

Chartwell

Description of Proposed Development

August 2012

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Chartwell

Estes Drive at Martin Luther King Jr. Boulevard
Chapel Hill, North Carolina

Chartwell – Description of Proposed Development

Chartwell is proposed to be a medium density residential and non-residential development that will provide: (1) needed university student housing inside Chapel Hill and (2) well located and designed non-residential uses in a location that will support the future Carolina North Campus, the current main campus of The University of North Carolina – Chapel Hill. As part of the development, the applicant will provide major street improvements to Estes Drive, MLK Jr. Blvd, and the intersection of these two roads. These improvements include providing approximately 1,100 linear feet of a “complete streets” design on Estes Drive that will include bike lanes, sidewalk, tree lawns and significant increases in right and left turn lane storage lengths for turning motions. The uses will have limited impacts on public services, add to the tax base in a meaningful manner, and locate uses with low level peak hour traffic impacts in a manner that will support the Chapel Hill Transit System.

The development plan is comprised of: (1) a multi-family rental residential community of 190 dwelling units, (2) a hotel with 140-145 suites, and (3) between 5-8,000 SF of retail space including a restaurant.

During the concept plan development review phase of this application, the applicant was encouraged to examine the need for retail activities in this location as well as consider a reduction in the amount of parking for the university student housing. The plan as now presented has added additional retail opportunity and has reduced parking for the proposed residential use. The details for these changes are discussed in appropriate locations in the following presentation of the application.

The Apartment Community will be purpose built housing for university students, primarily those that are in graduate school or are Juniors and Seniors at UNC- Chapel Hill. The number and type of dwelling units proposed will create a community of approximately 580 residents. Table 1 show the proposed distribution of dwelling units by type. The residential buildings will be 3-story with the exception of one 4-story building in the center of the site and a one-story clubhouse, recreation, and management building. The overall residential density for the site will be 12.18 units per acre, less than the 15 unit per acre maximum (15 du/acre) allowed in the R-5 Residential District, Chapel Hill’s traditional multi-family residential district Recreation facilities are provided to meet the LUMO requirements.

Table 1
Residential Development by Type of Flat

Dwelling Unit by Type	Total Units	Total Bedrooms
1 Bedroom	19	19
2 Bedroom	61	122
3 Bedroom	0	0
4 Bedroom	110	440
Total	190	581

The proposed hotel will be the first hotel on the Martin Luther King Jr. Blvd. approach to downtown Chapel Hill and the University of North Carolina – Chapel Hill as one enters from the MLK Jr. Blvd. and I-40 Interchange. It will also be located immediately across MLK Jr. Blvd from the Carolina North Campus. In its proposed location it will be situated to serve those visiting Chapel Hill for family, business, and university purposes. The hotel is proposed to be 140-145 suites in a 5-story building served by a parking structure located internal to the site and not visible from either Estes Drive or MLK Jr. Blvd.

Retail Uses including a restaurant are proposed to be on the first floor of the hotel building in the southwest corner of the site providing direct pedestrian access to/from the MLK Jr. Boulevard – Estes Drive intersection.

Traffic Impact Assessment and Parking for Residential and Non-residential uses.

