

# TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

### Applicant Information

Name: WILLIAM CHRISTIAN  
 Address: 6607 CREEK WOOD DRIVE  
 City: CHAPEL HILL State: \_\_\_\_\_ Zip: 27514  
 Phone (Work): 919/933-1315 FAX: 919/933-7320 Mail: WCHRISTIAN@NC.RR.COM

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

Name: WCA PARTNERS Phone: 919/933-1315  
 Address: 6607 CREEK WOOD DRIVE  
 City: CHAPEL HILL State: \_\_\_\_\_ Zip: 27514

### Development Information

Name of Development: ALTEMUELLER TRACT (NO NAME YET)  
 Parcel ID #: 9880244842 Historic District: Yes /  No  
 Address/Location: 9880246787 9880248026 WEST SIDE MLK BOULEVARD (UG 86)  
 Existing Zoning: R-2 New Zoning District if Rezoning Proposed: MU-V-ARTERIAL  
 Proposed Size of Development (Acres / Square Feet): 12.9 ACRES / 561,924 S/F  
 Permitted / Proposed Floor Area (Square Feet): 561,000 S/F / 300,000 P/F  
 Minimum # Parking Spaces Required: 350 #Proposed: 280  
 Proposed Number of Dwelling Units: 110 # Units per Acre: 8.5  
 Existing / Proposed Impervious Surface Area (Square Feet): 11,000 / 243,000  
 Is this Concept Plan subject to additional review by Town Council? YES

Fee – See Planning Department Fee Schedule

Submittal schedule attached

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: [Signature] Date: December 16, 2008

Presentations must be kept under 15 minutes as required by Town Council

## WCA PARTNERS MLK PROPERTY CONCEPT PLAN INFORMATION SUBMITTAL

### Development Plan Goals and Objectives

The development concept for this 12.9-acre tract is highly correlated with the recommendations of the study prepared by the Chapel Hill Northern Area Task Force and their Report, dated August 30, 2007, which was adopted by the Chapel Hill Town Council on January 14, 2008. Specifically, the concept plan presented here is to develop a mixed use, transit-oriented urban village in the designated MLK high capacity transit corridor.

This community would comprise housing, the primary land use, plus retail, a hotel and office space.

An important component of the concept plan is the set aside of a significant amount of open space for residents of this community, and to provide access to this space from surrounding neighborhoods through a trail system and connectivity to the proposed greenway. The plan also seeks to take advantage of the opportunity this site uniquely offers for walkability to shopping, services, entertainment, recreation and employment. This is an important draw in today's marketplace, and will become even more important in the future. Residents with employment in Chapel Hill would have the option of using public transit, bicycling, or walking to work, depending on circumstances and the distance to employment. Living here would offer, realistically, the ability of a household to eliminate an automobile, thereby saving the \$5,000 to \$10,000 annual cost of owning one.

The concept plan is premised on and responds to the following additional objectives:

- Preserving as many significant trees on this site as is feasible.
- Preserving the historic Altemueller farm house
- Working with the North Carolina Department of Transportation on the management of storm water to protect and enhance area-wide water quality. Also, coordinating with DOT to improve the aesthetics of their two existing drainage basins here.

In summary this project would link land use planning, transportation planning and housing. This community would embody the following basic principles of sustainable urbanism, including:

**Definition** – mixed use, walkable, sociable, a community.

**Compact** – a variety of uses and activities in a compact space. Achievement of transit-supportive density. Smart growth.

**Completeness** – a neighborhood where most needs can be met on foot, in a high quality environment. Significant potential for reduction of vehicular trips.

**Connectedness** – the opportunity to walk, ride a bus, bicycle, or use other modes of access to destinations.

**Biophilia** – residents will have walk-to access to a 2.5-acre on-site park with benches, dog runs, landscaping, a naturalized stormwater feature, and a quiet place to think and relax.

### **Existing Conditions Map**

Two maps, including an area location map and an existing conditions map have been provided.

### **Site Analysis**

One comprehensive “summary” site analysis map has been provided. This site analysis map provides topography, hydrology, drainage patterns, soils type, vegetation, significant trees survey, and sun/shade patterns information.

### **Conceptual Plan**

Two (2) conceptual plans have been provided for this site in this submittal.

