



April 1, 2019

Ref: 38711.01

Marty Roupe
Town of Carrboro
Planning, Zoning & Inspections
301 W. Main Street
Carrboro, NC 27510

Re: Shops at Lloyd Farm
NC Hwy 54/Old Fayetteville Road
Tree Removal Justification Letter

Dear Mr. Roupe,

On behalf of Carrboro Retail, LLC. (CRL), VHB has prepared the following Tree Removal Justification Letter to support the Conditional Use Permit (CUP) submission for the above referenced Project.

A detailed tree survey was prepared for the property locating 178 hardwood and 184 evergreen trees 18" or greater in diameter. The tree survey did not reveal any "very rare" classification of trees on the site. As shown on the CUP Existing Conditions/Demolition Plans (sheets C1.01-C1.04), the proposed development will remove 88 (49%) hardwood trees and 91 (49%) evergreen trees 18" or greater in diameter.

Primary conservation areas, as defined in the LUO, include areas with > 25% slope, wetlands and water quality buffers. The design team worked to preserve the majority of the primary conservation area trees on the site by staying away from steep areas adjacent to streams and remaining outside of the Zone 1 and Zone 2 stream/wetland buffer areas.

The Project was designed to limit land disturbance by reducing the area devoted to parking for Lot 1. Alternative site access options are provided including pedestrian/biking and public transit access. As a result, a significant 100-foot wooded buffer to the north is maintained along the residential properties that front Carol Street and an open space/amphitheater area was created adjacent to NC Hwy 54.

Additional justification for removal of trees 18" or greater in diameter on the property is provided below:

- CRL believes that the planned strategic removal of only 49% of the site's hardwood trees 18" or greater in diameter, along with the removal of only 49% of the evergreen trees 18" or greater in diameter on the property is justified by the substantial economic and social benefits the Project

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provides. The proposed development increases the local tax base, the provision of essential non-residential commercial services for the community, and the placement of very compact forms of residential opportunities in close proximity to those urban services.

- 272 new trees (deciduous and evergreen) and 161 flowering trees will be planted in Phase 1. Additional trees will be planted for future phases to screen buildings and development, as needed.
- Trees will be installed along NC Hwy 54 far exceeding the number of significant trees to be removed along this corridor. In later phases, as the outparcels are developed, even more planted trees will be added to the total tree count, without the loss of any further significant trees than those already identified above.

If you have any questions or need any additional information, please contact me.

Sincerely,

VHB Engineering NC, P.C.

A handwritten signature in blue ink, appearing to read "Wayne Robinson".

Wayne Robinson, RLA

Senior Project Manager
wrobinson@vhb.com