

**Lullwater Park
Concept Plan
860 Weaver Dairy Road**

DEVELOPER'S PROGRAM

Concept Plan Submittal

July 21, 2022

Developer & Development Team: Novare Group & Fickling & Company

The developer of this project is a joint venture between Novare Group and Fickling & Company (the “Developer”). Based in Atlanta, GA, Novare Group is a leading developer of innovative mixed-use communities in the Sunbelt core and tertiary markets. The company has overseen over \$3.5 billion of real estate development and investment since its founding by Jim Borders in 1992, having developed 18,000+ residential units in over 60 projects.

Fickling & Company, based in Macon, GA, has developed over 10,000 apartment units in over 100 garden-style projects in tertiary markets in the Southeast. The combined development expertise of Fickling and Novare is unparalleled.

The Developer has hired a best-in-class team of design professionals to create and define the vision for the proposed development. The Developer has engaged Land Design, a nationally recognized land planner based in Charlotte, NC. Additionally, acclaimed architecture firm Dwell Design Studio is the architect on the project. Finally, we have engaged the local civil engineering expert team at Coulter Jewel Thames, PA, who have been one of the prominent engineering firms in Chapel Hill since 1995.

Site Location & Introduction

This Concept Plan submittal proposes a residential community with high quality workforce and affordable housing as well as Missing Middle Housing. The 45-acre property is located at the eastern termination of Adair Drive, adjacent to Interstate 40 (I-40) and continues east 0.6 mile to the edge of the Carol Woods property where it turns south to meet Weaver Dairy Road. The development is closely coordinated with the Town’s North Chapel Hill Planning Project.

The concept offers multi-family rental and ancillary retail development in an area that already has a broad mix of land uses. We will have two main access points – the eastern access at Old University Station Road Extension,

and the western access at Weaver Dairy Road. We also propose to connect an existing driveway spur on Adair Dr. south to Old University Station Road Extension to provide access to the site. The proposed project 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 households that include someone commuting within the Triangle area. Electric charging stations, connections to greenway trails, and bicycle parking will be important site features.

The Chapel Hill North multi-family development is located just west of the proposed development. The Vilcom campus with traditional and medical office buildings, as well as an existing manufactured home park, are located on the southwest and southern sides of the property. Carol Woods Retirement Community 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 have a positive impact on the tax base.

The complexities of the site 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.

The Town's work highlights the difficult site constraints associated with the property including:

- Extensive Resource Conservation District Areas throughout the property
- Multiple utility easements
- A 100' buffer along the entire northern property line
- An irregularly shaped configuration that limits the developable area of the property

- Additionally, costly infrastructure extensions will be required to create utility and roadway connections.

As part of its 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 a difficult property to develop financially because of these many site constraints.

Overview of Proposed Development

From the onset of building our program, we have made sense of place a top priority with the help of Land Design. Intentional place making is accomplished with a meandering multi-use greenway, two anchor nodes on mirroring sides of the property and a central gathering space on a large green park with surrounding residences. The proposed development is residential centric; however we have included an additional retail building that is intended to be a coffee or sandwich shop, further enhancing the sense of community. By controlling such a large and unique property and leveraging the existing natural areas, much of which will be maintained via landscaping activities, we have created a revitalized sense of place and environment that will be a great place to live.

The project will consist of 489 rental residences that will be offered in a unique mix of housing types with a blend of traditional apartments, carriage homes and townhomes. The product mix is intended to offer an array of living optionality and price points that will cater to various segments of the rental market, including the “missing middle.” The conceptual plan proposes 394 apartments, 47 Townhomes, and 48 carriage homes on approximately 45 acres.

The project’s exterior aesthetic has a deliberate architectural theme known as “Urban Forest”. This theme plays on the urbane and high quality housing that is located in a setting of abundant forests, green space and natural area. The building exteriors will feature high-quality materials and a modern design and many contrasting features and architectural interest so as to not only break up exterior monotony but also provide an architectural identity for each of the development nodes.

The project as shown on the concept site plan is broken into three distinct areas which have been uniquely branded by Land Design. These areas are called The Hub, The Nature Park and The Green in moving west to east on the plan. The individual nodes are further defined below.

Starting on the western end of the conceptual plan in a development node called “**The Hub**”, proposed are two apartment buildings that are 4-stories and 4-stories with a basement level (4/5-Split), respectively. This area will also contain a public square and an opportunity for a small food and beverage store at the entry. Envisioned are community style seating elements, large picnic tables, lush landscaping, fire pit, and flex lawn space for outdoor games. Additionally, to fully maximize usage of the powerline easement, programming includes an expansive green space that can be a combination of a dog park, community garden and trailhead for the multi-use greenway. Overall, the Hub is meant to represent the higher density node within the development, including a structured parking deck to the north of the apartment buildings.