### **Statement of Compliance**

In addition to the planning and design objectives outlined earlier under “Development Plan Goals and Objectives”, which exemplify all of the planning and design objectives outlined in the town’s purpose statement for mixed use districts, we reference also the specific recommendations made in the Northern Area Task Force Report relative to this property, which is the Altemueller Property, including:

- Recommended “mixed-use, 8-15 dwelling units/acre minimum gross residential density”.
- Retain the Altemueller farm house building and tree group.
- Extend greenway along Weaver Dairy Road to MLK.
- Discussions have been pursued with the Town’s Fire Department with respect to coordinated development of that facility, incorporating facility redevelopment and Transit Oriented Development principles.
- Developing a project that would reduce the need for automobile use, particularly for those with local employment, and reducing the amount of trip-taking and parking space requirements within this development.

In addition, the plan will provide appropriate transition to the surrounding neighborhood and negate adverse effects.

Important design issues such as lighting, loading, off-street parking, storm water management and other issue areas that are addressed in Section V of the Town’s Land Use Management Ordinance will be met or exceeded in the refinement of the plan.

## **ADDRESSING THE MAJOR THEMES OF THE CHAPEL HILL COMPREHENSIVE PLAN**

### ◆ ***Identify areas where there are creative development opportunities***

This development proposal/concept addresses all the recommendations that were made for this property in the Northern Area Task Force Study. These recommendations included the opportunity for a mixed use transit-oriented village, the saving of the Altemueller farm house, protection of specimen trees, and creating housing opportunities along the high volume MLK transit corridor. Our proposal is a creative and excellent example of transit-related smart growth that respects and will enhance the adjacent neighborhood.

### ◆ ***Encourage desirable forms of non-residential development***

This property, located on the MLK transit corridor, in proximity to UNC's Carolina North Campus and an existing concentration of retail at Timberlyne and Chapel Hill North shopping centers, offers a unique opportunity for mixed use development, to further the "walkability" of an area where shopping, employment and housing in combination with transit are already present.

### ◆ ***Conserve and protect existing neighborhoods***

A significant effort has been and will continue to be made to work with the neighbors. We have held community meetings and one-on-one in home meetings with several neighbors, and intend to ensure that the neighbors' full enjoyment of their properties will be maintained.

### ◆ ***Conserve and protect the natural setting of Chapel Hill***

More than thirty percent of this project is proposed as a park. In addition, careful planning and tree protection efforts will be incorporated in our process to preserve significant trees where feasible.

### ◆ ***Maintain the Urban Services/Rural Buffer Boundary***

This development/property is located in the urban services district where development-supporting infrastructure is in place. There will be no encroachment on the rural buffer.

### ◆ ***Participate in the regional planning process***

This property is located in the MLK transit corridor less than ½-mile from Interstate 40. Development in this location will be accessible to local and regional (TTA) transit service, which is an important objective of the Triangle's regional planning. This will result in fewer local and regional auto trips.

### ◆ ***Work toward a balanced transportation system***

This project is all about alternative transportation options coupled to smart land use. By building housing where transportation options exist, residents *will* avail themselves of alternative modes of accessing destinations in Chapel Hill. In this location a household with a member employed in Chapel Hill (e.g. at a University job) could reduce their ownership of an auto. Recent transportation research shows this to be the case.

◆ ***Cooperatively plan with the University of North Carolina at Chapel Hill***

A key linkage between this project and the University is the potential to offer housing opportunities to university employees in a location where these employees could walk, cycle, or ride a bus to work. By using alternatives to the auto the University could reduce the amount of parking required on campus. A hotel at this location would also serve the lodging needs of tourists attending UNC events as well as business visitors to UNC, particularly as the Carolina North Campus is built out.

◆ ***Develop strategies to address fiscal issues***

This development would have significant positive impacts for the Town in terms of tax revenues. Based on the proposed development program, which includes 110 housing units, a hotel, retail and office development, there would be property, sales and occupancy taxes that would be generated in significant amounts. The following tax revenue stream is projected to flow to the Town of Chapel Hill in the first year after build out:

Property taxes -	\$717,000
Sales taxes -	\$546,000
Occupancy taxes -	\$115,000
<b>Total taxes to Town</b>	<b>\$1,378,000</b>

Because much of the housing in the community will be attached and primarily attractive to singles, empty nesters, and retirees, mostly without children, it is anticipated that there will be a proportionately lower number of school children residing in this community. This will result in a very high public revenue to cost ratio.

