

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Coulter Jewell Thames, P.A., Dan Jewell
Address: 1 11 West Main Street
City: Durham State: NC Zip: 27701
Phone (Work): 9 19-682-0368 FAX: 919-688-5646 E-Mail: djewell@cjtpa.com

Property Owner Information (included as attachment if more than one owner)

Name: Northampton Terrace Investors, LLC Phone 919-678-8880
Address: 14600 Weston Parkway, Suite 300
City: Cary State: NC Zip: 27513-2259

Development Information

Name of Development: The MLKB Project
Tax Map: 7 Block: 81 B Lot(s): 14 Parcel ID #: 9788-49-1242
Address/Location: 604 Martin Luther King Jr. Blvd.
Existing Zoning: OI-1 - R4 New Zoning District if Rezoning Proposed
Proposed Size of Development (Acres / Square Feet): 8.798 Ac. / 383,271 sf
Permitted / Proposed Floor Area (Square Feet): 63,271 sf / 266,050 sf
Minimum # Parking Spaces Required: 306 spaces #Proposed 323 spaces
Proposed Number of Dwelling Units: 180 units # Units per Acre 20.46
Existing / Proposed Impervious Surface Area (Square Feet): 140,758 sf 1 172,500 sf
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Handwritten Signature] Date: 8.31.04

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 19" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

The MLKB Project (temporary name)

604 Martin Luther King Blvd.
Chapel Hill, North Carolina

Revised Concept Plan Proposal

**Developer's Program
And
Statement of Compliance**

August 21,2006

Coulter Jewell Thames – Engineering
J Davis Architects – Architecture

Revisions

The original Concept Plan Proposal for The MLKB Project was presented to the CDC on April 26, 2006. Subsequent to that meeting, in response to a number of comments received from Commissioners and as a result of a substantial increase in construction costs, the Plan has been modified. To make the Project financially feasible, an additional floor and 15 units have been added to each new building. To address concerns expressed concerning excess parking spaces, the number of spaces per unit has been reduced. In addition, the actual number of surface spaces has been reduced and the sub-grade parking below the buildings has been expended.

Developer's Program

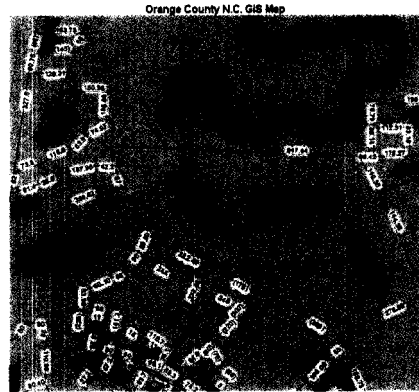
The MLKB Project (temporary name) is proposed as a new residential condominium community just a short walk from the UNC campus and the center of downtown Chapel Hill. The development is planned to provide quality housing in a quiet country setting for permanent residents who wish to have pedestrian access to campus and downtown for work and entertainment. The primary goals of the Developer are to provide a wide range of housing opportunities near the town center while maintaining and protecting existing green spaces and open areas.

The following summary highlights key components of the Developer's Program.

Existing Conditions

The Northampton Terrace Apartments, a 74 unit complex, currently occupies the 9.046 acre property to be re-developed. Both Northampton Terrace and the high-rise 155 unit Northampton Plaza Apartments on an adjacent 6.7 acre parcel, were developed in the late 1960s under a single Special Use Permit. Ownership of the two properties was separated in 1984.

Northampton Terrace Apartments comprises 3 two story buildings situated along the northern and eastern edge of the property (see three buildings at top center of aerial photo and center of the GIS map below).



The majority of the central, southern and western portions of the property (see photos below) are flat terraced open areas designed for recreations.



The southern edge of the property drops down a steep bank to a stream bed which serves, primarily, as a storm water drainage conduit for the downtown area, as well as an OWASA easement for sanitary sewer. The LUMO now places almost half of the property, including one building and most of the recreation area in a Resource Conservation District (RCD).

The neighboring properties to the south south west are single family homes on the north eastern side of Cobb Terrace. They are a substantial distance from the property and are buffered by a dense stand of mature trees (see photos above).