- (1) A Traffic Impact Assessment Report has been prepared by the Town of Chapel Hill transportation consultant. A copy of that report is submitted with this application. The overall TIA assessment is that the proposed uses will generate primarily off-peak hour trips by vehicle and will generate a larger percentage and absolute number of trips for Chapel Hill Transit than non-student residential, office, or commercial uses would generate in this location.
- (2) Roadway Improvements are proposed by the applicant in consultation with NCDOT and the Town of Chapel Hill Transportation and Engineering Departments. As described above, significant improvements to the current 15-30 year old configuration of Estes Drive are proposed based upon the Town of Chapel Hill Complete Streets policy. Improvements to MLK Jr. Blvd will be made to allow traffic, bicyclists and pedestrians to move safely north and south along the east side of MLK Jr. Blvd.
- (3) Parking for Residential Uses, especially university student housing is a subject of considerable debate with a growing base of information that is Chapel Hill based. Parking in the neighborhoods close to campus shows that even when housing is within walking distance of the downtown and the campus, a large number of off-campus students have cars for which adequate safe parking has not been provided. The development plan proposed 484 parking spaces (reduced by 10% since the concept plan presentations). These include ADA accessible spaces, guest parking spaces, and 66 parking spaces in a parking structure shared with the proposed hotel and retail uses. The applicant believes that this amount of parking (less than many students currently occupy in the neighborhoods adjacent to the campus) is operationally and market feasible because of the excellent Chapel Hill Transit service along MLK Jr. Blvd.
- (4) Parking for Non-Residential Uses is provided for the hotel at the rate of one (1) parking space per hotel suite with about 60 parking spaces provided for the proposed 5,000 – 8,000 square feet of restaurant/retail area to be developed. It is anticipated that a restaurant in this location will generate business from the hotel guests, students, nearby residents, future Carolina North employees and residents, and other Chapel Hill residents. The amount of proposed parking is on the low end of restaurant parking, but the applicant believes that the location of this site and the immediately surrounding uses will provide the opportunity for a vibrant walk-in restaurant and retail trade business in this location over time.

Community Design Principals

Chartwell incorporates a number of middle-density, medium height development principles. These include three-story residential buildings along the Estes Drive street frontage, a five-story hotel with ground floor retail/restaurant use facing MLK Jr. Blvd, a pedestrian oriented complete streets street-

scape, the internal visual sheltering of surface parking areas by buildings, the use of a parking structure for the non-residential uses, and centrally located community recreational amenities.

General Site Layout

- The site plan proposes to locate the hotel use in the western third of the site where business visibility from MLK Jr. Blvd is more appropriate and important to the hotel and retail business owners.
- The eastern two-thirds of the site will be residential apartments. The center of the site will provide the gathering space location for residents.
- Two access locations are proposed. Access from MLK Jr. Blvd. will be limited to right-in and right-out. Access from Estes Drive will be full service.
- The property slopes to the southeast corner of the site. Stormwater will need to exit from this location, just as it does today. The eastern edge of the site will be the location of the stormwater basins. If developed as bio-retention or permanent pool basins they will become a positive visual feature of the site.

Chartwell – Description of Existing Natural Conditions _____

Landform – The site slopes gently to the south and southeast from the northwestern corner of the site. The average slope of the site from northwest to southeast is about 5%. The site contains slopes between 10-15% in the southeaster portion of the site.

Streams and RCD Designation - The upper reach of an intermittent stream is located in the southeast corner of the site. Dry except for rain events, the flow of water from this stream goes south, under Estes Drive. A 100 feet buffer – 50' on each side of the stream exists as an overlay zoning district. The Stream Determination report that the town prepares is attached.

Vegetation – The site is covered primarily by pines with some hardwoods, mostly in the southeastern portion of the site. Drawing 1104 shows the trees that are 12 inches and larger at the perimeter of the site.

Chartwell – Relationship to Surrounding Uses _____

The proposed development site occupies an important corner property at the intersection of Estes Drive and Martin Luther King Jr. Blvd. The only building of visual importance near the intersection today is the Amity United Methodist Church located on Estes Drive about 300 feet east of the intersection.

The applicant has located one of the two apartment buildings facing Estes Drive opposite the church to provide some visual balance for those approaching the intersection on Estes from the east. Those approaching the intersection from the south and west will see the hotel that is set back about 80 feet from the existing corner. From the north, the hotel will be the only visible part of the development.

To the north of the proposed development are the Shadowood Apartments and the rear of three homes in the Coker Woods neighborhood. Chartwell will have buildings of a similar scale as those in Shadowood. Buildings and parking have been pulled away from the Homeowners Association Treed Buffer that surrounds the three homes in Coker Woods.

Description of Available Urban Services _____

OWASA Utility Service – The site lies within the OWASA service area. Existing water and sewer service lines will serve the site, thereby allowing the proposed urban development intensities.

Municipal Services – Current municipal services within the Town Limits include solid waste collection, police protection, fire protection, and other services appropriate for multi-family developments within the urban service boundary area. Recycling collection is provided by Orange County.

Recreation Facilities – Each residential development is required to provide recreation facilities on site for its residents. For reference, the nearest major municipal recreation facility is the Northern Community Park located on Homestead Road.

