

PARK PLACE PHASE 3
COMMUNITY DESIGN COMMISSION COMMENTS: February 28, 2023

FAÇADE/ELEVATIONS

Generally, the Commission thought that the vertical elements especially the windows were positive; however, the horizontal nature of the building lacked articulation, was very long and would result in another uninteresting building for Chapel Hill.

The Black Bar that is shown on the elevation is used by many projects and could be eliminated here.

The parking bays are too wide and could be decreased in width.

The treatment of the Curve, reflective of the Roundabout was seen as a positive treatment as was the corner treatment at the Curve.

The members were very positive about the Developer's building in Charleston. It has interesting height changes, vertical articulation and window treatment that make for a far better building than what is proposed for Chapel Hill.

STREETSCAPE/LANDSCAPING

To compensate for eliminating the trees at the Duke transformer conflict, please add additional new street trees for closer spacing.

The stoops are overly heavy looking and could be lightened by using a metal railing.

The pedestrian connections to Phases 1 and 2, as well as to Aura and Millennium are not apparent and need to be created or better articulated.

OPENSOURCE/GATHERING SPACES

It was noted that the open space and gathering spaces in Phases 1 and 2 were very small as are the proposed spaces for this Phase. The intent of the Blue Hill District is to create gathering spaces and active usable spaces. They are missing here. Instead, there is a nearly one-acre dog park, which faces Fordham Boulevard and will not be used by most residents, is of marginal value to the Town and will cost almost nothing to build and maintain.

There are two final comments that refer to all elements. First, the developer should be proposing designs that are in the Character of Chapel Hill and second, that the developer needs to coordinate all aspects of their project with the developers of Aura/ Blue Hill.