

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: April 14, 2022
PROJECT: 828 MLK
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Steve Bevington
BOARD MEMBERS ABSENT: Stephan Hearn

The Stormwater Management Utility Advisory Board (Board) met on Thursday, April 14, 2022 and received a presentation from Laura Selmer, the Town's project manager, and Ken Reiter (Belmont Sayre). The project site is the current location of the Chapel Hill Police Department at 828 Martin Luther King, Jr. Blvd.

The project site is approximately 10 acres and the redevelopment would include the Municipal Services Center, a four-story parking deck, and a 3-5 story residential apartment building (175-250 units). The property contains intermittent and perennial streams, subject to the Town's RCD and Jordan regulations, steep slopes, and a regulatory floodplain. Additionally, the site was used as a disposal area for coal ash and construction debris.

Board members had the following comments:

Missing items and inconsistencies:

- Existing Conditions Plan – Slopes, soils, and vegetation information were not shown.
- Proposed Site Plan – Stream buffers, steep slopes, and tree stands were not shown.
- The 150-foot RCD for the perennial piped stream along the west side of the site is not shown.
- The application states there is no Jordan buffer but there is a Jordan buffer associated with Bolin Creek, which is on the property.
- The application states there will be 175-250 units; the Developer's Program states there will not be less than 200 units.

Comments:

- What would it take to remove the bulk of the ash near Bolin Creek? The ash in the steep slopes near Bolin Creek should be removed, not capped. Cap only the shallow ash in the upper part of the site.
- Will the building footings disturb the coal ash?
- Use the site for residential only if the majority of the ash is removed.
- Provide an overlay of the proposed buildings and steep slopes. It appears that a portion of a proposed building would require disturbance of the steep slopes.
- How will drainage on the uphill side along the retaining walls be managed?
- It appears the path connecting the Bolin Creek Trail would require disturbance of steep slopes and coal ash.
- Use pervious paving for the fire lane.
- Shift the residential building to the non-coal area of the site.

- What type of monitoring will occur and for how long?
- Is there an up-to-date stream determination?
- Where is the planned solid waste location on site? Dumpsters and recycling areas should be sited located away from the RCD, streams, and interior drainage system.
- Members oppose manicured lawn on the Bolin Creek side of the development within the community space.
- Why the need for the surface lot when there is a deck of 450-500 spaces?
- 70 percent impervious, although allowed, is exceptionally high. It is not clear how the proposed site plan makes up 70% impervious. Visually it looks more like 50%.
- Where will the proposed stormwater control discharge? What steps will be taken to prevent erosion during peak flow events?
- The application notes the RCD will be left undisturbed to the maximum extent practicable. Please quantify all disturbance, including disturbance for allowable uses in the RCD.
- All the RCD areas on the west and south sides should not be disturbed except for driveway or utility crossings.

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COMMUNITY DESIGN COMMISSION

April 26, 2022

The Community Design Commission conducted a Concept Plan review for the 828 Martin Luther King, Jr. Blvd project at their meeting on April 26, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan.

- Commissioners voiced their agreement with the comments made by the Town's Urban Designer (dated 3-14-22) and felt those should be incorporated.
- The site plan and building orientation should create a more compelling street edge along MLK Jr Blvd. Understanding this interest must be balanced with drainage considerations in that area, having an urban and transit-supportive experience should be more of a priority.
- The existing character along this part of MLK Jr Blvd, including for the police station site, is more wooded and features buildings that relate well to their topography. The site design proposes more of a flat site with significant tree removal. Consider how to have the buildings respond to topography.
- Consider how to incorporate more trees and tree preservation into the landscape plan.
- The Bolinwood Dr frontage shows evenly spaced street trees. Consider a landscape design that creates forested area along the street, consistent with the north side of Bolinwood Dr.
- The parking deck and surface parking lot are too visible from MLK Jr Blvd. Consider measures to make parking less exposed.
- Consider whether the parking configuration can work with the slope of the site to go under the building(s).
- The multifamily/parking deck building is very massive and out of scale with its surroundings.
- The design should do more to integrate with the fabric of existing neighborhoods.
- The site design and design of the retaining wall should do more to celebrate the connection with Bolin Creek.

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- While there was concern about the placement of surface parking close to the street, Commissioners recognized the value of having a limited amount of surface public parking for access to the Bolin Creek greenway.
- There was concern that the project would generate cut-through traffic on Bolinwood Dr., creating safety issues for existing residents.

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