

Murray Hill

Chapel Hill, North Carolina

Development Program

Project Description
Affordable Housing Plan
Energy Management Plan
Construction Management Plan
Community Artwork
Solid Waste and Recyclables
Other Design Issues

February 2, 2010

East West Partners Management Co. (Developer)

Jeff Davis Architects (Architecture)

John R. McAdams Company (Engineering)

Scott Murray Land Planning, Inc. (Landscape Architecture)

Table of Contents

	Page
1.0 Project Description	3
2.0 Affordable Housing Plan	4
3.0 Energy Management Plan	5
4.0 Construction Management Plan	7
5.0 Community Art Plan	7
6.0 Solid Waste and Recyclables	7
7.0 Other Design Issues	7

1.0 Project Description

Murray Hill is a proposed condominium cluster of 15 units (four buildings) that extends along the western side of Meadowmont Lane just north of Sprunt Street and adjacent to the UNC Wellness Center. As designed it will help to provide a transition between Rosemary Place Townhomes to the south and larger homes along Meadowmont Lane to the north. Located directly east of the 1.17 ac site are the Cedars Cottages and Community Housing. The Murray Hill site is within the high-density watershed area and was designated for development by the Special Use Permit for Meadowmont. The site is currently zoned and was approved for development pursuant to SUP Conditions specific to the final TTA Corridor alignment and therefore the Master Plan does not require modification.

The Murray Hill site, identified as Parcel 20 on the approved Meadowmont infrastructure S.U.P. was created as a result of the shift in the alignment of Meadowmont Lane towards the east at the time of approval (July 3, 1997). This shift in alignment encroached into the parcel to the east designated for residential development on the Master Land Use Plan, reducing the developable area of that site by a like amount (1.17 ac). This action was a result of a request by TTA that came late in the approval process (June 17, 1997) and as such the final S.U.P. documents designated the 1.17 ac site for development. Although a specific use was not labeled on the S.U.P. it is arguable that since its formation was offset by a like reduction in the residential parcel to the east then it would appropriately be residential. Subsequently the Town's Land Use Plan has identified it as office use most likely because of its adjacency to the UNC Wellness Center. The proposed development of condominiums is a permitted use in R-5-C and we believe that is consistent with the intent of the Meadowmont Master Plan. Unlike the open space areas proposed within Meadowmont which were designated and agreed to by the Chapel Hill Town Council at the time of approval Parcel 20 was not designated nor intended to serve as open space in addition to that already provided.

Land Use Intensity Standards have been developed for Meadowmont on a community-wide basis and are detailed in the attached L.U.I. spreadsheets. These standards include allocations for floor areas, open spaces, and recreation spaces which exceed the Town's requirements.

The proposed development has been designed to bring an architectural edge to Meadowmont Lane in this location while protecting the backdrop of trees adjacent to the UNC Wellness Center. Homes along this streetscape will reinforce the residential character of Meadowmont Lane. An architectural style that is in keeping with the adjacent homes will help to harmonize the adjacent diverse styles.

Murray Hill is well served by existing mass transit and is situated to be served by the future TTA station that is planned immediately south of the site. It is also in very close proximity to available goods and services within Meadowmont Village. The construction of the proposed condominiums is possible without the extension of any additional roadway infrastructure.

2.0 Affordable Housing Plan

The Applicant will submit an Affordable Housing Plan to be incorporated into an Affordable Housing Performance Agreement to be executed by the applicant, the Town Manager (or designee), and The Community Home Trust that will contain the following information:

- i. The applicant shall provide a Payment-in-Lieu of \$85,000 (or other amount if adjusted by the Town prior to payment) per unit for 2.25 units (\$191,250) to the Town's Affordable Housing Fund.
- ii. The applicant will establish an Affordable Housing Transfer Fee of 1% for all of the market rate units to benefit the Community Home Trust's general operating fund.
- iii. Other information requested by the Town at completion of the Affordable Housing Performance Agreement to show compliance with the Town's affordable housing policies.

3.0 Energy Management Plan

LEED-Homes Certification

All Murray Hill townhomes will be designed to meet LEED-Homes Silver Certification. Highlights of the application will include but not be limited to the following:

- All landscaped areas will be designed to reduce irrigation needs by 40% and to limit areas planned for turf. A high-efficiency irrigation system is planned with third-party inspections.
- Stormwater management is planned to include stormwater recapture for use in the irrigation of planted areas and by the existing stormwater pond within the Cedars previously designed to accommodate this site. The stormwater runoff of all primary roof areas and 90% of all on-site vehicular pavement areas will be recaptured for re-use.
- Light colored and high-albedo materials or other methods of shading is proposed for a minimum of 50% shading of all paved vehicular parking areas in order to minimize the urban heat-island effect.
- Energy Star for Homes certification and testing creates energy efficient units which limit loads on local energy systems.
- Construction Waste Management Planning, Diversion and Reduction, to minimize the impact of construction on local landfills.
- Localized Exhaust for Bathrooms and Kitchens and high quality air filtration to minimize the build-up of indoor air pollutants with-in the units.
- Infill site selection with adjacent developed resources and public transportation, which facilitates a pedestrian friendly atmosphere and minimizes automobile dependence.
- Water efficient indoor plumbing fixtures to minimize potable water loads on the municipal water system.

Other Energy Standards

Description of how project will be 20% more energy efficient than ASHRAE standards – Murray Hill is committed to LEED-Homes Silver Certification and particularly those points pertaining to heating and cooling efficiency. Under the LEED for Homes program all units will meet Energy Star performance requirements, and will meet or exceed the 20% goal. Actual design techniques will be determined as final designs are developed.

Description of utilization of sustainable forms of energy (solar, wind, hydroelectric, bio-fuels) – It is the intention of the developer to explore the

inclusion of solar Photovoltaic (PV) or hot water heating to the greatest extent practical. Due to the orientation of the site the roof designs have been planned to optimize these opportunities although mature tree stands to the west pose some concerns for shading. Final determination will be dependent on multiple factors which cannot be ascertained at this time.

Participation in NC GreenPower program – Murray Hill will commit to participation in the NC Green Power Program

Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy

- Murray Hill is committed to LEED-Homes Silver Certification which contains credits for building orientation and daylighting factor, which Murray Hill will attempt to obtain. Actual design techniques will be determined as final designs are developed.

Description of how project will maintain commitment to energy efficiency and reduced carbon footprint

- over time Murray Hill is committed to LEED-Homes Silver Certification and particularly those point pertaining to heating and cooling efficiency. Reduced energy usage at Murray Hill will have a corresponding and measurable reduction in carbon footprint. Actual design techniques will be determined as final designs are developed. It should also be noted that transportation linkages (below) will contribute to the reduced carbon footprint of this project.

Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

– Murray Hill is proposed for development on an infill site that is presently served by bus transit. This service is provided by the Town and links Murray Hill with numerous employers and shopping within the Town of Chapel Hill. Adjacent sidewalks, bike lanes, and greenways provide additional linkages to schools, parks and recreation, and goods and services available within Meadowmont. Murray Hill is also in close proximity (less than ¼ mile to the south) of a proposed TTA transit stop located immediately adjacent to Meadowmont Village.

4.0 Construction Management Plan

The construction of Murray Hill will begin with Building 1 (south building) and progress northward one building at a time. The stormwater cistern and irrigation pump along with other utility extensions are located within this phase.

The site will be graded and stabilized as needed and the adjacent building pads will serve as the materials staging area. This will also be the location of the construction trailer and sub-contractor parking.

Emergency access will be maintained throughout the construction phase via access from Meadowmont Lane.

