



Blue Hill Form District Certificate of Appropriateness Application

1.24.2023

Narrative

Project Name:

The Park at Chapel Hill Apartments - Phase 2

Elliott Road at Bennett Way

Current state of the property:

The current property is a triangular-shaped cleared site across Bennett Way from The Hartley, which is the Park Phase 1A project. There are 3 transformers on this property that service The Hartley apartments and will be enclosed into a transformer court as a part of this project.

Proposed Project:

The applicant proposes to construct a 5 story wood frame apartment building over 2 story concrete podium with 382 space precast concrete parking deck. The building will screen the parking deck from public view on 2 of the 3 sides and will have architectural treatments on the exposed side. The building will be comprised of 260 total units with a mix of 1 br, 2 br and 3 br apartments. The property will also incorporate a leasing/management office, clubhouse, fitness facility, elevated pool deck and courtyards and outdoor recreation/amenity areas. It will also incorporate a business center function within the WX-7 zoning as required.

a. Exterior Construction Materials

Brick.

The primary material for the exterior of the building will be brick. The brick will have running bond in modular size in the main body of the brick. (See item b. below for more notes regarding brick.)

Fiber Cement Panels and Trim

The secondary exterior building material will be fiber cement panels.

Commonly referred to as "Hardie" plank, this cementitious siding has been proven to last. This material will be field painted and will utilize a "reveal" trim system which provides clean lines between panels.

Wood Composite Siding

The tertiary exterior building material will be wood composite siding applied in a vertical manner. The type of siding adds a visual warmth to the building and has been proven to last. This material will be prefinished and will utilize a trim system which provides clean lines between panels.

b. Architectural Detailing

Brick: There will be brick rowlocks and soldier courses at windows, doors and areas where the brick transitions to siding or another material.

Cornices: Cornices and areas where the building meets the sky will be fabricated of wood composite siding over sheathing and wood framing.

c. Fenestrations:

Windows:

Windows in the apartment units are traditional single hung 1 over 1 sashes. The windows are vertical in shape and proportion, as indicated and shown on the building elevations. There are also aluminum storefront clear low-e fixed glass windows at the leasing offices, amenity/fitness areas, commercial spaces & garage openings in designated locations.

Doors:

Balcony Exterior Doors in the apartment units are "French" door double units which swing out. They are a mixture of 1 door fixed/1 operable or 1 door operable and multiple side lites, depending on the unit. These doors are full glass and vertical in proportion.

Building Entrance doors are typically 3' wide and 8' high. These doors are aluminum storefront units with full glass.

d. Accessory Fixtures and Other Features:

Steps / Walk outs from units: The steps and walk out to sidewalks from individual apartments will be concrete and delineated by a low brick wall.

Pavement will vary between concrete and brick or stone pavers.

Light Fixtures- To be determined

e. Elevations and Dimensions:

See building elevation drawings

f. Interior Floor Plan

The interior layout of the units and communal areas are still in development. The floor plans show the extents of each unit plan and locations of amenity, leasing, and commercial spaces. Stair and elevator locations are also indicated.

The garage parking layout is indicated, including the use of compact parking ('C') to meet the parking counts needed for the project.

Zoning Details:

Net Land Area – 2.184 acres / 95,117 SF

Gross Land Area – 2.402 acres / 104,630 SF

ZONING: WX-7

EPHESUS FORDHAM FORM DISTRICT

FRONTAGE TYPE: A-1

SETBACKS:

FRONT 0' MIN UP TO 10' MAX

SIDE (N/A)

REAR (N/A)

STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)

LOT WIDTH:

MIXED USE/NONRESIDENTIAL: 50' MIN.

ACTUAL: 133'-11"

BUILD TO ZONE (BTZ): 80% OF BUILDING FAÇADE

Required: 80% x 150' = 120'

Provided: 142' OR 85%

OUTDOOR AMENITY SPACE RATIO: 0.06 MIN (See Sheets A2.01 & A2.04)

Required-TOTAL SITE: 95, 117 SF X 0.06 = 5,707.0 SF

Provided-TOTAL SITE: 8,540 SF

RECREATION SPACE RATIO: 0.12 Residential Portion (See Sheets A2.01 & A2.04-

Required-TOTAL SITE: 104,630 SF X 0.12 / 2 = 6,278 SF

Provided-TOTAL SITE: 20,707 SF

BUILDING PASS THROUGH: N/A

BLOCK PARAMETERS:

MAX BLOCK LENGTH: 450'

ACTUAL BLOCK LENGTH: 135'-1"

MAX BLOCK PERIMETER: 1,800'

ACTUAL BLOCK PERIMETER: 583'-0"

TRANSPARENCY:

Ground Story: Required – 60% min Non-residential / Provided – 68%

Upper Story: Required – 20% min / Provided – 29%

PEDESTRIAN ACCESS: 50' MAX SPACING

TREE PLANTING ZONE: 8'

SIDEWALK: 10'

STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE

SXN. 3.11.3.5.A.4a - NON-RESIDENTIAL USE: BUSINESS CENTER

Required: 10% MINIMUM - 30,480 SF X 10% = 3,048 SF

Provided: 3,191SF (10.5%)

ZONING: WR-7

EPHESUS FORDHAM FORM DISTRICT

FRONTAGE TYPE: A-1 AT ELLIOTT ROAD / A-2 AT BENNETT WAY

SETBACKS:

FRONT – TYPE A1 - 0' MIN UP TO 10' MAX

FRONT – TYPE A2 - 0' MIN UP TO 20' MAX

SIDE (N/A)

REAR (N/A)

STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)

LOT WIDTH: REQUIRED -20' MIN / ACTUAL: 129'-0"