◆ ***Create and preserve affordable housing opportunities***

The developer will work with the Town of Chapel Hill and the Orange Community Housing and Land Trust to bring affordable housing opportunities to this community.

◆ ***Complete the bikeway/greenway/sidewalk systems***

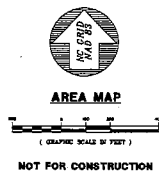
An 8'-10' trail through this community's park has been proposed on the plan that would connect to the Town's greenway system. This trail will accommodate pedestrians and cyclists. The park will serve as an amenity for not only this community but also neighboring communities. In the process of developing this community the developer wants to work with the Town in improving walking and cycling travel alternatives to induce this activity.

◆ ***Provide quality community facilities and services***

In coordination with developers in this area, the Town can improve its services and facilities in the area by targeting intelligent strategic investments.

**Concluding Note**

In the Overview to the "Major Themes" section of the Town's Comprehensive Plan it is stated that "the plan (also) strives to create initiatives to enhance a community that is already exceptional. In this sense the plan aims not merely to "hold the line" on erosion of community character, but also to "raise the bar" of expectations for such characteristics as pedestrian and bicycle friendliness, the diversity of activity downtown, and the integration of greenways and open space into the fabric of the community. This proposed plan will create a community and a "place" that will be among the best in Chapel Hill.



**AREA MAP**  
 NOT FOR CONSTRUCTION

**BALLENTINE ASSOCIATES P.A.**  
 271 PRINCEDALE ROAD CHAPEL HILL, N.C. 27614  
 (704) 292-1000 FAX (704) 292-1001

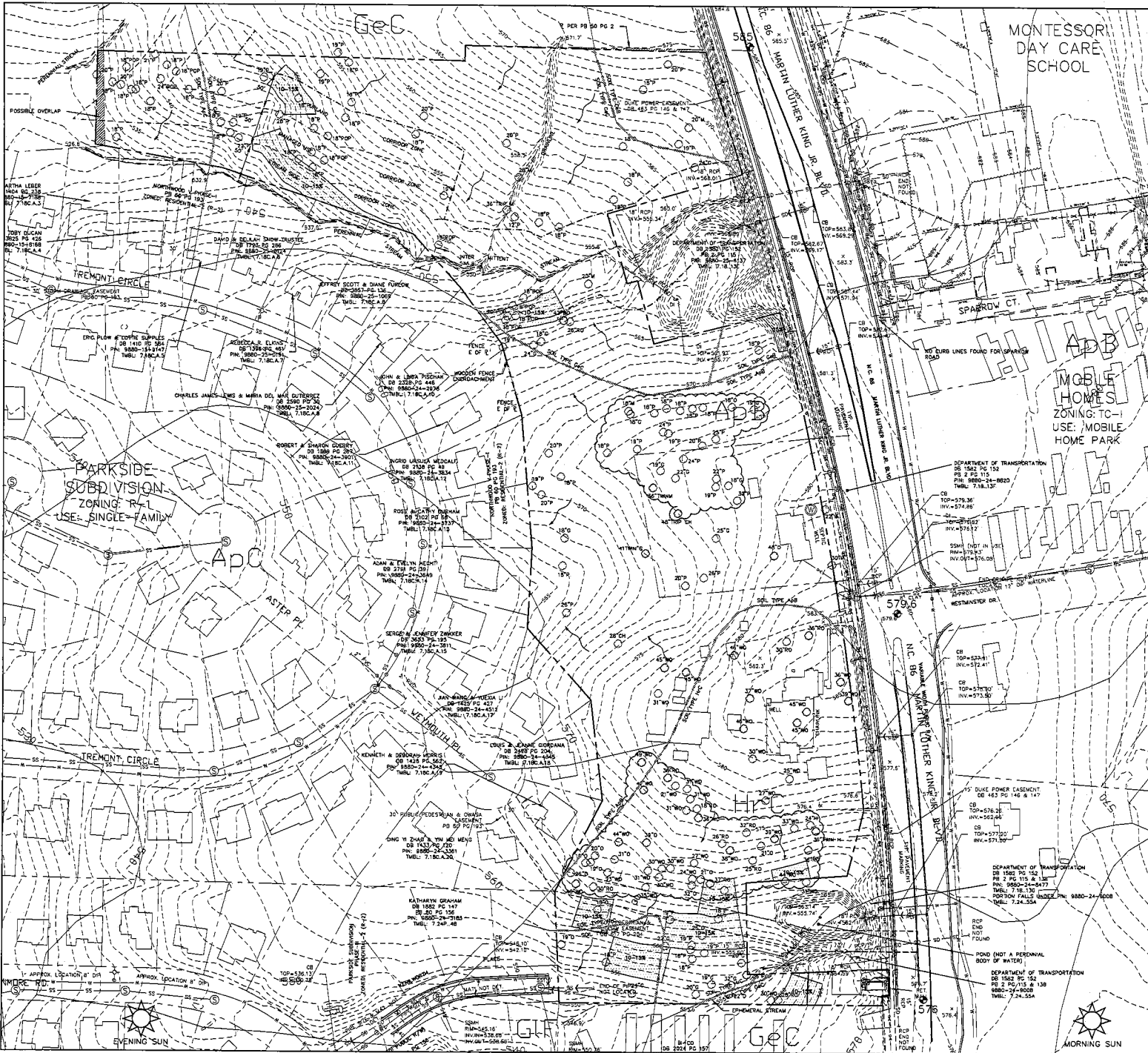
**OWNER INFORMATION**  
 WCA PARTNERS  
 804 E. 1700TH ST.  
 CHAPEL HILL, N.C.  
 PHONE: 919-832-1312  
 FAX: 919-832-1315  
 WWW.WCA-PARTNERS.COM

