

Chapel Hill Crossing

Applicant drawings dated 01-10-23

Design Comments

Prepared by: Brian Peterson, AIA, Urban Designer, T.O.C.H.
05-05-23

Summary of Applicant Meetings and the Review Process

- Several meetings and calls with the applicant team have occurred throughout the design process.
- Most recently, a meeting with the design team was held on April 17, 2023, at which the 01-10-23 drawings were discussed.

5500 Old Chapel Hill Road Site

1. Consider shifting mass to the rear of the building, reducing the height of the building along the Old Chapel Hill Road frontage (to 3 stories) and increasing it in the back.
2. The driveway leading to the accessible parking spaces in the front of the building should be designed to be able to be connected to a future north/south street on the White Oak property. When the connection is complete the drive apron onto Old Chapel Hill Road would be abandoned and removed.
3. Provide a trail along the tree edge of the green space north of the rear parking lot which loops around and connects to the parking lot crosswalk near the community garden. This trail would be continued at some future point westward across the White Oak property, and extend for several blocks along the edges of the RCD areas of potential future development sites, as depicted in the Parkline East Development Framework Diagram.
4. Consider a small gathering space in the front lawn area at the southeast corner of the building along the Old Chapel Hill Road frontage, in order to enhance street activation. This could be a terrace space that connects directly to a socially interactive space inside the building.

Huse Street Site

5. Explore ways to lower the height of the multifamily apartment building. The team discussed the potential to lower some sewer elevations and layouts which could allow lowering the building. This may also allow the lowering of grades in other portions of the site to lessen a "plateau" effect.
6. Consider a setback at the top floor of the multifamily building along the Pope Road frontage.
7. Investigate the potential to provide more street trees along the main street: shorter trees (max. 15' in height) could allow for tighter tree placement while meeting firefighting standards.
8. There is a clear and logical transition of heights across the site from east to west.
9. Create a variety of social spaces in the green areas of the plan. The group discussed the merits of moving the 4-story flats to create a more contiguous green space but ultimately felt the plan as shown had some positive and dynamic qualities including a variety of space shapes and sizes, and a feeling of spatial compression and expansion experienced as one walks through the site.
10. Provide the median special pavement material at all crosswalks along the main street.
11. Each of the crescent shaped green spaces within the two-story home clusters should have a unique character and design.
12. If enough underground detention can be provided, convert what would have been the wet detention pond into additional green space.
13. In the vicinity of the southwest corner of the site, utilize landscape, grading, screening, or other appropriate methods to minimize the visual impact of any height difference between the proposed two story detached homes and the existing neighboring homes.
14. Consider a unified and coordinated material and landscape approach in the area where the main drives for Huse St. and 5500 meet at Old Chapel Hill Road. Consider using the accent paving (or one related in color or effect) now proposed for the median along the Huse main street, for connective sidewalks and crosswalks. This area should also have a gateway landscape feature as outlined in the Parkline East Development Framework Diagram.