Zoning Atlas Amendment Proposal

The applicant proposes to rezone the 15.6-acre site to MU-V Arterial to permit the development of both residential and non-residential uses on the existing lot. The MU-V Arterial zoning category is the appropriate mixed-use district because the property is located along MLK Jr. Blvd and Estes Drive, both arterial streets according to the Town of Chapel Hill roadway classification system. Approximately 1/3rd of the site will be developed with non-residential uses and about 2/3rds of the site is to be developed for residential uses.

Development Quantity & Zoning

The applicant is requesting the approval of 327,000 square feet of development – 40% of the maximum of 811,339 square feet of floor area allowed by the MU-V Arterial District for this site. The MU-V District requires that at least 25% of the site be non-residential and 25% of the site be residential. The current proposal is for 35% non-residential floor area and 70% residential floor area. (See additional information below.)

Existing Zoning – R-1 Residential and AH (Airport Hazard Overlay District)

The development site is one of the three properties on the north side of Estes Drive that are in the Airport Hazard (A-H) Overlay District. For over 30 years these three properties (1 of 14.2 net acres and 2 others - each about 7 acres) have been restricted to the use of one-single family house only on each lot. These lots have been held in private ownership and paid taxes during that time, but have not been developed with single-family homes. The underlying zoning for these lots is R-1 Residential, a zoning district applied to this site over 20 years ago with substantially different conditions and considerations for the growth of the University of North Carolina – Chapel Hill and the economic and demographic changes that would occur in Chapel Hill since the mid-1980s.

Airport Hazard Overlay District Zoning

The AHEC medical flight program has recently been relocated to Raleigh Durham Airport. In mid-2013, the University of North Carolina – Chapel Hill (UNC-CH) expects to begin construction of the first building in Carolina North. It will be approximately 200,000 SF and requires the complete closure of the airport. At that time, most recently estimated to be July 2013 or shortly thereafter, the Airport Hazard Overlay District can be removed by the Town Council by ordinance.

The applicant is requesting that in addition to the underlying rezoning of the site to MU-V Arterial that the Town Council approve the accompanying Special Use Permit with a condition that allows development of the property only after the Council has by ordinance removed the Airport Hazard Overlay District upon closure of the airport.

Mixed Use Village (Arterial) Proposed Zoning

The properties immediately to the north of the site are zoned R-5 High Density Residential. To the east the abutting lot is also within the Airport Hazard Overlay District. To the south, across Estes Drive is the Amity United Methodist Church, zoned OI-2. Across MLK Jr. Blvd. to the west is Carolina North Development site that is zoned U-1 and controlled by a development agreement.

Chartwell - Pertinent MU-V Arterial Zoning Information

Gross Lot Area	680,666	15.6 Acres
Maximum Permitted Floor Area ²	808,781 SF	
Proposed Total Floor Area	327,000 SF	40.4 % of Maximum Permitted
Residential Floor Area	226,000 SF	69% of Total Floor Area (≥ 25%+ required)
Non-Residential Floor Area	101,000 SF	31% of Total Floor Area (≥ 25%+ required)
Maximum Residential Density	20 du/acre	DU/GLA of Mixed-Use Site
Proposed Residential Density	12.19 du/acre	DU/GLA of Mixed-Use Site
Maximum Impervious Surface	70% of Gross Lot Area	
Proposed Impervious Surface	55% of Gross Lot Area	

² See Fact Sheet Calculations

Chartwell

ZAA Statement of Justification
Comprehensive Plan Statement of Justification

August 2012

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Justification For a Zoning Atlas Amendment

Article 4.4 of the Land Use Management Ordinance (LUMO) allows a zoning map and zoning text amendment for any of the 3 following reasons:

- a) to correct a manifest error in the Chapter, or
- b) because of changed or changing conditions in a particular area or in the jurisdiction generally, or
- c) to achieve the purposes of the Comprehensive Plan.

Both criterion b and c are applicable to this rezoning request. They are addressed individually below, beginning information applicable to criteria b and concluding with information addressing achievement of purposes of the Comprehensive Plan.