BUILD TO ZONE (BTZ): 80% OF BUILDING FAÇADE

PRIMARY FAÇADE Required: 80% X 197' = 157.6'

PRIMARY FAÇADE Provided: 177' OR 88%

SECONDARY FAÇADE Required: BLOCK 2 - 60% X 240' = 144'

SECONDARY FAÇADE Provided: BLOCK 2 - 233' (62%)

SECONDARY FAÇADE Required: BLOCK 3 - 60% X 149' = 89.4'

SECONDARY FAÇADE Provided: BLOCK 2 - 149' (61%)

OUTDOOR AMENITY SPACE RATIO: 0.06 MIN (See Sheets A2.01 & A2.04)

Required-TOTAL SITE: 95, 117 SF X 0.06 = 5,707.0 SF

Provided-TOTAL SITE: 8,540 SF

RECREATION SPACE RATIO: 0.12 Residential Portion (See Sheets A2.01 & A2.04)

Required-TOTAL SITE: 104,630 SF X 0.12 / 2 = 6,278 SF

Provided-TOTAL SITE: 20,707 SF

BUILDING PASS THROUGH: N/A

BLOCK PARAMETERS:

MAX BLOCK LENGTH: 450'

ACTUAL BLOCK LENGTH: 176'-8"

MAX BLOCK PERIMETER: 1,800'

ACTUAL BLOCK PERIMETER: 583'-0"

TRANSPARENCY:

Ground Story: Required – 20% min / Provided – 46%

Upper Story: Required – 20% min / Provided -35%

PEDESTRIAN ACCESS: 50' MAX SPACING

TREE PLANTING ZONE: 8'

SIDEWALK: 10'

STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE (See Design Alternative Request #1)

MAX PARKING ALLOWED – 388 / PROVIDED – 382

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Proposed Design Alternatives

Project Name:

The Park at Chapel Hill Apartments - Phase 2

Elliott Road at Bennett Way

Regulating Ordinances and Documents:

- Land Use Management Ordinance Sec.3.11
Ephesus / Fordham Form District
- Blue Hill District Design Guidelines – May 2018

H. Application of Design Alternatives. Where a development site poses a constraint making it difficult to meet the requirements of Section 3.11 (e.g., topography, lot size and shape, etc.), and where the Community Design Commission makes a finding that a proposed design alternative could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness.

- Applicable Section: **3.11.2.5 Frontages**

Type A Frontage (page 14)

Parking location - Structured Parking: 30' minimum behind front building facade for all floors.

Requested Design Alternative #1:

Applicant requests to allow variation for structured parking requirement off of Elliott Road. Due to the small footprint of the site and to maximize parking and garage circulation, the main garage entrance will occur off of Elliott Road and parking spaces will occur at the upper levels of parking within the 30' minimum requirement. Architectural fenestration of the building at these levels/areas will tie in with the rest of the building facade so the parking levels will be camouflaged. Spandrel windows & brick finish will be used.

- Applicable Section: **3.11.2.5 Frontages**

Streetscape (page 14)

Type A Frontages

C Tree planting zone(min)

Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public infrastructure or pedestrian connectivity. 8' Tree spacing (on center, avg) 40'

Requested Design Alternative #2 :

Allow variation in tree spacing on Bennett Way to accommodate fire apparatus.

- Applicable Section: **5.14.7 Permitted Signs**

Building Signs

The chart that clarifies signage types allowed based on WR- & WX- subdistricts. WR- for Type A Frontage does not permit wall, canopy, or projecting signs. WX- for Type A Frontage does permit wall, canopy, or projecting signs.

Requested Design Alternative #3:

Applicant requests that since building partially sits within WX- zoning designation, that signage permitted for WX- Type A Frontage be allowed to apply for entire building. Owner would like to have the option of being able to install either wall, canopy, or projecting signage on the project.

- Applicable Section: **3.11.2.6.T Mass Variation**

Building Step Back

A ten (10') foot building step back above the second or third floor is also required for buildings four stories or greater at the boundary of the Form District.

Requested Design Alternative #4:

Applicant requests that full length of elevations facing Elliott Road & Bennett Way meet a setback requirement of 8' or not at all in specific locations (at the corner units). The majority of the 10' step back requirement is met on Elliott Road, which is the primary street frontage for the project. Bennett Way elevation complies with the 10' step back for the first 75' beyond the corner unit. The variations occur where by stepping back the facade would be detrimental to the architectural language being established at the corners; and where pushing the facade back the additional 2' would cause hardship on the units themselves. The exterior walls at the corners of the building on both elevations at the third floor do step back at an angle, although not the full 10'. While the balconies still project into this designated step back, they do offer a sense of depth & visual transparency.

- Applicable Section: **3.11.2.3 Walkable Residential (WR-7) and 3.11.2.4 Walkable Mixed Use (WX-7)**

Story height - Ground Floor Elevation

Ground floor elevation (min/max) 2'/4'

Requested Design Alternative #5:

The tight relationship between the garage, which occurs on the entire site, and loft units at grade requires a balance to meet the pedestrian connection from both sidewalk and garage interior FFE. Applicant requests that the 2' min./4' max. ground floor elevation requirement be amended to 6" min./6' max for the loft units along Elliott Rd and Bennett Way. The elevation of the garage level at grade must align with many different points of entry into the loft units that front the streets. Allowing this request would help to alleviate extreme/multiple ramps/stairs that would have to occur within the garage to meet the multiple connection points into these same units. As the sidewalk slopes up towards Bennett Way from the business center, the ground floor elevation change would range from 6' max and gradually reduce to 6" min along Elliott Road and around to Bennett Way.