resource conservation district area, I-40 to the north and a Duke Energy power easement along the southern property line. The developer proposes to extend Adair Drive at its intersection with Old University Station Road Extension to the east to accommodate the new development. This roadway extension will provide streetscape opportunities associated with the new road to ensure accommodation of pedestrians and bicyclists in addition to vehicles. The new development is to occur on the north side of the new roadway extension. The developer also proposes to extend the greenway trail from its existing terminus at University Station Road through the site to the easternmost limit of the project.

Development Area A is immediately adjacent to the Chapel Hill North multi-family community, and is proposed with 4-5 story construction of rental multi-family development. The new construction will include large courtyards, patios and balconies. Surface parking and structured parking are proposed. Recreational amenities, including a pool, grilling areas and

community gathering areas are proposed in the courtyard features. Electric charging stations and bicycle parking will also be important site features. Please refer to our Concept Plan.

The Missing Middle Housing in Development Area B is located immediately east of the 6-acre tract. It is proposed with townhomes over flats facing the new roadway. Garages are proposed for about half the units, accessed from a surface parking area to be sited behind the structures. As this will be an urban type street, roadside parking is proposed as an additional element of the new streetscape.

Livability. The Lullwater at Chapel Hill proposal will provide human scale architecture and outdoor spaces with building entrances and façade treatment that harmonizes with the surrounding area as well as the new tree lined entry drive extending Adair Drive at Old University Station Road Extension. Benches, bike racks, and other pedestrian and bicycle amenities will be provided to maximize enjoyment of the outdoor amenities. The design of the new entry road will be welcoming and slow vehicle speeds. The proposed design promotes pedestrian and bicycle activity as well as safety and encourages easy access to the convenient public transportation options located on both Weaver Dairy Road and Martin Luther King, Jr. Blvd.

Visual Impact. The visual impact of the proposed residential development will be compatible with its location and in accordance with the guidance of the North MLK Focus Area. High quality architecture with appropriate transparency and articulation will define the new development. The proposal will provide a large landscape buffer adjacent to I-40 which will be existing forest in the majority, and will include new plantings to supplement existing vegetation where project construction disturbs the buffer area. A landscaped streetscape will be provided to create shade between the roadways and buildings fronting the new street. And landscaping will be provided in public squares and in the courtyards.

Vegetation. The Lullwater at Chapel Hill landscape plan will be aesthetically pleasing and in keeping with the surrounding area. Compatible tree plantings are proposed along the new main road extension. Compliancy with the Town's tree canopy coverage requirements and parking lot landscaping requirements will ensure landscaping that integrates with the area.

Mobility. The new roadway providing access to the property will be designed to accommodate vehicular, bicycle, and pedestrian connectivity to this development and future development anticipated to the east. The new

roadway is intended to enhance pedestrian movement and promote access by bicyclists. Pedestrian and bicycle connections will encourage safe movement throughout the site, and those connections will include an extension of the greenway through the length of the site. Connection to the public transportation network is also key. This new development will be a destination for residents choosing alternative modes of transportation.

Activity Centers. This new residential development will be an important addition to help ensure the success of the surrounding commercial centers as envisioned in the North MLK Focus Area. This new connectivity will be an important feature.

Views. Lullwater at Chapel Hill, as a residential development, is designed to provide pleasant vistas with enhanced views from both within the new buildings as well as from the surrounding areas. Setbacks, building articulation, and roof lines will be carefully designed to enhance the urban environment. Street tree planting along the new roadway, parking lot landscaping, and other landscaped areas will promote views that are aesthetically pleasing. The new buildings will be a focal point as envisioned in the Design Guidelines.

Lullwater at Chapel Hill - The Developer has a proven track record of designing and building high-quality, successful multi-family developments. The proposal is as anticipated with the North MLK Focus Area that is part of the Charting Our Future initiative. It will be compatible with the surrounding areas. Traffic impacts on the surrounding areas will be minimized and opportunities for residents to take advantage of alternate modes of transportation will be maximized. The ease of access to public transportation and frequency of service will make transit a desirable option for the new residents. This overall sustainable approach promotes better air quality as well as energy conservation. Diversity of residents will be promoted with a variety of floor plans offering a range of rental pricing. This development will contribute to the strength and the economic prosperity of North Chapel Hill.

**Lullwater at Chapel Hill
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AFFORDABLE HOUSING AND WORKFORCE HOUSING PLAN

Concept Plan Submittal

July 19, 2021

This Concept Plan submittal proposes a residential development in the North Chapel Hill area with workforce and affordable housing, as well as development targeting Missing Middle Housing.

The conceptual plan proposes up to 270 apartment units on an approx. six-acre parcel in Development Area A. As well there will be 40 townhouses and larger flats offered in Development Area B on 2-acre parcel.

Affordable and workforce housing will be provided in Development Area A. For the apartment buildings the developer proposes 15% affordable rental housing at various percentages of Area Median Income (AMI).

Lullwater at Chapel Hill Six-Acre Parcel Affordable Housing (AH)		
	Percent of AH Count	Percent of AMI
	20 %	80 %
	40 %	100 %
	40 %	120 %

Information provided by the Town indicates that \$86,400 is the Area Median Income for Orange County. The future residents of these proposed affordable and workforce rental housing units include fire fighters, police, and health care workers, for example.

In addition to this offering the Development Area A, the Developer is under contract for additional acreage in Development Area B. As part of the Concept Plan, the Developer proposes a Missing Middle Housing element with 40 townhouses and larger flats lining the new roadway at the eastern portion of the project area.

As noted in the Developer's Program, the Town has extensively documented the difficulties associated with development of these properties as part of the North Chapel Hill Master Plan (dated 04-29-20)

prepared by Town Designer, Brian Peterson, and the associated market overview and analysis. Please refer to our Developer's Program for additional information about these site constraints.

We understand the Town's interest in a variety of housing scale and form such as Missing Middle Housing and propose these additional 40 units to address that interest and desire. Due to the severe financial implications associated with the constraints of the property as well as the expensive infrastructure extensions needed, we are unable to offer an affordable component with the Development Area B Missing Middle development element. Though not a housing type generally offered by the Developer, we recognize the desire for and importance of providing diversified housing types in this community and believe the flat/townhome product will be well received by residents.

We want to underscore the extensive infrastructure extensions associated with these proposals as well as the many documented site constraints and note that we are pleased to be able to offer a 15% affordable/workforce housing element associated with the Development Area A apartment development proposal.

We look forward to your questions and feedback on our Lullwater at Chapel Hill conceptual proposal.