

March 23, 2023

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

RE: Hillmont Developer's Program

DEVELOPER'S PROGRAM

The Northwood Ravin team is excited to present the latest project for review by the Town of Chapel Hill, the CZP for Hillmont. As with all NWR projects - Carraway Village, Carolina Square, Chapel Watch Village, Chapel Hill North, Cosgrove Hill – the goal is to design the best project for the specific site. The proposed development for Hillmont will follow the recommendations of the Highest and Best Use Analysis completed by the Noell Consulting Group and presented to Council in February 2021 for this site, and the goals the Chapel Hill Housing Needs Analysis 2020-2040 completed by Rod Stevens and presented to Council in September 2021.

The proposed site is approximately 36 acres located in southeast Chapel Hill with Durham County PINs 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6093, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025, 9798-04-92-4361, and 9798-04-92-4161. The development will consist of residential villages with different rental product options ranging from garden style flats to multi-story townhomes. To help meet the specific needs outlined in both the Highest and Best Use Analysis, and the Chapel Hill Housing Needs Analysis, the project has been intentionally designed to be lower density and lower cost than many of the recent new projects in Town. Many of the new projects require structured parking garages and taller/denser buildings that also require higher rents. The proposed project includes a maximum of 500 units, community amenities, and large amounts of open space. The site will have three points of access to allow for easy circulation; there will be two entrances from Stancell Drive and one entrance from Barbee Chapel Road. The site was designed to allow for continuous circulation with curves in the internal street network to slow traffic while avoiding dead ends to the maximum extent practicable. Traffic impacts have been evaluated with a TIA, and mitigations will be evaluated as part of the CZP process.

The proposed development has been designed conscious of environmentally sensitive areas and surrounding land uses. In addition to the community gathering areas provided in and around the buildings and courtyard areas, a large green/open space with active recreation areas, is planned to provide exceptional outdoor and recreational opportunities in the project as well. Portions of the property will be preserved in a natural state and soft surface trails will be added to allow residents to fully enjoy the surrounding forested area. Streams are located on the northern portion of the development, which will be protected and be largely undisturbed except where road and pedestrian crossing is necessary.

Buildings are designed and oriented to create courtyards and gathering areas throughout the site. The main amenity areas will be located in and around building #3, which is centrally located in the site, and will serve as the social hub of the project.

The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include both above ground and underground stormwater control measures. Control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention.

Sincerely,
MCADAMS

HILLMONT – Conditional Zoning Permit
Stancell Drive
Chapel Hill, NC (Durham County)

March 23, 2023

Affordable Housing Proposal:

Northwood Ravin plans to provide affordable housing at the Hillmont development in one of two ways, either by i) providing land on the south side of the project with site infrastructure for the development of new affordable units, or ii) designating a percentage of units at the project be rented to households at the 80-100% AMI levels. Northwood Ravin looks forward to working with affordable housing advocates, Town staff and Town Council to create an Affordable Housing Plan for the project that will be included as part of the Conditional Zoning approval.

Energy Management Plan:

Prior to the issuance of a Zoning Compliance Permit, an Energy Management Plan (EMP) will be provided for the project with the goal of achieving a more energy efficient feature to outperform the current ASHRAE standards in place at time of the Conditional Zoning approval. The plan will consider the following: a) utilizing sustainable energy, defined as solar, wind, geothermal, biofuels, hydroelectric power; b) purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; and c) provide for the goal of more energy efficiency relative to ASHRAE that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project. LED lighting options will be explored on both the interior and exterior of the project wherever possible. The project's transportation management plan will explore providing Electric Vehicle (EV) Charging stations, and access to Chapel Hill Transit and other bus transit stations.

