

TARHEEL LODGING REDEVELOPMENT

Phase - II

Certificate of Appropriateness Modification



COMMUNITY DESIGN COMMISSION

November 8, 2022

DESIGN TEAM

Tarheel Lodging LLC and Unicorn Group Fifteen, LLC - Owner
Cline Design - Architecture
Scott Murray Land Planning, Inc. - Landscape Architecture
Pennoni - Civil Engineering

PIN # 9799368876, 9799460556, 9799461879

PROJECT TIMELINE

Certificate of Appropriateness Modification

Jan. 22, 2019	Aug. 19, 2019	May 2022	Sept. 27, 2022	Fall 2022	August 2023
COA Issued Phases I & II	FDP Approved Phases I & II Demo Begins	Phase-I Complete TRU Opens	COA Modification Approval	FDP Modification Approval	Construction Begins Phase-II

TARHEEL LODGING REDEVELOPMENT

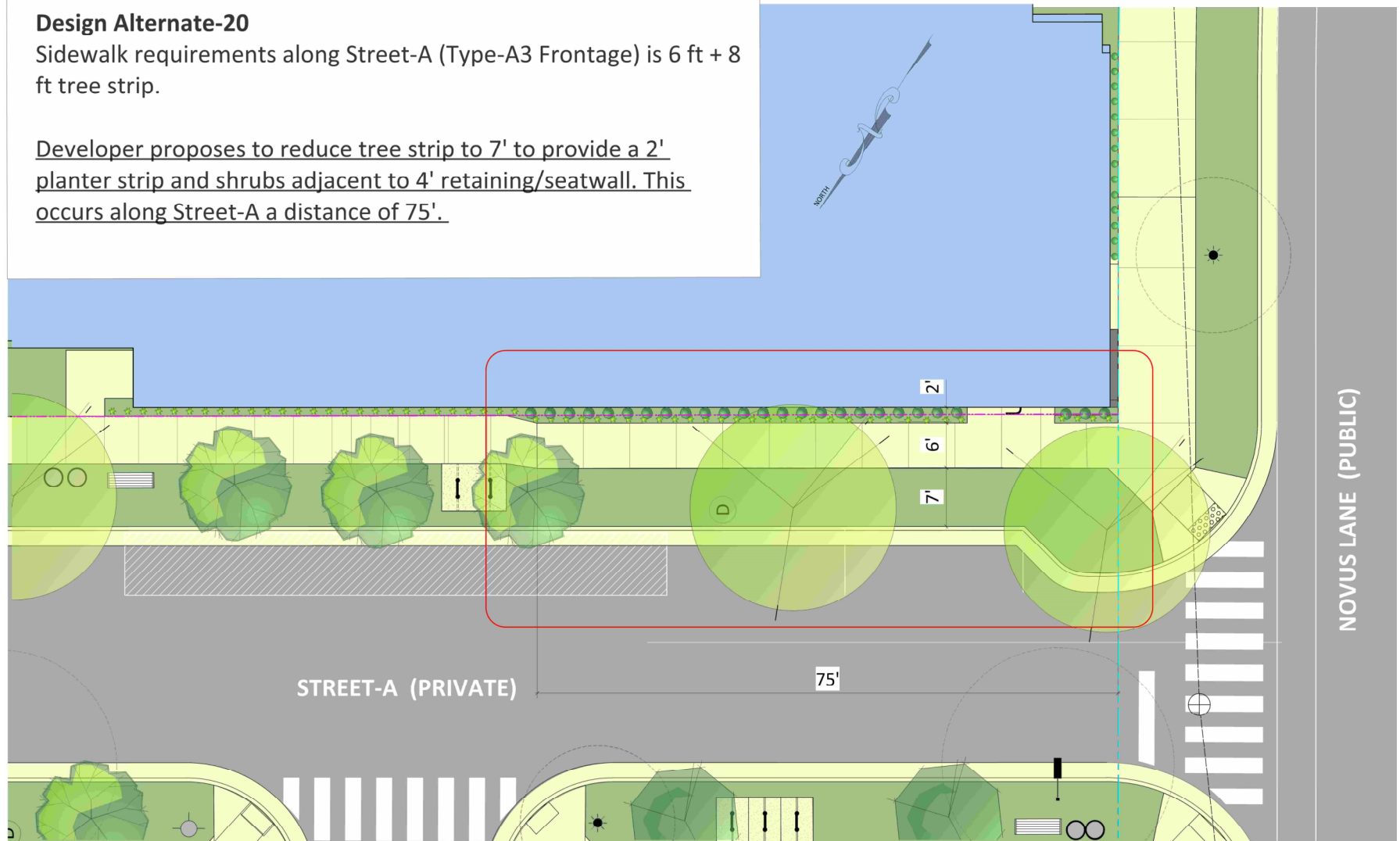


APPROVED SITE PLAN

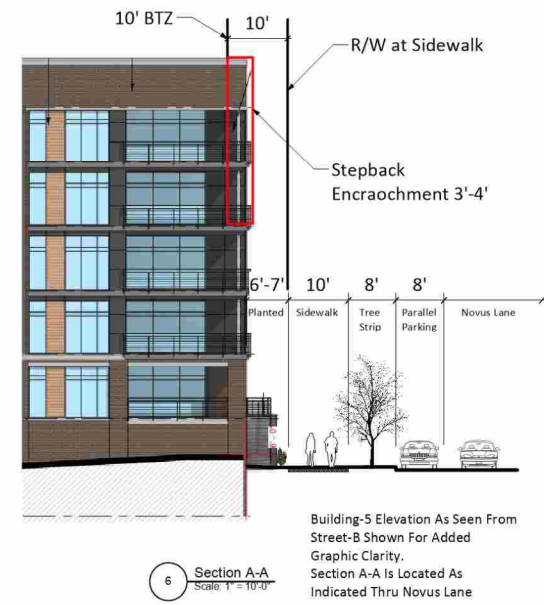
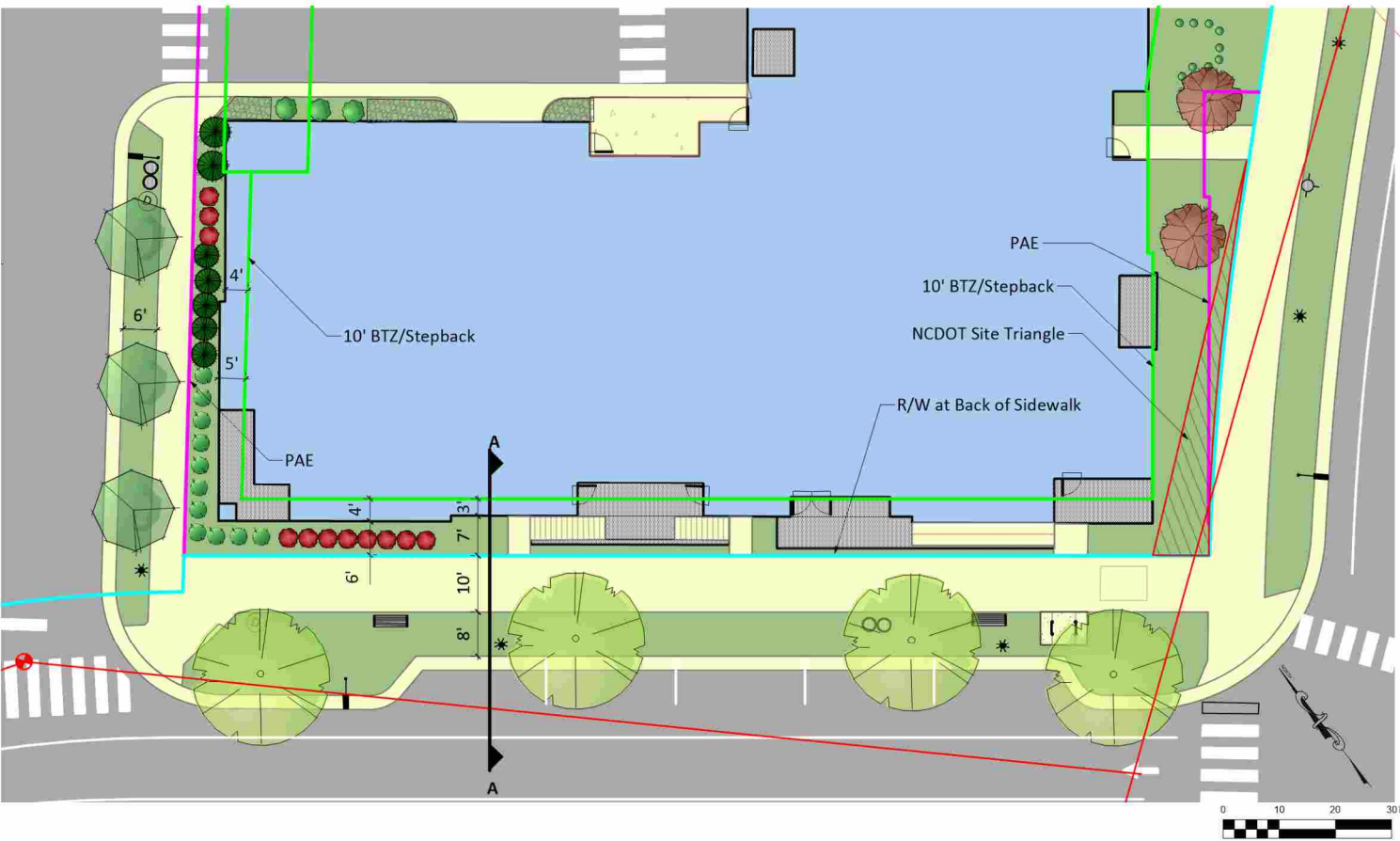
Design Alternate-20

Sidewalk requirements along Street-A (Type-A3 Frontage) is 6 ft + 8 ft tree strip.

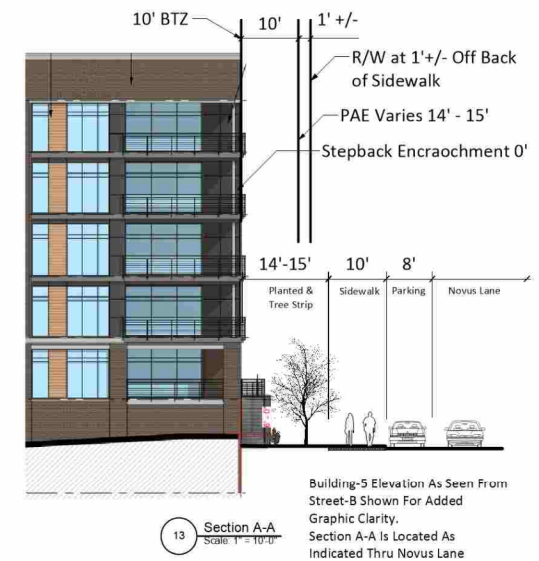
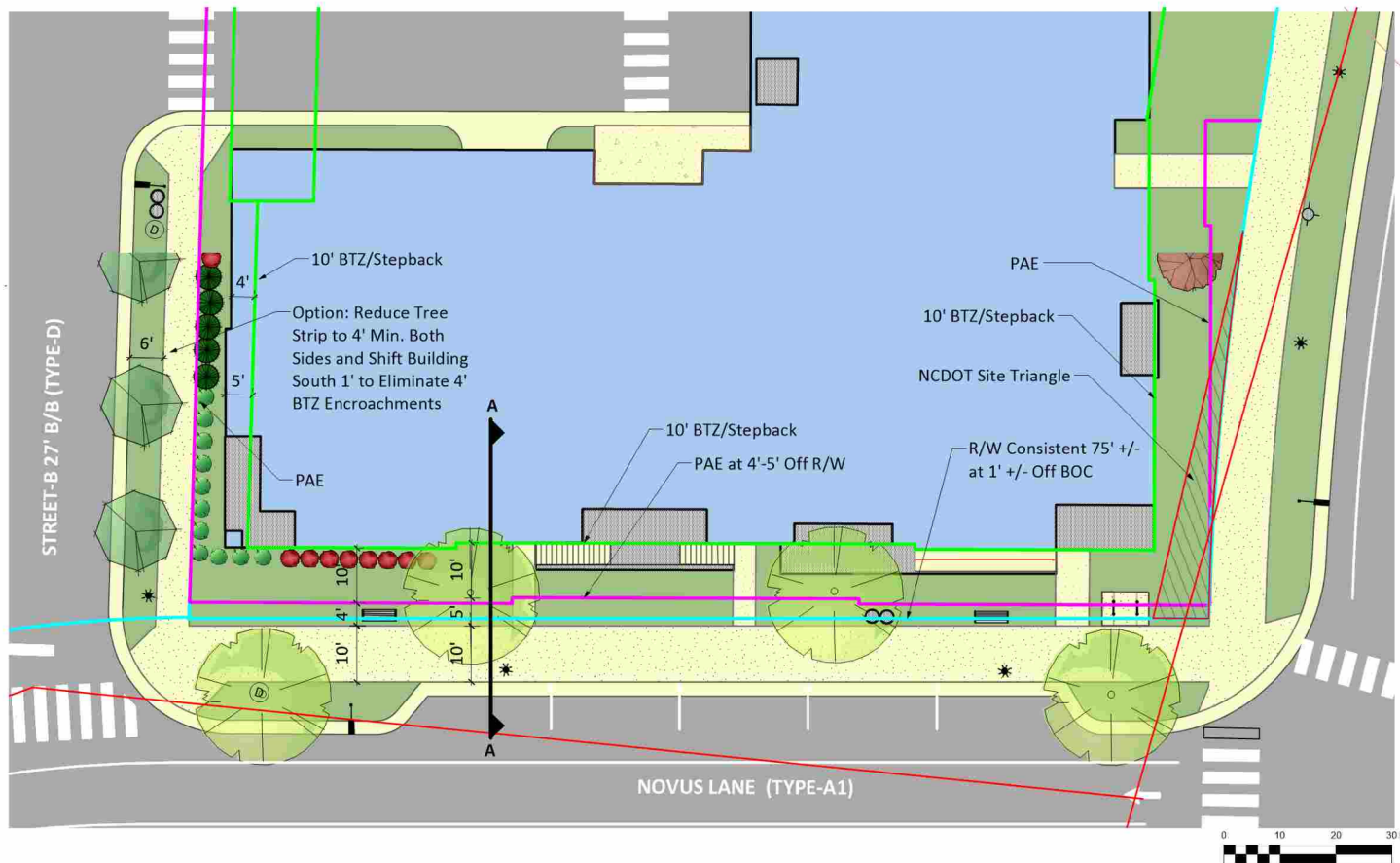
Developer proposes to reduce tree strip to 7' to provide a 2' planter strip and shrubs adjacent to 4' retaining/seatwall. This occurs along Street-A a distance of 75'.