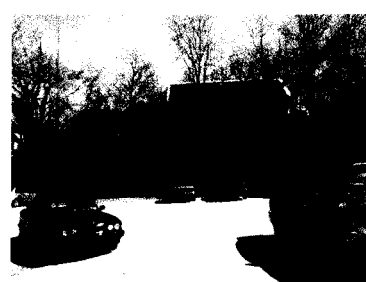
The adjacent properties to the west and north west are six and seven story multi-family residential buildings that face onto MLK Blvd. Northampton Plaza (left below, as seen from Northampton Terrace) houses 155 apartments. The Gables (right below, as seen from Northampton Terrace) houses condominiums.



The northern edge of the property (see photos below) is lined with a mature stand of 40' tall Japanese cedars. The adjacent property to the north is the Towne House Apartments, built in the early 1960s (see photos below). The apartments (111 units) are occupied predominantly by undergraduate students. Ram Development has submitted a concept plan to redevelop the property to include 332 units in four and six story high rise buildings.



The three properties to the east are accessed from Hillsborough St. Single family homes are located on two of the properties (one rented and one owner occupied). A duplex (believed to be rental units for students) is located on the third. All three properties are buffered by mature trees and bamboo stands (see photos below).



Market

The MLKB Project will appeal primarily to individuals and families working at the University or in the downtown area, as well as permanent residents wishing pedestrian access to the University and downtown for educational and recreational purposes. The vast majority of the condominiums will be one and two bedroom units ranging in sizes from approximately 1,100 sf to 1,300 sf.

Architecture and Floor Area Proposed

The Developer plans to replace two existing buildings on the property with new structures with a maximum of 90 units each. The new buildings will each have five stories of residential units above a single sub-grade level of parking. The new residential floor area will total approximately 266,050 sf. The buildings will be placed near the center line of the property in order to minimize the impact on surrounding properties.

Affordable Housing Component

The Developer plans to donate an existing 24 unit building (equal to 13.3% of the new units requested) to the Orange County Housing and Land Trust (or another body chosen by the Town Council) for sale as affordable housing units. The proceeds from the sale of those units may be used to subsidize the purchase of an additional 24 affordable housing units, which when combined with the donated units would generate affordable units equal to 26.6% of the new units to be built. As an alternative, the Town Council could elect to use the sales proceeds (approximately \$1.7 to \$1.9 million) to fund operating expenses associated with the provision of affordable housing in the community. This proposal has received the strong support of Robert Dowling, Director of the OCH<.

Neighboring Property Owner Support

The Project has received the support (verbal and/or written) of five of the eight owners of adjacent properties, which represent approximately 85% of the total property line. Of the remaining three, two did not respond, and one opposes the Project. In addition, all of the owners of houses on Cobb Terrace and Friendly Lane that face the property (those most affected by the redevelopment) support the Project. Please see the attached GIS map.

Special Use Permit and New Zoning District

Northampton Terrace Apartments and the neighboring Northampton Plaza Apartments, though situated on separate parcels of land, were developed by a single owner under a single Special Use Permit in 1967. Northampton Terrace was sold to another party by the original developer in the mid-80s, however the single original SUP still covers both properties. The Developer acquired Northampton Terrace in 2005.

In order to proceed with The MLKB Project, it will be necessary to modify the original SUP in two ways. The first is to divide the SUP so that each property is encumbered by its own individual SUP. The second is to modify the SUP for 604 MLK Blvd. to encompass the proposed changes. In addition, the Staff has advised that it will be necessary to create a new residential zoning district to provide for the proposed density.

Energy Efficiency and Resource Conservation

The MLKB Project will be designed to ensure the highest standards of energy conservation and efficiency. Numerous LEED concepts will be included in the design of the structures emphasizing energy efficiency, natural day lighting, and indoor air quality. Project members were specifically selected based on proven credentials in this area. They include JDavis Architects PLLC, which is a member of USGBC and LEED accredited, and Coulter Jewell Thames, which has a strong track record in conservation and land use management.

The majority of the existing large open green spaces on the property will be preserved.