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Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
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RE: Hillmont Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Northwood Ravin is proposing a multi-family development on Barbee Chapel Road and Stancell Drive 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

Hillmont meets the following goals under Theme 1:

- 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. This property was previously envisioned as a mixed-use center containing both residential, office and commercial uses, however the limited access and current traffic dynamics on NC-54 as highlighted in the 2021 Highest and Best Use Analysis completed by Noell Consultants for this site, shows significant challenges with any commercial or office uses. Providing a multi-family residential project with a less dense, surface-parked, “village” layout better suits this location and will contribute to the mix of housing options and land uses in the area overall. This is supported by the 2021 Highest and Best Use Analysis, which found that Chapel Hill has an increasing need for more moderate-income targeting apartments such as garden and low-rise communities and concluded the highest and best use for the site is a garden style apartment community of 3-4 stories with surface parking and some detached garages. The proposed use for the site is also in line with Chapel Hill’s Projected Housing Needs for 2020-2040, which found that Chapel Hill’s current stock of housing does not meet the need of many households, including families with young children, divorcees, empty nesters who want smaller units with modern features and finishes, and seniors. The projected housing needs call for an increase in average annual housing production by 35 percent over that of the 2010s, or on average, about 485 units per year. The proposed project will do well to meet that need.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

Hillmont meets the following goals under Theme 2:

- Promote a safe, vibrant, and connected community

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. Overall, this residential development will contribute to a well-connected community.

THEME 3: GETTING AROUND

Hillmont 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

As noted previously, the proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. There are bus routes west of the property and stops along Friday Center Drive and Finley Forest Drive, just across Barbee Chapel Road. A large open/green space and active recreation area is proposed in the heart of the project. 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 traffic impact study has been 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

Hillmont 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 increased housing options along the 54 Corridor and will be consistent with the future land use plans for the area. The development will maintain the residential feel of neighboring communities while creating a new vibrant space for Chapel Hill residents. The development will provide multiple courtyard spaces for community gathering. A mixture of housing types will create a diverse neighborhood that strengthens the overall community.

THEME 5: NURTURING OUR COMMUNITY

Hillmont 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

This project will protect and maintain environmentally sensitive areas on the northern side of the property and will minimize impact to RCD areas except where it is necessary to provide sidewalk and roadway stream crossings. The proposal also supports the Chapel Hill Climate Action Plan with inclusion of trails and greenways throughout the development connecting to the greenway along Hwy 54. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. All stormwater will be detained and treated onsite with multiple wet ponds and an underground control measure, ensuring that adjacent neighborhoods are not impacted by the development.

THEME 6: TOWN AND GOWN COLLABORATION

Hillmont 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, with new rental housing opportunities. The proposed project is less than 5 miles from UNC campus and UNC Hospitals. 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.

Sincerely,

MCADAMS



Jessie Hardesty
Planner III, Planning + Design

March 23, 2023

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

Re: Hillmont Modifications to Regulations

Due to site constraints and peculiarities of the Land Use Management Ordinance, modifications to required standards are necessary to create a multi-family development that meets the Town’s vision and intent for such developments. The requested modifications are necessary to allow for a cohesive and well-designed multi-family project that meets the goals and intent of the Chapel Hill Comprehensive Plan. To develop this land as multi-family project, modifications to building height, buffers, and floor area ratio will be necessary.

BUILDING HEIGHT

Permitted Building Height (maximum): Setback 39’; Core 60’

Proposed Building Height (maximum): Setback 60’

The Land Use Management Ordinance Article 3.8.2 sets forth building height requirements for the Hillmont development.

Under the R-6 zoning district, the maximum building height at the setback is 39 feet and 60 feet at the core. Given the topography of the land and environmental features, it will be difficult to meet the 39-foot setback height along Stancell Drive, especially while providing parking underneath the building. On the Future Land Use Map – Update to Chapel Hill 2020, this property falls under the NC 54 Corridor Sub-Area A, which calls for a Typical Height of 6 stories, Transitional Area Height of up to 4 stories, and Activated Street Frontage Height of 6 stories; This building will fall within those proposed ranges. Height per the LUMO is measured from mean finish grade to parapet.

The modification to the maximum building height will allow us to pull buildings closer to the street and reduce the amount of surface parking on site by providing parking underneath the building.

