

1200 MARTIN LUTHER KING BOULEVARD

1200-1204 MLK BLVD

Chapel Hill Town Council Public Hearing

Nov. 4, 2020





View east from Northfield Dr.



Residential units to be relocated

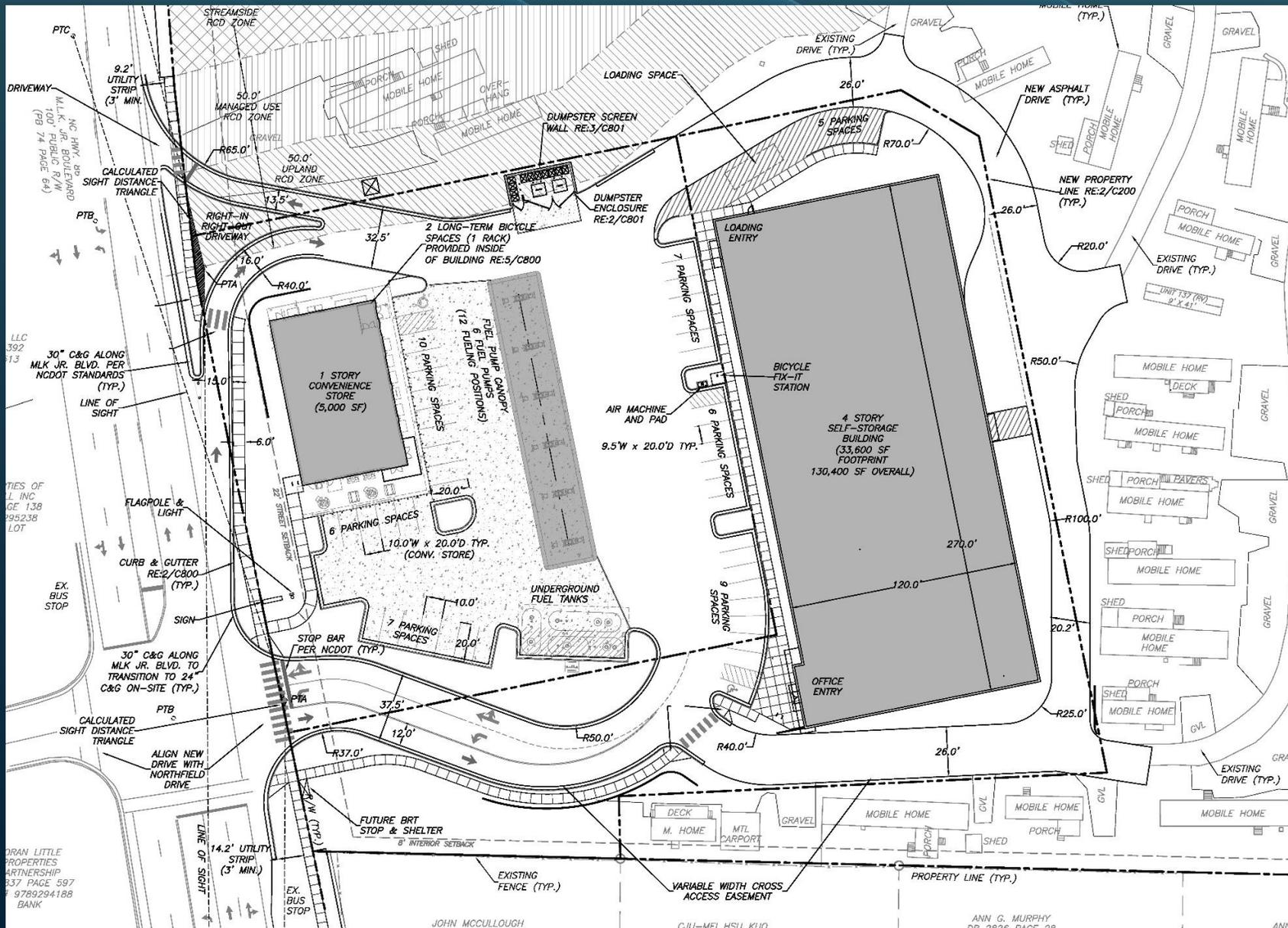


Residential relocation plan





- 1. EXISTING UNITS TO REMAIN IN PLACE
 - = 40 (OUTSIDE RCD)
 - = 18 (INSIDE RCD)
- 2. NEW UNITS
 - = 17 (OUTSIDE RCD)