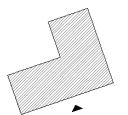
DESIGN ALTERNATE-20



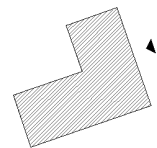
Design Alternate 21 - As Submitted with 4'-5' Encroachments into Novus BTZ and Street-B



Design Alternate 21B - Alternate Sidewalk - No Encroachments in Floors 4 & 5 BTZ
Also Includes Option To Eliminate 4'-5' Encroachments into BTZ on Street-B









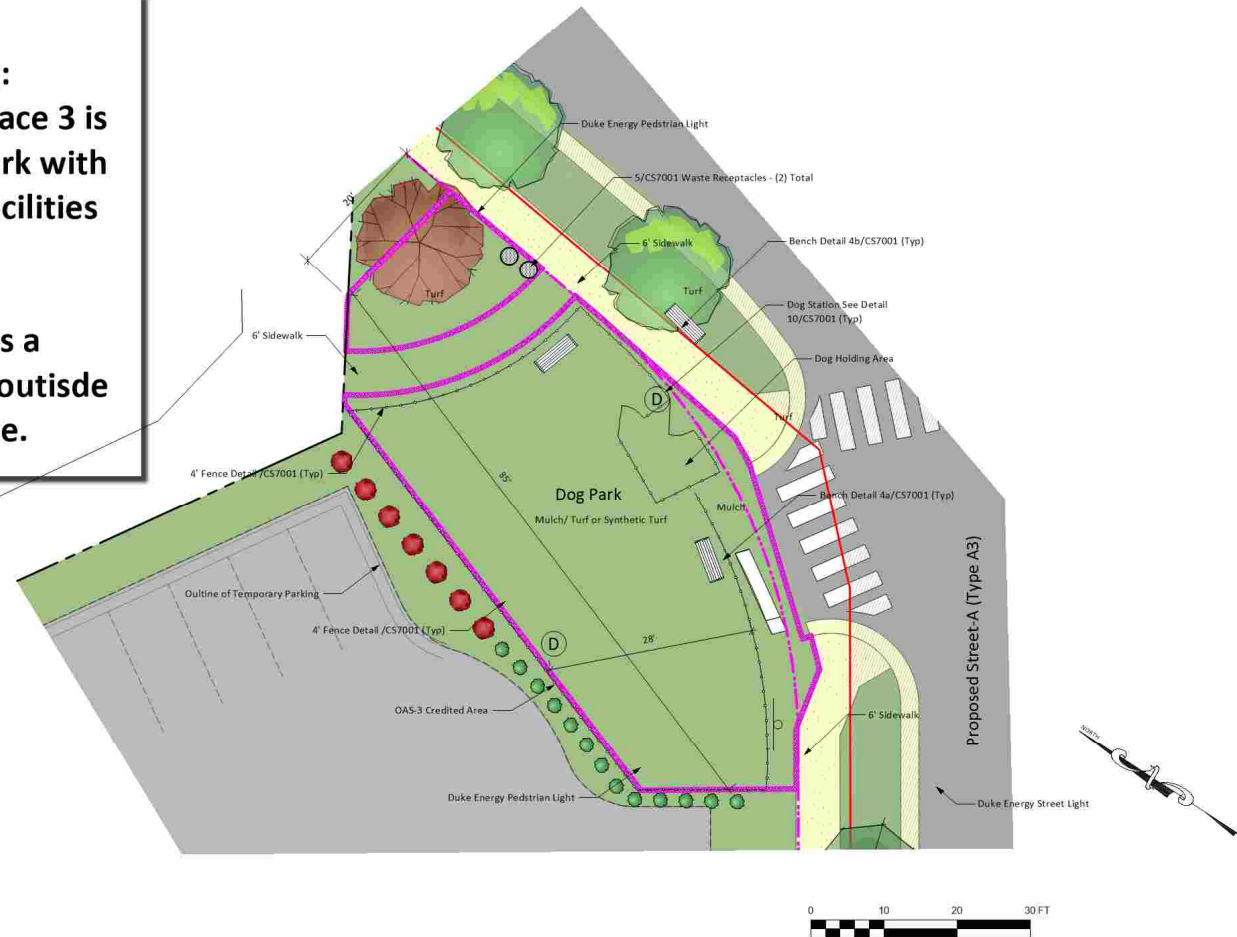
1 ZONING PLAN | PHASE II
1" = 30' 0"

