

Concept Plan Application

For:

408 HILLSBOROUGH STREET

408 Hillsborough Street
Chapel Hill, NC

Applicant:



Walk to Campus... Live in Style

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Architect:



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<u>Issue Dates</u>	<u>Description</u>
13 Aug 19	Concept Plan Submittal

Project Narrative and Developer's Program

The project site is situated on ±1.37 acres east of Hillsborough Street, near the northern edge of the Franklin-Rosemary Historic District. The site consists of four, two-story apartment buildings, each of which includes four dwelling units for a total of 16 existing dwelling units. The buildings each total approximately 2,500 sf of floor area and are connected in pairs by roof structures, which create two "H's" when the buildings are viewed in plan view. The site includes an existing non-conforming parking lot with 19 parking spaces. There is a perennial stream running parallel to the eastern property line that is mostly outside of the parcel boundary with a small corner crossing the northeast corner of the property. There is also an intermittent stream that runs along the northwest corner of the parcel. Slopes in the developed portion of the site are generally less than 15%, while the natural slopes in the RCD area along the east edge of the site are generally steeper than 15% and some portions are steeper than 25%. The predominant soil on the site is Wedowee Sandy Loam with the remaining quarter of the site Appling-Urban land complex.

I. Changes to the Existing Buildings

We are committed to saving the 1960's Mid-century Modern multifamily housing and ensuring its viability and efficiency for the 21st century of family and community life. The historic modernist buildings will be maintained largely in their form and prominence on the site.

We propose to make the following changes to the historic multifamily buildings:

Windows

Guidelines, pg 41:

1. *Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.*
2. *Retain and preserve the details, features, and material surfaces of historic windows and doors.*

Guidelines, pg 49:

2. *Improve the energy efficiency of historic buildings through appropriate methods.*

We are replacing the windows on the east and west facades of the buildings. The windows will be replaced with simple contemporary ones that maintain the historic character of the modernist building. These windows will also upgrade the energy efficiency of the building from single pane to double pane glazing.

Balconies

Guidelines, pg 9:

3. *Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.*

Guidelines, pg 57:

5. *Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.*

We are constructing balconies to the east and west facades of the buildings. The balconies will be horizontal elements that mimic the proportions of the horizontal bands of wood siding currently on the east and west facades.

Railings on the balconies are intended to be horizontal rods that resemble the horizontal character of the historic modernist buildings.

Patios

Guidelines, pg 9:

- 2. Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.*

Guidelines, pg 17:

- 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.*
- 8. Construct new walls and fences in traditional materials and designs that are compatible with the character of the building, site, and district.*

Patios will be constructed below the balconies on the ground level of the east and west facades of the buildings. On the east façade, which is not seen from the street and is screened from neighbors by heavy vegetation, the patios are raised from the ground level to meet the finished floor. On the west façade, which is the street facing façade, privacy walls are established, which conceal the patios. These walls are 4' high and are screened with planted vegetation.

II. Changes to the Existing Site

Maintain Existing Parking and Trees

Guidelines, pg 19:

- 1. Retain and preserve walkways, driveways, and offstreet parking areas that are important in defining the overall historic character of sites within the historic districts.*
- 2. Retain and preserve the features, materials, patterns, dimensions, details, and configurations of historic walkways, driveways, and offstreet parking areas.*
- 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the character of building*

Guidelines, pg 11:

- 1. Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district.*

The existing parking lot remains with the same generic layout. The dumpster location is moved from the street entrance of the site to a location on the southern end of the parking lot, screened by vegetation and depressed into the slope of the topography. Where the dumpster currently exists, will be 2 parking spaces (one new and one relocated from vegetated street buffer).

There are currently four large significant trees that we intend to keep, including the 33” Walnut currently in the parking lot.

Removal of Sidewalk on South Facade

We will remove the sidewalk currently up against the south façade of the building. This is intended to remove the underutilized walkway in favor of returning the existing impervious surface back to natural, permeable ground cover.

Stormwater management requirements will be met through a combination of impervious reduction and low impact development techniques. Sedimentation and erosion control will be handled through the installation of temporary measures during construction and permanent measures will be installed when construction has been completed. State-of-the art technologies and methodologies will be used to meet S&E requirements.

Statement of Compliance with the Comprehensive Plan

Below is a brief outline expressing several ways in which this project will embrace & conform to the ideas and themes driving the Comprehensive Plan:

A Place for Everyone

- The project proposes to improve the common areas and landscape to provide areas that are more welcoming for residents to interact with the community.

Community Prosperity and Engagement

- This project will create construction opportunities in the short term and will provide improved residential dwelling units for people who will patronize local businesses.

Getting Around

- The proposed improvements will provide safer connections to Hillsborough Street. Bus service is readily available within walking distance both north and south of the site.

Good Places, New Spaces

- This project will protect the character of the existing buildings and landscape to maintain the special character of the historic district.

Nurturing Our Community

- A significant amount of natural area will be preserved on this property and residents will be able to immerse themselves in and enjoy the preserved natural areas.

Town and Gown Collaboration

- The project is in a location convenient to campus and bus service close by for student who choose to live in one of the apartments on site.