JOHN MCCULLOUGH

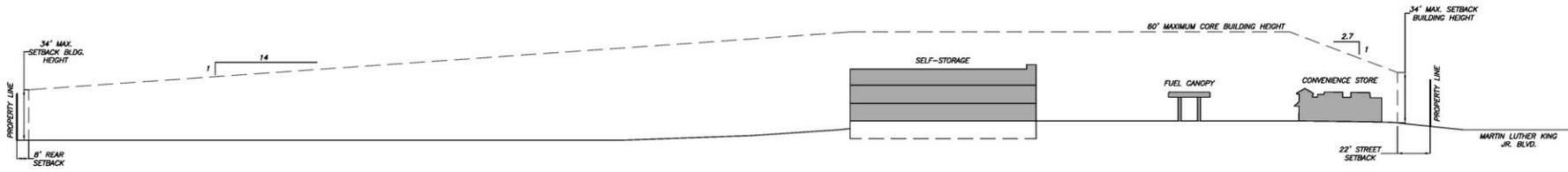
CHI-MEI HSU KUO

ANN G. MURPHY

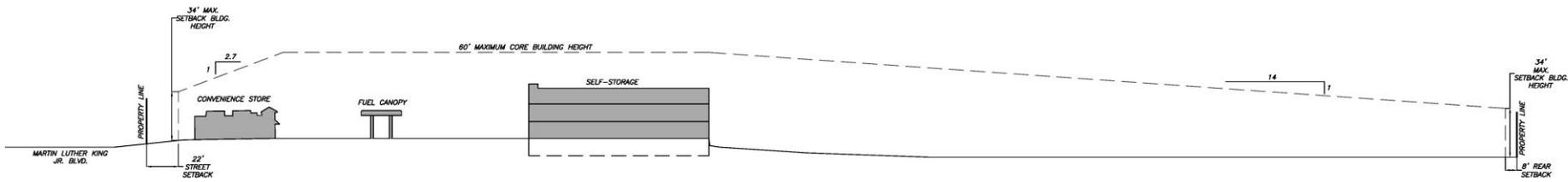
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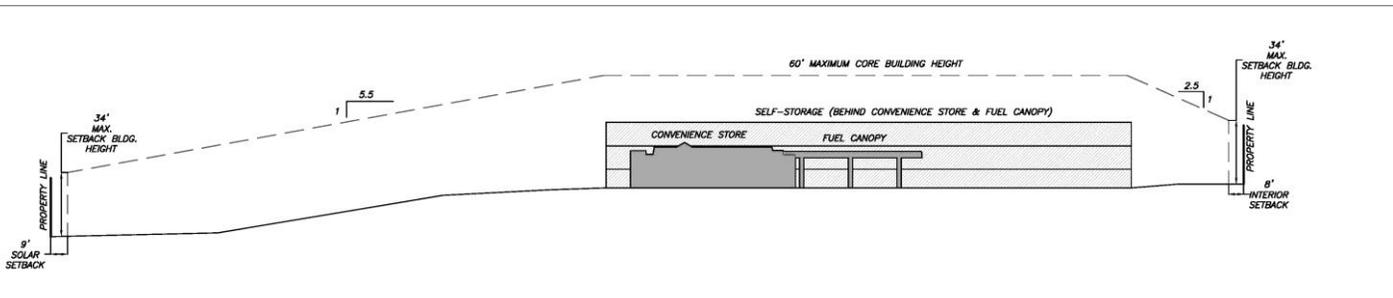
- RETAIN/RELOCATE EXISTING HOMES ONSITE
- REALIGN DRIVEWAY WITH NORTHFIELD DRIVE AT SIGNAL. REWORKED BOTH DRIVEWAYS
- SELF STORAGE BULDING IS +280' FROM MLK
- SIDEWALK CONNECTION TO MLK BLVD.
- PROPOSED STORMWATER MANAGEMENT
- NEW STREETScape WITH TREES AND SIDEWALKS
- ROTATED LAYOUT SO THAT PUMPS ARE BEHIND STORE
- NEW PLAYGROUND



