



A PASSION FOR GREAT PLACES®

April 5, 2024

Elaine Chiosso  
Executive Director  
Haw River Assembly  
P.O. Box 187  
Bynum, NC 27228

Re: Asteria community- Chatham Park

Dear Ms. Chiosso:

I'm writing to respond to your communications regarding protection of the Haw River where it runs adjacent to the Chatham Park master-planned community in Pittsboro, NC. As I believe you are aware, Chatham Park Investors (CPI), is the master developer and landowner for Chatham Park and has secured approvals from the Town of Pittsboro for a carefully planned and designed new community in that area.

DMB Development LLC (DMB) will serve as sub-developer for one village within Chatham Park, the area designated for the new Asteria community. In our role we are required to comply with the development standards, constraints, and requirements set forth in the entitlements that have been approved for Chatham Park by the Town of Pittsboro.

I would like to clarify that DMB is the party responsible for land development and construction activities within the project, while Disney will focus primarily on community amenities, lifestyle, programming, and marketing. Disney is not the developer of the project, nor is it the entity responsible for the various topics mentioned in your letters. Within the approximately 1,550-acre tract designated for Asteria, Disney will design, own, and operate the core amenities for the community, totaling less than 55 acres.

DMB has worked closely with CPI in evaluating this property for suitability as a DMB community development site. In planning the site, DMB has diligently avoided any impacts that were not addressed previously by the parties in the entitlement approvals granted by the Town of Pittsboro.

Early in the process, we discussed with CPI our shared goal for the site to be developed in a manner that respects the watershed. Chatham Park has implemented standards to protect the watershed, and DMB intends to fully adhere to those standards in the development of Asteria.

DMB chose to pursue a development project in Chatham Park in large part because of CPI's attention to quality and environmental sensitivity in real estate development. In addition to protecting the natural beauty of the site, CPI has committed to preserving more than 1,000 acres of open space and has distinguished itself by pursuing a wide range of sustainability initiatives that, in many cases, go beyond typical development practices in the state of North Carolina, including:

- Tree protection that meets or exceeds requirements by Chatham County for master-planned communities, these include tree protection and canopy restoration plantings.
- Providing riparian buffers that meet or exceed the requirements in Chatham County.

- Designated 200-foot-wide wildlife corridors to allow for the movement of wildlife between habitats.
- Programs to protect pollinators, including habitat restoration employing native host and nectar plants.
- A carefully designed stormwater management system, including extensive use of detention basins to control runoff.
- Use of reclaimed water within the community.
- Water conservation measures such as Chatham Park's Water Recovery Center which uses stormwater runoff and greywater to provide a sustainable source of water for irrigation and cooling for commercial machinery.
- Expanded connectivity for the Haw River Trail with a 10' pedestrian greenway connected to the Chatham Park greenway system.
- Pedestrian-friendly planning designed to foster high levels of pedestrian activity and encourage use of bicycles, e-bikes, etc. within the community. This also includes a commitment to building "complete streets" rather than the typical automobile-centric suburban streets and roads.
- Mixed-use planning designed to reduce vehicle trips by incorporating into the community many of the daily needs future residents will require.
- Road connectivity for Bynum Beach Road limited to emergency purposes only.
- A community based solar energy program.

Like CPI, DMB focuses on the local area in creating each development plan. We invite you to visit our website to learn about the areas where we have designed master plans that respect the unique local environment. No two DMB communities are alike, and each is uniquely designed to fit well within its surroundings, creating a vision that could only exist in its location.

DMB takes seriously our responsibility to work within the development framework created by CPI and formally approved by the Town of Pittsboro. Protection of the Haw River is a meaningful part of the approved development standards and requirements and we will work in conformance with these standards, including tree protection requirements, buffers and setbacks, and management of stormwater.

We intend for Asteria to represent the very best of the area's landscape, history and culture and are excited to be a part of this next chapter of the Chatham Park community.

Sincerely,

DMB Development, LLC



Mary S. Alexander  
Executive Vice President, Partner

cc: Brent Herrington, President