

Millhouse Road Business Park

Concept Plan Application

26 July 2016

Developers Statement

The proposed Millhouse Road Business Park (MRBP) is envisioned to provide affordable office, storage and light manufacturing/assemble opportunities for new and small business in Chapel Hill. We feel that this location, until recently without public utilities, is the most suitable location within Chapel Hill to serve this much needed mix of economic development spaces.

The property is comprised of 2 parcels. The western parcel is a long linear tract of 11.8 acres situated west of the University Railroad (paralleling Millhouse Road and abutting the Orange County landfill). We are proposing one level self-storage and climate controlled vertical self-storage on this parcel. We frankly can't imagine another use more suitable for this property, given the nature of the adjacent uses. The site is partially encumbered by regulatory floodplain, and our proposed development would be outside of this area. We also envision inclusion of a small self-serve car wash for patrons of the facility, and potentially some outdoor storage of boats and trailers.

On the eastern portion of the MRBP, comprising about 10.3 acres, we are proposing a mix of one level flex office space buildings and a 3 story office building, all with surface parking. Flex office provides space for those businesses that need a small office and a large shell area for storage, assembly or light manufacturing, such as a contractor or craft business of some type. There is very little of this space available in Chapel Hill, but Chapel Hill has local business people who can benefit from such a space. The other proposed use would be a 3 story office building, situated closer to Millhouse Road. This would be the most architecturally significant building on the property, and designed to present an attractive image to Millhouse Road. All of these buildings would be served by surface parking lots. This portion of the property contains some amount of RCD and an ephemeral stream, and the proposed development will be sensitive to these features.

Surface Stormwater Management Facilities will be constructed to handle runoff from the Development and will meet the current storm management requirements.

The architecture of the buildings will be in keeping with recent construction on Millhouse Road. The storage portion of the project will be largely hidden from view due to the railroad corridor and vegetation in that right of way.

We look forward to working with the town in obtaining approvals of this much needed mix of uses to serve the Chapel Hill business community - existing and future.