5.0 Community Artwork

Two locations have been planned to feature public artwork. Each of these locations serves as the focal point and terminus of the view as you approach the park along the small entrance lanes. Artistic pieces that may also serve as benches will be designed by a local artist in a manner that expresses the 'intimate' garden environment.

Visible from the sidewalk along Meadowmont Lane the artwork will invite passersby to explore the park and discover its native landscape. The continuous pathway that leads the visitor from one node to the next is proposed and will include native annuals and perennials and a walking surface designed to minimize impact to the existing tree root zones.

6.0 Solid Waste Collection and Recyclables

Curbside collection is proposed for the homes at Murray Hill. Each residential unit will be designed to accommodate an individual storage area for roll-out carts and recycling bins in the garage parking area. It will then be the responsibility of each resident to ensure that their bins are rolled out to the enlarged tree planting strip at curbside on collection day. An Orange County Solid Waste Management Plan has been included with this proposal.

7.0 Other Design Issues

Landscape Plan – The landscape plan will be designed to utilize drought resistant plants where practical and to naturalize with native species within the park area. Irrigation of plants will make use of recaptured stormwater to enhance on-site infiltration lessening the volume and impact of run-off.

Utilities - A short extension of the sanitary sewer from the Cedars just east of the site will be needed. All other utilities are currently adjacent to the site. Storm water runoff from this site will be accommodated by the existing BMP within the Cedars. This required capacity was included in the original design however a minor modification to the weir structure may be required to meet current regulations.

End

Murray Hill

Chapel Hill, North Carolina

Statement of Justification

Special Use Permit

February 2, 2010

East West Partners Management Co. (Developer)

Jeff Davis Architects (Architecture)

John R. McAdams Company (Engineering)

Scott Murray Land Planning, Inc. (Landscape Architecture)

Summary

Murray Hill is a proposed condominium cluster of 15 units (four buildings) that extends along the western side of Meadowmont Lane just north of Sprunt Street and adjacent to the UNC Wellness Center. As designed it will help to provide a transition between Rosemary Place Townhomes to the south and larger homes along Meadowmont Lane to the north. Located directly east of the 1.17 ac site are the Cedars Cottages and Community Housing. The Murray Hill site is within the high-density watershed area and was designated for development by the Meadowmont Infrastructure Special Use Permit pursuant to the re-alignment of Meadowmont Lane. It is currently zoned R-5-C and does not require a modification of the Master Plan.

Basis for Justification –Salient Points

- **Complies with the Town’s Comprehensive Plan and LUMO Requirements**
- **Infill Housing – Maintain Urban Services Boundary**
- **Accessibility to Multi-Modal Transportation Including Future Mass Transit Station**
- **Sustainability - LEED Silver Certification and Recognition**
- **Structured Parking**
- **Stormwater Re-Use for Irrigation**
- **Public Art Incorporated in Open Spaces**
- **Pedestrian Friendly Focus, Architectural Edge and Traffic Calming along Meadowmont Lane**
- **Predominate Use of Native Trees and Shrubs**
- **Tree Replacement to Provide Tree Canopy Coverage Post-Development Pursuant to the Draft Guidelines of 50%**

Special Use Permit – Required Findings of Fact _____

Finding #1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;*

The findings that are necessary to support this Special Use Permit request consider issues related to promoting the public's health safety and welfare. The following describes how Murray Hill is located, designed and proposed to be operated to ensure that these objectives are achieved.

General Site Design - Murray Hill is well served by existing mass transit and is situated to be served by the future TTA station that is planned immediately south of the site. It is also in very close proximity to available goods and services within Meadowmont Village. The construction of the proposed condominiums is possible without the extension of any additional roadway infrastructure beyond the proposed median break.

Murray Hill has been designed to bring an architectural edge to Meadowmont Lane in this location while protecting the backdrop of trees adjacent to the UNC Wellness Center. Homes along this streetscape will reinforce the residential character of Meadowmont Lane. An architectural style that is in keeping with the adjacent homes will help to harmonize the adjacent diverse styles.

Building Heights and Views- The proposed homes at Murray Hill will not exceed the height limitations established by the Town's LUMO and the Meadowmont Design Guidelines. Elevation differences from sidewalk to entry porches along Meadowmont Lane have been lessened by providing mid-level entries and planting areas with low retaining walls.

Structured and Garage Parking - Structured parking is proposed for all but 2 guest and 2 handicap accessible spaces located towards the rear of the site. The structured parking is designed to be below grade and accessible via stairways and elevators from within the units and from the exterior entrance lanes. All surface parking areas are shaded in excess of 50%. This design concept coupled with 'cool roof' materials greatly lessens the heat island effect of the proposed development.

Solid Waste, Recycling and Utility Areas - All solid waste collection and recyclables bins (individual) are planned to be stored within the below grade garage. Outdoor HVAC units are planned for mounting within a screened area on the rear rooftops of each unit. Both of these design commitments unnecessary eliminates utility services from public view. Areas have been designated and delineated on the plans for the staging of weekly trash collection and recyclable collection.

Pedestrian/Vehicle Separation and Traffic Calming - An eight-foot wide street tree planting strip was provided in the original Meadowmont concept to help separate

pedestrians from vehicular traffic. Elevated entries, low retaining walls and additional tree plantings are planned to further articulate this streetscape helping to calm traffic.

Common entrance drives (20' b/b) are proposed with sidewalk crossings that are designed to remain level. This configuration helps to slow motorists upon entering the drive and places a higher level of focus on pedestrian traffic. Alternative pavements for this sidewalk area are also proposed to further delineate the crossing, subject to Town Manager approval.

Bicycle Accommodations - Secure bicycle storage is available for all units (30 spaces total) in individual storage areas within the garage area. Each home is to be provided with wall mounted pad-eyes for use in securing bicycles in individual storage areas. Alternatively the developer will install 2 wall mount locking hangers per home if desired by the residents. This ease of storage and access will help to promote the use of bicycles among residents as an alternative mode of transportation. Four additional bicycle spaces are provided for visitors or for public use. Thirty-four total bicycle parking are proposed.

Transit – Murray Hill is proposed for development on an infill site that is presently served by bus transit. This service is provided by the Town and links Murray Hill with numerous employers and shopping within the Town of Chapel Hill. Adjacent sidewalks, bike lanes, and greenways provide additional connections to schools, parks, recreation, goods and services presently available within Meadowmont. Murray Hill is also in close proximity (less than ¼ mile to the south) of a proposed TTA transit stop located immediately adjacent to Meadowmont Village.

Residents with ready access to multiple modes of transportation are more likely to support existing bus transit and choose alternatives methods of travel. Murray Hill is truly a housing option where one could easily choose to opt out of automobile ownership.

Utilities - A short extension of the sanitary sewer along Meadowmont Lane will be needed. All other utilities are currently adjacent to the site. Storm water runoff from this site will be captured for re-use with resultant run-off accommodated by the existing stormwater pond within the Cedars. This required capacity was included in the original design however a minor modification to the weir structure may be required to meet current storm water quality regulations.

Architectural Character - The design of the Murray Hill homes presents a townhome façade in keeping with the Rosemary Place building type. The proposed finishes and architectural style will complement the homes to the north while the metal roof materials speak to the more contemporary Wellness Center to the west. This site offers an opportunity to harmonize three seemingly unrelated architectural styles and to form a transition among the varying uses.

Landscape Character - The landscape plan will be designed to utilize drought resistant plants where practical and to naturalize with native species within the park area. Irrigation of plants will make use of recaptured stormwater to enhance on-site infiltration lessening the volume and impact of run-off. Although not a requirement the applicant proposes to provide replacement canopy trees to comply with the Draft guidelines of 50% tree canopy coverage post

development. Proposed replacement tree locations, species, sizes and spacing have been added to sheet LA-1.0 Planting, Shading and Recreation Plan.