Moving east on the conceptual plan, the parcel narrows. In this central node called “**The Nature Park**”, a mix of 3-story apartment buildings and 3-story townhome units are planned. This section includes some curving of the road to accommodate a large central gathering space for the entire community and a trailhead for the multi-use greenway. The thematic name for this area is a play on the expansive natural areas that will be maintained on either side of the node and is intentionally the least dense of the three development areas. The central gathering lawn within the Nature Park is a keystone element that brings the entire community together and enables interconnectivity across the entire development.

The final node, called “**The Green**”, includes a diverse mixture of 3-story and 3 story with a basement (3/4-Split) apartment buildings, carriage homes and townhomes. The Green is seen as the western hub accommodating a variety of residential types, community green space and recreation facilities. Also included in the Green is a narrow strip connecting the larger parcel to the eastern Weaver Dairy Road access point. The Green will feature a large central green and associated shade structures with outdoor lounge seating and fire pit areas.

As encouraged by Town design objectives, the new buildings, sidewalks, trails, and streetscape planting are aligned the new street frontage to create an urban garden that will provide a pleasant experience for pedestrians/bicyclists at the street level. The development is organized along the main roadway with larger hubs of development at the northwest and northeast corners, and intermittent parks and gathering spaces line a multi-use path that also incorporates activated natural areas protected by the RCD. Stormwater detention will be provided in multiple on-site underground detention systems, using best management practices. Erosion control will be provided during construction.

The overall density for the development is 10.9 units per acre. However, the site is highly constrained by a litany of buffers and non-disturb areas that are part of Resource Conservation Districts as well as power line easements. The true buildable acreage is 19.57 acres (43.5% of the total site), thus the more accurate density when using the buildable acreage is 24.99 units per acre. Approximately 724 total parking spaces will be included in the development. Of those spaces, +/- 258 spaces will be covered, which accounts for 36% of the total parking onsite. The proposal has intentionally included a significant amount of structured or covered parking through the inclusion of a structured parking deck as well as garages that are provided within the carriage homes and townhomes.

Significant landscaping will be provided throughout the development with special emphasis on the new streetscapes and retention of most of the northern landscape buffer. Parking lot shading will meet or exceed zoning code requirements. Abundant recreational amenities such as a pools, grilling areas, and communal gathering spaces will be provided for apartment residents in the courtyards in both the Hub and the Green. Spaces such as dog parks and nature trails will be provided in the forested areas throughout the development. These will be welcome amenities for the residents that will also serve as community gathering points providing interconnectivity. Consistent with the Town's goals, maximizing the tree save is a top priority. Approximately 33% of the site will be preserved as natural tree canopy that will not only be maintained but supplemented with additional tree plantings as a part of our landscaping package.

There are also many public green spaces proposed as part of this project. A greenway multi-use trail extension is proposed at the south end of The Green which will connect directly with the existing greenway trail to the west and provide for future extension to the east. That trail will cross through the utility easement to run parallel with the new public street through The Nature Park and The Green project nodes. Publicly accessible recreation spaces provided in the utility easement could include such facilities as a large grassy playfield, community gardens, or fitness stations along the greenway trail. The two hubs on the eastern and western ends of the site will provide publicly accessible green spaces. The Hub at the western end of the site is expected to include a food and beverage facility, while The Green will feature more passive outdoor spaces. Park benches will be found throughout the development to allow for seating and enjoying the views provided by the natural setting. Street parking will be provided along much of the new public street along the south edge of the development which will allow visitors access to the public green space, and a bike kitchen with pneumatic air will

be provided along the greenway to encourage visitors to bike to the community.

Developer Objectives

The developer's objectives are closely aligned with the Charting Our Future update including the Town's Future Land Use Map (elements of the Chapel Hill Comprehensive Plan) and with concepts considered in the North Chapel Hill Planning Project.

1. Introduce a unique sense of place to the North Chapel Hill area
 - a. Our vision includes an aesthetically pleasing community with "Urban Forest" architecture that will be a positive asset to the Chapel Hill community offering high quality housing, abundant landscaping, natural areas and significant place making. Our outdoor and community amenities will be unmatched in the market
2. Mix of Housing Types
 - a. To address a variety of price points and demographics, we are offering a unique mix of traditional apartments along with carriage homes and townhomes. This product type caters to the missing middle segment and also provides a significant amount of covered parking via the inclusion of garages.
3. Intentional Design with minimal impact to the community
 - a. Our project design, density and layout are highly deliberate based on feedback from neighboring communities as well as the Town of Chapel Hill. We are highly focused on minimizing traffic impact as well as disturbance to the natural buffers and the RCD. We have strived to include as much structured or covered parking as possible, which now accounts for approximately 36% of the total parking onsite.

Please see the accompanying compliance statements for more information. We look forward to working with the Town of Chapel Hill to obtain approval for this new community.

