

Merritt Mill Affordable Housing
Carrboro CU Change of Zoning / CUP Submittal 13 Sep 2017 (Revised 22 Feb 2018)
Tree Removal Justification Statement

CASA is developing an affordable multi-family project of 48 apartments on a wooded site that is bisected by the Carrboro and Chapel Hill town line. The existing site is located on the north side of Merritt Mill Road and includes 4 vacant parcels totaling approximately 3.06 acres. The development will consist of 2 buildings, each containing 24 units. On the Carrboro parcel, the site will include 1 of the buildings of approximately 25,000 square feet, and consisting of 24 two-bedroom units.

The site will also include a playground, picnic area and a club house with a community room and courtyard. Vehicular access is provided to the entire site through one driveway accessed off of Merritt Mill Road.

To meet Town stormwater requirements, an underground detention and stormfilter system, and a surface bioretention will be constructed on the Carrboro parcel. An ADA accessible dumpster enclosure for trash and recycling will be located at the rear of the parking area.

Design efforts have been made to create a compact site and limit development impacts, while the construction of the affordable units and associated amenities will create the need to remove existing trees. There are currently 60 rare trees and 51 specimen trees located on the Carrboro side of the site. The preliminary design calls for 18 of the rare trees and 5 specimens to be preserved along the western and northern project boundaries.

Our justification for removing existing trees are as follows:

- The development provides much needed affordable housing for the community.
- Provides compact density close to Town with ample bicycle and pedestrian connectivity.
- Provides stormwater treatment to meet the Town's requirements.
- New trees will be planted.