OAS-3

OAS-3 Design

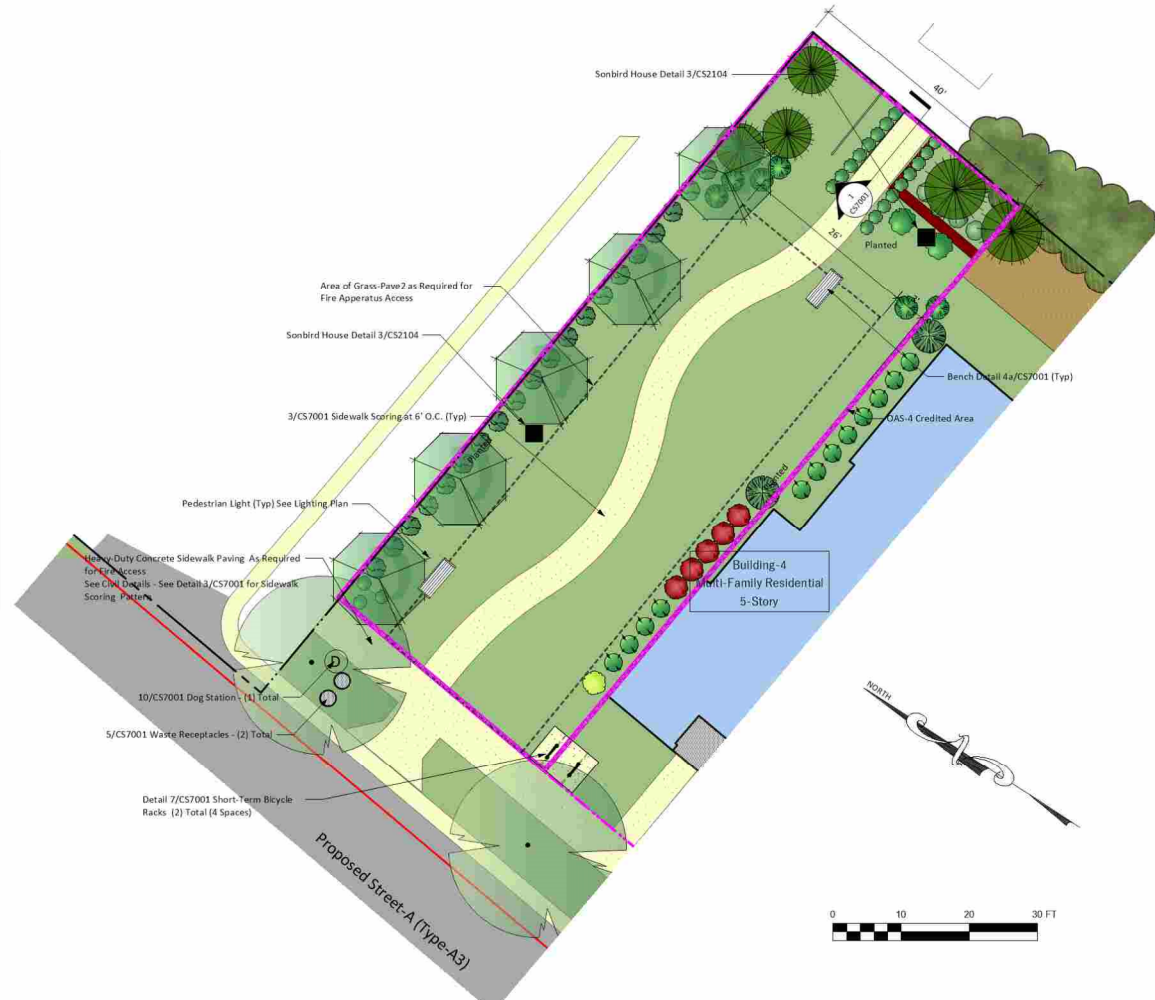
Intent/Programming:

Outdoor Amenity Space 3 is designed as a dog park with seating, pet waste facilities and fencing to accommodate these activities. It includes a second seating area outside of the enclosing fence.