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**STATEMENT OF COMPLIANCE
CHAPEL HILL COMPREHENSIVE PLAN**

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Community Choices and Connections

The Lullwater Park 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 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 Park 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, healthcare services, and more. All basic services can be accessed without use

of a car. 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 860 Weaver Dairy Road 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 Park Compliance:

The Lullwater Park proposal offers a variety of rental housing types including apartments, townhomes, and carriage homes. 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 and demonstrates 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. Maximizing and supplementing the existing tree canopy is top priority and is a fundamental aspect to our "Urban Forest" development theme. Approximately 33% of the site will be preserved as natural tree canopy. 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 and is expected to be accommodated under parking lots. Approximately 36% of the parking on site will be accommodated in structures. Structured parking reduces the heat island effect, and the combination of structured parking and underground stormwater facilities combines to reduce the total clearing required, allowing more existing tree coverage to remain and reducing the need for disturbance of RCD streamside zones.

As a Concept Plan submittal, more detailed architecture for the project is in the development process. The proposed buildings on site will have façade

articulation for variety and interest. Patios and balconies will contribute to activity on the street. Courtyards are proposed for the rental communities in The Hub and The Green with recreational amenities. The Hub will also take advantage of site slopes to include a large portion of parking with a deck structure.

In The Nature Park, a combination of townhomes and flats are anticipated with tuck under garages and some private parking behind the structures with public parking on the new street. The new roadway extension will provide an attractive streetscape with a combination of sidewalks and a parallel meandering greenway multi-use trail running through the development. Landscaping, lighting, and stormwater management will meet Town requirements. The greenspace in the Nature Park is an important communal feature that interconnects residents and guests from both ends of the development.

The Development Team 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 alternative transit a desirable option. Lullwater Park will offer opportunities for people connected with 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 sustainable approach to transit options between work and home promotes better air quality as well as energy conservation.

The variety of floor plans offering a range of rental pricing will create a diverse community of residents. The development will contribute to the strength and the economic prosperity of North Chapel Hill.

The Lullwater Park proposal is 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 Park 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 Park Compliance:

The conceptual plan proposes approximately 394 apartment units, 47 Townhomes, and 48 carriage homes on an approximately 45 acres.

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) include a centrally located Resource Conservation District area, the 100' I-40 buffer to the north and a Duke Energy power easement along the southern property line. The developer proposes to extend driveway spur from the Adair Drive residential project near 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.

The Hub is immediately adjacent to the Chapel Hill North multi-family community, and is proposed with 4-5 story construction of rental multi-family development and ancillary retail. 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. Also proposed is an urban entry plaza with a structure to accommodate a food and beverage facility, and outdoor gathering space. Electric charging stations and bicycle parking will also be important site features. Please refer to our Concept Plan.

Housing opportunities are distributed throughout the entire Development. Townhomes and Carriage Homes are proposed and will face the new roadway. As this will be an urban type street, roadside parking is proposed as an additional element of the new streetscape.

Livability. The Lullwater Park proposal will provide Urban Forest 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 Old University Station Road. 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. Collectively, the interconnected, yet distinct nodes proposed throughout the development provide a unique living experience and sense of place.

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 and 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. The Urban Forest architecture will be equally as appealing to those outside the community as the residents who live at Lullwater Park and the development will be an aesthetic asset to the community.

Vegetation. The Lullwater Park landscape plan will be aesthetically pleasing and in keeping with the surrounding area. Compatible mature tree plantings are proposed along the new main road extension. Compliance with the Town's tree canopy coverage requirements and parking lot landscaping requirements will ensure landscaping that integrates with the area. We will preserve approximately 33% of the site as natural tree canopy and will be supplementing that with the planting of new trees.

Mobility. The new roadway providing access to the property will be designed to accommodate vehicular, bicycle, and pedestrian connectivity to this development. 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. Our public greenspaces and food and beverage or coffee shop will serve as destination points for the community.

Views. Lullwater Park, 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.

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AFFORDABLE HOUSING AND WORKFORCE HOUSING PLAN

Concept Plan Submittal

July 21, 2022

To provide increased affordable housing to the area, we have devised the following affordable housing proposal based on feedback to previous proposals and the Town’s goals for increased affordable housing solutions. We are proposing to include 8% of the apartment and carriage homes with a maximum rent commensurate with 60% AMI. This amounts to 36 total units at 60% AMI. See below graphic. The 36 units would be spread equally over the unit mix within the apartment and carriage home product types. The affordable units would be physically indistinguishable from the market rate units both in terms of exterior materials and interior unit finishes. We will agree to accept Section 8 and Local Housing Authority Vouchers.

| Garden/Carriage House Units | | | | |
|------------------------------------|-------------------|--------------------|--------------------|--------------------|
| Income Level | % of Total | % of Total | % of Total | Avg. Rent |
| Unit Type | # of Units | Affordables | Affordables | Affordables |
| 60% | 8.1% | 36 | 100.0% | \$1,186 |
| 80% | 0.0% | 0 | 0.0% | \$0 |
| Total | 8.1% | 36 | 100.0% | \$1,186 |
| | | | | |
| | | | | |
| Overall Total | 7.4% | 36 | 100.0% | \$1,186 |

Information provided by the Town indicates that \$95,500 is the Area Median Income for Orange County. The future residents of these proposed affordable and workforce rental housing units could include fire fighters, police, teachers and health care workers.