Traffic

The MLKB Project will increase the number of dwelling units on the property by a maximum of 130 units. Richard Adarns, of Kimley-Horne and Associates, has reviewed the redevelopment parameters. He advised that, using ITE land use codes, as proposed, the redeveloped project would generate an increase of 576 total daily trips using existing access roads. He opined that this number was “not significant” compared to the existing total of 22,000 average daily trip volume on Martin Luther King Blvd.

Transportation

The property currently has access to the Town bus system via bus stops on MLK Blvd adjacent to Northampton Plaza Apartments. The MLKB Project site plan incorporates a new sidewalk to MLK Blvd. in order to enhance access to existing bus stops. More importantly, the site plan has been designed to provide a turning area large enough to accommodate a city bus and space for a bus stop. An application will be made to Chapel Hill Transit for service to the development.

Statement of Compliance

The Development Program for The MLKB Project proposes floor area and unit densities that exceed current zoning allowances but are consistent with adjacent properties and other proposed and existing Town Center residential developments (a summary of these is attached). Other conditions proposed which are not provided for in TOC regulations include an increase in primary and secondary building height and the continued use of existing recreational space.

We believe this proposal complies with the many of the Goals set forth in the Chapel Hill Comprehensive Plan and Land Use Ordinance. In general, the proposed Redevelopment will provide expanded and higher quality residential opportunities on an existing site within walking distance of campus and downtown. In addition, The MLKB Project will make a substantial contribution to affordable housing in the community.

The development will further the Town's goals of creating a compact, urban form of development by re-developing an existing in-town site. This site currently is occupied by three existing apartment buildings, one of which will be saved, and the other 2 removed to allow for additional residential construction. Water, sewer and other facilities already serve the property, and it is presently developed with a fairly high amount of impervious surface. The proposed redevelopment, therefore, will not require an expansion of existing public facilities or infrastructure.

The development will further the Town's goals of creating a walkable community, with less reliance on the automobile. The site is within 1/4 mile of the downtown business district and the UNC campus. Therefore, we feel that a good percentage of the residents will forgo the use of their cars to work, shop, and recreate. The new facility will replace two of the existing Buildings, the third of which will be used to meet the affordable housing requirement. By allowing more residential units than currently exist at this location, it will reduce the pressure of developing a more suburban site, a move that would put more dependence on the automobile.

The development will be architecturally compatible with the character of the neighborhood. The MLK Jr. Boulevard neighborhood is a mix of fairly modern multi family residential and office building developed over the past 30 years. Although the architecture will be very compatible with this trend, the physical location of the buildings well away and below the street will also serve to give them a very low impact on the street view shed.

The development will not contribute to increases in storm drainage quantity or quality. A storm water detention system with water-quality devices will be built as part of the planned development to meet these goals of the LUMO.

Comparison of Proposed and Existing Developments

Existing / Proposed Development	University Village	Rosemary Village (3)	Wallace Deck	Lot 5	425 Hillsborough St.	The MLKB Project	Northampton Plaza (4)	Zoning Requirements			
								TC-2	CC	R-6	R-4
Zoning	CC	TC-2	TC-2	TC-2	R-4	R-4	R-4	TC-2	CC	R-6	R-4
Net Land Area (acres)	10.18	1.05	1.49	1.75	12.86	8.80	6.07				
Max Bldg Height (Primary)	4/5 story	4 story	4/5 story	5 story	4/5 story	5 story	7 story	34	39	44	34
Max Bldg Height (Secondary)	6 story	4 story	4/5 story	9 story	4/6 story	5 story	7 story	9	0	6	0
Residential Floor Area	477,900 (1)	47,652	151,696	267,927	520,107 (2)	266,050 (2)	136,860				
Proposed # of Dwelling Units	189	42	109	124	332	180 (5)	155				
Density (units/acre)	17	40	73	71	26	20 (5)	26	None	15	15	10
Affordable Housing Pct	30%	15%	15%	15%	15%	27% (6)	0%				

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- (1) Does not include sf of commercial space or the underground parking or parking deck
- (2) Does not include parking on ground floor level
- (3) Existing development built 2005
- (4) Existing development built 1967; adjoining property
- (5) Does not include the 24 unit AH building to be given to OCH<
- (6) Equivalent - refer to Developer's Program

Revised 8/18/06