OAS-4

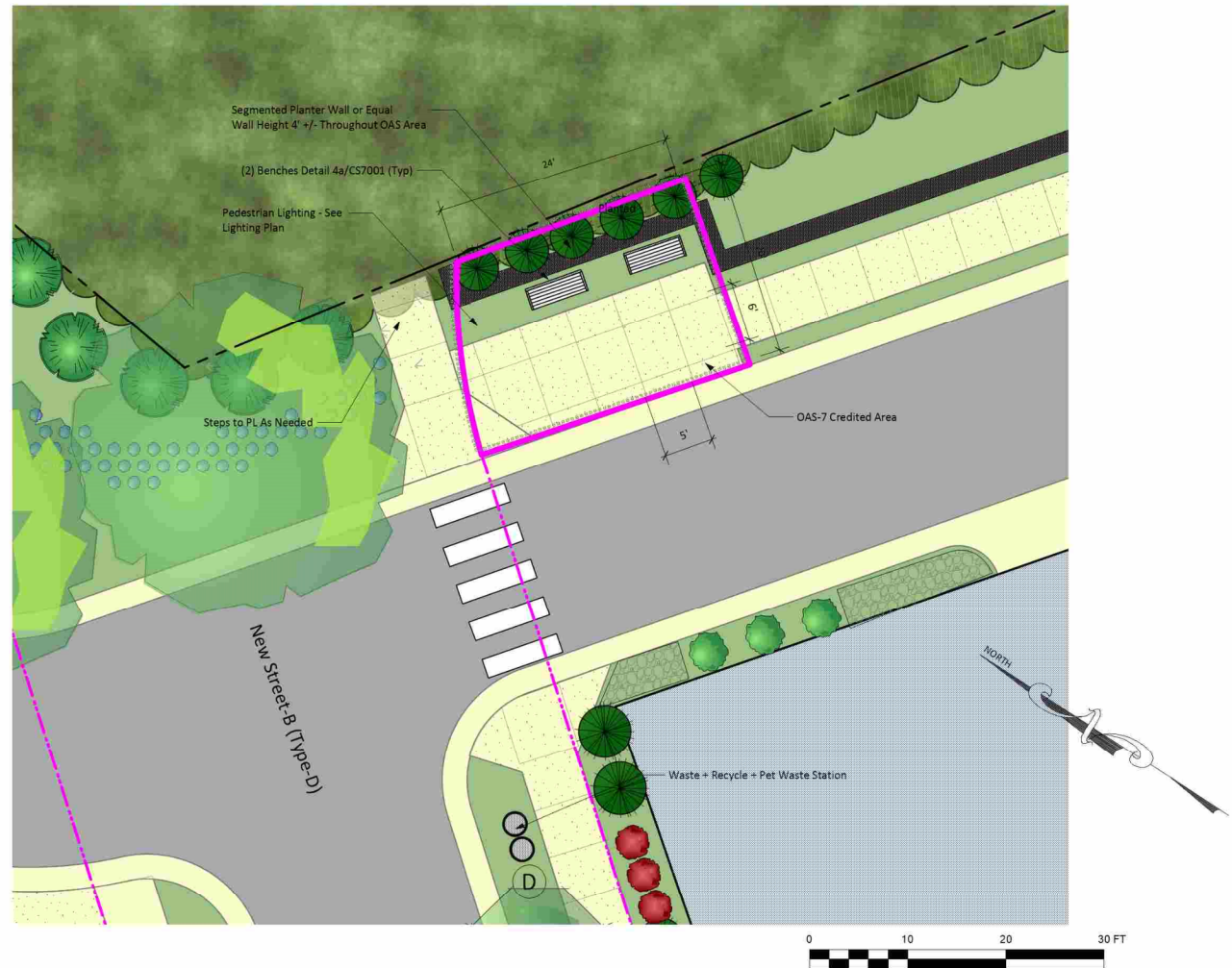
OAS-4 Design Intent/Programming:
Outdoor Amenity Space - 4 is intended to provide seating for quiet conversation and reading. Songbird houses and plantings designed to attract birds and butterflies are proposed.



OAS-7

OAS-7 Design

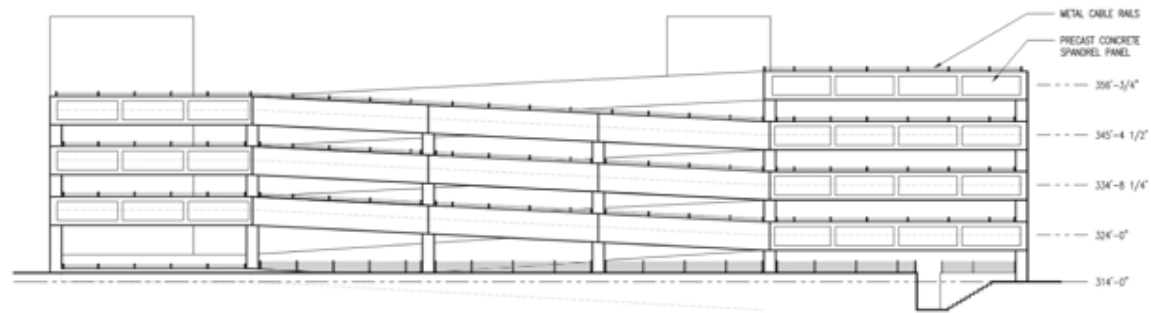
Intent/Programming:
Outdoor Amenity Space - 7 is intended to provide seating for quiet contemplative activities as a complement to other Outdoor Amenity Spaces on-site. It will also serve as a sitting area for residents and visitors that frequent the area for leashed pet exercise/relief activities.



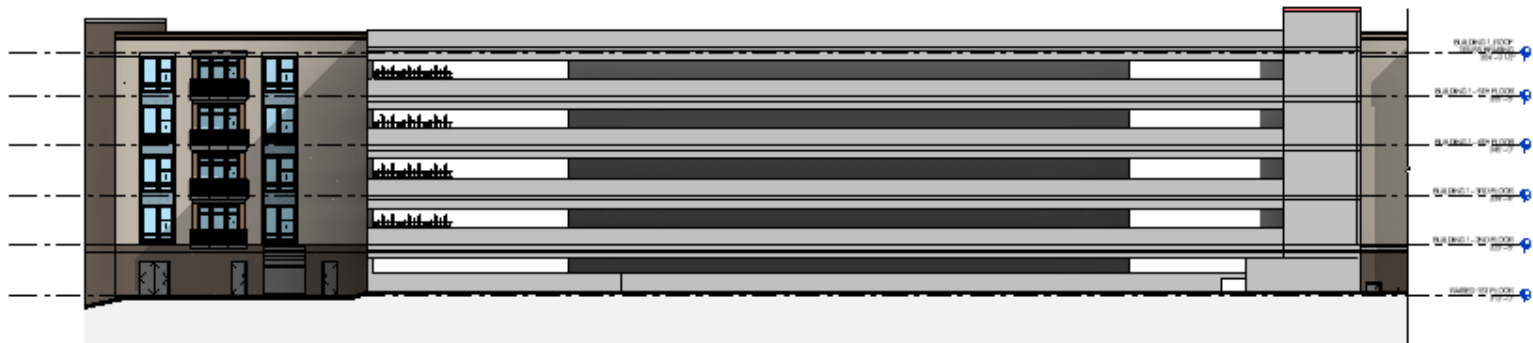
OAS-8

**OAS-8 Design
Intent/Programming:**
Outdoor Amenity Space - 8
is intended to provide
seating for pedestrians to
"stop and rest awhile". It
will also serve as a sitting
area for residents and
visitors that frequent the
area for leashed pet
exercise/relief activities.

