



Longleaf Trace – Project Narrative

Introduction

The proposed Longleaf Trace development is located along and to the South and East of Legion Road. It is East of Rams Plaza, across from Novus Lane, and directly adjacent to a Town of Chapel Hill-owned parcel.

The development is proposing to supply much-needed affordable housing in an opportunity rich area of town, helping promote equitable development, economic opportunity, promoting mobility and connectivity, and providing healthy, safe, high quality affordable housing. The development proposal includes up to 60 units of affordable age-restricted rental housing apartments, with 48 units currently anticipated to be developed. As proposed, the community will include a mix of 1, and 2-bedroom units. The development will also include an integrated community clubhouse that will house a community room, kitchenette, fitness room, reading areas, and a computer center. All the proposed units are expected to be affordable to households at or below 60% of Orange County’s Area Median Income (“AMI”).

The proposed development represents a partnership between Taft Mills Group (TMG) and local nonprofit Community Home Trust (CHT), whose primary business models involve developing, owning, and managing affordable housing. TMG and CHT were selected as the Town’s development partners for the Tanyard Branch Trace (Jay Street) affordable housing project and their successful partnership led to that project being awarded Low-Income Housing Tax Credits by the North Carolina Housing Finance Agency in 2023.

Site Description

The proposed site consists of approximately 3.24 acres. The site is mostly wooded, with two existing single-family home structures located at the front of the site. Due to the limited size of the site, the project is proposing a single point of ingress/egress to Legion Road.



The development site's surrounding land area is mixed-use consisting primarily of low-medium density residential and commercial uses. The proposed use is consistent with the scale and use of surrounding properties.

The site slopes from Legion Road at approximately 5% and the southern boundary at approximately 12% to a stream located in the rear third of the site that bisects the property. The project does not propose to disturb any of the stream area and will adhere to all required state and local buffer/set-back requirements.

Site Access, Circulation, and Pedestrian Connectivity

The development will seek to provide ingress/egress from Legion Road. Site access is directly available to Legion Rd and has the potential to align with intersecting Novus Lane to the north. The proposed community is expected to generate traffic counts within an average consistent with that of other adjacent uses. Onsite surface parking will be provided for the apartments and a community building. A turnaround area will be provided at the southern end of the developed area and will meet all necessary Town requirements.

The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. There are several other transit stops within .25 miles of the site. The development's future residents will support and benefit from the usage and relative proximity of the existing public transit.

The community, as described in the submitted **Statement of Consistency with the Comprehensive Plan** document, is consistent with the Town's desired development type for this area and will achieve Town goals through the creation of high-quality, sustainable affordable housing.

Building Layout

The proposed residential structure is situated on the site to meet all municipal buffer and setback requirements. The site is designed with an over 200ft wooded buffer between the construction area of the development and the neighboring single-family homes to the rear of the site. The parking is also designed to be adjacent to the neighboring property at Turnberry lane and is planned to include a fence and natural buffer area to provide a transition between the duplexes on that site and the proposed building area. The architectural elements will meet the LUMO requirements.

