PHILIP
POST
&
ASSOCIATES
Firm ID C-0347

NORTH CAROLINA PROFESSIONAL SEAL 7635 2-16-15 ENGINEER PHILIP N. POST

Grove Park
Special Use Permit Modification
December 15, 2014
Revised: February 16, 2015

Narrative and Statement of Justification By The Applicant

A) Narrative

This SUP modification consists of:

1) Modify the boundaries of the SUP to conform to 2014 ownership.

2) Modify dates for construction start and completion.

3) Change the name to "Grove Park".

4) Modify the footprint of Buildings 5, 6 and 7, while keeping the Hillsborough "streetscape" unchanged. Increase Recreation Space from 28,167 Sf to 29,800 SF. Add under-building parking spaces and almost double the number of covered bike spaces. While the number of residential units (346) will remain unchanged; the mix of 1/2 and 3/4 bedroom units will total 850 bedrooms.

5) Convert from condominium to a rental apartment project.

6) Reduce impervious surface, and fully will comply with 2015 Town Stormwater guidelines. Comply with Town rental guidelines for Affordable Housing.

B) Statement of Justification

1) Boundaries, Floor Area and Impervious Surface: The 2009 SUP included a "land swap" for property adjacent to Martin Luther King, Jr. Blvd. This "swap" transaction was consummated, as planned, on November 12, 2012 and recorded at book 5490, Page 432 of the Orange County Registry. The applicant wishes the SUP boundaries to be modified to conform to this 2012 transaction. This transaction reduces the land owned by the applicant by approximately 0.06 acres of gross land.

In addition, tract (PIN #: 9788-49-4924) consisting of approximately 0.09 acres (area of gross land), was to be purchased by the 2009 applicant. This 2009 purchase agreement has expired; the seller no longer wishes to be part of the Grove Park development. There is no need for this land to be part of the SUP. Therefore, the applicant respectfully requests that the SUP boundaries conform to the gross land now owned by the applicant, a total of 12.75 acres, which is 6,526 SF less than the 2009 SUP.

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We believe these boundary changes simplify the land ownership situation and will make it much easier for the Town and the applicant to execute all required legal documents and perform all work required by the SUP.

Because of this small reduction in Gross Land Area, the calculated maximum floor area is reduced by 562 SF, falling from 517,151 SF to 516,589 SF.

In addition, and in order to reduce stormwater runoff from 2009 projections; the applicant has chosen to reduce impervious surface by 3,015 SF, or about 1%.

2) Dates

The applicant will continue to actively seek financing and willing partner/renters for the 346 residential units at Grove Park. The applicant believes it will require 48 months from now to (1) find the right development partner; (2) complete all construction drawings; (3) bid and finance the project; (4) obtain all Town and other governmental construction permits and (5) schedule the start of construction with a Contractor.

Therefore, the applicant respectfully asks that construction begin by January 1, 2019 and be completed by January 1, 2023.

3) Name Change

The applicant respectfully asks that the development name be "Grove Park".

4) SUP Site Plan

The applicant is fully committed to maintaining the two-story townhouse 'streetscape" (with rear garage) along its Hillsborough Street frontage.

Along the Townhouse Drive connector from Hillsborough Street, the applicant will make a slight modification: the existing plans show limited under building parking, two (2) residential levels and a pitched roof, with a total building height of about 45 feet. The applicant proposes one (1) full under-building parking level (which results in more vehicular spaces) and three (3) residential levels with a flat roof. The total building height will remain about 45 feet. The building façade will maintain a "townhouse" appearance along Townhouse Drive.

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The result of these modest changes to buildings 5A/5B, 6A/6B and 7 increase the total bedrooms to 850 and increase under-building parking from 407 to 567 vehicular spaces.

All of this is being accomplished while reducing impervious surface for the project by about 1%

5) Rental Project

The Segar family application has successfully owned and managed Townhouse Apartments in Chapel Hill since 1971.

The Segars understand the rental market. They understand how to design and manage rental units. They understand exactly what features and amenities are needed and, in fact demanded, by renters in Chapel Hill in 2015.

The Segars are not expert in a for-sale condominium project, as was their former partner RAM Development.

In order for the Segars to successfully design, market, build and manage this project, it is imperative that it be changed from a for-sale condominium project to a rental apartment project.

6) Stormwater/Affordable Compliance

The 2009 SUP was based on a Stormwater Impact Statement and Stormwater Design formulated in 2006, well before the Jordan runoff requirements were adopted by the Town in 2011.

The applicant has submitted a 2015 Stormwater Impact Statement and current Town Stormwater Preliminary Design that fully complies with current Town Stormwater guidelines and, in particular, will address the removal of phosphorus and nitrogen nutrients. Such removal was completely absent from the 2006 design.

In addition to fully complying with the 2015 Town Stormwater standards, the applicant also commits to full compliance with Town Affordable Guidelines for rental units.

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