BUFFERS

LANDSCAPE BUFFER	REQUIRED TYPE	PROPOSED TYPE
STANCELL DR (NORTH)	20' Type C (external) <u>Per 100 linear feet:</u> Large trees: 5 Small trees: 10 Shrubs: 36	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36
BARBEE CHAPEL RD (WEST)	20' Type C (external) <u>Per 100 linear feet:</u> Large trees: 5 Small trees: 10 Shrubs: 36	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36
BARBEE CHAPEL APARTMENTS/ CURRENT R-2 ZONING (EAST AND WEST)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 15' Type B <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 15
MULTIFAMILY (SOUTH)	10' Type B (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 12	Modified 15' Type B <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 15
NC-CZD (NORTHWEST)	20' Type C (internal) <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 8 Shrubs: 30	Modified 20' Type C <u>Per 100 linear feet:</u> Large trees: 4 Small trees: 7 Shrubs: 36

The Land Use Management Ordinance Article 5.6.6 sets forth buffer requirements for the Hillmont development.

Buffer modifications are being requested for all the buffers required on the site. The required planting numbers cannot be met on the site to ensure that the trees and shrubs will survive and remain healthy. The proposed buffers allow for healthy growth of vegetation while still meeting the intent of the Design Manual requirements.

FLOOR AREA RATIO**Permitted FAR (maximum): 0.303****Proposed FAR (maximum): 0.400**

The Land Use Management Ordinance Article 3.8.2 sets forth floor area requirements for the Hillmont development.

Under the proposed R-6 zoning district, the maximum floor area ratio is 0.303. A floor area of 0.400 is proposed to allow for greater flexibility on the site to provide residential density while still placing an emphasis on preserved open space throughout the development.

Sincerely,

MCADAMS



Jessie Hardesty

Planner III, Planning + Design

March 23, 2023

Town of Chapel Hill
Community Design Commission
405 Martin Luther King Jr Blvd.
Chapel Hill, North Carolina 27514

**RE: Hillmont
Response to Concept Plan Review Comments
RAV21002**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

COMMUNITY DESIGN COMMISSION

1. Consider bringing the taller buildings closer to NC-54.
McAdams Response: The 5 larger buildings on the northern half of the project are all approximately the same height.
2. Consider providing additional programming for the open/natural space being preserved site south.
McAdams Response: Open space design will continue to develop over time. We are proposing an amenity pond with trails through the wooded area. Additional programming will be developed at ZCP
3. Consider mixing affordable housing in w/ proposed development instead of creating separate projects.
McAdams Response: Northwood Ravin is considering an option of mixing affordable housing in with the proposed development.
4. Consider site lighting practices as it relates to adjacent properties/uses.
McAdams Response: Understood, a lighting plan will be developed with ZCP.

COUNCIL

5. Consider dispersing affordable housing like HAB recommended and provide 15% of units as affordable. Consider 60% AMI.
McAdams Response: Northwood Ravin is considering an option of mixing affordable housing in with the proposed development.
6. Concern that this would attract undergraduate students and recommendation to provide a 21 and up age limit.
McAdams Response: Northwood Ravin intends to have a 21 and up age limit for resident applications.

7. Encouraged by amount of green and community space.

McAdams Response: Green space/community space is remaining as show in the concept plan.

8. Consider less surface parking.

McAdams Response: Tuck under parking has been incorporated for buildings along Stancell Drive.

9. Provide a larger buffer between the project and single-family homes on Little John Rd.

McAdams Response: Buffer has been increased to 30 feet adjacent to most single family along Little John Rd.

10. Consider other design features such as a pavilion or gathering space in the green area.

McAdams Response: Open space programming will continue to develop throughout the review period, several options like this for creating community gathering spaces are being considered.

11. Preference that the townhome units are a for-sale product.

McAdams Response: Several options for this area are being considered although the majority of these units will likely be for-rent product.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

MCADAMS

Jessie Hardesty
Planner III

JH/bc