**DATE** 11/09/20  
**SCALE** AS NOTED  
**DESIGNED BY** M.K.  
**REVIEWED BY** C.A.A.

**WCA PARTNERS**  
 804 E. 1700TH ST.  
 CHAPEL HILL, NORTH CAROLINA

**CONCEPT PLAN SUBMITTAL**

**SHEET C-1**



**LEGEND**

- [Symbol] Slopes Less than 10%
- [Symbol] Slopes Between 10% and 15%
- [Symbol] Slopes Greater than 15%
- [Symbol] Specimen Tree
- [Symbol] Native Tree
- [Symbol] Existing Tree Line
- [Symbol] Significant Stand of Trees
- [Symbol] Runoff Flow Direction
- [Symbol] SOLS

**SITE ANALYSIS PLAN**

(GRAPHIC SCALE OF FEET)

**REVIEW DRAWING  
NOT FOR CONSTRUCTION**

MONTESSORI  
DAY CARE  
SCHOOL

MOBILE  
HOMES  
ZONING: TC-1  
USE: MOBILE  
HOME PARK

PARKSIDE  
SUBDIVISION  
ZONING: R-1  
USE: SINGLE-FAMILY

**BALLENTINE ASSOCIATES, P.A.**  
231 PROSPERITY ROAD, CHARLETTON, N.C. 28104  
(704) 927-1000

NO FOR CONSTRUCTION

DATE	REVISION

DATE	DESCRIPTION

**WCA PARTNERS**  
CHARLETTON, NORTH CAROLINA

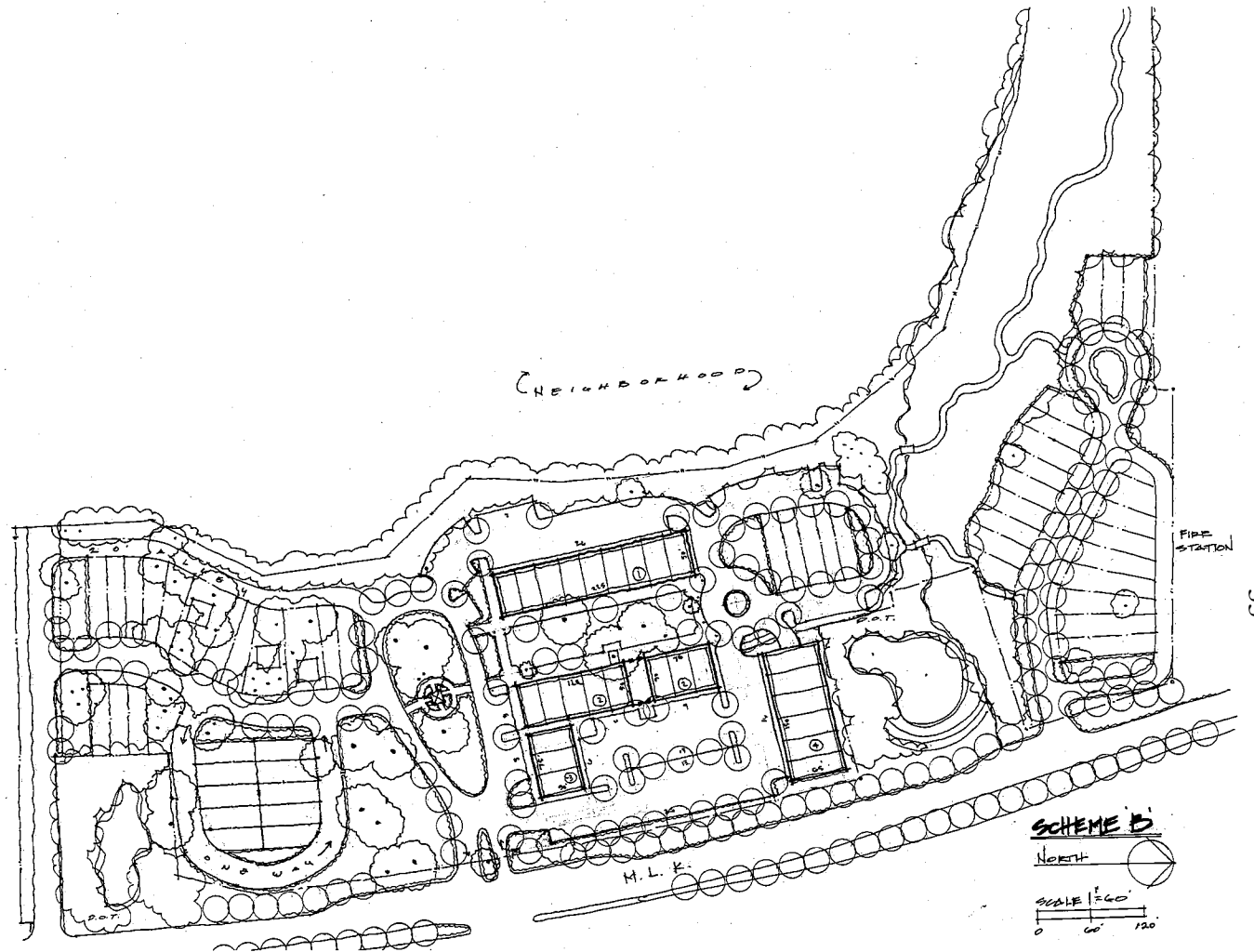
**CONCEPT PLAN SUBMITTAL**

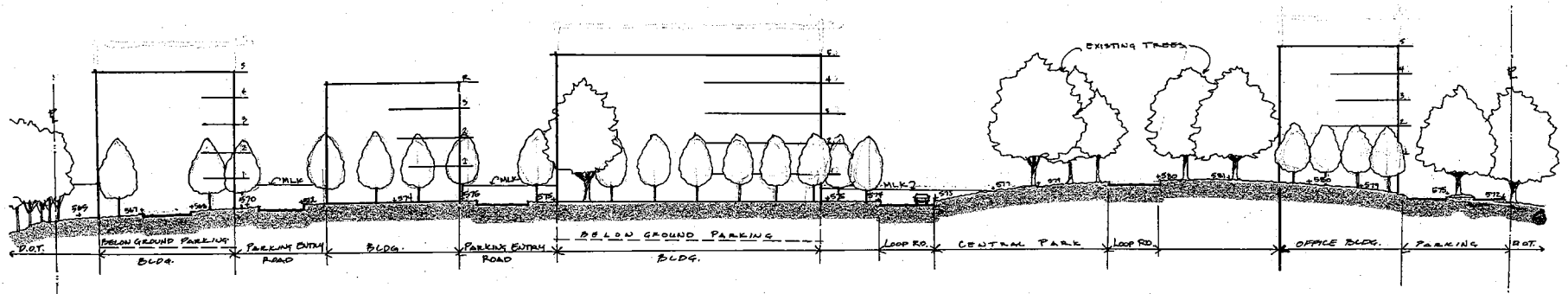
JOB # 1000030  
DATE: 11 NOV 08  
SCALE: AS SHOWN  
DRAWN BY: S.L.G.  
REVIEWED BY: S.L.G.