1 NORTH ELEVATION
C201 1" = 40'-0"



2 SOUTH ELEVATION
C201 1" = 40'-0"



4 WEST ELEVATION
C201 1" = 40'-0"

Photo Realistic Rendering - Southbound



Photo Realistic Rendering - Northbound



Summary

- Eliminate the need to demolish 72 homes and relocate 65 households
- Accommodate the planned BRT Station and Multi-Use Trail and continue to work with NCDOT and CHT Staff on secondary driveway configuration
- Build the multi-use path along the property frontage
- Upgrade '70's era c-store to modern store with even more food choices for residents, gas island moved behind the building
- Improve the intersection and reduce the number of driveway connections
- Provide Stormwater Management where there is none today
- Potentially provide even more housing opportunities (+/- 82 units)
- 10 year commitment to maintain at least 72 homes and residents on site for at least 10 years.
- Limit hours of operation of storage to 6 AM to 10 PM
- Continue to engage with the residents on issues such as potential fencing behind storage building.
- Keep an at-risk community intact and in place

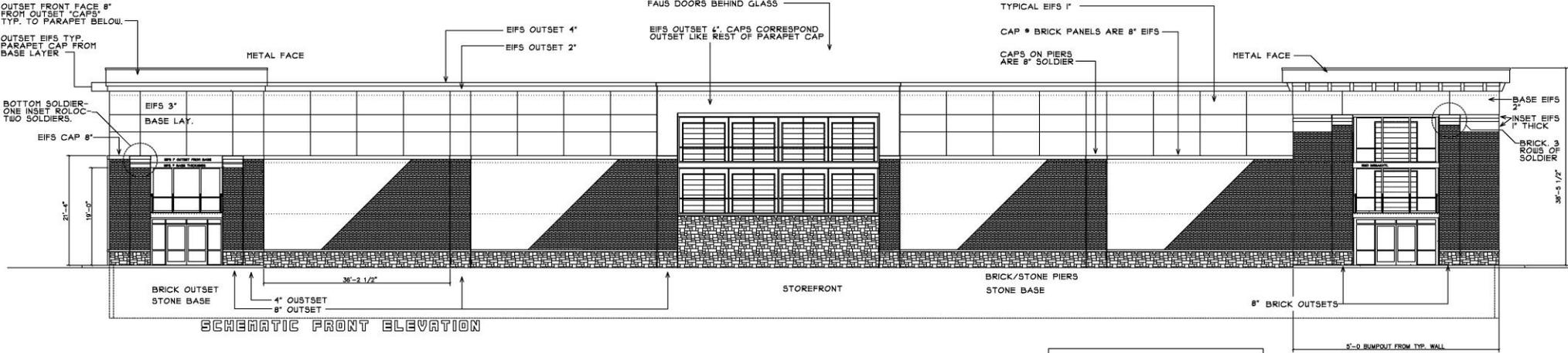


Thank You

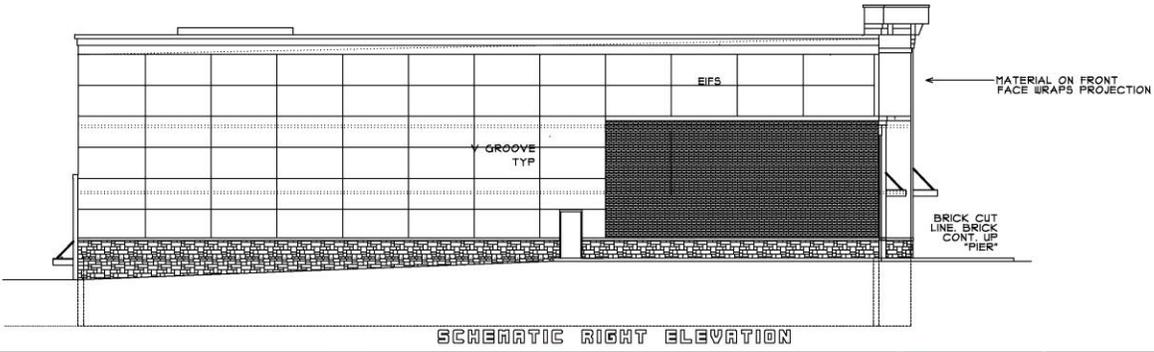
Site Rendering



Climate Controlled Self-Storage Elevations

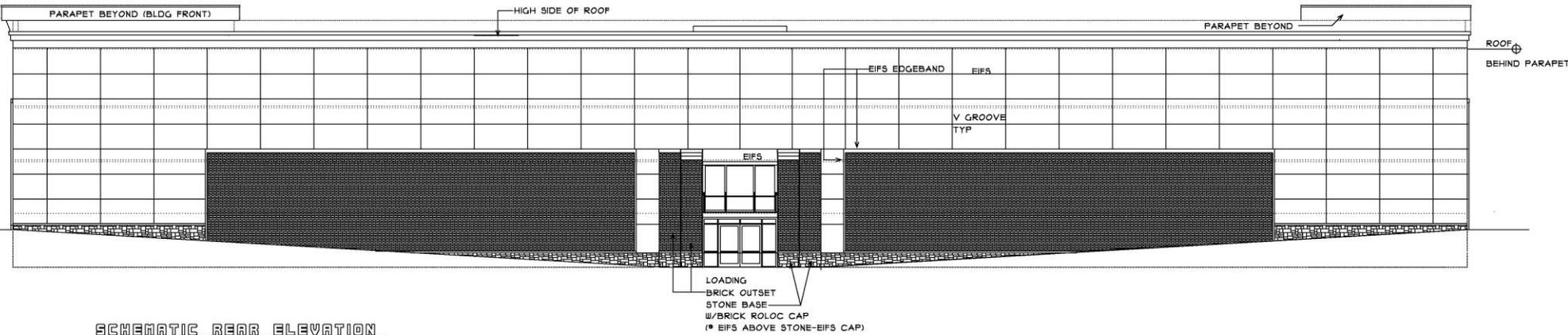


ALL ALUMINUM STOREFRONT KAUNEER RED
 CANOPYS WHITE