Rezoning Criteria: Changed or Changing Conditions

The Town of Chapel Hill adopted the *Chapel Hill 2020 Comprehensive Plan* in June 2012 acknowledging that there have been many significant changes since the Year 2000 Plan. Included by reference in the 2020 Plan are the several additional planning initiatives for neighborhood preservation, the approval of the Carolina North Development Plan, the Northern Area Plan, a downtown plan initiative, and a plan for the redevelopment of the Ephesus Church Road – Fordham Boulevard area. These actions and the 2020 Plan all re-

¹ See Fact Sheet Calculations

flect the awareness that a Comprehensive Plan is a guide for growth, but that conditions change and that the specific means and methods for implementation of the goals and objectives of that plan often respond to the changed conditions. A proposed Estes Drive Focus Area study to consider revisions to the land use plan and zoning for this property and others nearby is scheduled to begin in late August 2012.

As mentioned earlier, the closure of The Horace Williams Airport in 2013 is a major change in conditions affecting the use and development of the applicant's property.

All of these reasons support a change of zoning based upon changed conditions.

Rezoning Criteria: Achieving the Purposes of the Comprehensive Plan

The 2020 Comprehensive Plan, adopted June 25, 2012 contains many of the same goals and aspirations for the present and future Chapel Hill as the 2000 Comprehensive Plan while forging new ways of thinking about how to achieve these goals. The five "Big Ideas" of the plan, several of which are salient for examining the Chartwell proposal are identified below and taken from page 2-3 of the *Chapel Hill 2020 Comprehensive Plan*.

1. Implement a bikeable, walkable, green communities plan by 2020.

"The goal of this effort is to provide safe connections between neighborhoods, schools, commercial areas, parks, rural bikeways and farms, and business and art/dining/ entertainment hubs that promote healthy exercise and environmentally friendly modes of transportation."

2. Create an entrepreneurial enterprise hub in the Rosemary Street Corridor.

3. Create entertainment/dining/arts hubs to capitalize on Chapel Hill's strengths as a recreational destination.

"Future hubs could include the Glen Lennox area, Timberlyne / Chapel Hill North, and the Future Focus areas identified in the Chapel Hill 2020 comprehensive plan (see Part 2, Chapter 5 for more information about the Future Focus areas)."

4. Increase the ratio of workforce housing to 2020 and develop a plan for student housing in the community.

"Because Chapel Hill is a university town, the community benefits from the lively presence of a large student population. Off-campus housing is a good option for many, but can put pressures for change on established neighborhoods, increase car traffic and the need for parking space, and pose challenges in terms of noise and safety. Coordinated discussions between the Town, the University, and residents can help accommodate a reasonable number of off-campus students while ensuring the integrity and livability of the neighborhoods."

5. Establish a structure to support community and neighborhood engagement in a proactive manner.

“Community engagement was an integral part of the Chapel Hill 2020 process, and continued community involvement is key for creating a Chapel Hill that adheres to and fosters the Community Vision. This energy that the participants brought to this process should be channeled into community groups that can tackle some of the most difficult issues facing Chapel Hill, such as the town’s reliance on automobiles.

One model of engagement could include community committees to continue important discussions identified during the Chapel Hill 2020 process that cannot be addressed by the Town alone.

This structure should embrace a broader definition of neighborhoods to include communities without a geographic border, such as the “community of apartment dwellers,” who live in many geographic areas. Other such examples of “community” exist in the greater Chapel Hill community.

Together, these five Big Ideas supplement the Community Vision to create the desired future for Chapel Hill.”

The proposed Chartwell development is in a location and proposes uses that together address four of the Big Five Ideas as discussed briefly below. In addition, it supports and satisfies many of the six THEMES AND GOALS of the Chapel Hill 2020 Comprehensive Plan.

