

March 17, 2017

New Projects:

318-326 West Rosemary Street Mixed Use Buildings

Chapel Hill, NC 27516

The Amity Station Mixed-Use Proposal has been revised in response to community feedback. Five new mixed-use buildings are proposed on West Rosemary Street with commercial, office, and residential uses at a moderate height and with an expanded transition to the Historic Northside Neighborhood including landscape buffering.

Following a 2-year Concept Plan process with the Town of Chapel Hill and in response to feedback received during that time period, this development proposal is in accordance with the Northside Neighborhood Conservation District (NCD) overlay requirements. The new buildings are also in keeping with the strategies of the anticipated Rosemary Street Development Guide that is being created and reviewed by the Town. The proposal now involves construction of 5 Mixed-Use Buildings located along West Rosemary Street in the Town Center-2 zoning:

318 West Rosemary Street Mixed-Use Bldg.

320 West Rosemary Street Mixed-Use Bldg.

322 West Rosemary Street Mixed-Use Bldg.

324 West Rosemary Street Mixed-Use Bldg.

326 West Rosemary Street Mixed-Use Bldg.

The 5 individual buildings are being developed in accordance with the current Town Center-2 zoning within the NCD as mixed-use development with the goal of promoting a walkable downtown and providing a desired transition to the historic neighborhood. The multiple building construction achieves many objectives of the anticipated Rosemary Street Development Guide including an increased transition between the new development and the historic neighborhood which will continue to preserve the history and charm of the historic community. A rezoning is no longer requested. The by-right construction of the 5 new structures will go before the Planning Commission for approval. A Special Use Permit is no longer required.

The project involves the demolition of the Breadmen's Restaurant and associated parking area along with reconfiguration of the lot layouts. Each new building will involve less than 20,000 square feet of floor area with vehicular parking underneath. Primary vehicular and pedestrian access for each building is to be provided from West Rosemary Street. Regarding each building's appearance, as encouraged, commercial/office space will face West Rosemary Street.

The residential portion of each of the 318-326 West Rosemary Street Mixed-Use Buildings is anticipated to include multiple live/work units with possible conversion of the live/work

units to business/office space. Approximately, 1,000 square feet of commercial/office use is proposed fronting West Rosemary Street in each new building. Residential, commercial, and office uses are all allowed in the downtown. As rental development, the residential portion of each Mixed-Use Building is not subject to the Inclusionary Zoning provisions of the Town's Land Use Management Ordinance.

Traffic impacts should be minimal. Traffic associated with the 5 new Mixed-Use Buildings is anticipated to be less than current conditions due to the closing of the Breadmen's Restaurant.

Each proposed Mixed-Use Building will achieve objectives of the anticipated Rosemary Street Development Guide, currently being developed by the Town. The focus of the new construction will be on West Rosemary Street, protecting the atmosphere and charm of the historic neighborhood. Visual breaks will be provided along West Rosemary Street as part of the appearance of the 5 new buildings and parking will be underneath each building. Improvements will be provided to the West Rosemary Street frontage of each building for an enhanced pedestrian experience.

The developments will occur at a lower density and intensity than proposed with the previous Amity Station Concept Plan. The proposed height of each new building will meet the Northside Neighborhood Conservation District height limits for mixed-use developments. A transition to the neighborhood with landscape buffering will be provided on the north side of the developments with appropriate transitions/solar setbacks to address neighborhood concerns about shadows.

Streetscape improvements on West Rosemary Street will promote an improved pedestrian experience and further connectivity with downtown. A transition of landscape buffer and lower density development is provided adjacent to the historic neighborhood. The 318-326 West Rosemary Street Mixed-Use Buildings will provide desirable mixed-use development on West Rosemary Street by a developer with a long-standing track record for quality development in downtown Chapel Hill.