**B-SHEET  
C-3**

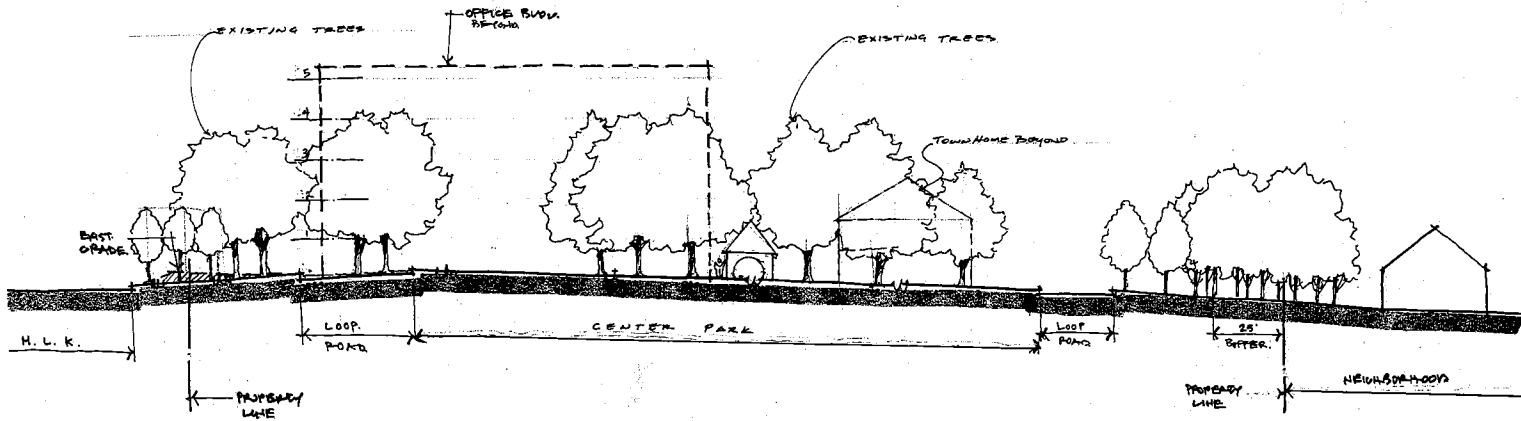






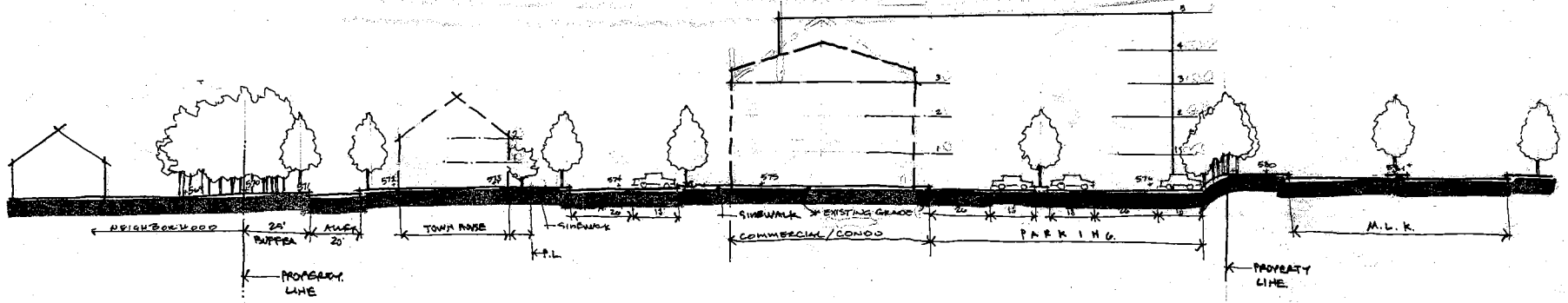


SECTION 'X'  
1"=20'



SECTION 'B'

1" = 20'



**SECTION 'C'**  
1" = 20'