



TOWN OF CHAPEL HILL

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October 6, 2017

Blake Schroeder
Leon Capital Group, Inc.
807 Las Cimas Parkway
Suite 270
Austin, TX 78746

Subject: Hillstone – Form District Permit Modification Approval (PINs 9779-36-6631, 9799-36-7662 Project # 16-126)

Dear Mr. Schroeder:

I am writing to inform you that I have considered the above referenced application for a Form District Permit. According to the information and plans provided by your design team as well as the recommendations from Department Heads based upon the review completed by Town staff, I find the development proposed therein to be in full compliance with the Land Use Management Ordinance and Comprehensive Plan, including but not limited to the following components:

- The Chapel Hill Bike Plan and draft Mobility Plan
- The Ephesus - Fordham Form Based Code and Regulating Plan (EF Code)
- The new walkability and outdoor amenity space requirements within the EF Code
- The stormwater requirements contained within the EF Code

The Hillstone project will provide enhanced opportunities for walking and biking, serving residents of the project as well as surrounding neighborhoods with alternative mobility options helping achieve the vision of the EF Code. This project will restore and redevelop a vacant car dealership and service center.

Hillstone will make improvements to various transportation elements, consistent with the EF code, the Bike Plan, and the draft Mobility Plan including:

- A new public street connecting the Fordham Boulevard service road and Legion Road,

- A new left-turn lane from Legion Road to the new connector street. These street improvements exceed the mitigation measures identified for this project by the 2017 Ephesus/Fordham Traffic Impact Analysis.
- A five-foot wide bike lane along the project side of the new street and along Legion Road,
- Streetscape improvements along the new public street and Legion Road frontages, including a 10-foot wide sidewalk, with crosswalks at intersections, an 8-foot wide landscape area with canopy trees and pedestrian-scale lighting.
- A 10-foot wide multi-use path along the Fordham Boulevard service road, including pedestrian-scale lighting and a streetscape. The new path will connect to the existing multi-modal path at Rams Plaza to the south and the existing sidewalk at Hong Kong Buffett to the north. This path will serve as an important segment of the larger Fordham Boulevard side path, envisioned as a connection between the District's commercial areas and points south with the sidewalk and bike lane improvements project on Old Durham Road and points north.
- The development will also submit a \$10,000 payment-in-lieu of bus stop improvements.

The project's publically-accessible outdoor amenity spaces and network of walkways are the direct result of the Council's improvements to the Form Based Code in March of 2017. Hillstone will construct and maintain the following enhanced passive recreational amenities:

- More than 18,000 square feet of public outdoor space include a seating area adjacent to the new street between the two buildings and a landscaped gateway element at the start of the trail that serves as a shortcut between the Fordham Boulevard Service Road and the new street.
- A network of walkways behind the buildings including a direct pedestrian connection between the development and Rams Plaza, as well as two exterior pedestrian passageways through building one that serve to shorten walking distances.
- The developer has also submitted a required \$226,000 off-site recreation space payment to be used for developing park spaces in and around the district.
- Tenants of the property will enjoy 19,000 square feet of indoor and outdoor recreation space onsite.

Hillstone will provide water quality treatment for approximately one half of the total proposed impervious surface and detain runoff from the net new impervious surfaces proposed on the site. For this site, that requirement results in an additional 1.5 acres of impervious surfaces that will be treated, compared to a comparable project elsewhere in Town. The project will also remediate contaminated soils that remain from the former automobile dealership and service center.

Finally, Leon Capital Group Inc., has worked diligently with Town staff and the Community Design Commission to ensure that the development will comply with all applicable provisions of the Land Use Management Ordinance. Due to a challenging redevelopment site, the developer proposed and the Community Design Commission approved a few design alternatives as a part of its approval of a Certificate of Appropriateness:

- *Build-to-Zone along proposed street.* A pedestrian plaza provides an alternative build-to-zone coverage along the proposed street.

- *Ground Floor Elevation.* A series of retaining walls, plantings, green screens, stoops, balconies, stairs, ramps, and secondary private sidewalks will provide pedestrian scale and visual interest to account for the 43 foot change in elevation across the site.
- *Canopy Tree and Utility Conflicts along the Fordham Boulevard service road.* A five-foot-wide planting zone will allow for more substantial alternative plantings between the multi-modal path and the buildings because of below ground utilities and NCDOT line of site requirements. Shrubs and other ground cover will be planted within the five-foot wide planting zone to provide separation between the path and service road.
- *Fordham Boulevard service road block length and pro-rate block perimeter.* A pedestrian gateway feature and path that connects from the service road to the new street and the pedestrian plaza will provide an alternative block length of 495 feet and an alternative pro-rata block perimeter 953 feet.

For all of the reasons noted above, I hereby approve the above application for a **Form District Permit** for construction of Hillstone, in accordance with approved plans, dated, December 12, 2016, and last revised October 2, 2017, on file with the Chapel Hill Office of Planning & Sustainability and subject to the conditions listed on the attached Permit.

Please provide a copy of this approved Form District Permit to the Inspections Division in order to obtain a building permit approval and to the Engineering and Design Services Division to obtain an Engineering Construction Permit. Should you have questions, please contact Jay Heikes, the case planner at 919-969-5082.

Sincerely,

Roger Stancil
Town Manager

- cc: Florentine Miller, Deputy Town Manager
 Mary Jane Nirdlinger, Assistant Town Manager
 Chris Blue, Police Chief
 Matt Lawrence, Acting Fire Chief
 Loryn Clark, Housing and Community Executive Director
 Sarah Vinas, Assistant Housing and Community Director
 Ben Hitchings, Planning and Development Services Director
 Lance Norris, Public Works Director
 Jim Orr, Parks & Recreation Director
 Bergen Watterson, Transportation Planning Manager
 Dwight Bassett, Economic Development Officer
 Jay Heikes, Planner
 Donnie Rhoads, Police Department
 Chris Kearns, Life Safety Plans Reviewer
 Chris Roberts, Town Engineer
 Chris Jensen, Senior Engineer

Ernest Odei-Larbi, Stormwater Engineer
Chelsea Laws, Inspections Manager
Catherine Lazorko, Communications Manager
Travis Crabtree, Commercial Plans Reviewer
Phil Mason, Development Services Manager
Corey Liles, Senior Planner
Kumar Neppalli, Traffic Engineering Manager
Judy Johnson, Interim Operations Manager
John Richardson, Interim Operations Manager
Jerry Neville, Traffic Engineering Technician
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Bill Webster, Parks and Recreation Planning and Development Manager
Nick Parker, OWASA
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