THE BIG IDEAS

- The location of the site fits within Idea Three as it is part of the Estes Drive – MLK Jr. Blvd Focus Area and proposes retail and hotel uses that will support the existing and future needs of UNC-CH and the Town of Chapel Hill as a manageable and welcoming University Town.
- The improvements proposed by the applicant address Idea One. They will substantially improve the walkability, bikeability, and safety of Estes Drive and will provide the type of complete streets environment desired by Town Policy. These are improvements that the town has relied upon developers to put in place during the past 30 years and reflect the limited financial resources available to the Town or NCDOT to provide the improvements desired by residents of the Estes Drive corridor between MLK Jr. Blvd and Caswell Road.
- The Chartwell development will provide university student housing in a location that can take full advantage of a location on an arterial road with a very high level of Chapel Hill Transit bus service. It will not connect to any existing neighborhoods along Estes Drive and will reduce or eliminate many of the traffic and neighborhood intrusion concerns expressed in Idea 4. It will abut an existing apartment development occupied by many students and Coker Woods a single-family cluster subdivision in a multi-family zoning district for which an existing vegetation buffer of between 30-60 feet will be augmented for visual and functional separation. This Chartwell buffer is in addition to the 30 feet of existing vegetation that is located in the homeowners’ association buffer strip between the existing homes and the Chartwell property line.
- The applicant agrees with and supports the need for the development of new and better ways of community and neighborhood engagement as identified in Idea 5.

THEMES AND GOALS

Chartwell's relationship and support of the six themes and their goals is shown below in underlined text and applicant comments highlighted in blue text.

1. A Place for Everyone

Chapel Hill is a community that welcomes a diversity of people of all ages, races, sexual orientations, and ethnicities to participate in the creative spirit that makes this University town a unique place in the Triangle.

UNC-CH draws a diverse student body for undergraduate, graduate, and professional schools and education. Approximately 2/3rd of the students live off campus, many outside of Chapel Hill and Orange County. The University leaders have spoken many times of their desire to have more students live in Chapel Hill, participate more fully in University Campus life and in Chapel Hill living. The proposed development will add the opportunity for about 580 undergraduate and graduate students the opportunity to live in Chapel Hill and reduce their need to travel in and out of town on a daily basis. The UNC Health Care System serves not only Chapel Hill and the region, but also has a statewide health care mission. The provision of additional hotel and temporary lodging facilities in several locations in Chapel Hill help the Health Care System satisfy its mission.

When the Chapel Hill community welcomes newcomers, the community benefits from their knowledge, skills, and new ideas. The community nurtures the arts, the intellect, and the spirit of diversity.

Providing new in-town living opportunities for university students will provide an additional arts, economic and intellectual base of the town. The proposed hotel and restaurant will make it possible for regular or infrequent visitors to participate in and enjoy the unique learning and arts opportunities in Chapel Hill and at UNC-CH.

Chapel Hill is changing to reflect the world around it. When all are welcomed to the community, community members have more opportunities to share, spark innovation, and understand each other. Chapel Hill's school children are an essential resource, and the community seeks to nurture them while they are here and to nourish a community that will remain attractive to them as they learn, grow, and develop new ideas that will shape the community's future successes.

Chapel Hill includes arts destinations and enticing places to gather and play. The town nurtures educational partnerships, community partnerships, and new ideas. Chapel Hill is a place for youth, students, singles, families, retirees, and people at every life stage.

Goals:

- Family-friendly, accessible exterior and interior places throughout the town for a

- variety of active uses (PFE.1)
- A creative place to live, work, and play because of Chapel Hill's arts and culture (PFE.2)
- A range of housing options for current and future residents (PFE.3)
- A welcoming and friendly community that provides all people with access to opportunities (PFE.4)
- A community of high civic engagement and participation (PFE.5)

2. Community Prosperity and Engagement

Chapel Hill is a place that supports its existing businesses and institutions and welcomes opportunities to support and improve its economic vitality.

Chapel Hill is home to a preeminent University and the state's most comprehensive health-care facility. Chapel Hill is also the home of world-class entrepreneurs and creative thinkers. As the community grows, it seeks opportunities to welcome and attract new, complementary employers, businesses, and residents by nurturing the business community.

As Chapel Hill continues to attract new thinkers and new money, the community continues to expand its options to maintain the high quality of life and civic institutions that make this community a connected, exciting, and welcoming place to be.

Key opportunities include actively recruiting innovation and spin-off businesses related to the University of North Carolina at Chapel Hill and the UNC Health Care System, supporting the newest entrepreneurs and start-up businesses, and nurturing the retail, commercial, and arts and culture economies that enrich the community. The broader and more diverse the community is, the more sustainable all parts of the community will be.