Finding #2: *That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;*

The Town of Chapel Hill Land Use Management Ordinance prescribes standards for the development of parcels within Meadowmont. Supplementing those standards the Meadowmont Design Guidelines (as approved and amended) establish additional standards specific to the development of Murray Hill. These standards help to ensure that that existing homes and neighborhoods are protected, that transit supportive uses are developed in close proximity to transit facilities, and that the character of the Town and the vision for Meadowmont is fulfilled.

Land Use Management Ordinance

Article 3 – Zoning Districts, Uses and Dimensional Standards

Zoning District and Use - The R-5-C underlying zoning permits the development of multi-family (3 to 7 units). Murray Hill proposes to develop 3 to 4 multi-family residential units in four separate buildings on four individual lots. The chronology that follows illustrates the history of the creation of the subject parcel and how the proposed multi-family use and intensity complies with the adopted Master Land Use Plan.

Chronology of Parcel 20 and Transit Corridor and Meadowmont Lane Alignment

October 23, 1995 - The Town Council approves a Master Plan for Meadowmont. The plan approved a 48.02 ac site for a Congregate Care Retirement/Multi-Family Use, a Wellness Center Site, a Meadowmont Lane R.O.W. corridor and a Future Transit R.O.W. corridor (see Exhibit A below). The Master Plan stipulations included the following language which recognized the need for flexibility in the final alignment pending further TTA study.

6.d.9) “At the southwestern corner of the existing Meadowmont Estate, the corridor for a potential future fixed guideway shall separate from the roadway portion of Meadowmont Lane, such that the fixed guideway corridor is aligned to the south and east of the Estate. A 50 foot right-of-way shall be dedicated along this corridor, for the portions of the corridor that are on the DuBose property.”

May 6, 1997 – During the preparation of the Special Use Permit for the Meadowmont Infrastructure the Triangle Transit Authority informs the Town of a preferred realignment of the transit corridor easement along Meadowmont Lane. The realignment proposed shifting of the corridor for Meadowmont Lane to the east into Parcel 2 (previously approved for the Congregate Care /Multi-Family Use) and shifting of the Future Transit R.O.W. south also into Parcel 2. (see Exhibit B below). This realignment provided for a more perpendicular crossing of Meadowmont lane and the TTA corridor. It was

subsequently incorporated into the final SUP Application and submitted to the Town for approval.

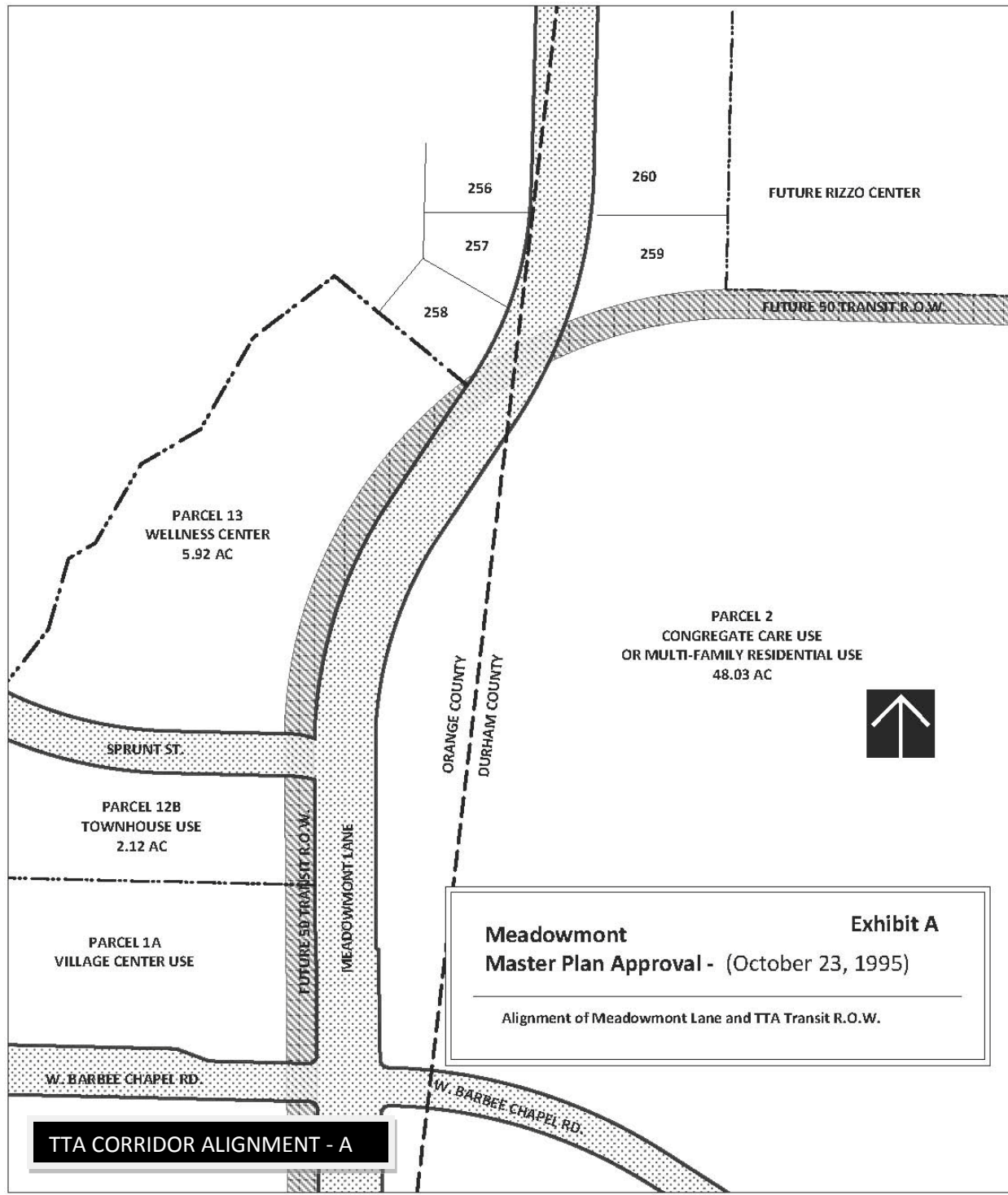
July 3, 1997 - The realignment to the transit corridor easement is approved as part of the Meadowmont Infrastructure Special Use Permit creating Parcel 20 by bifurcating Parcel 2.

