

Chapel Hill Retirement Residence - Concept Plan

February 16, 2015

Statement of Compliance with Comprehensive Plan

CHAPEL HILL 2020 COMPREHENSIVE PLAN

The Chapel Hill 2020 Comprehensive Plan articulated in Chapter 3: Themes and Goals, values that are important to the community. The Chapel Hill Retirement Residence will meet or exceed these goals as well as those expressed in the previous 2000 Comprehensive Plan all as described below.

A Place for everyone:

A range of housing options for current and future residents (PFE.3)

The Chapel Hill Retirement Residence will meet the needs of many of the Chapel Hill Seniors typically in their late 70's and 80's, this development is designed for those who are still ambulatory, but in need of some support. Private rooms (Suites) afford the advantages of independent living while the services included provide support, security, and friendship. Services include three prepared meals daily, housekeeping, laundering, private bus transportation, and various activities. Staff is "in house" 24 hours a day. Providing active seniors the opportunity to remain in Chapel Hill or relocate to Chapel Hill to be near their children and enjoy the Chapel Hill lifestyle. The private suites include studio, one, and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included.

As of 2021 this segment of the Orange County population numbers approximately 23,700 (57% % of which live in the Chapel Hill Township) 13509. This is expected to increase by 31% by 2017 to over 31,063 (CHT 17,706).

Community Prosperity and engagement: Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

The Chapel Hill Retirement Residence will be a closely-knit community where our senior residents are provided a catered lifestyle with services that fees up their day to day activities to those of their choosing by taking away the "daily grind" of maintaining a household thus allowing them to focus on social and personal interests. Services provided include all prepared meals, housekeeping, and laundering, private bus transportation. An onsite activity coordinator providing an endless variety of choices of social and physical activities for the residents helps create an active community / social environment. Additionally, residence are encourage to foster and maintain relationships and activities outside their new home by continuing their church, volunteer and community involvements

Getting Around:

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); a transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

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This site is located on the “G” Line of the Chapel Hill Transit System with a stop at the intersection of North Estes Drive and Somerset Drive service is approximately once an hour. The Chapel Hill Retirement Residence understands that most of our residents do not drive, because of that regular daily private van transportation is provided at no cost for their use. The van is available to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc. Van services are provided on an on demand basis 24/7.

The nearby access to the Horace Williams Trail System as well as the possible access to the school properly with its ball fields and other recreation opportunities via a pathway connection between Somerset Drive Easterly along the Northerly edge of our site to the school property provides great links for our senior residents and the surrounding community.

Good Places, New spaces:

Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1); 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) The Town’s 2020 Comprehensive Plan targets the need for Medium Density Residential (4-8 du/ac).

The Developer, Hawthorn Retirement, represented by Lenity Architecture has been working closely with the surrounding neighbors and representatives of the nearby neighborhood associations to review and discuss any concerns they may have about this proposed development. In summary the site plan has been revised based on input from the neighbors and is generally accepted. The need for senior housing in the area is well accepted and the understanding that this use will provide less impact and demands on traffic, services and community resources compared with other possible uses for this site. While providing a much needed housing type for the Chapel Hill market.

Nurturing Our Community:

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); 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); Protect neighborhoods from the impact of development such as stormwater runoff, light and noise Pollution, and traffic (NOC.8)

Provisions are included in the land plan to meet all stormwater management requirements on-site filtering the Stormwater runoff of any harmful pollutants. The stormwater pond along the southerly boundary of the property will also serve as a buffer to North Estes Drive.

On site lighting will be installed in strict accordance of Town policies including provisions to protect against off-site light pollution by designing tor “Dark Skies” standards.

Traffic impact from this type of use is generally low compared with other uses of similar density and also provided for low “Peak Hour’ Trips based on the ITE classification of “Congregate Care Facility (253)” showing approximately 2.02 average daily trips per suite with less than 30 daily peak hour trips.

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CHAPEL HILL 2000 COMPREHENSIVE PLAN

The Chapel Hill Retirement Residence is also consistent with principals of the Chapel Hill 2000 Comprehensive Plan. These provisions are described in the following text.

Maintain the Urban Services/Rural Buffer Boundary:

The Chapel Hill Retirement Residence located within the Town's Urban Services/Rural Buffer Boundary. It is located on a Chapel Hill transit line providing residents with convenient access to essential service via alternative modes of transportation.

Conserve and protect existing neighborhoods:

This Concept Plan is submitted for review and input by the Chapel Hill community at large. The Developer has met with residents living within the Somerset Neighborhood and repeatedly with those neighboring property owners abutting the northerly boundary of the site and we have been and continue to incorporate provisions to mitigate their concerns.

Conserve and protect the natural setting of Chapel Hill:

Substantial amounts of the existing trees (evergreen and deciduous) are being preserved on the site and are being included into the setback and buffer areas. Additional landscape planning, tree, understory and low growing, will be added to further enhance the tree canopy and buffers.

Create and preserve affordable housing opportunities:

Even though the use of "Group Care Facility" with its full services does not apply to affordable housing standards, many of the studio and one bedroom units provide an economical housing option to meet the needs for seniors in the Chapel Hill area.

Cooperatively plan with the University of North Carolina at Chapel Hill:

This parcel does not abut or does directly affect the UNC at Chapel Hill nor will its housing use impact the University.

Work toward a balanced transportation system:

This site is located on the "G" Line of the Chapel Hill Transit System with a stop at the intersection of North Estes Drive and Somerset Drive. Additionally, the Chapel Hill Retirement Residence will provide private van transportation for the use of our residents. The van is available to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc. on an on demand basis 24/7.

Complete the bikeway/greenway/sidewalk systems:

Within the site pedestrian access is provided via a network of interconnecting pedestrian pathways from the building entrances and community areas and private patios. These paths will be linked to the sidewalks along Somerset and North Estes Drives. There will be paths, which connect all exits from the building to provide walking areas for the residents. Additionally we welcome the possibility of providing a connection between Somerset Drive Easterly to the school property with its ball fields and other recreation opportunities This trail could be located along the Northerly edge of our site, with possible future inclusion in the Chapel Hill Greenway Trails System

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Provide quality community facilities and services:

The Chapel Hill Retirement Residence is designing a site with the intent to connect with its surrounding community and will make its park like grounds available for the community to enjoy along with our senior residents. The architectural design will incorporate materials consistent with the Chapel Hill architectural vernacular. Internal community spaces can be made available as venues for community gatherings.