

Affordable Housing Proposal Statement

It is a town expectation, embodied in a Council Resolution, that all new residential development that will result from a Zoning Atlas Amendment will provide affordable housing.

No successful affordable housing plan for a student rental community has yet been developed in Chapel Hill within the concept of providing that housing on-site for university students that have limited income and resources and would qualify for Financial Aid from UNC-CH or that would qualify for affordable housing occupancy as 1 or 2 person households using any of the HUD guidelines.

The applicant believes that the market rate rents for many dwelling units in Chartwell, primarily the one and two bedroom apartments, would qualify on a monthly rental rate basis as "affordable" dwelling units.

Because the town's affordable housing priority is the development of on-site affordable housing units, the applicant proposes to work with the UNC Office of Housing and town staff to develop a verifiable program that will assist students qualifying for UNC Financial Aid secure affordable rental housing in Chartwell.

Although untried, the applicant believes that this is an approach that will achieve the objective of providing more affordable opportunities for students and reduce some of the student housing demand that continues to find its way into single-family neighborhoods near the campus or out of Chapel Hill and Orange County.

Public Art and Design

The southwest corner of the Chartwell site is a strategically important visual location along the MLK Jr. Blvd corridor as one goes north on MLK and east on Estes Drive Extension. It is also visually important, but not quite as much, for those travelling south on MLK Jr. Blvd and those travelling west on Estes Drive as they enter the intersection area.

The proposed design for this location of the site that accesses the proposed restaurant and hotel includes outdoor patio, garden and landscaping areas that will be able to contain and display art in a manner that is visible to those passing in vehicles, and just as importantly, accessible to pedestrians from sidewalks along the public streets.

The applicant proposes to follow the lead of other private businesses that participate in the Sculpture Vision program and provide one or two locations on private property that are visually accessible to the public twenty-four hours a day and can accommodate a variety of artworks that change on an annual basis.

University Mall and Southern Village are good examples of the success of this private/public approach to creating a more interesting visual environment and adding to the unique character of Chapel Hill.

Energy Reduction and Green Building

The applicant will comply with the Town's policies and resolutions for reduced energy consumption in all uses and development on the site.

The methods for compliance will vary by the type of use and building type but will include the reduction of energy use in lighting, HVAC equipment, energy saving appliances such as water heaters, stoves, refrigerators and water saving toilets, shower heads, faucets, etc.

Building materials used inside and outside of buildings shall provide for higher levels of insulation and thermal retention results for both heating and cooling.

Other best practices will be used to increase daylighting opportunities while reducing thermal loading thru windows. These methods include window glass as well as interior window coverings and the orientation of the buildings on the site.

The anticipated developer/owner/operator of the proposed hotel building (with restaurant and retail) is currently constructing new and retrofitting existing hotels at the LEED Gold Level and expects to do the same with this proposed hotel.