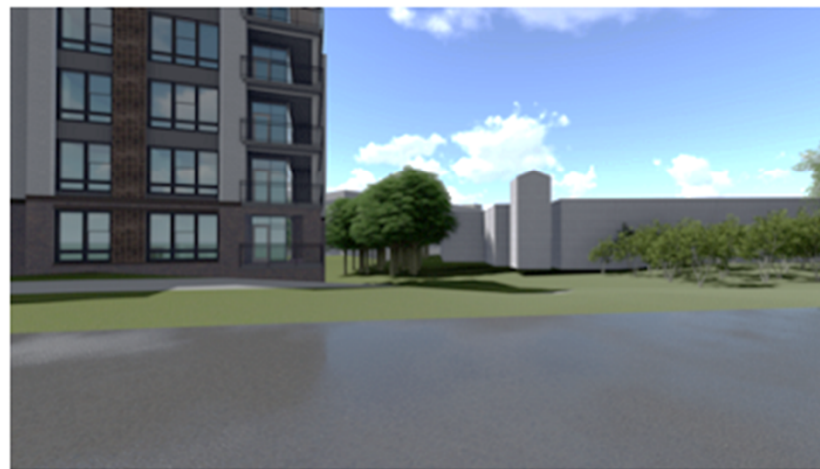




PREVIOUS GAGAGE ELEV 1
518' x 142'



BUILDING 4 - EAST ELEVATION - SOUTH END 2
518' x 142'

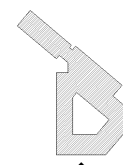


Parking Garage from
Legion Road

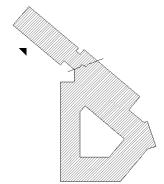
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Perspective

CLINE DESIGN ASSOCIATES





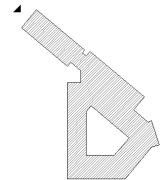
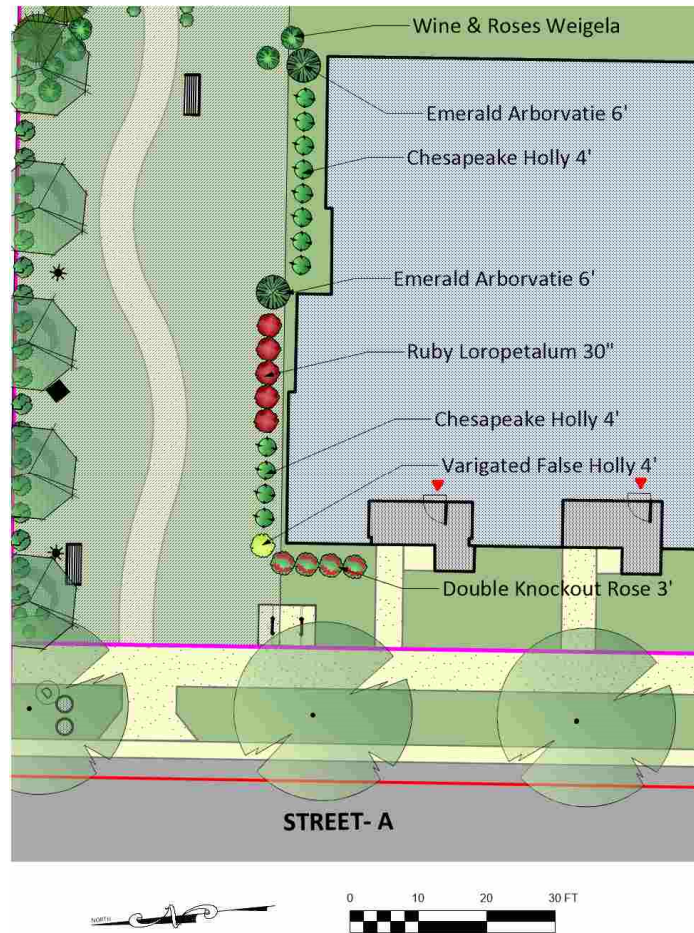


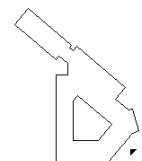
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Elevations

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Elevations

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Perspective

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TARHEEL LODGING REDEVELOPMENT

