

TOWN OF CHAPEL HILL



Applicant Information

Name: Crosland Wilson Park LLC
 Address: 4000 Westchase Boulevard, Suite 390
 City: Raleigh State: NC Zip: 27607
 Phone (Work): 754-8990 FAX: _____ E-Mail: dravin@crosland.com

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

Name: Crosland Wilson Park LLC Phone _____
 Address: 4000 Westchase Blvd. Suite 390
 City: Raleigh State: NC Zip: 27607

Development Information

Name of Development: Wilson Assemblage Special Use Permit Modification
Dobbins Hills Apartments- SUP Modification
 Tax Map: 27 Block: B Lot(s): 3, 3A, 5, 6, 7, 8, 9, 10, 11 Parcel ID# See Plan
27A A 1
 Address/Location: Dobbins Drive, Chapel Hill, NC 27514
 Existing Zoning: R-4 New Zoning District if Rezoning Proposed None
 Proposed Size of Development (Acres / Square Feet): 20.81ac and 7.4ac / 906,483SF and 322,400 SF
 Permitted / Proposed Floor Area (Square Feet): 208,511SF and 95,500SF / 208,511SF and 95,500SF
 Minimum # Parking Spaces Required: 331 and 150 #Proposed 331 and 150
 Proposed Number of Dwelling Units: 129 and 36 # Units per Acre 6.20 and 11.76
 Existing / Proposed Impervious Surface Area (Square Feet): +41,140 SF and 80,213 SF / <453,285 and 114,115 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: [Signature] Date: 12/5/05

Please submit 20 sets of all materials, or 35 sets of all materials including redlined (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 15" 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 a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

Special Use Permit Modification
Wilson Assemblage- Mixed Use SUP
Dobbins Hill Apartments- Affordable Housing SUP

Developers Program

This Special Use Permit Modification is to make adjustments in the stipulations for the two special use projects named above to conform to the attached Phasing Plan.

The two SUP projects are linked to each other and to the NCDOT "Superstreet" project. The purpose of this modification is to recognize and respond to two sets of circumstances which are beyond the control of the applicant:

- A) The NCDOT "Superstreet" Project has been delayed and the availability of adequate funding is under review. This SUP modification will allow selected, redesigned portions of Wilson and Dobbins to precede before "Superstreet" is awarded.
- B) The Dobbins Hill Affordable housing units must be approved by the NC Housing Finance Authority. NCHFA adheres to a rigid set of criteria and a rigid schedule. The NCHFA application must be submitted by the developer in January 2006. NCHFA is expected to approve the units in either August 2006 or August 2007. The SUP modification will allow all the required work on Wilson to occur so that Dobbins Hill will be ready and eligible to receive NCHFA approval whenever it is granted.

Wilson Assemblage SUP Modification

The developer proposes a permanent downsizing of Wilson in the following ways:

- The number of dwelling units will be reduced from 149 to 129.
- The number of parking spaces will be reduced from 396 to 331.
- The reduction in units and spaces will result in a reduction of stormwater runoff and a smaller amount of impervious surface.
- The proposed Wilson Office building will be reduced from 30,000 SF to 25,000 SF.
- Because of the office and dwelling reductions, traffic impacts will be lessened.

Dobbins Hill Affordable SUP Modification

- The number of new affordable housing units will remain unchanged at 36.

Phase One will consist of construction of 129 dwelling units in Wilson, coupled with all traffic measures and roadway improvements to direct traffic to and from Sage Road. There will be no drive access from Wilson onto Dobbins Drive. The Dobbins Hill Apartments private driveway off Dobbins Drive will be temporarily converted to "one-way in" with no outbound movements onto Dobbins Drive.

With the reduction in scope, the traffic entry modifications just described, and the construction of all improvements on Sage Road, the Applicant believes that a vast majority, maybe almost all trips, will be to and from Sage Road, meaning there will be negligible impact to the critical Erwin/Fordham intersection.

Phase One will provide the construction of all stormwater facilities on Wilson, which are essential and mandatory prior to the start of any new affordable units on Dobbins Hill. Likewise, the roadway improvements in Phase One will allow all traffic from Dobbins Hill Apartments (existing and new) to exit onto Sage Road.

Because the Phase Two affordable units are dependent upon favorable action by the NCHFA the applicant will post an irrevocable letter of credit with the Town for \$0.5 million. When the affordable units are approved by HFA and built, the letter of credit would be returned.

Phase Two- Dobbins Hill

Using the roadway and stormwater improvements constructed in Phase One, the 36 new affordable units will be built immediately upon issuance of tax credits from the NCHFA. As previously stated, the HFA application will be made in January 2006, if these SUP modifications are approved by the Town. The HFA makes awards in August of each year. Recipients must be "ready to go" and must be under construction with meaningful progress by December of the same year in which the grant is made. The only way Dobbins Hill can be "ready to go" in August is if the access, the storm and the utility improvements in Wilson precede it. Therefore, Wilson construction must be well underway or NCHFA will never approve the affordable units in Dobbins Hill.

Phase 3A

Phase 3A will consist of the Howell Building at the Sage Road Intersection. The applicant believes that Phase 3A could be issued a ZCP anytime after the Phase One improvements are complete and usable.

Phase 3B

Phase 3B will consist of the 25,000 SF Wilson Office Building. Phase 3B, in order to function correctly and have adequate access, must await "Superstreet" and the final NCDOT improvements for Dobbins Drive. Phase 3B would include the removal of all temporary measures to make Dobbins Hill "one way in" off Dobbins Drive.

Summary

The Applicant appreciates the opportunity to present these important revisions. By reducing the scope of the project; by providing temporary measures to mitigate any adverse traffic impacts; and by allowing these two projects to proceed so that the NCHFA can approve 36 new affordable housing units for Chapel Hill, the applicant believes that this phasing plan conforms to LUMO and to the Comprehensive Plan. We believe the findings in the original SUP approvals can be re-affirmed. This modification will allow the Wilson Assemblage Mix Use Development to go forward as a phased project, and allow the Dobbins Hill Affordable Units to be quickly and reliably built as soon as they receive State approval.