

North White Oak Drive Potential Development

Design Progress/Review 1-20-22

Drawing Dated 01/17/22

Prepared by: Brian Peterson, AIA, Urban Designer, TOCH

For this review, aspects of the projects site organization and the general plan layout of the buildings was discussed. Issues concerning massing and articulation were not discussed, with the expectation of addressing these subjects in the next project review.

November Site Concept

1. A design review meeting with the applicant team was held on November 10, 2021 to discuss the site plan drawing that was current at that time (sketch 1 on the attached diagram).
2. That plan featured two large multi-family buildings on the site, each with wrapped parking structures, and internalized courtyards for resident amenity spaces.
3. In order to reduce the scale of the massing, suggested opening up the courtyards to allow the courtyard open spaces to blend with both the street frontage at the front of the site, and with the RCD natural area in the middle of the site (sketch 2 on the attached diagram).
4. This opening up could have several advantages:
 - a) Makes the site seem more expansive because more green space is viewable on the site and around the buildings
 - b) Gives residents with units along the courtyard edges more expansive views out
 - c) Helps make the buildings seem less massive: two large “donut” buildings become 2 “U” shaped buildings, with the side wings of the U’s presenting as narrower massing elements. This is especially helpful for the southern building along Old Chapel Hill Road, where one sees two ends of the buildings along the street frontage, rather than a solid wall of building mass.
 - d) For the northern building the courtyard could have pathways that lead into the RCD space, which can serve as a natural area accessible to residents and the public. Suggest providing an informal (mulch or similar material) trail within the RCD area where feasible.
 - e) For the southern building, consider designing the open courtyard space as a full or partial publically-accessible space. Suggest designing the street frontage along Old Chapel Hill Road with an urban character, such as providing a double row of trees with the sidewalk in between, and a small plaza-like gathering space near the intersection of Old Chapel Hill Road and White Oak Road (brown colored area in sketch 2).
5. Design White Oak Street with an urban character, with parallel street parking, street trees in a planting strip, and a sidewalk.

January Site Concept (sketch 3)

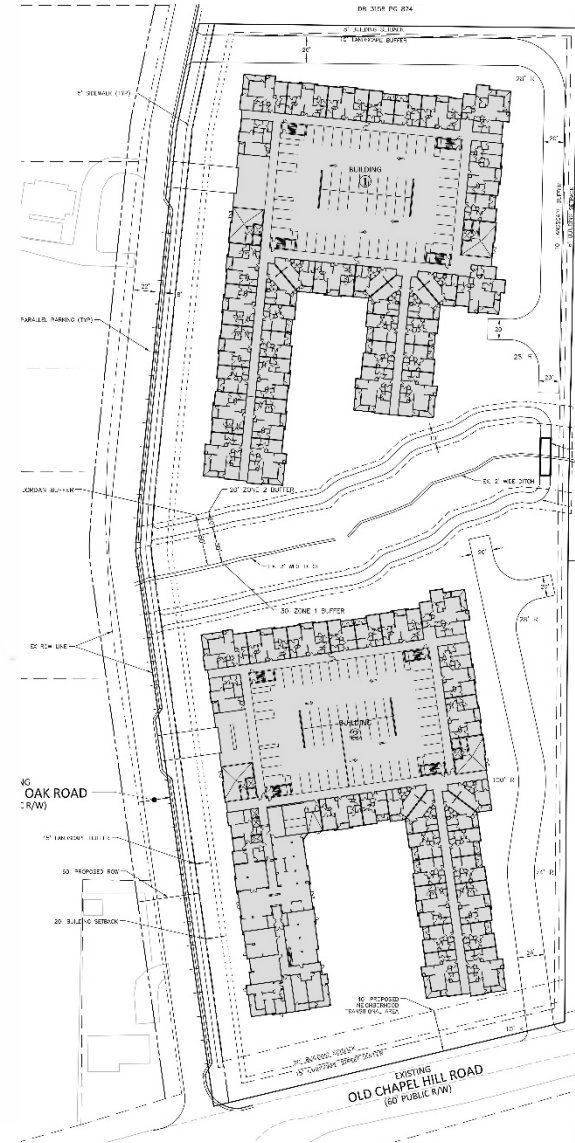
6. Buildings layouts have been revised to incorporate the suggestion made in comment 3 above.
7. The street frontage along White Oak Drive features parallel street parking and a sidewalk. Suggest providing occasional landscaped bumpouts to alleviate long unbroken stretches of the parallel parking.
8. Consider providing an exterior entrance to residential units on the ground floor along the White Oak Street Frontage, each with a porch or stoop and an individual sidewalk connection to the street.
9. Preserve existing trees to the extent possible in the courtyard areas.
10. Details of the site landscape design were not indicated on the site layout plan, discussion of these issues is expected in future reviews.



1. Site Concept: Nov. 2021



2. B.P. Review Sketch: Nov 2021



3. Site Concept: Jan. 2022

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