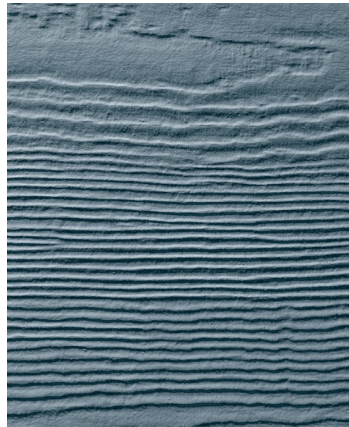
Perspective

CLINE DESIGN ASSOCIATES

FIBER CEMENT



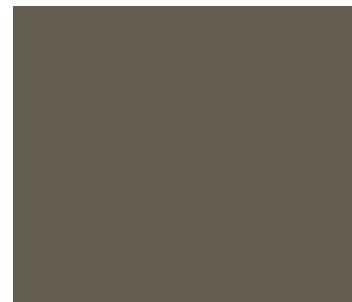
FIBER CEMENT



BRICK MASONRY
VENEER



BRICK MASONRY
VENEER



METAL PANEL

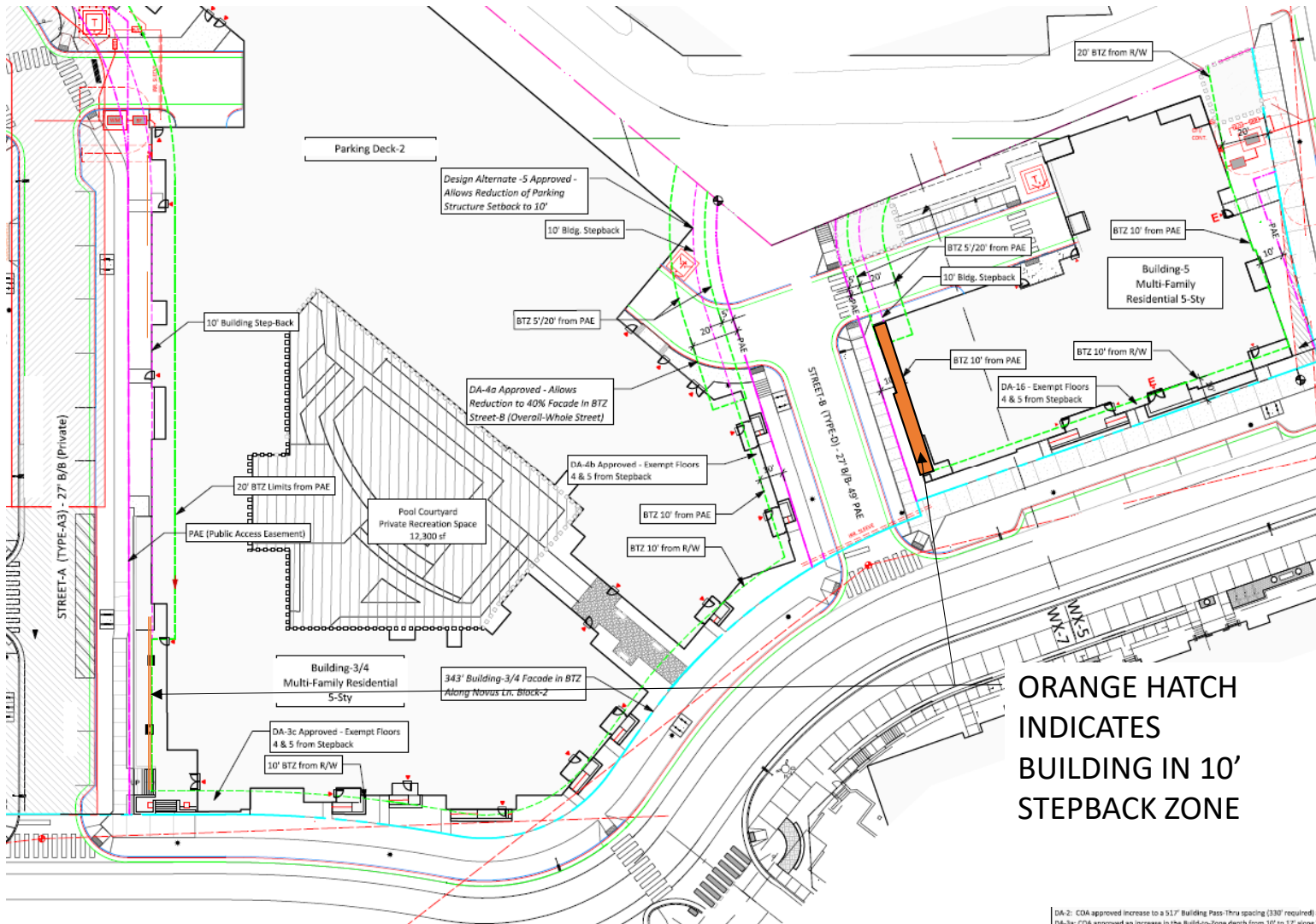
Building Design Alternatives Summary

DA-21: Building-5. Request modification for exemption from Building Step Back requirements along Novus Lane and Street-B above the 3rd floor.

DA-22: Building-3. Request modification for exemption from Building Step Back requirements along Street A.

DA-23: Building-3, 4 & 5. Request modification to Ground Floor Elevation change(s). 32% of residential ground floor shall meet the minimum. 50% of residential ground floor shall meet the maximum.

DA-24: Building-3 Request modification for non-residential entry spacing to be 115' along Street A.



Design Alternate – 21

Section 3.D. Building Step Back

- a. Building-5. Request modification for exemption from Building Step Back requirements along Novus Lane above the 3rd floor. This is being requested to maintain the continuity of the streetscape and alignment of building along Novus Lane.

Design Alternate – 22

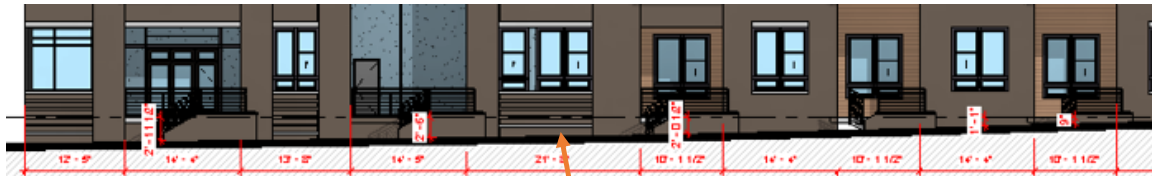
Section 3.D. Building Step Back

- a. Building-3 Request modification for exemption from Building Step Back requirements along Street A. In an attempt to create visual interest along the façade at Street A. Building offsets were added to the façade. Due to the added offsets a portion of the building is over the building to zone.

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DA-2: COA approved increase to a 51' Building Pass-Thru spacing (330' required) along Street-1 (south) with functional 5' walk thru at garage entrance
DA-3a: COA approved an increase in the Build-to-Zone depth from 10' to 17' along Type A1 Frontage wrap on Farham Service Dr.



Design Alternate – 23

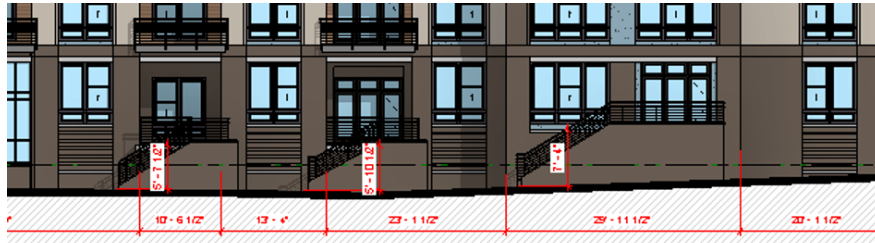
Section 3.H Ground Floor Elevation Residential. Ground Floor Elevation change on Residential shall be min of 2' and max of 4'. Ground Floor Elevation change on Non-Residential shall be min of 0' and max of 2'.

- Building-3, 4 & 5. Request modification to Ground Floor Elevation change(s). 32% of residential ground floor shall meet the minimum. 50% of residential ground floor shall meet the maximum.
- Due to existing grade conditions at adjacent streets. We cannot adjust all stoops to maintain the required minimum or maximum for all building locations. We adjusted where possible to maintain the minimum of 2' and the maximum of 4'.



