

# East Lakeview Residential

5612/5616/5620/5630/5634/5640 Old Chapel Hill Road

Concept Plan Application

2 April 2024

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## Developer's Program

### Proposed Program:

The project is located on 6 parcels creating an irregularly shaped 2.99 acre development site on the north side of Old Chapel Hill Road east of E Lakeview Drive.

The project proposes residential development with a mix of 36-50 apartment units, and 30-40 townhome units, and a small amount of commercial space. The proposal includes a greenway trail, a small park, and a mix of interior and surface parking.

### Natural Features:

The forested property has a ridgeline from the southeast to the northwest. Slopes are generally under 10% with a small area of 12% slopes on the north property line. The NC Flood maps indicate no floodplain on site or within 500' of the site. The USGS and Soil Survey maps indicate no streams or water features on site. The Town's GIS maps also show no water features on site. There is an old farm pond located approximately 70' from the project area, whose outfall travels to the northwest and is located approximately 135' north of the site. The neighbor indicates this is an ephemeral stream, and that is the designation also shown on Town GIS.

### Access, Circulation, and Mitigation of Traffic Impacts:

The project site has 170 LF frontage on East Lakeview Drive and 533 LF frontage on Old Chapel Hill Road, and is bisected by an unimproved right of way. The project is located along a portion of Old Chapel Hill Road which has recently been improved by NC DOT including eastbound and westbound left turn lanes at E Lakeview Dr, and sidewalks along the Old Chapel Hill Road frontage.

Parking on site will be located under the multi-family building, a surface lot adjacent to those apartments, and in 1 and 2 car garages incorporated into all the townhomes.

Pedestrian improvements to be made as part of this project include a new 5' sidewalk on the East Lakeview frontage, internal sidewalks, a short run of a new bike/pedestrian greenway trail from Old Chapel Hill Road to the north property line, and some secure bike parking spaces in the multi-family building. The developer will be working with the Meridian development team to the north to coordinate the greenway trail location.

The project is located on the D bus line operated by Chapel Hill Transit.

### **Arrangement and Orientation of Buildings:**

The multi-family building will face Old Chapel Hill Road and be located close to the street at the southwest corner of the project. That building is expected to be 4-5 stories, with under structure parking on the ground floor. There will also be a surface parking lot behind the building, not visible from Old Chapel Hill Road.

The 2-4 story townhomes will be clustered such that they face Old Chapel Hill Road, the greenway trail, or an internal green with sidewalk access to the general pedestrian network. Garage parking will be provided in each unit. Some units may be stacked townhomes.

There will be some surface parking for visitors or overflow vehicles.

### **Natural Vegetation and Landscaping:**

The eastern property is mostly forested with one existing vacant dilapidated small home on the 5620 Old Chapel Hill Road parcel. That structure was connected to a septic system and both the old structure and septic will be removed. The western site has some tree coverage but much of the area is an abandoned garden. A phase 1 environmental study has indicated no environmental problems on site. There are some existing utility easements along the Old Chapel Hill Road frontage which will limit streetside landscape buffer installations.

The project intends to meet tree coverage requirements with new plantings.

### **Impact on Neighboring Properties:**

The impact on neighbors should be minimal. The surrounding properties are residential, though parcels directly to the north and east are vacant. South across Old Chapel Hill Road is one single family home, plus a garden-style apartment complex. The proposed project would be a similar medium density residential development. To the west across E Lakeview Drive is the parking area some open space and a parking lot for the SECU office park.

### **Erosion, Sedimentation, and Stormwater Control:**

Erosion and sedimentation control will be applicable only during the construction phase of the development. An erosion control plan will be designed and used to obtain a land disturbance permit through Durham County. Erosion control measures will be installed and maintained as part of the construction process.

Currently stormwater flows north, east and south off the property and there is minimal impervious surface on site. Proposed stormwater from new impervious surfaces will be collected and treated for quantity and quality to meet State codes. Stormwater mitigation for quality and peak flow will be controlled in an underground facility.

## Statement of Compliance with Comprehensive Plan

### Chapel Hill 2020 Comprehensive Plan

The proposed residential project is being designed to comply with the Chapel Hill Comprehensive Plan. The big ideas most relevant to this project are #1 - Implement a bikeable, walkable, green communities plan, and #4 - increase the ratio of workforce housing. This project will provide townhome and apartment units in a community already on a bus route within walkable distance of a grocery store to the west and some employment opportunities to the north.

The project responds to the applicable Themes and Goals chapter in the following ways:

1. A Place for Everyone - This project provides mid-range housing in the townhomes and possibly stacked townhomes. The project will provide small apartments in an urban style building, plus townhomes arranged around/fronting on green spaces. This gives Town residents a choice of residential living which is part of an urban framework. The building will be an urban style corridor loaded facility with site connectivity facilities.
2. Community Prosperity and Engagement - As the community grows this new development will provide additional housing opportunities with easy access to Chapel Hill's university and health care facilities, and will also appeal to households whose members work in multiple communities as it is close to public transit and to the highway. The small non-residential component of the project will appeal to one or multiple commercial/non-residential users.
3. Getting Around - This development is located on a major street with Chapel Hill Transit service. It is also supported by a sidewalk system along Old Chapel Hill Road and is located close to other future developments. The developer is working with developers of nearby new projects to incorporate connectivity with new pedestrian routes.
4. Good Places, New Spaces - The project will incorporate a small community green space on the Old Chapel Hill Road frontage when the greenway trail heads north. Some residential units and the small non-residential space will face the greenway trail and the bike-ped connection.
5. Nurturing Our Community - The project will manage stormwater and will contribute to and support the Town's greenway and open space system.
6. Town and Gown Collaboration - Though not directly associated with the university, it is expected that the location of this development and the middle housing offering will be attractive to medical resident, new hires, and people beginning their careers at UNC.