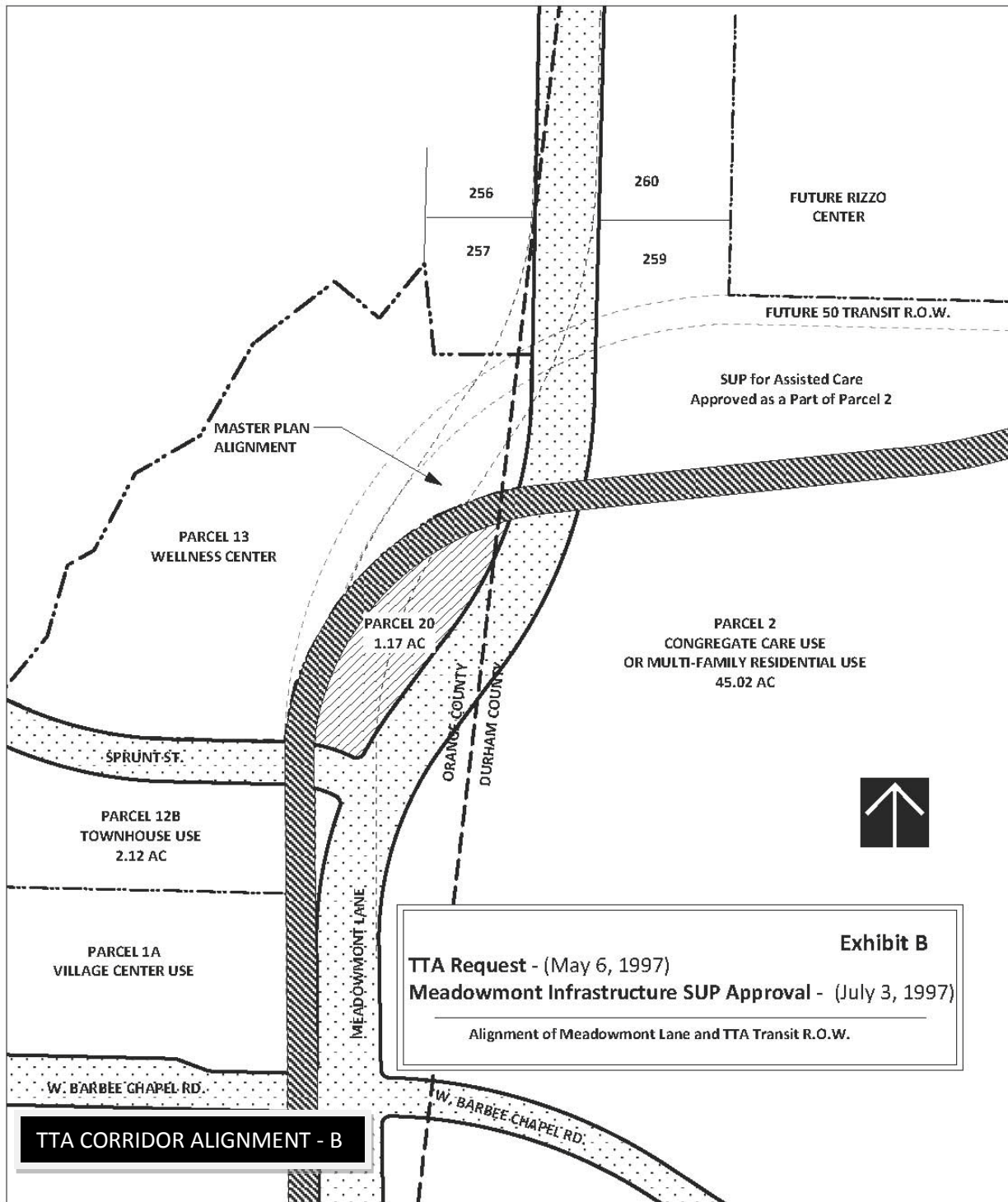
2001 – A Special Use Permit for The Cedars CCRC was later submitted and approved for Parcel 2 including the portion of the site isolated by the proposed Future Transit R.O.W. The Traffic Impact Statement (TIS) submitted at the time of Master Plan approval allocated 350 congregate care units or 265 apartment units to the site. The SUP approved for the Cedars included 308 congregate care units which would leave a residual of 42 congregate care units/32 apartment units for which the traffic has been included in the TIS. The proposal for Murray Hill would make use of 15 of those apartment units.

This SUP approval established a precedent that the area of parcel 2 to the north, bifurcated by the realignment, was 1) approved for development and 2) was determined to be consistent with the Approved Master Plan even though the Approved Meadowmont Infrastructure Special Use Permit did not label it separately as such.

Subsequent Special Use Permits Approved - Similarly, a Special Use Permit for the UNC Wellness Center was submitted and approved for Parcel 13 which included some of the residual land area fragmented by the realignment but did not include Parcel 20. This action served to also establish precedent that the proposed development of these land areas was consistent with the approved Master Plan and approved for development.

The development of Murray Hill follows these precedents and maintains that the realignment of Meadowmont Lane and the Future Transit Corridor was a normal process in the final Infrastructure design and that the Master Plan clearly intended for this acreage to be developed as Congregate Care or Multi-Family Use.





Affordable Housing - Provisions for meeting the Affordable Housing Requirements are described below:

The Applicant will submit an Affordable Housing Plan to be incorporated into an Affordable Housing Performance Agreement to be executed by the applicant, the Town Manager (or designee), and The Community Home Trust that will contain the following information:

- i. The applicant shall provide a Payment-in-Lieu of \$85,000 (or other amount if adjusted by the Town prior to payment) per unit for 2.25 units (\$191,250) to the Town's Affordable Housing Fund.
- ii. The applicant will establish an Affordable Housing Transfer Fee of 1% for all of the market rate units to benefit the Community Home Trust's general operating fund.
- iii. Other information requested by the Town at completion of the Affordable Housing Performance Agreement to show compliance with the Town's affordable housing policies.

In addition to the Murray Hill affordable housing plan, Meadowmont has already exceeded the affordable housing required in the Meadowmont Master Land Use Plan. The Master Land Use Plan required the dedication of 32 townhouse lots, which were developed by the Community Home Trust as the Rosemary Place Townhomes. The Greenway Condominiums (16 units) were also built as affordable housing. Thus, prior to the development of Murray Hill, Meadowmont already contains 150% of the required affordable housing units. The Meadowmont apartments offer another housing option that is more affordable than purchasing a market-rate home in Chapel Hill.

Dimensional Standards – Pursuant to Article 3.8-Dimensional Standards the following table identifies the requirements and how they are proposed to be met by the proposed development.

	<u>Requirement</u>	<u>Proposed</u>
Minimum Lot Size	5,500 sf	10,000 sf (plus)
Maximum Density	15 du/ac	12.8 du/ac
Minimum Lot Frontage	40 ft	90 ft
Minimum Lot Width	50 ft	90 ft
Max. Bldg. Ht. (Primary)	39 ft	39 ft
Max. Bldg. Ht. (Secondary)	60 ft	52 ft.
Minimum Street Setback	0 ft *	6 ft
Minimum Interior Setback	0 ft *	5 ft
Minimum Solar Setback	8 ft	8 ft
Max. Impervious. Surface	100 % **	64.3%
Max. Floor Area Ratio	n/a ***	1.13

* Minimum Street and Interior Setbacks are superseded by the approved Meadowmont Design Guidelines (dated May 22, 1996; revised March 12, 1999). Subject to approval these standards are proposed to be amended to include the Murray Hill condominiums within the Rowhouse/Townhouse/Patio Home category. See Table below.

** The Maximum Impervious Surface for the High-Density Watershed area within Meadowmont is 70% (overall). Within that maximum amount an allocation of 36,000 sf has been made to Murray Hill (Parcel 20). This represents a total impervious surface for the site of 64.3%.

*** Maximum Floor Areas for Meadowmont were established for the overall R-5-C zoning boundary in the Land Use Intensity Spreadsheets approved as a part of the Meadowmont Infrastructure SUP. An allocation of 66,000 sf is provided for Murray Hill (Parcel 20).

Note: Three isolated situations exist where the gable tips extend slightly beyond the maximum building height envelope from 2' to 5' on Buildings 1, 3 and 4. Alternative roof designs could prevent this however we feel that they would not be in character with the architectural style proposed and are therefore requesting that this modification to the envelopes be permitted.

Resource Conservation District - The Stream Determination conducted by the Town of Chapel Hill Staff has confirmed that no streams or RCD exist on the subject property. The proposed development has been designed to provide stormwater reclamation and re-use for irrigation further mitigating the effects of the anticipated runoff.