 MAN DOORS SIDE RED

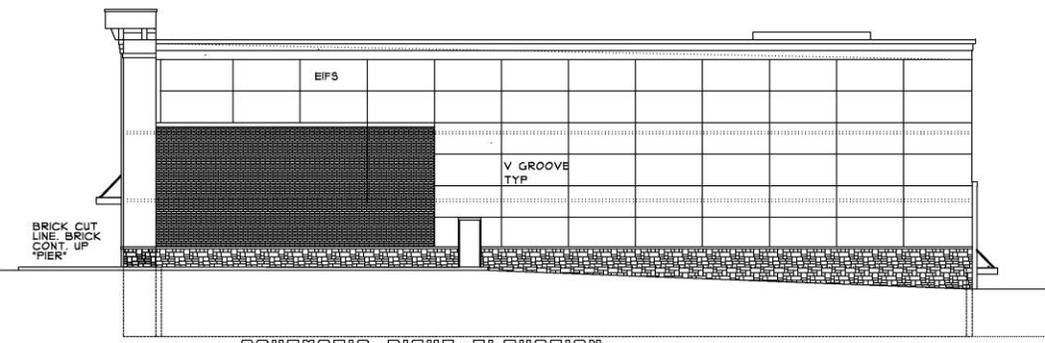


MATERIAL COLOR KEY:

Climate Controlled Self-Storage Elevations



SCHEMATIC REAR ELEVATION
SEE FRONT ELEVATION FOR TYP. MATERIAL /COLOR NOTES



SCHEMATIC RIGHT ELEVATION

Convenience Store Elevations



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED BETWEEN.

- EXTERIOR ELEVATION KEYNOTES:**
- BRICK VENEER (DS 580 MOD BY CONTINENTAL BRICK CO.)
 - CAST STONE SILL (COLOR = CRAB ORCHARD)
 - ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
 - EXTERIOR LIGHT FIXTURE. SEE ELEC DWGS
 - ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-FINISH)
 - BRICK PAVER WALKWAY
 - NOT USED - BRICK VENEER WALL DESIGN FEATURE (DS 580 MOD BY CONTINENTAL BRICK CO.)
 - METAL COPING (COLOR = DARK BRONZE)
 - WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE
 - STANDING SEAM METAL ROOF (COLOR = CARDINAL RED)

Convenience Store Elevations



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOOR CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE
- BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED

EXTERIOR ELEVATION KEYNOTES:

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- 5 ARCHITECTURAL CANOPY (COLOR = REGAL RED FINISH)
- 6 BRICK PAVER WALKWAY
- 7 NOT USED - BRICK VENEER WALL DESIGN FEAT (DIS 580 MOD BY CONTINENTAL BRICK CO.)