## Complete Communities Strategy

The complete communities strategy components and how the project complies:

- Diversity of housing types
  - o The proposed project includes rental small apartment units and for-sale townhouse units
- Living, working, learning, and playing mixed use
  - o The project site is not large enough for true mixed use, but there is a variety of housing types, potentially a small non-residential component for one or two small businesses, and multiple pedestrian and greenway opportunities.
- Abundant active transportation and transit connections
  - o The project includes a link to the larger greenway system, sidewalks on the public streets, and multiple pedestrian walkways to encourage walking and cycling. The project is also located on an existing Chapel Hill Transit route, with a bus stop at the project frontage.
- Diversity of tenures
  - o There is both rental and for sale housing being offered. There is a possibility that townhome units could be subdivided.
- Designed for walking and cycling
  - o The project includes extensive biking and walking routes and a 345 LF greenway trail to be constructed as part of the development.
- Parking lots are secondary
  - o Parking would be under structure and located behind the apartment building so it is not the main entry element of the project. Townhome units will have garages to keep cars interior to the site. Townhome units will back onto the roadways, and the front doors will face streets and central greenspaces to encourage walking.
- “Eyes on the street” design
  - o The density and layout of the project will ensure community surveillance.
- Buildings with multiple uses
  - o The project is not large enough to create a truly mixed-use community. But there would be room for a small non-residential component in the apartment building. And the site will be well connected to the rest of the neighborhood and is close enough to a grocery store and to employment opportunities in Eastowne to be considered a component of a mixed use community.

## Future Land Use Map

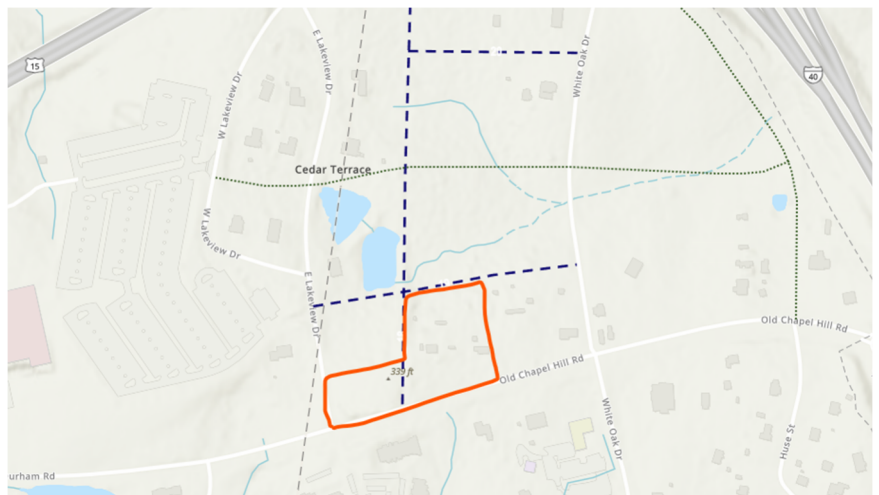
The future land use map updated in December 2020 includes 6 focus areas. This project is located in sub area A of the North 15-501 Focus Area. The area calls for development with multi-family residential, shops and offices, as well as parks and gathering spaces.

Typical height would be 4-6 stories. Though much of the site is within a transition zone, the use across from the apartment building is garden style multi-family. A 4-5 story small apartment building (36-50 units) would be in keeping with that existing use. The eastern portion of the project would be 2-4 story townhomes located across the street from a single-family home.

The project would include residential uses as well as a greenway trail and small gathering greenspace.

## Mapped Transportation Features

The Town's bike-ped connection plan shows potential connection routes in blue dashed lines. The proposed project would build 345 LF of greenway trail from Old Chapel Hill Road north to the north edge of the project. Some residential units as well as the non-residential space will face the bike-ped connection corridor. The layout of the project would allow for an east-west trail alongside a narrow project street.



# Small Area Plan - Parkline East Development Framework

## B Parkline East Village

### Potential Wider Development Framework Diagram

- ..... Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- "The Hub" Community Gathering Space
- Build-to Edge
- Bus Stop-current



**03-15-23 update** The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

The proposed project is in the study area known as Parkline East Village. The Town has worked closely with current proposed project developers to create a framework diagram to ensure cohesive development guidelines. The proposed East Lakeview Residential project (outlined in pink) would be located in the south-central portion of the study area. The guidelines call for buildings pulled up to the street front, for pedestrian connectivity through a grid, and for open green space on the properties north of the project site. The proposed concept plan complies with this framework - buildings are pulled toward Old Chapel Hill Road, there is no parking on the public street frontage, and the proposed project allows for and adds to the overall pedestrian circulation grid and provides open common greenspace to encourage community interactivity.

## Affordable Housing Plan

This concept plan proposes a mix of multi-family rental and townhome for-sale housing at the east edge of Town, for a total of 66-90 units.

A formal affordable housing proposal has not been drafted at this point, but the developer would expect to provide 15% attainable offering of for-sale properties based on income levels 65-80% AMI. The exterior finishes and garage feature shall be consistent with the market rate units. The affordable units shall be available at roughly the same time as the market rate housing.

## Climate Action Plan

The project proposes to provide 20% more energy efficiency than ASHRAE 90.1 2013. The project will incorporate all electric appliances, use LED lighting throughout the project, and will utilize sealed building design with high insulation values. The project proposes to provide EV-capable parking spaces as well as providing some charging stations within the development.

The location of the project lends itself to a more sustainable lifestyle for residents. It is located on a bus line which serves downtown Chapel Hill, is within walking distance of a grocery store and multiple employment opportunities and supports environmental equity through access to greenways on site and community open space.