Article 4 - Procedures

Following submittal and review of a Concept Plan by the CDC the applicant requested an additional courtesy review by Council. Comments and suggestions arising from these reviews have been incorporated into the revised plan. A summary of these comments are included with this Special Use Permit application. The site is zoned R-5-C which permits the proposed use and was created as a development parcel at the time the Infrastructure SUP was approved for Meadowmont (pursuant to the realignment of Meadowmont Lane). A modification of the Master Plan is not required and a discussion of the requirements for the Special Use Permit Application's consistency with the Master Plan follows.

4.8.3. Procedures for Approval of Master Land Use Plan.

(l) Relation to special use permit.

(1) Once a master land use plan or a modification of a master land use plan has been approved for a tract of land, no further development approval shall be granted unless it is consistent with the master plan.

(2) If a master land use plan is approved for a tract of land, and an application for a special use permit is subsequently received, then the special use permit application must be consistent with the master plan. If it is consistent with the master plan, a rebuttable presumption shall thereby be established that the proposed development would:

- A. Maintain or promote 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 Murray Hill site, identified as Parcel 20 on the approved Meadowmont infrastructure S.U.P. was created as a separate lot from Parcel 2 as a result of a shift in the alignment of Meadowmont Lane

towards the east at the time of approval (July 3, 1997). This shift in alignment encroached into the Parcel 2 which was designated for residential development on the Master Land Use Plan, reducing the developable area of that site by a like amount (1.17 ac). This action was a result of a request by TTA that came late in the approval process (June 17, 1997) and subsequently the final S.U.P. documents designated the 1.17 ac site as a development parcel. Although a specific use was not labeled on the S.U.P. there is a clear precedent that land bifurcated by the shift in the road and TTA corridor alignment was approved for development pursuant to the Master Plan. This precedent was established when an SUP was approved for the parcel adjacent to the Rizzo Center boundary (also bifurcated due to the transportation corridor shift) and again when an SUP was approved for Parcel 13 for the UNC Wellness Center.

The Town's Land Use Plan identifies this parcel as planned office use (most likely because of its adjacency to the UNC Wellness Center). However since condominiums are a permitted use in R-5-C we believe that this proposal is consistent with both the Meadowmont Master Plan and the TCH Land Use Plan. Unlike the open space areas proposed within Meadowmont which were designated and agreed to by the Chapel Hill Town Council at the time of approval Parcel 20 was not designated nor intended to serve as open space in addition to that already provided.

Supportive information has been provided in this application to substantiate that the proposed development will:

- A. Maintain or promote 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.

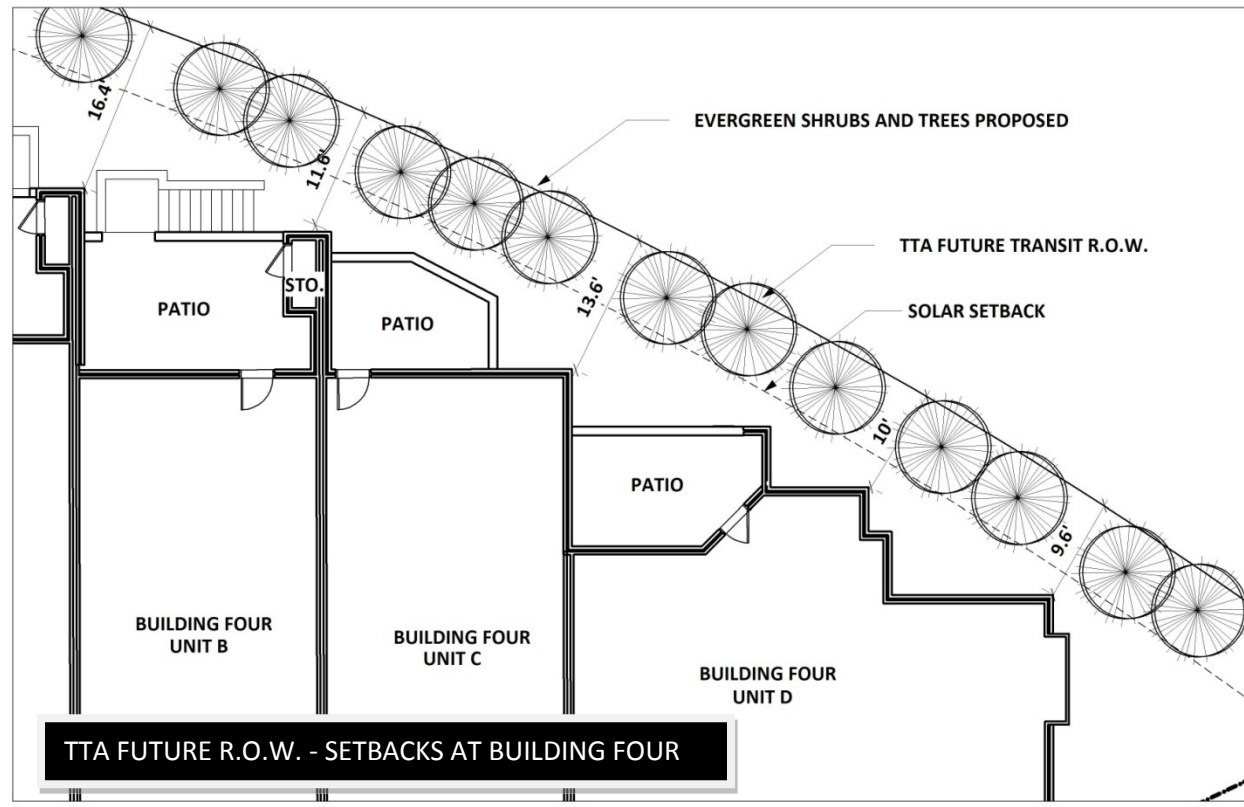
Article 5 – Design and Development Standards

Overall Site design – Murray Hill has been designed, and arranged, in a manner that is safe, orderly, and energy-efficient. By limiting access to two points along Meadowmont Lane and configuring parking to enable forward ingress/egress movements, opportunities for traffic accidents have been diminished. The additional eyes on the street will encourage pedestrian activity along with sidewalk design helping to promote a safe pedestrian environment.

Proximity to alternative modes of transportation and the commitment to LEED –H Silver Certification, ensure that energy efficiency is paramount in the design process of both the site and the buildings.

The proposed development as submitted meets and exceeds the minimum setback requirements established for interior property lines by the Meadowmont Design Guidelines. At three points the north eastern most corner of the site, corners of buildings (nic patios) are 9.6', to 13.6' from the outer limits of the Transit R.O.W. From these points the buildings step back at right angles to distances in excess of 15'. All other enclosed living spaces are setback a minimum of 15' with an average of 30' from the R.O.W. (some are more than 40'). This building configuration provides for a staggered setback for walls allowing for deeper setbacks on

average. By locating the buildings forward on the site a deeper setback and larger area of tree preservation along the TTA R.O.W. is provided. See Exhibit below.



At the time of Master Plan approval the development dedicated a 50' wide Future Transit R.O.W. to the Town as the first leg of a future corridor. The understanding was that construction of a transit system could occur within this corridor. The belief is still that any fixed guideway would be 28' in width (or less) and that a 50' corridor provides ample space for the construction. Subsequently, the Town Council of Chapel Hill approved Special Use Permits for other uses as close as 3.62' to the corridor (Wachovia Bank building). This action establishes a precedent that the current R.O.W. and setbacks are adequate for any future construction. The request for additional setback on behalf of the TTA constitutes an additional taking and a widened R.O.W. which we do not feel is warranted in this situation.

