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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 Highest and Best Use analysis noted that office and retail uses included in the original MU-V zoning are no longer viable for this property given the current traffic and access constraints on NC-54, in addition to existing property and market constraints.

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, developed in phases, 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 open space. Three blocks of the site may be developed at the same time or in later phases and contain a mix of apartments, townhomes, and/or single family rental units. One additional block will include large active open spaces for the development. Apartments are planned along the northern and central areas of the site. 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 the first phase of this project, 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 remain 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 building three, 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