



**TOWN OF CHAPEL HILL**  
**Planning and Development Services**

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December 1, 2017

David Klepser  
Ram Realty Advisors  
1930 Camden Rd. Suite 130  
Charlotte, NC 28203

**Subject:** Fordham Boulevard Apartments – Form District Permit Approval (PINs 9779-24-5697, 9799-24-2361 Project # 17-046)

Dear Mr. Klepser:

I am writing to inform you that the Town Manager has considered the above referenced application for a Form District Permit. Based on the information and plans provided by your design team as well as the recommendations from Department Heads and Town staff review, he has found 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 Mobility and Connectivity 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 Lower Booker Creek Subwatershed Study

The Fordham Boulevard Apartments project meets the intent of these adopted plans and regulations by fostering a walkable, mixed use district with a lively and engaging street environment with balanced access for all modes of travel while mitigating the stormwater and flood impacts of existing and proposed development. The project provides enhanced opportunities for residents and surrounding neighborhoods with alternative mobility options like walking and biking. The timing and location of the apartment project enables the Town to work collaboratively with Ram Realty to complete design and construction of the adjacent Elliott Road

Green Space and flood management project in a timely manner, providing publically accessible outdoor amenity space that connects to and complements the green space project.

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

- A 12-foot wide multi-modal path along Fordham Boulevard including pedestrian-scale lighting and streetscape improvements. This path is a part of a future connection on the west side of Fordham Boulevard connecting the Bolin Creek Greenway and University Place to the Booker Creek Greenway and Eastgate Crossing.
- Streetscape improvements along the property's frontage on South Elliott Road including a 10-foot wide sidewalk, an eight-foot wide landscape area with canopy trees between the street and sidewalk, and pedestrian-scale lighting.
- An 18-foot wide pedestrian thoroughfare along the north side of the project that provides access between Fordham Boulevard and the green space project. The thoroughfare includes a six-foot wide pedestrian walkway and has been designed to be converted to a pedestrian-oriented alley that could provide vehicular access to this project and adjoining properties.
- Payment from Ram Realty to the Town for half of the construction cost of the alley which would be constructed when the property to the north redevelops. The alley will include at minimum, a four-foot wide landscape area, a six-foot wide sidewalk, and two 10-foot wide travel lanes with curb and gutter on either side. This cross-section will be split evenly between Fordham Boulevard Apartments and the property to the north.
- Dedication of approximately 7,250 square feet for the Town to construct future road improvements associated with the proposed extension of South Elliott Road.
- A \$10,000 payment for bus stop improvements on South Elliott Road.

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

- 14,500 square feet of recreation space onsite for property tenants.
- 9,300 square feet of publically accessible outdoor amenity space, including an overlook of Booker Creek and an adjoining outdoor seating area that partly encircles a landscaped, passive open space that is designed to complement and provide connections to the green space project.
- Stormwater features, including permeable pavers and an underground system located beneath the outdoor amenity space, that provides water quality treatment and runoff detention from all new impervious surfaces on the site, totaling about 1.6 acres.
- A required \$111,000 off-site recreation space payment to be used for developing park spaces in and around the district.

Town staff and Ram Realty expect the new flood storage areas along Booker Creek, created by the green space project, to reduce the frequency, duration, and severity of existing flood events, providing a benefit to surrounding properties that is commensurate with the conceptual design

from the Lower Booker Creek Subwatershed Study. This collaboration will avoid design conflicts, minimize logistical challenges, and create connections between the projects.

Finally, Ram 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 an irregularly-shaped lot constrained by the floodway, the developer proposed and the Community Design Commission approved two design alternatives as a part of its approval of a Certificate of Appropriateness:

- *Canopy Tree and Utility Conflicts along the Fordham Boulevard Service Road.* Understory trees will be planted on either side of the multi-modal path because of below-ground and overhead utilities. Five canopy trees will be planted along the southern portion of the site along Fordham Boulevard.
- *Fordham Boulevard Block Length.* An enlarged pedestrian pass-thru through the middle of the site and a pedestrian thoroughfare on the north side of the property connecting Fordham Boulevard and the Elliott Road Green Space will provide connectivity as part of an alternative block length of 531 feet.

For all of the reasons noted above, The Town Manager has approved the above application for a **Form District Permit** for construction of Fordham Boulevard Apartments, in accordance with approved plans, dated April 21, 2017, and last revised November 27, 2017, on file with the Chapel Hill Department of Planning and Development Services and subject to the conditions listed on the Permit.

Please provide a copy of the 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,



Jay Heikes,  
Planner II

cc: Roger Stancil, Town Manager  
Florentine Miller, Deputy Town Manager  
Mary Jane Nirdlinger, Assistant Town Manager  
Chris Blue, Police Chief  
Matt Sullivan, Fire Chief  
Loryn Clark, Housing and Community Executive Director  
Ben Hitchings, Planning and Development Services Director  
Lance Norris, Public Works Director  
Jim Orr, Parks & Recreation Director  
Brian Litchfield, Transit Director

Bergen Watterson, Transportation Planning Manager  
Dwight Bassett, Economic Development Officer  
Jay Heikes, Planner II  
Donnie Rhoads, Police Department  
Chris Kearns, Life Safety Plans Reviewer  
Chris Roberts, Manager of Engineering and Infrastructure  
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  
James Huggins, Surveyor  
Bill Webster, Parks and Recreation Planning and Development Manager  
Nick Parker, OWASA  
Jeff Scouten, Orange County Solid Waste Division  
Steve Kaltenbach, Orange County Erosion Control Division  
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