The homes at Murray Hill will be constructed to protect against potential negative impacts of noise from the corridor. Features such as insulated glass, masonry walls, foam sheathing, acoustical sealants will serve to mitigate occasional unwanted exterior noise. It is likely that the technology available at the time a fixed guideway transit system were to be constructed would provide for a system that would create less noise than that currently produced by the buses presently in use along Meadowmont Lane and Sprunt St. by the Town. Sufficient area has been provided for the planting of supplemental evergreens although it is not intended that 100% opaque screening would be needed or desirable due to the relative infrequency of transit trips. Interior shutters will also be provided for times when total privacy is desired.

Lot-Layout Standards – The following supportive information addresses how the intent of the Lot Layout-Standards is proposed to be met:

Protect and conserve environmental resources – The general site arrangement of Murray Hill creates a strong architectural edge as a continuation and connecting link between the homes fronting Meadowmont Lane to the north and Rosemary Townhomes to the south. This building arrangement provides for the preservation of a stand of trees to the west helping to protect the existing buffer to the UNC Wellness center. Solar setbacks and separation from adjacent buildings have been maximized to ensure that no hazard, nuisance, danger, unreasonable loss of light and air or solar access, or unreasonable loss of privacy or views is created. The capture of stormwater for irrigation re-use is proposed to provide additional protection and mitigation from the added impervious surface.

Maximize energy efficiency and conservation – The lot design proposed provides for maximum frontage and access from each building to adjacent sidewalks and to bike lanes encouraging the use of alternative modes of transportation. Minimum lot sizes and lot widths are exceeded.

Be visually harmonious both within the development site and in relation to adjacent Developments; Be integrated to the degree of their compatibility with each other and are separated to the degree of their incompatibility – The building massing, architectural style and materials are designed to compliment and harmonize with the adjacent land uses. Elevations along Meadowmont Lane will have a distinct townhome appearance with individual entrances leading to adjacent sidewalks. This form will provide an important connection to the townhomes of Rosemary Place. Massing and detailing will be more similar to the larger homes to the north and the use of metal roof materials will connect architecturally with the bold design of the UNC Wellness Center

Be designed with a street network that provides safe, adequate access to all lots within the subdivision, and to properties adjoining the subdivision where such access is deemed desirable for the orderly future development of these properties; Be arranged so as to preserve or enhance vistas – The design for Murray Hill creates an architectural edge to Meadowmont Lane with easy access for all residents. It is oriented and massed to serve as a terminus to the vista as one drives north and links the pedestrian streetscape among its adjacent neighbors. Murray Hill will serve to being a residential scale and pedestrian focus to this section of Meadowmont Lane that is often void of pedestrian activity.

Critical areas and environmental performance standards - The design of the underground parking and architectural transition to the natural park area eliminates the man-made embankment that resulted from the construction of Meadowmont Lane. This situation will help to reduce the unabated runoff that presently exists on the face of this moderately steep slope. All construction will be in strict compliance with the sediment and erosion control regulations.

Stormwater Management - All stormwater runoff has been accommodated in the design of the stormwater management plans for Meadowmont which include stormwater retention ponds. The capture of stormwater for irrigation re-use is proposed and will provide additional protection and mitigation from the added impervious surface.

Parks and Open Space – Although the open space and recreation space requirements for all of Meadowmont have been met and exceeded the proposed development includes a natural open space park along the western boundary. This park includes a tree preservation area, supplemental native plantings, a mulched walking trail and seating area. The seating areas are planned to serve as focal points to passersby and to residents entering the small entrance lanes. Artwork is planned within two seating areas and will serve as focal points and the terminus to views from the adjacent sidewalks.

Landscaping, screening and buffering – The preservation of the tree area along the western boundary will help to soften the impact of Murray Hill to the adjacent UNC Wellness Center. Although no buffers are required within Meadowmont we believe that this is an important backdrop that should be preserved to the greatest extent possible and supplemented in areas where clearing is necessary.

As noted in Article 5 above (Design and Development Standards) the buildings have been designed to stagger setbacks adjacent to the TTA Future R.O.W. (See Exhibit above). This minimizes the impact and allows for large evergreen shrubs to be planted helping to create privacy. Mitigation of unwanted outside noise is provided through rigid construction standards for exterior walls and glazing. Insulated glass, masonry walls, foam sheathing, acoustical sealants are some of the techniques that will be used to mitigate noise impacts.

The Town of Chapel Hill Land Use Management Ordinance prescribes landscaping needed to mitigate the impacts of large parking areas and the access drives serving them. Specifically the purpose of this ordinance is described in the statement below.

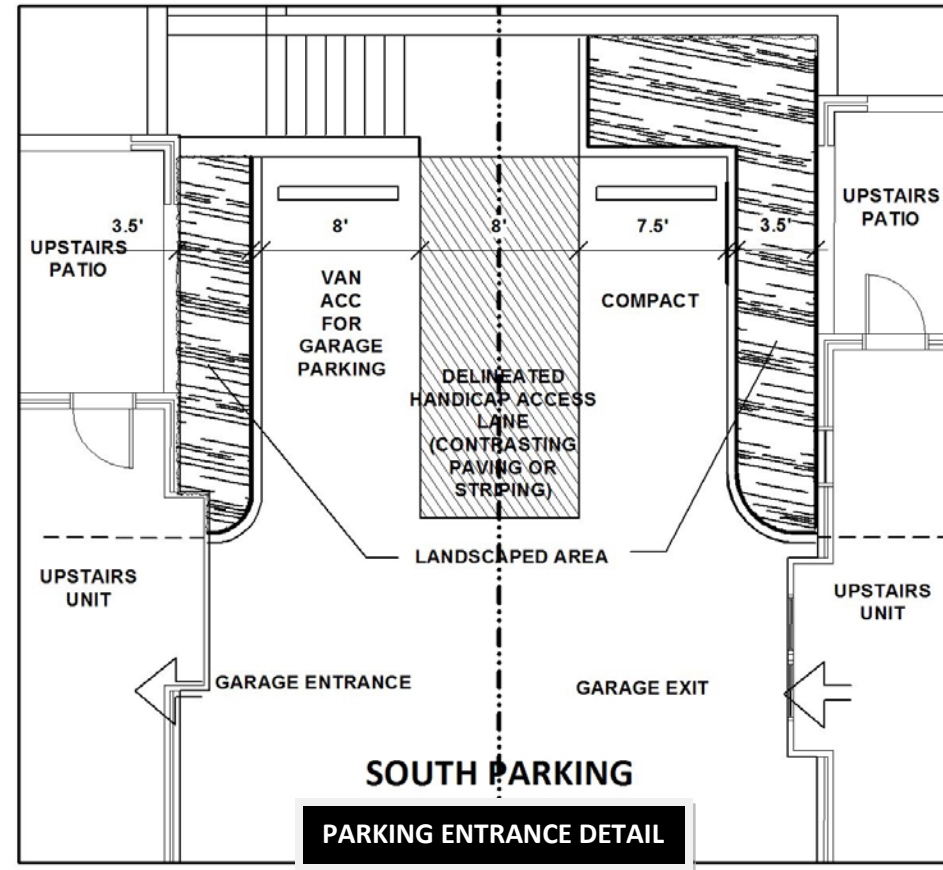
5.9.6. Parking Landscaping Standards.