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Design Alternate – 23

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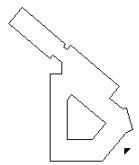
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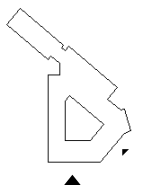
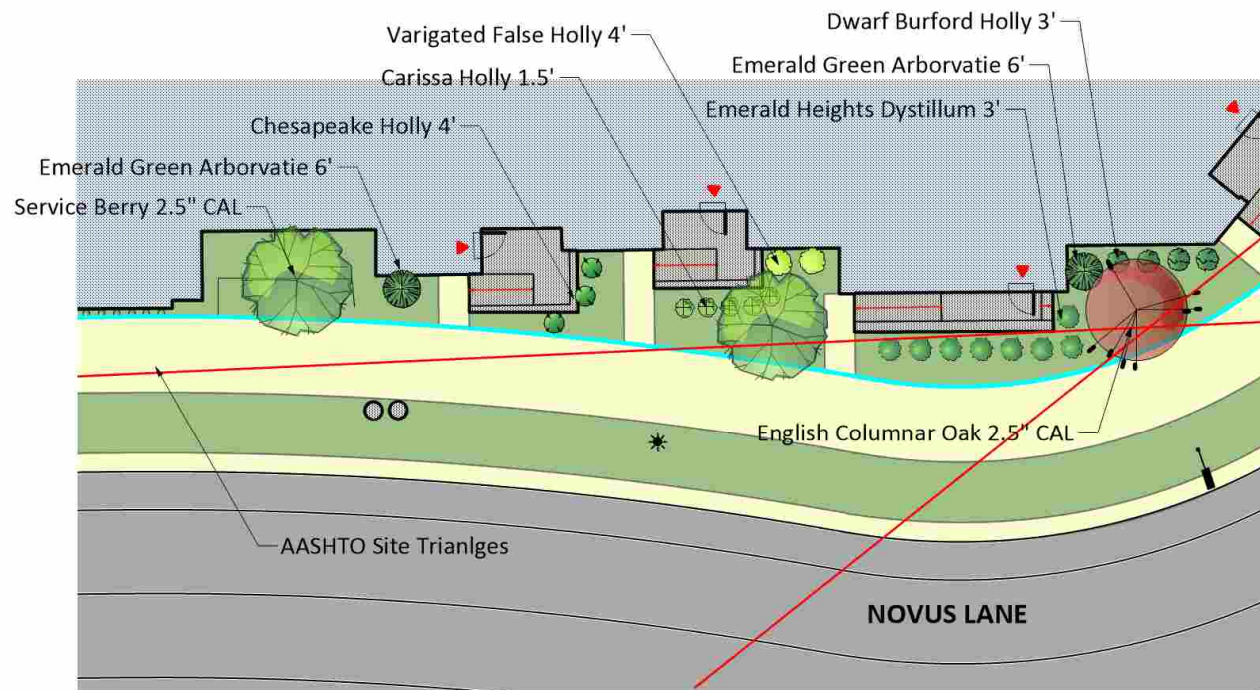
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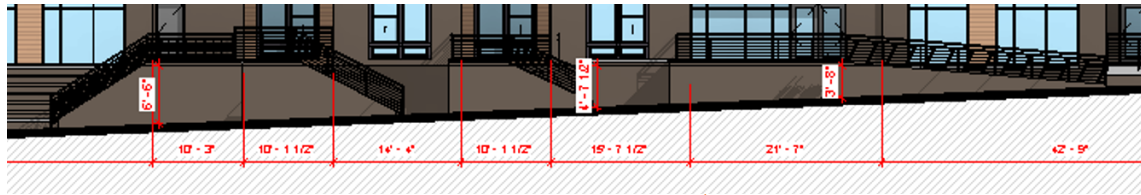
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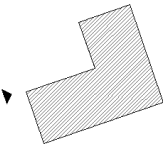
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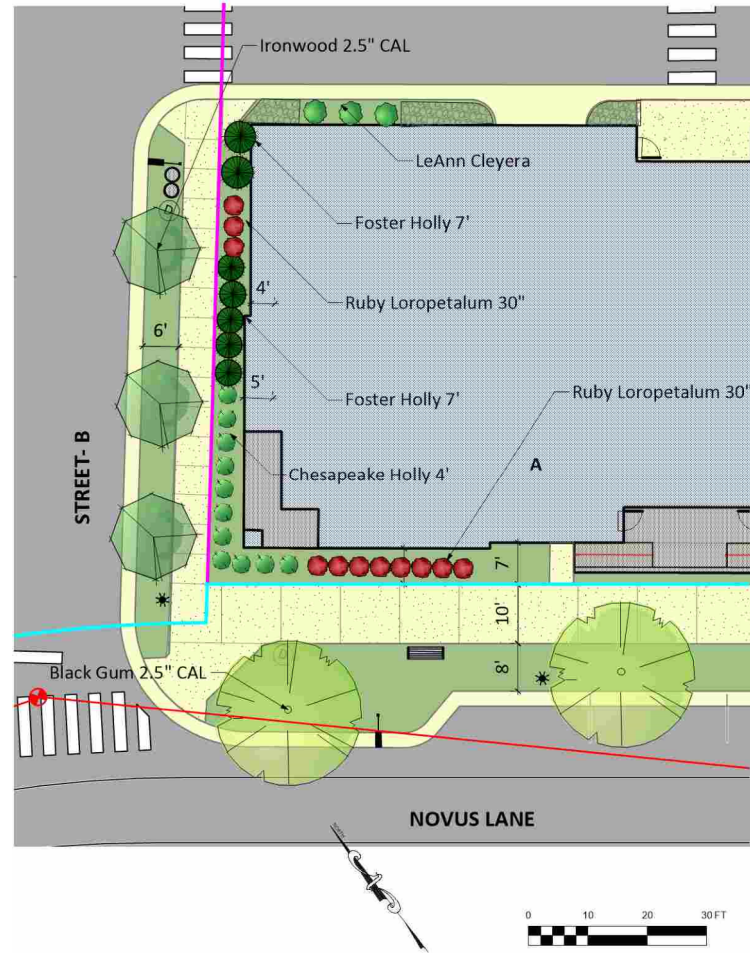


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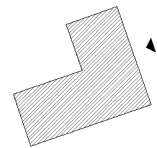




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Design Alternate – 24

Section 4.E Form-Pedestrian Access requires Principal Entrance spacing of 50' for residential uses and 100' for non-residential uses.

- a. Building-3 Request modification for non-residential entry spacing to be 115' along Street A.
- b. Due to the nature of private activities happening within the amenity space it wouldn't be advantageous for a principal entry to be placed within a private co-working room or a private game room.

