

November 16, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Barbee Chapel Apartments Justification and Statements of Compliance

STATEMENT OF JUSTIFICATION

The proposed zoning brings the subject parcels into greater conformance with the Town’s Comprehensive Plan. The property is currently zoned R-2, and R-6 zoning is requested to fulfill the themes and goals of the comprehensive plan elaborated on below. Falling within the 54 Corridor Focus Area, Sub-Area A specifically calls for multifamily residential, which the current zoning district does not allow. Statements below further support the case for the requested R-6 zoning district to permit a multifamily and townhome development.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Toll Brothers Apartment Living is proposing a multi-family development on Barbee Chapel Road in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

Barbee Chapel Apartments meets the following goals under Theme 1:

- A range of housing options for current and future residents
- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. Sub Area A calls for multi-family residential, shops & offices, and commercial as primary land uses and townhouses, parks, and institutional land uses as secondary uses. This proposal fulfills each of these by providing a multi-family and townhome development, contributing to the range of housing types desired by the Town. Additionally, the project intends to have 10% affordable units at the 65% and 85% AMI levels evenly dispersed throughout the development.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

Barbee Chapel Apartments meets the following goals under Theme 2:

- Promote a safe, vibrant, and connected community

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. The site is also just up the street from The Farm, a recreation center for faculty, staff, and alumni of UNC-Chapel Hill. Overall, this residential development will contribute to a community that is well connected.

THEME 3: GETTING AROUND

Barbee Chapel Apartments meets the following goals under Theme 3:

- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a regional transportation system
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers

The proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. Significant effort is made to prioritize pedestrian and bicycle movement within the project and to create connections to the nearby transit corridor. Indeed, this location is a five-minute walk to regional bus lines (GoTriangle) on NC-54 that serve both the university and employers in Durham County (notably Southpoint and RTP) and a 10-minute walk (0.4 miles or 2,112 feet) along public sidewalks to the town's high-frequency bus service to UNC at the Friday Center. Unless otherwise prohibited, residents likely will use existing private sidewalks along Finley Forest Drive to reach buses at the Friday Center in ten minutes or less. Combined, the two bus systems provide bus service to the UNC Campus and UNC Hospital at less-than-five-minute intervals during peak travel times, as well as bus service on nights and weekends, a rarity in this region. The developer proposes a multi-modal greenway along Barbee Chapel Road along the full length of its property line, further extending the multi-modal network for access to goods and services at Meadowmont Village. Whether it is a moderate walk, a bike ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A new traffic impact study will be completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

Barbee Chapel Apartments meets the following goals under Theme 4:

- Future land-use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment
- 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
- Open and accessible common spaces for community gathering, cultural uses, and community development

The proposed development provides new housing options to the 54 Corridor and will be consistent with the future land use plans for the area. Apartments and townhomes will provide the desired density to this area while maintaining the residential feel of neighboring communities and creating a new vibrant space for Chapel Hill residents. The site design will include multiple plaza and courtyard spaces, an amenity with a clubhouse and pool, and a dog park, offering multiple opportunities for community gathering. Green spaces will be organized along the main street through the development and will offer a connection point for the adjacent property to facilitate the creation of one "place" rather than individual projects.

THEME 5: NURTURING OUR COMMUNITY

Barbee Chapel Apartments meets the following goals under Theme 5:

- 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
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections

There is a very small portion of a stream buffer located in the northeast corner of the site that will be taken into consideration in the development of the property. Proximity to commercial nodes, bus stops, and trails supports the Climate Action Plan, by promoting walking and biking or public transportation to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. Stormwater will be detained and treated onsite with an underground facility and green stormwater infrastructure, ensuring that adjacent neighborhoods are not impacted from development. At minimum, the developer commits to using vegetated swales along Barbee Chapel Road and pervious pavers and raingardens within the site as part of its stormwater management strategy.

THEME 6: TOWN AND GOWN COLLABORATION

Barbee Chapel Apartments meets the following goals under Theme 6:

- Promote access for all residents to healthcare centers, public services, and active lifestyle opportunities
- 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 Healthcare System employees that encourages them to reside in the community**

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates and employees, with new rental housing opportunities. The proposed project is less than 5 miles from UNC campus and UNC Hospitals and approximately a 10-minute walk to a UNC Park and Ride lot. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

Toll Brothers Apartment Living multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. Apartment buildings have been designed to create central courtyard amenity spaces for residents, that will serve as the community and social hubs for the project. Parking will be a combination of surface and structured tabletop to keep the costs of the project lower helping with affordability and will be evenly dispersed throughout the project.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided to Barbee Chapel Rd and future development to the east, and internal roadways will avoid dead-end streets. Pedestrian connections will be provided throughout the project.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design