

APPLICANT'S 26
 STATEMENT OF MASTER LAND USE PLAN DESIGN CRITERIA
 CONFORMANCE

WOODMONT
 STANCELL DRIVE
 CHAPEL HILL, NC (DURHAM COUNTY)

Section 4.8.2 of the Land Use Management Ordinance requires that a Master Land Use Plan:

- a) Maintain the public health, safety, and general welfare;
- b) Maintain or enhance the value of contiguous property, or be a public necessity; and
- c) Conform to the Comprehensive Plan

The proposed Woodmont Master Land Use Plan submitted with this package is discussed below with respect to each of these three design criteria.

- a) **Maintain the public health, safety, and general welfare**—Woodmont's master land use plan consists of office and residential uses. It will not introduce any industrial elements, hazardous materials, or other harmful or unsafe elements to the environment. The following elements of the Woodmont development plan relate to public health, safety, and general welfare:
 - Water and Sewer --Woodmont will extend OWASA water and sewer lines to tie both to OWASA.
 - Stormwater Management – Woodmont will incorporate the necessary stormwater infrastructure to fully comply with the Town's stormwater management requirements.
 - Erosion Control – Woodmont will comply with all County erosion control requirements during the project's construction phase.
 - Internal Roadway System – Woodmont's internal roadways will be designed to accommodate all Town services including police, fire, emergency, transit, and public works.
 - External Roadway System – Several improvements are being proposed to improve the safety of the existing roadway infrastructure in the vicinity of Woodmont. The first of these involves closing Stancell Drive to through traffic between Downing Creek Parkway and Barbee Chapel Road. Currently, this route is creating hazards at the intersection of Stancell Drive and Barbee Chapel Road, as cars attempt to negotiate the queue at the Barbee Chapel Road signal to gain access to Stancell Drive. Traffic using Stancell Drive to shortcut the Barbee Chapel signal to access NC 54 is also creating hazards at the intersections of Stancell Drive and Little John Road, and Stancell Drive and Downing Creek Parkway. The second of these involves a signalized median cut on NC 54 at the Woodmont

entry. This median cut would replace the existing non-signalized median cut at Little John Road, and would afford Sherwood Forest residents the protection of a signal to access NC 54 westbound lanes. The location of a new NC 54 median cut at Woodmont will also provide a safer location for pedestrian/bicycle crossing of NC 54, as this location is the narrowest portion of NC 54 in this area.

- Recreational Opportunities – A significant element of the Woodmont development proposal calls for the extension of the Town's bicycle/pedestrian pathway along the south side of NC 54 from its existing terminus at Barbee Chapel Road to Downing Creek Parkway. This will provide convenient pedestrian access to the Sherwood Forest and Downing Creek neighborhoods. Woodmont will also develop an extensive system of internal pedestrian/exercise trails and sidewalks that will be available for use by the public.

All aspects of the development will performed within the master land use plan will conform to the Town's Land Use Management Ordinance, and will be subject to the Town's permitting and inspections oversight process.

b) Maintain or enhance the value of contiguous property, or be a public necessity---

The existing tracts comprising Woodmont contain a number of older structures, most of which are showing significant signs of deterioration. These include warehouse and storage structures and associated unpaved parking and loading areas that are clearly visible from NC 54. The contiguous properties consist of single family residences along Little John Road to the east, single family residences along Barbee Chapel Road and Pearl Lane to the west, a commercial photography studio along Stancell Drive to the northwest, and a 300 unit apartment complex along Barbee Chapel Road to the south. It can be asserted with a high degree of certainty that the value of none of these contiguous properties is currently being enhanced by the nature of the existing Woodmont structures. Woodmont's master land use plan calls for the structures along NC 54 to be removed and replaced with a large (approximately 4.5 acre) greenscaped and waterscaped area. It is the developer's commitment that this area, which is expected to also be the location of some form of public art developed in association with the Chapel Hill Arts Council, will be a highlight of the east entryway corridor. The cleanup and restoration of this large frontage area will positively impact the value of all nearby properties.

There are other factors that should be considered in discussing property value impacts of Woodmont. The first of these is buffering. Woodmont's master land use plan shows massive wooded and greenscaped buffers between the office development portion of the site and the residential areas to the east and west. These are far deeper than those that are required and also are far deeper than those that would likely be achieved in any alternate development use of the Woodmont property (including purely residential use).

The second of these factors is related to supply and demand for the existing residential properties. The office tenants of Woodmont will be heavily weighted toward upscale

professionals with significant disposable incomes. This population will create an additional element of demand for nearby residential properties including those in question contiguous to Woodmont. This demand is expected to be accentuated by the pedestrian and bicycle connectivity between these neighborhoods and Woodmont, providing the opportunity for auto-free commuting. This factor obviously will tend to increase the contiguous property values. (Conversely, if the Woodmont property were to be developed purely for residential use, the supply and demand equation for the existing nearby residential properties would tend to hurt those property values.)

Another factor to be considered is that of the quality of the Woodmont development. Capital Associates is committed to an upscale development of the highest quality, with architecture and landscaping complementing the topography and environment. The nearby Exchange at Meadowmont that was completed by Capital Associates in 2001 provides a concrete example of the kind of quality in architecture, landscaping, and property management that will be applied at Woodmont.

A final factor that will positively impact the value of the contiguous and nearby properties will be the addition of amenities that will be available to the residents of these properties. These include extending the Town's bicycle/pedestrian pathway eastward along NC 54 to Downing Creek; the addition of an extensive pedestrian/exercise path within the Woodmont property; the introduction of shuttle service between Woodmont and the Meadowmont Village area; and facilitation of pedestrian crossing of NC 54 to access Meadowmont Village amenities at the proposed Woodmont median cut, which is at the narrowest portion of NC 54 along the east entryway corridor.

No discussion of property value impact would be complete without addressing the subject of vehicular traffic impacts. The Traffic Impact Analysis (TIA) submitted with this package and performed by the Town's traffic engineering consultant, states that *"In general, the proposed site is not expected to have a significant impact on the operation of the study intersections."* The TIA also states that *"The improvements recommended at the proposed site driveways, including the signalization of the NC 54 and Site Driveway #2 intersection, are expected to mitigate the overall impact of the proposed development."* The developers of Woodmont are committed to work with the Town and DOT to ensure that Woodmont development improves access for both automobile and pedestrian/bicycle users, and does not result in any significant traffic issues in the area.

c) Conform to the Comprehensive Plan---The proposed Woodmont master land use plan supports all applicable objectives of the Comprehensive Plan. A detailed discussion of Woodmont's conformance to this criteria is included in this package in the REZONING STATEMENT OF JUSTIFICATION section.

