

1200 MLK

CDC Resubmittal and Response to Comments

August 2022

The following changes have been made to the 1200 MLK design plans in response to CDC comments received on June 28, 2022. At the request of the CDC, the design team met with Brian Peterson, Town of Chapel Hill's urban designer on July 20. The following revisions were made as a result of both CDC and Brian Peterson's comments.

LIGHTING PLAN

- All light temps were changed to the warmer 3,000 kelvin temperature.
- Canopy lights and bollards are special order, the area lights and wall packs have 3000K as an option.
- The flag pole and light are relocated next to the sign.
- Locations of building mounted features (awnings, wall mounted lights) were coordinated with the updated building elevations to not highlight utility features on the building
- One of the three wall packs on the west side of the building, the one near the southwest corner, was omitted because it caused readings at 3 points along the west property line to exceed 0.0 fc.
- Bollards on the south and southwest corner where the outdoor seating area was expanded, and to work around where the stone wall/benches are shown.

ARCHITECTURAL (Sheetz only)

- Framed the rear elevations at the ends with taller parapets and accent herringbone brick pattern, similar to Brian Peterson 's idea with the stone framed ends
- Highlighted the middle section of the rear façade with the stone (Brian Peterson)
- Dining terrace was expanded to extend beyond the street facade of the building, to become more present and visible when driving southbound (Brian Peterson). Refer to the Landscape Site Plan as well.
- Added reflective glazing to the faux windows to mimic the 'Eagles' example from Pittsboro the CDC board referenced.
- Moved the light that was illuminating the electrical panels.

- Incorporated a taller retaining wall safety fence to screen the electrical equipment and continued the screening wall fence beyond the electrical equipment, but at a lower height to not take away from the stone enhancements added to the entire façade.
- Moved the propane away from the windows to eliminate the chance someone can climb on top of the cages beneath the restroom windows.
- Retaining wall and landscape plantings were added to the elevations for context with the Landscape Site Plan.

LANDSCAPE PLAN

- Revisions were made to the Landscape Plan to show the expanded dining terrace (Per Brian Peterson).
- Plantings were adjusted to further screen the northwest corner of the Sheetz building, although the OWASA easement will prohibit large plantings in this area.
- Additional plantings were added at to screen the north loading area of the storage building (Planning request).