Purpose statement: It is the intent of this subsection to protect and promote the public health, safety, and general welfare by requiring the landscaping of parking areas which will serve to reduce radiant heat from surfaces, to reduce wind and air turbulence, to reduce noise, to reduce the glare of automobile lights, to ameliorate stormwater drainage problems, and to protect and preserve the appearance, character, and value of adjacent properties. Except for one- or two-family dwellings, all parking facilities, unless located entirely underground, shall meet the following minimum landscaping requirements:

The parking proposed for Murray Hill has been located entirely underground with the exception of two handicap accessible spaces and two convenience spaces located towards the rear of the two access drives. The design approach for the access drives and the entries that open onto these spaces is to create a more intimate scale that is reminiscent of quaint alleys and lanes of older historic villages. The reduced width drive, and the design of the walkway, landscaping and adjacent building walls provide buffering and shading of these entryways and meets the intent of the ordinance as stated above. For this reason and to preserve as much compactness to aid in the TTA setbacks we are requesting that the Town consider the following modifications.

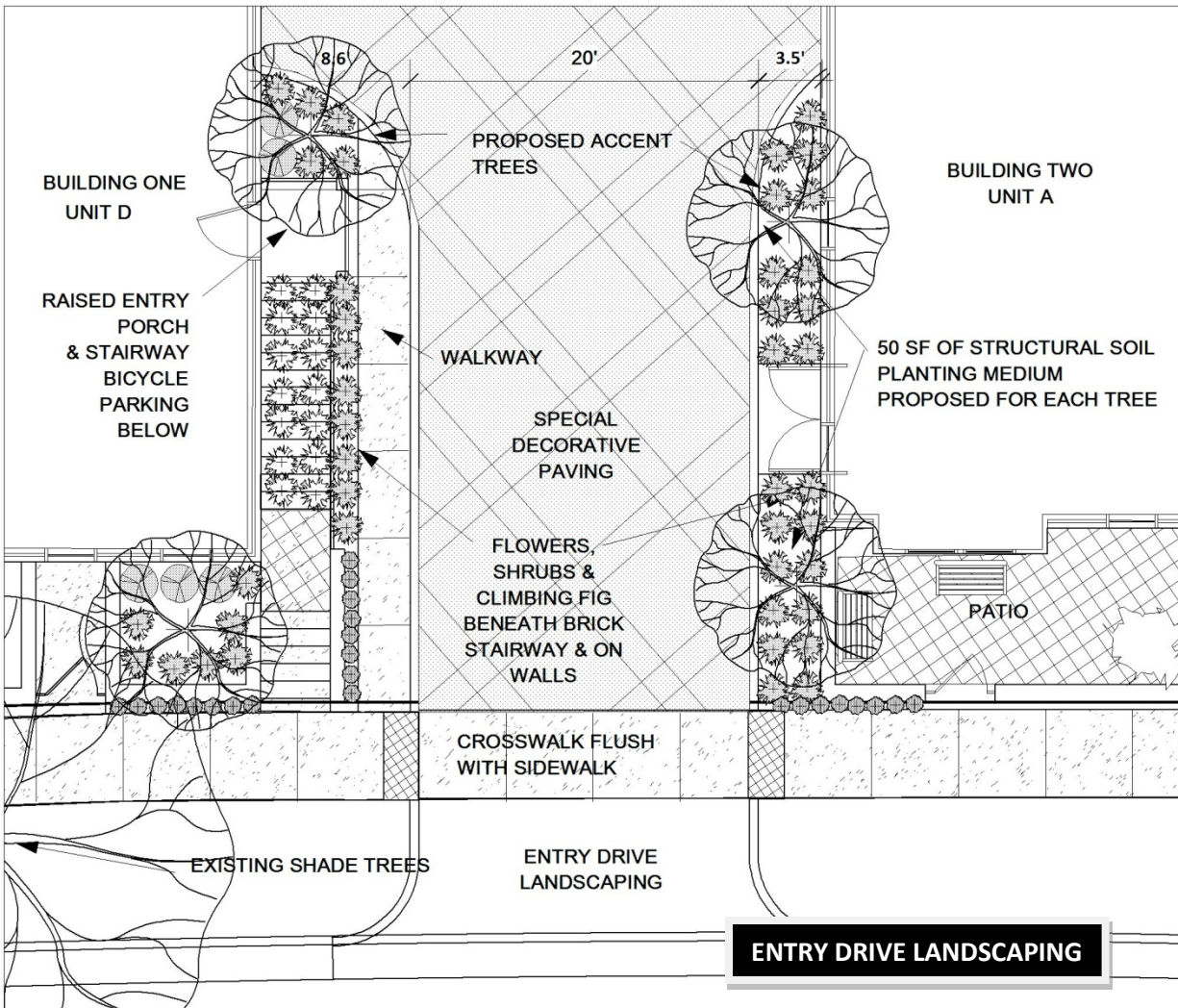
Land Use Management Ordinance. Parking Landscaping Standards Section 5.9.6(a) Modification Request #1 - All but two convenience parking spaces and two accessible parking spaces have been placed entirely underground to minimize the visual intrusion large parking areas have on our views. The Town LUMO Design Standards are intended

to buffer parking from adjacent uses and provide softened views. The building walls adjacent to the parking spaces in question are basement walls that conceal the underground parking. While maximum widths have been provided to enable the planting of shrubs and vines which will soften the wall it is necessary for us to request a modification to the strict interpretation of the ordinance to allow 3.5' planting areas rather than 5' planting areas in the south parking area only. The north parking area has been revised to accommodate the 5' planting area requirement. The Exhibit which follows illustrates the proposed landscape area modification.



Land Use Management Ordinance. Parking Landscaping Standards Section 5.9.6(b) Modification Request #2 – The requirement for 8' landscape buffer strips adjacent to entry drives is intended to help screen vehicular surface areas from adjacent properties and to provide adequate space for the planting of trees. The proposed alternative design provides for adequate screening by virtue of the adjacent building walls and ensures adequate tree planting areas. These entryways are situated at street elevation and the adjacent walls serve to enclose the garage parking. The landscaping proposed will include structural urban soil mixtures (50 sf min. per tree) to provide for the four accent trees indicated on the following exhibit. Adequate shading is provided by the adjacent

buildings and plantings will extend beneath the stairways and upper level porch. Decorative driveway pavement and accent lighting will help to create a safe and intimate quasi-public space serving both pedestrians and vehicles.



Planting proposed for the front yards will be carefully chosen for drought tolerance and appropriateness for the setting. Small flowering trees, shrubs, annuals and perennials are planned to supplement the existing street trees. Although not a requirement the applicant proposes to provide replacement canopy trees to comply with the Town's proposed guidelines of 50% tree canopy coverage post development. Replacement tree locations, species, sizes and spacing have been added to sheet LA-1.0 Planting, Shading and Recreation Plan.

Tree Protection – Tree protection fencing is proposed for all trees within the preservation area and for the street trees along Meadowmont Lane. A tree survey has been included with this submittal.

Access and Circulation – Two points of access along Meadowmont Lane are proposed for Murray Hill. The design of the underground parking will enable all ingress and egress to be

forward movements. A median break and turning lane will provide for full movement at the north entrance maximizing the ease and convenience of residents as well as existing vehicles using Meadowmont Lane. Raised pedestrian crosswalks are proposed where the two driveways enter the site helping to slow motorists and focus attention on the pedestrian circulation. A 20' b/b drive section with integral curb and stamped surfacing is proposed for the entrance drives to help minimize unnecessary pavement, provide a more intimate/attractive appearance. These drives lead visitors to the natural park area along the western boundary. Within the park visitors are invited to stroll among the existing trees along a loop path that connects to the other entrance lane.

Bicycle lanes and pedestrian sidewalks border the site along Meadowmont Lane and Sprunt Street. Secure bicycle storage available for each resident and sidewalks to each unit will encourage the use of these facilities maximizing multi-modal transportation opportunities.