Chartwell will assist in the broadening of the economic health for the arts and cultural community of Chapel Hill and UNC-CH by providing additional economic development, particularly university student housing and temporary lodging facilities that will add to the purchasing power located within Chapel Hill and that has easy access to Chapel Hill businesses and cultural activity.

Goals:

- Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)
- Foster success of local businesses (CPE.2)
- Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

3. Getting Around

Chapel Hill is a connected community where people of all ages, incomes, and ability have options for getting from place to place within the community and within the Tri-

angle.

A holistic transportation system that includes connected pedestrian, bicycle, recreation, automobile, and transit systems with supportive, flexible strategies and policies that include parking, transit, and bikeways is key to minimizing the congestion that can come with growth.

The key features of this system include expanded bicycle and pedestrian connections, public transportation opportunities such as bus rapid transit, light rail, and park-and-ride options. These features provide connections between neighborhoods and link neighborhoods to shopping, employment, and recreation destinations as well as connections within the region.

The benefit to the community is that enhanced mobility increases the vitality, the diversity, and the ability to access what community members need.

Chartwell will provide transportation system improvements to Estes Drive that have been needed for more than 20 years, but not possible because of the development restrictions on the development site.

The needed improvements include pedestrian and bicycle paths. The proposed residential and hotel uses will generate a high level of transit ridership thereby limiting the use of automobiles for most work/school related trips. Transit connections to downtown Chapel Hill and the University Mall area will greatly aid in providing viable options to single occupancy vehicle trips.

Goals:

- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2)
- Connect to a comprehensive regional transportation system (GA.3)
- Make an adaptable transportation system to support both dense and suburban development (GA.4)
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (GA.5)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)
 - Incorporate street planning into zoning code (GA.7)

The applicant fully supports this goal and has designed the proposed im-

provements for Estes Drive and MLK Jr. Blvd to meet the complete streets policy and goals of the town.

- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (GA.8)

Chartwell is but one of the many private sector developers that will have contributed to the development of the desired connectivity/transportation system in Chapel Hill that will be integrated and provide opportunities to more fully develop the pedestrian, bicycle, and transit system components needed to reach the goals of ". . . a connected community where people of all ages, incomes, and ability have options for getting from place to place within the community and within the Triangle."

4. Good Places, New Spaces

Chapel Hill comprises many different places, each with its own special character and identity. Historic districts and neighborhoods, shopping centers and cultural destinations all benefit from careful planning, protection of natural features, and integration with other parts of town.

When different parts of the community are encouraged to meet different needs, the community increases its ability to serve many interests. By identifying places for people to study, work, shop, live, and convene, the community maximizes its ability to grow in ways that meet the needs of many different people.

Chapel Hill balances areas of activity with open gathering spaces. The community provides choices and connections that are able to tie the community together into one place.

Supporting and promoting areas of focus such as downtown, the Rural Buffer, and areas for growing office, retail, residential and cultural amenities result in a vibrant community that is reflective of the many residents and choices they enjoy.

The Chartwell site is located in the Estes Drive Focus Area and identified in the Five Big Ideas discussion in the Chapel Hill 2020 Comprehensive Plan for consideration of the ceation of ". . . entertainment/dining/arts hubs to capitalize on Chapel Hill's strengths as a recreational destination. Future hubs could include the Glen Lennox area, Timberlyne / Chapel Hill North, and the Future Focus areas identified in the Chapel Hill 2020 comprehensive plan. (see Part 2, Chapter 5 for more information about the Future Focus areas)."

The applicant believes that the uses and density of the development proposed for the Chartwell site will provide opportunities for retail activity appropriate for that location as well as the hotel and residential uses that will help to ensure the economic sustainability of the retail uses.

Goals:

- Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1)
- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (GPNS.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (GPNS.4)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)
- A community that welcomes and supports change and creativity (GPNS.6)
- Open and accessible common spaces for community gathering, cultural uses, and community development (GPNS.7)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (GPNS.8)

Chartwell will contribute to the realization of the goals underlined above and to the overall goal of a more vibrant community that is economically sustainable for all residents and businesses.

5. Nurturing Our Community

Chapel Hill strives to live in harmony with the natural world, sustaining its present community, and preserving its quality of life for the future. Its commitment to preserve and maintain its natural beauty, recreational opportunities, and environment are understood and supported by the community.

The key features of Chapel Hill's natural stewardship philosophy include close attention to water quality, environmentally sensitive growth, and continued attempts to live within its natural footprint. Chapel Hill benefits from a commitment to stewardship through a healthier ecosystem and the many opportunities to enjoy natural areas and recreation communities for all ages and abilities within the community. When Chapel Hill demonstrates its commitment to living within its natural limits, Chapel Hillians are responsible global citizens.

Goals:

- Become a model for North Carolina and beyond in wisely and justly reducing waste in a way that minimizes local environmental impact without imposing upon the environmental and social rights of others (NOC.1)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2)

Chartwell is designed to comply with or exceed all town standards that govern the intelligent collection and management of stormwater and to provide the

40% tree canopy required for the MU-V Arterial zoning district.

- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc. (NOC.3)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (NOC.4)
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (NOC.5)
- Support local food producers and access to local foods by encouraging community and backyard gardens, farmers' markets, and community-supported agriculture without encroaching on working farms within or adjacent to the Chapel Hill planning district (NOC.6)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (NOC.7)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)

The stormwater management system for Chartwell will protect the adjoining neighborhoods from stormwater runoff. Vehicular traffic generated by Chartwell will not enter or need to enter any of the surrounding single family neighborhoods. Light and noise will be controlled by the conscious location of the required residential outdoor recreation facilities in the center of the site and the lighting plans for all uses that will be developed with dark sky principles and meet the town's stringent property line lighting level restrictions.

6. Town and Gown Collaboration

Home to the University of North Carolina at Chapel Hill and the UNC Health Care System, Chapel Hill is a community where creativity, innovation, and traditions thrive. Students bring energy and vitality to the community and push the town to the forefront of learning, technology, and environmental stewardship. In return, Chapel Hill provides the University students, faculty, and staff with a progressive environment and an excellent quality of life.

The key features of this university town are choices in where the residents live and how they travel from campus to work and from home to downtown. Complementary futures will include more cultural opportunities, more partnerships, more innovation, and more integrated thinking about the place in which Chapel Hill residents call home.

The campus meets the community downtown, on Franklin Street, where the historic academic quad leads to the shops and restaurants, where stone walls define its edges and link its paths.

Those attending UNC-CH also meet the community where they live, play and shop off-campus. Many existing apartment developments are located along the main travel routes to downtown and the campus are heavily occupied by students. In addition, many students live in single-family, duplex, and townhome dwelling units in neighborhoods abutting commercial/activity centers along the main routes as well as at the perimeter of the town.

Chapel Hill and the University are connected by people and places. The Town's partnership with the University is critical to the continued growth and success of Chapel Hill. Faculty and students, medical professionals and patients, employees and residents all share an interest in a community that meets their diverse needs, and the Town should continue to involve the University while implementing the Chapel Hill 2020 comprehensive plan.

When the University, the UNC Health Care System, and residents work together toward a common future, they bring out the best in the Chapel Hill community.

Goals:

- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (TGC.1)
- Improve and expand access to the arts, culture, and intellectual pursuits for both the University and the Town (TGC.2)
- The University and Town will collaborate to improve downtown parking options that support business, cultural, and academic purposes (TGC.3)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (TGC.4)
- The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation (TGC.5)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (TGC.6)

Town and Gown Collaboration and the accomplishment of the many goals cited above will be the result of a three-pronged partnership that includes the private sector businesses that will develop and manage many of the new residential communities that will bring UNC-CH and UNC Health Care students and employees into town and will expand the arts, cultural, and business opportunities that are key to the sustainability of Chapel Hill and UNC-Ch. A fourth prong in the achievement of the town's desired goals will be the non-profit and other associated institutions that work closely with the university to provide the support services needed by university and town residents and employees.

Chartwell will be one of the several developments that will assist the town in achieving its goals for a vibrant, diverse and welcoming university community.