Parking and Loading – All resident (and some visitor) parking is proposed within the underground parking garage. Additional visitor parking is provided at the terminus of each entrance lane. Backing movements enabling cars to turn around are provided for in the design. Minimum parking requirements for vehicles and bicycles are met in the proposed design for Murray Hill.

Utilities – All utilities currently serve the site with the exception of a minor extension of sanitary sewer along Meadowmont Lane. Murray Hill is wholly within the Urban Services Boundary.

Solid Waste Collection and Recycling – All solid waste collection and individual recyclables bins are planned to be stored within the below grade garage. This configuration although typically reserved for townhomes allows for the homes of Murray Hill to utilize the common underground parking. Proposed facilities and collection procedures have been reviewed by Chapel Hill and Orange County Staff and found to be acceptable. Areas have been designated and delineated on the plans for the weekly staging of trash and recyclable bins.

Signs – Private street signs are proposed to identify the two entrance drives. No other identification is proposed at this time.

Performance Standards During Construction – Murray Hill proposes to comply with all requirements of Article 5.15.

Adequate Public School Facilities – A Certificate of Adequacy will be provided prior to the issuance of a ZCP for the proposed development.

Design Guidelines

The Town's Design Guidelines addresses concepts and approaches to design that expand on the LUMO provisions identified above. These Guidelines were included in part in the Meadowmont Design Guidelines (dated May 22, 1996; revised March 12, 1999). They are designed to elevate the standard for development and provide greater assurance that property values will be maintained and that protection of the environment is maximized. An overview of

both of these Guidelines and how the development of Murray Hill will meet and exceed them follows:

Sustainability – Fundamental in the Town’s approach to growth management, “sustainability” defines the total approach to ensuring a balance of environmental, economical and livability concerns. Murray Hill is dedicated to this balance and includes the following in its Standards.

- ***Incorporate holistic concepts of sustainability in design, through USGBC-LEED Certification or similar programs.***

Murray Hill is committed to LEED-Homes Silver Certification and particularly those points pertaining to heating and cooling efficiency. Under the LEED for Homes program all units will meet Energy Star performance requirements, and will meet or exceed the 20% goal. Actual design techniques will be determined as final designs are developed. In addition to the following a more complete description of sustainability standards is included in the Energy Management Plan.

- All landscaped areas will be designed to reduce irrigation needs by 40% and to limit areas planned for turf. A high-efficiency irrigation system is planned with third-party inspections.
- Stormwater management is planned to include stormwater recapture for use in the irrigation of planted areas and by the existing stormwater pond within the Cedars previously designed to accommodate this site. The stormwater runoff of 100% of all primary roof areas and 100% of all on-site vehicular pavement areas will be recaptured for re-use.
- Light colored and high-albedo materials or other shading is proposed for a minimum of 50% of all paved vehicular parking areas in order to minimize the urban heat-island effect.
- Energy Star for Homes certification and testing creates energy efficient units which limit loads on local energy systems.
- Construction Waste Management Planning, Diversion and Reduction, to minimize the impact of construction on local landfills.
- Localized Exhaust for Bathrooms and Kitchens and high quality air filtration to minimize the buildup of indoor air pollutants within the units.
- Infill site selection with adjacent developed resources and public transportation, which facilitates a pedestrian friendly atmosphere and minimizes automobile dependence.
- Water efficient indoor plumbing fixtures to minimize potable water loads on the municipal water system.

Site Design, Transportation and Parking – The following standards included within the Meadowmont Design Guidelines serve as a foundation for the site design of Murray Hill.

- ***Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with the design of streets, and accommodate pedestrian traffic.***

Murray Hill is designed to conceal parking from street view to the greatest degree possible by accessing underground structured parking via two driveway access lanes. These drive lanes and the adjacent entrances facing them are designed to enhance the pedestrian experience to passersby by inviting them to explore the park area.

- ***Mobility: Land design concepts should provide a network of roads, bicycle paths and lanes and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers and walkers.***

The design of the sidewalk crossings and connectivity of the nature trail enhance the pedestrian experience. Ample underground secure bicycle parking is provided for each resident encouraging the ownership and use of bicycles as an alternative mode of transportation. Adjacent sidewalks, bike lanes and nearby greenways make alternative modes of transportation highly accessible.

- ***Design open spaces, parks and plazas to be focal points of activities around which buildings are oriented. Include benches, lighting, fountains and/or public art to encourage pedestrian activity.***

Murray Hill has been designed to 1) focus homes on the streetscape of Meadowmont Lane and Sprunt Street, and 2) provide entranceways on the intimate entrance lanes accessing the natural park gathering space to the west. Walkways, plantings, lighting and artwork (benches) are all planned to promote pedestrian and social activities.

- ***Utilize planters, street trees, and on-street parking to separate pedestrians from vehicles.***

An eight-foot wide street tree planting strip was provided at the time of the development of Meadowmont Lane to help separate pedestrians from vehicular traffic. Elevated entries, low retaining walls and additional tree plantings are planned to further articulate this streetscape helping to calm vehicular traffic along Meadowmont Lane.

- ***Design pedestrian and bicycle amenities to be safe and attractive for all users, meeting or exceeding those specified by the Town's LUMO.***
and
- ***Incorporate design elements (raised crosswalks, bulb-outs, special paving patterns, etc.) to accentuate a priority of pedestrian circulation over that of the automobile.***
and
- ***Incorporate traffic calming techniques and minimize design speeds of local access streets and automobile circulation routes.***
and
- ***Utilize reduced gutter widths and lane widths as much as practicable to promote traffic calming and promote a character that is more pedestrian in nature.***

A reduced width (20' b/b) common driveway is proposed with the sidewalk crossing designed to remain level. This design technique helps to calm motorists as they enter the drive.

Alternative pavements for this sidewalk area are also proposed to further delineate the pedestrian crossing, subject to Town Manager approval.

Secure bicycle storage is available for all units in individual storage areas within the garage area.

- ***Locate larger surface parking areas in parking garages or parking decks.***

Only convenience guest and handicap accessible van parking is proposed to be surface located. All other parking areas are totally concealed below grade in basement parking garages.

- ***Screen unsightly elements.***

All solid waste collection and recyclables bins (individual) are planned to be stored within the below grade garage. Outdoor HVAC units are planned within a screened area on the rear rooftops of each unit. Both of these design commitments eliminates unnecessary service areas from public view.

- ***Stormwater management requirements and other design standards not specifically addressed herein shall apply.***

Storm water runoff from this site will be accommodated by the existing BMP within the Cedars. This required capacity was included in the original design however a minor modification to the weir structure may be required to meet current water quality regulations.

Stormwater management is planned to include stormwater recapture for use in the irrigation of planted areas. The stormwater runoff of 100% of all primary roof areas and 100% of all on-site vehicular pavement areas will be recaptured for irrigation re-use in a below grade cistern located within the driveway aisle adjacent to Buildings 1 and 2.

Building Massing and Form – In order to ensure a human scale, design standards are created to address building design for larger structures and walls without fenestrations.

- ***Visual Impact: New public and private projects should be visually appealing and compatible with other development in the surrounding area.***
and
- ***Provide variety in architecture, materials and form for larger buildings (or building walls) to create interest at a pedestrian scale.***

A creative approach to the design of the Murray Hill homes presents a townhome façade in keeping with the Rosemary Place building scale and massing. The proposed finishes and architectural style complement the homes to the north while the metal roof materials speak to the more contemporary architecture of the Wellness Center to the west. This site offers an opportunity to harmonize three seemingly unrelated architectural styles and form a transition among the varying uses.